

Blackpool Local Plan Part 2: Call for Sites Form

Blackpool Council is asking local residents, businesses, landowners and developers to identify potential sites for development, or protection from development, in Blackpool.

Sites submitted will be considered for:

- Allocation/designation in Part 2 of the Blackpool Local Plan
- Inclusion in the Blackpool Housing and Employment Land Availability Assessment, which forms part of the Local Plan evidence base, if housing or economic development uses are proposed
- Inclusion in the Council's Brownfield Register, if housing is proposed on brownfield land

To put a site forward for consideration for inclusion in these documents please complete this form. It can be completed online at (*address to be inserted*) and saved to your personal device, or printed out and completed manually. The completed form should then be returned either by email or post, with a plan clearly showing the location of the site and the site boundary.

Please email completed form and location plan to: development.plans@blackpool.gov.uk or send to Planning Strategy, Planning Department, PO Box 17, Corporation Street, Blackpool FY1 1LZ.

Completed forms must be returned by: (*time and date to be inserted*)

Please note:

- Sites can be submitted for consideration for any form of future development/use, or protection from development. For example: housing, employment, retail, leisure, health, community uses, open space, sites for gypsies and travellers, sites for travelling showpeople, or a mix of uses. Broad locations for development or other uses will also be considered.
- **Housing** – housing sites of any size will be considered for inclusion in the Blackpool Housing and Employment Land Availability Assessment, but only sites capable of delivering 5 dwellings and above will be considered for allocation in the Blackpool Local Plan Part 2. Please set out the type or types of housing that you consider appropriate for the site. For example, sites could be suitable for market housing, affordable housing, starter homes, housing for older people, custom or self-build housing, student housing, or for a mix of housing types. The Government intends to introduce a requirement for councils to produce a brownfield register of sites suitable for housing. Sites on brownfield land will also be considered for inclusion in this register.
- **Economic development and other uses** – employment sites of any size will be considered for inclusion in the Blackpool Housing and Employment Land Availability Assessment, but only sites of 0.25ha (or 500m² of floor space) and above will be considered for allocation in the Blackpool Local Plan Part 2.
- A separate response form must be completed for each site submitted. When completing the form please provide as much information as you are able.
- Your suggested site cannot be included if you do not provide a 1:1250 or 1:2500 location plan which clearly identifies the site and its boundaries.



- The information provided will be made publicly available. However, personal details, with the exception of your name/organisation, will not be made public.
- **Putting a site forward does not guarantee that the Council will allocate it, or support its development in the future, as all sites will need to be assessed in accordance with relevant planning policies and other considerations.**

If you have any questions, or need help filling in this form, please contact the planning strategy team at development.plans@blackpool.gov.uk or telephone 01253 476267.

SECTION 1: YOUR DETAILS

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Name	
Organisation (if applicable)	
Email	
Telephone	
Your address	
Postcode	
Please state whether you are:	<input type="checkbox"/> A Landowner <input type="checkbox"/> A Developer
	<input type="checkbox"/> A Registered Social Housing Provider <input type="checkbox"/> A Planning Consultant
	<input type="checkbox"/> A Land agent <input type="checkbox"/> A Resident
	Other (please specify):
	If acting on behalf of a landowner/developer please provide their details



SECTION 2: SITE DETAILS AND CURRENT USE

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Site name and address	
Postcode	
Total site area (hectares)	
Area suitable for development (if not all of the site area is suitable for development due to constraints such as woodland, buildings on site etc. please estimate how much of the site could be developed)	
Have you included a 1:1250 or 1:2500 Ordnance Survey based map that clearly shows the location and precise boundaries of the site?	
Current land use(s) and existing buildings/structures on site (please provide as much detail as possible)	
Are there any buildings or uses on site that are to be retained?	
Previous land use(s) and buildings on site (please provide as much detail as possible)	
Please provide details of any historic or current planning applications of relevance to the development of the site	



PROPOSED DEVELOPMENT

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL

Only complete Section 3 if residential uses are proposed (including as part of mixed use schemes). Proposals for gypsy and traveller sites, or travelling showpeople sites should be included in this section. If no residential uses are proposed please go to Section 4.

SECTION 3: PROPOSED DEVELOPMENT – RESIDENTIAL		
Type(s) of housing proposed (please tick all that apply)	<input type="checkbox"/> Market	<input type="checkbox"/> Affordable
	<input type="checkbox"/> Starter homes	<input type="checkbox"/> Housing for older people
	<input type="checkbox"/> Custom/self-build	<input type="checkbox"/> Student
	<input type="checkbox"/> Gypsy and traveller site	<input type="checkbox"/> Travelling showpeople site
	<input type="checkbox"/> A mix of housing types:	<input type="checkbox"/> Other (please describe)
Estimated number of dwellings or estimated number of gypsy/traveller pitches or travelling showpeople plots		
Form of housing proposed (please tick all that apply)	<input type="checkbox"/> Houses	<input type="checkbox"/> Bungalows
	<input type="checkbox"/> Flats/Apartments	<input type="checkbox"/> Gypsy and traveller pitches
	<input type="checkbox"/> Travelling showpeople plots	<input type="checkbox"/> Specialist housing for older people (please describe)
	<input type="checkbox"/> Other (please describe)	
Dwelling sizes (please tick all that apply)	<input type="checkbox"/> 1 bedroom	<input type="checkbox"/> 2 bedrooms
	<input type="checkbox"/> 3 bedrooms	<input type="checkbox"/> 4 or more bedrooms
	<input type="checkbox"/> Unknown	



SECTION 4: PROPOSED DEVELOPMENT – OTHER USES

Complete this section of the form if you are proposing non-residential uses. If you are not proposing any non-residential uses please go to Section 5.

SECTION 4: PROPOSED DEVELOPMENT – OTHER USES		
Type of development proposed (please tick all that apply)	<input type="checkbox"/> Employment	<input type="checkbox"/> Retail
	<input type="checkbox"/> Leisure	<input type="checkbox"/> Health
	<input type="checkbox"/> Community uses	<input type="checkbox"/> Open space
	<input type="checkbox"/> Other (please describe)	
Please provide more detail about the type of development proposed		
Estimate of the floorspace for each use proposed in square metres		

AVAILABILITY

SECTION 5: SITE OWNERSHIP

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What is your/your client’s interest in the site?	<input type="checkbox"/> Sole owner of the site	<input type="checkbox"/> Part owner of the site	<input type="checkbox"/> Lessee
	<input type="checkbox"/> Option holder	<input type="checkbox"/> No ownership	<input type="checkbox"/> Other (please describe)
Names and contact details for all owners of the site (if different from Section 1)			
Have the owners of all parts of the site indicated support for your proposals for the site?			



SECTION 6: SITE AVAILABILITY

SECTION 6: SITE AVAILABILITY			
	No	Yes	If yes please provide details
Are there current uses/occupiers that would need to be relocated?	<input type="checkbox"/>	<input type="checkbox"/>	
Does any further land need to be acquired to develop the site?	<input type="checkbox"/>	<input type="checkbox"/>	
Are there any legal or ownership constraints, such as ransom strips or covenants on the land, which might prohibit or delay development of the site? If so, please set out how these issues could be overcome.	<input type="checkbox"/>	<input type="checkbox"/>	

SUITABILITY

SECTION 7: SITE ACCESS

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Is there safe vehicular and pedestrian access to the site for the type of development proposed?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Please set out where the site access is located, or proposed to be located. This may be an existing or proposed location, or multiple locations.	
Please set out any constraints to site access (such as topography, road capacity, physical barriers, visibility problems, land ownership issues etc.) and set out any measures required to overcome them.	
Is there public transport access to the site, or in close proximity to the site? If so, please describe and set out the main destinations served.	



SECTION 8: SITE UTILITIES/ INFRASTRUCTURE

Please provide information about utilities connections to the site in Section 8:

SECTION 8: SITE UTILITIES/INFRASTRUCTURE				
		Yes	No	Don't know
Does the site have access to the following utilities/infrastructure provision?	Mains water supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mains sewerage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Electrical supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Gas supply	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broadband	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (please specify):			

SECTION 9: ENVIRONMENTAL CONSTRAINTS

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Is the site, or part of the site, subject to any of the following constraints?	Please provide further details and suggest how any constraints may be overcome
Steep slopes or differences in ground levels	
National or local ecological designations	
Woodland, protected trees or other significant trees or plant habitat on site	
Streams or ponds	



SECTION 9: ENVIRONMENTAL CONSTRAINTS	
Is the site, or part of the site, subject to any of the following constraints?	Please provide further details and suggest how any constraints may be overcome
The presence of, or use by, protected species or other wildlife	
Public Rights of Way	
Conservation Area designation or heritage assets such as Listed Buildings or locally listed buildings. These could be on the site, adjacent to the site, or viewed from the site.	
Contamination or potential contamination from an existing, previous or neighbouring use. Please provide details of any contamination studies that have been undertaken, or remediation measures that have been undertaken.	
Flooding or surface water drainage issues. Is the site in an area of flood risk? (flood mapping can be found on the Environment Agency website)	
Neighbouring uses that could impact on the development of the site, such as pylons and power lines, busy highways, noise generating uses, industrial uses etc.	
Neighbouring uses that may be sensitive to new development	
Other environmental constraints. Please describe.	



ACHIEVABILITY

SECTION 10: DEVELOPMENT TIMESCALES, COSTS AND VIABILITY

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When do you estimate that development could start on site?	<input type="checkbox"/> Immediately (2017)	<input type="checkbox"/> Up to 5 years
	<input type="checkbox"/> 5 – 10 years	<input type="checkbox"/> 10 – 15 years
	<input type="checkbox"/> Over 15 years	
What is your reasoning for the above timescale?		
Are there any known significant abnormal development costs to deal with such as demolition, remediation, relocating existing uses etc.?		
Does the site require significant new infrastructure investment to be suitable for development?		
Are there any other issues (e.g. legal issues) that may influence the economic viability or timing of the development?		

SECTION 11: MARKET INTEREST

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Question	Yes	No	Don't Know	Comments
Is the site owned by a developer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the site under option to a developer?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Have any enquiries been received about developing the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the site currently being marketed for any use or uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



