

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

APPENDIX 6:

**PLANNING CONSENTS – LETTER AND
INTENTIONS QUESTIONNAIRE**

Department of Regeneration

[Address]

Plans and Performance

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My Ref: R/SHLAA
Your Ref: [Your Ref]

23 June 2009

Dear Sir/Madam

BRADFORD LOCAL DEVELOPMENT FRAMEWORK (LDF) STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

As you may be aware, Bradford Council is currently preparing its Local Development Framework (LDF) which will eventually replace the current Replacement Unitary Development Plan (RUDP) for the Bradford District. In order to provide a robust evidence base, a number of studies are underway. One of these is a Strategic Housing Land Availability Assessment (SHLAA), the purpose of which is to demonstrate that the Council has identified a 5 year supply of land for housing development and also to provide a pool of sites to consider for allocation in the LDF.

The SHLAA must include an assessment of whether sites are developable and deliverable as opposed to identifying sufficient land to meet the District's housing requirement. Since not all planning permissions are usually implemented, it is important that only those likely to actually contribute to the housing supply are included in the assessment.

The Council is therefore contacting all landowners and developers who have obtained planning permission for residential development for sites in their control and where development has yet to commence. The Council is also investigating those sites with planning permission where development has commenced but where progress appears to have stalled. The Council is therefore contacting the landowners/developers to ascertain whether these sites will be built out at a later date to provide the number of dwellings for which permission was granted.

P.T.O.



Our records indicate that the following planning permission falls within one of these categories:

Planning Permission Reference:
Description:
Date Granted:
Status:

It would therefore be helpful if you could please take the time to complete the enclosed questionnaire and return it to the Council in the pre-paid envelope provided. A response within 2 weeks of the date of this letter would be most helpful.

The questionnaire seeks responses to reflect normal or average market conditions and those currently prevailing due to the economic downturn. For the purpose of the LDF which will look forward to 2026, and given that there may be several economic cycles in this period, average or normal market conditions should be assumed. However, given the current economic downturn, and to reflect reality in the first part of the period covered by the LDF, it would also be helpful if you could complete the questionnaire based on current economic or market conditions.

Should you have any queries on the above please do not hesitate to contact one of the following:

Gerry McGuckin (01274 434544); e-mail gerry.mcguckin@bradford.gov.uk
Leah Midgley (01274 434461); e-mail leah.midgley@bradford.gov.uk

I look forward to hearing from you and thank you in advance for any information you may supply that will assist the Council in the preparation of the SHLAA.

Yours faithfully

Gerry McGuckin
Senior Planning Officer
LDF Allocations Team

Housing Development Questionnaire

Strategic Housing Land Availability Assessment (SHLAA)

1. Current planning permission details

Applicant name:	
Agent name (if applicable):	
Planning application ref:	
Planning proposal and site address:	
Decision date:	

2. Implementation of your planning permission

Please answer the following questions in relation to both A and B, wherever possible.

	A (assuming average market conditions)	B (based on the current economic downturn)
Is it your intention to implement the above planning permission before it expires?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Please indicate the predicted commencement and completion dates (month and year where possible) of this development.	Commence? <input type="text"/> Complete? <input type="text"/>	Commence? <input type="text"/> Complete? <input type="text"/>
If your development has commenced, is it your intention to build out the site with the number of dwellings in the planning permission?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
If your permission is for apartment/flats do you intend to change this to houses?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Where applicable, please indicate the anticipated number of dwellings to be completed each year (e.g. any plans for phasing the development)	Year 1 (Apr 09 - Mar 10) Number of units? <input type="text"/> Year 2 (Apr 10 - Mar 11) Number of units? <input type="text"/> Year 3 (Apr 11 - Mar 12) Number of units? <input type="text"/> Year 4 (Apr 12 - Mar 13) Number of units? <input type="text"/> Year 5 (Apr 13 - Mar 14) Number of units? <input type="text"/> Year 6 (Apr 14 - Mar 15) Number of units? <input type="text"/> Later (please give details)	Number of units? <input type="text"/> Number of units? <input type="text"/> Number of units? <input type="text"/> Number of units? <input type="text"/> Number of units? <input type="text"/> Number of units? <input type="text"/> Number of units? <input type="text"/>

3. Reasons for non - implementation

If you do not intend or are not able to implement this permission, please provide an explanation why, e.g. site constraints, inability to gain ownership, lack of finance, onerous development costs, lack of demand in the area etc.

4. Returning information

Are you the owner of this site with planning permission?

Yes

No

If not, please provide contact details of owner below:

Thank you for taking time to complete this questionnaire.

Please provide your name and date this form below and return in the enclosed pre-paid envelope.

Alternatively send to: Bradford Local Development Framework,
FREEPOST
NEA 1145
PO Box 1068
BRADFORD BD1 1BR

Name:

Date: