

OFFICIAL USE ONLY

Reference No:

Date Received:



**Newcastle-under-Lyme &
Stoke-on-Trent
Joint Local Plan
SITE Nomination Form**



Instructions for completing this form:

- Please only complete if you are nominating a site to be considered within the forthcoming Newcastle-under-Lyme and Stoke on Trent Joint Local Plan.
- If your site is already listed within the Newcastle-under-Lyme Strategic Housing Land Availability Assessment, the Joint Employment Land Review or previous 'Call for Sites' exercises undertaken by both councils then please use this form to provide further additional detail to update or amend information previously submitted. Please complete a **separate form for each site** submitted.
- Please complete this form electronically. If this is not possible then hand written copies should be completed in **BLOCK CAPITALS**.
- Please provide as much detail as possible about the scale and nature of the development proposed on the site.

Please supply the following information:

- **A site plan** (preferably at 1:1,250 scale) on an Ordnance Survey base map, showing a precise red line boundary around the extent of the area proposed for development. **We regret that submissions received without a clear boundary shown on a site plan will not be considered.**
- Provide as much detail as possible on any constraints to development including the extent of the constraint(s) and how they can be overcome. Where known, please show the location of any physical constraints on the site plan.
- Please **do not send additional documentation** to support your submission, unless requested. All relevant information should be provided on the form. The council will contact you if further information is required.

Important points to note:

- Nominating a site does not imply that the council agrees with the information and arguments put forward to support its development.
- Please note sites of less than 0.25 hectares or capable of accommodating fewer than 5 dwellings will not be considered.
- Only submit sites where you consider that there is a realistic prospect of development within the next 15 to 20 years.
- Upon completing and submitting this form, you are providing consent for a representative of the council to access the site, with or without prior notification, for the purposes of assessing its suitability for development.

SECTION 1: CONTACT AND OWNERSHIP DETAILS				
Personal data will be used in accordance with the Data Protection Act 1998.				
Contact Name:				
Organisation: (where relevant)				
Correspondence Address:				
Telephone Number		Email Address:		
Are you (please tick as appropriate):				
An agent:	A Landowner:	A Developer:	A Registered Provider:	Other (please specify):
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If you are an agent, please provide your client's name and address:				
Are you (or your client) the current owner of the site?	Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
If yes, are you the sole owner or a part owner of the site?	Sole Owner:	<input type="checkbox"/>	Part Owner:	<input type="checkbox"/>
If the site is in multiple ownership, please show the extent of the different ownerships on the site plan				
If you are not the owner of the land, or if you partly own it, please provide the contact details of all other landowners.				
Please provide the contact details of the person who can arrange access to the site:				

SECTION 2: SITE DETAILS	
Site Name:	
Site Address: (if possible, please provide postcode)	

SECTION 2: SITE DETAILS						
Grid Reference (if known):	Easting:		Northing:			
Current SHLAA/ELR Site Reference Number (if applicable):	Total Site Area: (hectares)					
	Developable Site Area: (hectares)					
Has the site been previously submitted to Newcastle-under-Lyme or Stoke-on-Trent as part of a similar process in the past 10 years? If so please provide details.						
Type of Site:	Urban:	<input type="checkbox"/>	Rural:	<input type="checkbox"/>	Urban/Rural Mix:	<input type="checkbox"/>
	Brownfield:	<input type="checkbox"/>	Greenfield:	<input type="checkbox"/>	Brownfield/Greenfield Mix:	<input type="checkbox"/>
Is the site:	Vacant:	<input type="checkbox"/>	Occupied:	<input type="checkbox"/>	Partly Occupied:	<input type="checkbox"/>
If occupied or partly occupied, when is the present use of the site anticipated to cease?						
What is the current or most recent use of the site?						
What is the historic use of the site? (prior to the current/most recent use)						
What are the adjoining land uses?						

SECTION 3: PROPOSED USES			
<p align="center">Please indicate the uses proposed to be developed on the site. Tick one box for a single use proposal or multiple boxes for a mixture of uses. Provide additional relevant information, including type and quantity of development proposed</p>			
Type of Development	Tick Box	Specific Type	Quantity
Market Housing	<input type="checkbox"/>	e.g. family housing, apartments, town houses etc.	Number of dwellings:

SECTION 3: PROPOSED USES

**Please indicate the uses proposed to be developed on the site.
Tick one box for a single use proposal or multiple boxes for a mixture of uses.
Provide additional relevant information, including type and quantity of development
proposed**

Type of Development	Tick Box	Specific Type	Quantity
High Value Housing	<input type="checkbox"/>	<u>e.g. executive housing</u>	<u>Number of dwellings:</u>
Affordable Housing	<input type="checkbox"/>	<u>e.g. social rented, intermediate housing etc</u>	<u>Number of dwellings:</u>
Self build	<input type="checkbox"/>	<u>e.g. plots for self build</u>	<u>Number of dwellings:</u>
Offices	<input type="checkbox"/>	<u>e.g. office park, town centre offices etc.</u>	<u>Number of units and floorspace in square metres (net and gross):</u>
Research and Development	<input type="checkbox"/>	<u>e.g. laboratories, science park etc.</u>	<u>Number of units and floorspace in square metres (net and gross):</u>
Industrial	<input type="checkbox"/>	<u>e.g. factories, assembly plants etc.</u>	<u>Number of units and floorspace in square metres (net and gross):</u>
Warehousing	<input type="checkbox"/>	<u>e.g. storage buildings, distribution centres etc.</u>	<u>Number of units and floorspace in square metres (net and gross):</u>
Retail	<input type="checkbox"/>	<u>e.g. supermarket, department store, clothing store etc.</u>	<u>Floorspace in square metres (net and gross):</u>
Food and Drink	<input type="checkbox"/>	<u>e.g. public house, café, restaurant etc.</u>	<u>Floorspace in square metres (net and gross):</u>
Tourist Accommodation	<input type="checkbox"/>	<u>e.g. hotel, hostel, bed and breakfast, holiday let etc.</u>	<u>Number of bedrooms:</u>

SECTION 3: PROPOSED USES

**Please indicate the uses proposed to be developed on the site.
Tick one box for a single use proposal or multiple boxes for a mixture of uses.
Provide additional relevant information, including type and quantity of development
proposed**

Type of Development	Tick Box	Specific Type	Quantity
Sports Facilities	<input type="checkbox"/>	<u>e.g. sports centre, gymnasium, golf course etc.</u>	<u>Number of courts, pitches etc:</u>
Entertainment Facilities	<input type="checkbox"/>	<u>e.g. theatre, cinema, bowling alley, bingo hall etc.</u>	<u>Number screens, halls etc:</u>
Open Space	<input type="checkbox"/>	<u>e.g. park and garden, allotments, playing field etc.</u>	<u>Size in hectares, number of plots, pitches etc:</u>
Specialist Residential	<input type="checkbox"/>	<u>e.g. Extra Care, warden controlled etc.</u>	<u>Number of dwelling units:</u>
Student Accommodation	<input type="checkbox"/>	<u>e.g. halls of residence, student village, shared housing etc.</u>	<u>Number of student spaces:</u>
Houses in Multiple Occupation	<input type="checkbox"/>	<u>e.g. individual houses, apartment block etc.</u>	<u>Number of occupants per unit and number of units:</u>
Gypsies and Travellers	<input type="checkbox"/>	<u>e.g. permanent site, transit site etc.</u>	<u>Number of plots:</u>
Travelling Showpeople	<input type="checkbox"/>	<u>e.g. seasonal site etc.</u>	<u>Number of plots:</u>
Education	<input type="checkbox"/>	<u>e.g. school, college, university, training centre, library, museum etc.</u>	<u>Floorspace in square metres, number of students:</u>
Health	<input type="checkbox"/>	<u>e.g. health centres, surgeries etc.</u>	<u>Number of consulting rooms, patients served per day:</u>

SECTION 3: PROPOSED USES			
Please indicate the uses proposed to be developed on the site. Tick one box for a single use proposal or multiple boxes for a mixture of uses. Provide additional relevant information, including type and quantity of development proposed			
Type of Development	Tick Box	Specific Type	Quantity
Community	<input type="checkbox"/>	<u>Community centres, village halls, places of worship</u>	<u>Floorspace in square metres:</u>
Renewable Energy	<input type="checkbox"/>	<u>Specify, e.g. windfarm, solar farm</u>	<u>Number of generating units:</u>
Transport	<input type="checkbox"/>	<u>e.g. highway, rail transport etc</u>	<u>Corridor length and width, movements per day</u>
Any Other Type Not Listed Above	<input type="checkbox"/>	<u>Specify type:</u>	<u>State quantity:</u>

SECTION 4: SITE FEATURES AND CONSTRAINTS TO DEVELOPMENT				
Please mark features and constraints on the site plan where their location can be identified				
Does any of the following vegetation exist on the site?	Individual Trees:	<input type="checkbox"/>	Woodland:	<input type="checkbox"/>
	Hedgerows:	<input type="checkbox"/>	Scrub/Grassland:	<input type="checkbox"/>
	Other vegetation (please specify):			
Is the site:	Flat?	<input type="checkbox"/>	Undulating?	<input type="checkbox"/>
	Steep?	<input type="checkbox"/>	On High Ground?	<input type="checkbox"/>
	Please describe any other landscape features:			
If the site is currently in agricultural use, what is the grading of the land?	Grade 1:	<input type="checkbox"/>	Grade 2:	<input type="checkbox"/>
	Grade 3:	<input type="checkbox"/>	Grade 4:	<input type="checkbox"/>
	Grade 5:	<input type="checkbox"/>	Not Agricultural:	<input type="checkbox"/>

SECTION 4: SITE FEATURES AND CONSTRAINTS TO DEVELOPMENT

Please mark features and constraints on the site plan where their location can be identified

Are there any existing buildings or structures on the site?	Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
If yes, please specify what buildings or structures exist on the site:				
What is proposed to happen to the existing buildings or structures on the site? (tick all that apply and indicate locations on site plan)	Demolished:	<input type="checkbox"/>	Relocated:	<input type="checkbox"/>
	Converted:	<input type="checkbox"/>	Reconfigured:	<input type="checkbox"/>
	Other (please specify):			
Do any of the following designations apply to the site?	Green Belt:	<input type="checkbox"/>	Site of Special Scientific Interest:	<input type="checkbox"/>
	Local Nature Reserve:	<input type="checkbox"/>	Conservation Area:	<input type="checkbox"/>
	Listed Building:	<input type="checkbox"/>	Scheduled Ancient Monument:	<input type="checkbox"/>
	Other designation (please specify):			
Are you aware of any of the following ground conditions affecting the site:	Mineshafts:	<input type="checkbox"/>	Landfill:	<input type="checkbox"/>
	Contamination:	<input type="checkbox"/>	Flood Risk:	<input type="checkbox"/>
	Other (please specify):			
Are there any overground or underground cables or pipes within the site? Please specify and mark the locations on the site plan.				

Please show the route of any cables and pipes on the site plan

Are there any other constraints affecting the site? (e.g. restrictive covenants, protected species/habitats etc.)	
For all of the constraints identified in the questions above, what measures do you think would be needed in order to overcome these to ensure that the site is deliverable within the next 15-20 years?	

SECTION 5: ACCESSIBILITY AND INFRASTRUCTURE

Please identify the proposed access point on the site plan

What type of road would provide access to the site:	Motorway/Major Trunk Road: (M6/A50/A500)	<input type="checkbox"/>	Other Major Road (e.g. 'A' road):	<input type="checkbox"/>
	Local Distributor Road: (e.g. 'B' road)	<input type="checkbox"/>	Minor Road: (e.g. unclassified/ residential road)	<input type="checkbox"/>
	Unadopted/Private Road:	<input type="checkbox"/>	No Direct Road Access:	<input type="checkbox"/>

Please name the road(s) that would provide access to the site:
(e.g. A34 Newcastle Road)

Does the site have access, or potential access to the rail network?	Already has access via a halt or station:	<input type="checkbox"/>	Potential for direct access, subject to Network Rail approval:	<input type="checkbox"/>
	Potential for a new rail link:	<input type="checkbox"/>	No potential for rail access:	<input type="checkbox"/>

Please provide any further details about the potential for rail access:

Are there any access points, or potential access points for the following?	Footpaths/Rights of Way	<input type="checkbox"/>	Cycle Routes:	<input type="checkbox"/>
	Bus Stop/Bus Route:	<input type="checkbox"/>	Other: (please specify below)	<input type="checkbox"/>

Please provide any further information about these other potential access routes:

Would any access points to the site need to cross land in other ownership?	Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
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If yes, please provide the contact details of the landowner affected:

Are there any known disputes over the access and use of the site? If so, please provide details:

Please indicate if the site is already serviced by any of the following:

SECTION 5: ACCESSIBILITY AND INFRASTRUCTURE				
Mains Water Supply:	Mains Sewerage:	Electricity:	Gas:	Broadband:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have any discussions already taken place with utility companies in relation to this site?	Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
If yes, please provide copies of any relevant correspondence				
Are there specific infrastructure requirements for the proposed use? If so, please provide details:				

SECTION 6: DELIVERABILITY			
Within what timescale do you estimate that the site could be brought forward for development? If the site is to be phased, please tick more than one time period.			
0 to 5 years	6 to 10 years	11 to 15 years	16-20 years
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Has the site been marketed for development?	Yes:	<input type="checkbox"/>	No: <input type="checkbox"/>
Please provide any details of expressions of interest received or development options arranged with potential developers			
Would any adjoining land uses positively or negatively affect the marketability of the site? If so, please provide details			
Are there any other development opportunities nearby that could help to bring forward a larger and more comprehensive development scheme?	Yes:	<input type="checkbox"/>	No: <input type="checkbox"/>
Please state the site name, address and reference number (if applicable) of other development opportunities:			
Has a viability assessment been made of the development potential of the site for the proposed use?	Yes:	<input type="checkbox"/>	No: <input type="checkbox"/>
If yes, please provide a summary of the calculation and findings of the viability assessment: (or attach a separate supporting statement)			

SECTION 6: DELIVERABILITY				
Are there any financial matters that would affect the delivery of the proposed development? If so, please provide details:				
Does the site currently have planning approval for development?	Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
If yes, please provide the planning application reference number and a brief description of the approved development:				
Please show the extent of any part of the site approved for development on the site plan				
Is there a realistic prospect that the development will be fully implemented before the planning approval expires?	Yes:	<input type="checkbox"/>	No:	<input type="checkbox"/>
If the site does not have planning approval, when do you anticipate that a planning application can be submitted for the proposed development?				
Once construction has commenced, how many years do you anticipate that it will take for the development to be completed?				
How much development do you anticipate will be completed on an annual basis (i.e. number of dwellings, amount of floorspace etc.)?				

SECTION 7: ADDITIONAL INFORMATION	
Please provide any additional comments that you have in regard to the site: (Continue on a separate sheet if necessary.)	

Declaration:

I understand that the personal and other data I provide will be used to inform the council's emerging planning policy framework for its duration and may also be used to help ensure the accuracy and completeness of information held for other council purposes.

I understand that the details submitted may be made available to the public in line with The Local Government Access to Information Act and Freedom of Information Act.

I want to be consulted on the Newcastle-under-Lyme and Stoke-on-Trent Local Plan in the future *(please tick if yes)*

Signature

Date

For sites in Newcastle-under-Lyme please return your completed form and site plan to:

Planning Policy
Civic Offices
Merrial Street
Newcastle-under-Lyme
Staffordshire
ST5 2AG

Email: planningpolicy@newcastle-staffs.gov.uk

Telephone: 01782 742475

www.newcastle-staffs.gov.uk/planningpolicy

For sites in Stoke-on-Trent please return your completed form and site plan to:

Planning Policy
Civic Centre
Glebe Street
Stoke-on-Trent
ST4 1HH

Email: localplan@stoke.gov.uk

Telephone: 01782 235438

www.stoke.gov.uk