

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

APPENDIX 7:

**LAND OWNERSHIP LETTER AND
QUESTIONNAIRE**

Department of Regeneration

Plans and Performance

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My Ref: R/SHLAA
Your Ref: [Your Ref]
21 October 2009

Dear Sir/Madam

**BRADFORD LOCAL DEVELOPMENT FRAMEWORK (LDF)
STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)
Survey to determine land availability**

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 the most challenging tasks for the LDF is, to consider how best the District can accommodate and deliver the 50,000 new homes which the Government says the District needs between now and 2026; and consequently a Strategic Housing Land Availability Assessment (SHLAA) is currently underway. The purpose of this study is to determine whether the Council has identified a 5 year supply of land for housing development which is available and can be delivered now and also to provide a pool of sites which will be considered for allocation in the LDF up to 2026.

The Council holds a database of potential sites identified from a number of different sources:

- Sites which have already been granted planning permission or identified for development in the RUDP and which have not already been developed.
- Sites which land owners have asked the Council to consider as possible housing sites from a consultation exercise carried out last year
- Sites identified from field survey work, which are in the main vacant land/buildings in the main urban area
- Sites considered previously by the Council and/or dismissed following a public inquiry into a previous development plan.



In some cases, only limited information is held on those sites under consideration and in order to make informed judgements as to whether sites could realistically make a contribution to the future housing supply of the District, information is required about their availability. Landowners may for example wish to continue with the existing use or seek planning permission for uses other than housing.

Enclosed with this letter is a short questionnaire and a plan relating to land in your ownership according to details supplied by the Land Registry. It would be helpful if you could please take the time to complete this questionnaire and return it to the Council in the pre-paid envelope provided. A response within two weeks of the date of this letter would be most helpful.

According to the data supplied by the Land Registry, your ownership concerns the following parcel of land:

Description:

The Council fully appreciates that the current economic climate downturn may influence landowners' responses. However, given that the LDF looks forward to 2026 it would be helpful if responses were not wholly influenced by current economic conditions. The questionnaire therefore seeks views based on both current and average or more normal market economic conditions.

At this stage I must stress that the inclusion of your land in the SHLAA does not mean that the Council intends to allocate it for future housing development in the LDF neither does it guarantee that it will be granted planning permission if a planning application were submitted, as this is only a study at the moment. Further assessment of all potential sites found available, suitable, and achievable and which meet the aims of the LDF Core strategy will be undertaken in due course.

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

Leah Midgley (01274 434461); e-mail leah.midgley@bradford.gov.uk

Tom Walton (01274 434544); e-mail tom.walton@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

Leah Midgley
Senior Planning Officer
LDF Allocations Team

Bradford Local Development Framework

Strategic Housing Land Availability Assessment (SHLAA)

Land Availability Questionnaire

As you may be aware Bradford Council is currently preparing its Local Development Framework (LDF) and in order to have 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 five year supply of land for housing development and also to provide a pool of sites to consider for allocation in the LDF. In order to make informed judgements as to whether sites could be realistically make a contribution to the future housing supply of the district information is required about the actual availability of sites, since not all identified sites will actually be available for housing development.

1. Current site details

Owners name:	
Land Title Number:	
SHLAA ref:	
Site address:	

2. Intended use of site

The Council fully appreciates that the current economic downturn may influence landowners' responses. However, given that the LDF looks forward to 2026 it would be helpful if responses were not wholly influenced by current economic conditions. The questionnaire therefore seeks views based on both current and average or more normal economic conditions.

	A (assuming average market conditions)	B (based on the current economic downturn)
Please answer the following questions in relation to both A and B, wherever possible.		
Is it your intention to develop or market the above site for housing?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
If yes, please indicate the broad predicted timescale for completion of the development.	1 - 5 years <input type="checkbox"/> 6 - 11 years <input type="checkbox"/> 12 - 17 years <input type="checkbox"/> 18+ years <input type="checkbox"/>	1 - 5 years <input type="checkbox"/> 6 - 11 years <input type="checkbox"/> 12 - 17 years <input type="checkbox"/> 18+ years <input type="checkbox"/>

If you do not intend to develop the above site for for housing, or make it available for such development, please indicate what use you may be considering developing the site for? If you do not intend developing the site it would be helpful to know why, e.g. a desire to continue the existing use or site constraints.

3. Returning information

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: