

**BRADFORD STRATEGIC HOUSING LAND
AVAILABILITY ASSESSMENT (SHLAA)**

APPENDIX 4:

CALL FOR SITES PRO-FORMA

Bradford Metropolitan District Council Local Development Framework

Call for Site Pro-forma

- Please complete the form clearly and legibly
- Please attach a map showing precise boundaries of the site
- Please attach extra sheets if required

Contact Details

Name and company (if applicable):

Representing (if applicable):

Address:

Postcode:

Telephone number:

Email:

Your Status (please tick all that apply): The Landowner A planning consultant A Developer
 A Land agent A Registered Social Landlord
 Other (please specify)

If you are not the landowner or the site is in multiple ownership then please submit the name, address and contact details of the land owner/s.

I confirm that the landowner/s have been informed of this site submission:

Yes No

Signature:

Date:

Site Details

Site address:

Total site area (Ha):

Estimated developable area of the site (Ha):

Current Land Use(s):

Historical Land Use(s):

Adjacent Land Use(s):

Relevant Planning History

Is the site: Previously developed land Greenfield Mixture

How many buildings are there on site? *(please annotate plan to indicate buildings in use/vacant/derelict)*

Number in use Number derelict Number vacant

Preferred future use of the site *(please tick all that are appropriate and give details below):*

Housing Business (B1) Industry (B2)
 Retail Storage & distribution (B8) Community facilities
 Other *(please specify)*

Details:

Suitability

Please indicate any known constraints to developing the site

Environmental Constraints: Flood Risk Drainage Contamination Hazardous waste

Details:

Planning Policy /Designation Constraints: Conservation area
 Environmental designation (e.g. SEGI)
 Competing policy designation (e.g. green belt)
 Archaeological/world Heritage Site

Details:

Physical Constraints: Access Trees Slopes/topography

Details:

Other constraints: *(please list any other constraints)*

**Would the constraints make all/ part of the site unavailable for development in the short term (0-5 years).
Could interventions be made to overcome the constraints? *(please give details)***

Availability

Over what timeframe would you anticipate the site could become available for development?

Short Term (by April 2016) Medium Term (by April 2021) Long Term (by April 2026)

Is there market interest in the site? *(please give details)*

Is there a current planning application on the site? *(if so, please give details)*

Are there any legal/ownership constraints on the site that might prohibit or delay any development e.g. restrictive covenants, ransom strips? *(please give details)*

Achievability *(please complete for housing sites only)*

How many dwellings can the site expect to achieve?

What type of dwellings could the site achieve? *(please tick all that apply and give details below)*

Family houses Flats Affordable housing Sheltered housing
 Other *(please specify)*

Details:

In your opinion what likely affect would neighbouring land uses have on the site's marketability? *(please give details)*

Positive

Neutral

Negative

In your opinion what is the strength and nature of the housing market and demand in the local area? *(please give details)*

Strong

Medium

Weak

What affect do you envisage site preparation or remediation costs may have on the sites deliverability? *(please give details)*

Positive

Neutral

Negative

Are there any other issues that may influence the achievability or timing of the development of the site? *(please give details)*