**For Medway Council use:**

Reference \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Received \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Acknowledged \_\_\_\_\_\_\_\_\_\_\_\_\_

**Medway Strategic Land Availability Assessment**



###### 2020 update template

**DATA PROTECTION STATEMENT**

The information collected in this form will be used by Medway Council as part of the evidence base for the preparation of the Medway Local Plan. Therefore site information will be publicly available. The council will not publish personal contact details given in Sections 1 and 2 below and will be held in accordance with the requirements of the Data Protection Act 2018. Details about how your information will be held and used are found on the link below: <https://www.medway.gov.uk/info/200133/planning/714/planning_service_privacy_statement>

Medway Council will record the information provided on its SLAA database and Local Plan contact lists. Your information will only be used for this purpose, and personal information will be held securely. The council will retain this information until after the adoption of the Medway Local Plan for monitoring purposes, and subsequent time period for legal challenges to the plan.

By signing and dating below you are accepting this statement and giving permission for Medway Council to hold your details on our database for the purpose of preparing and implementing the Local Plan.

Please address any questions or requests regarding our data processing and protection practices to [planning.policy@medway.gov.uk](mailto:planning.policy@medway.gov.uk). Please note that forms that are not signed and dated will not be accepted.

DETAILS

|  |  |
| --- | --- |
| **1. Your details** | |
| Title and name |  |
| I am a: | □ Agent □ Applicant □ Developer □ Landlord  □ Occupier □ Tenant □ Full Landowner □ Partial Landowner  □ Other (please specify) |
| Company/Organisation |  |
| Contact address |  |
| Contact telephone number |  |
| E-mail address |  |
| Representing  (if applicable) |  |
| By signing the form you agree to Medway Council holding information and using it for the purposes of the Local Plan. Please complete the signature below by typing in your name - it does not have to be a physical signature.   |  |  |  |  | | --- | --- | --- | --- | | **Signed:** |  | **Dated:** |  | | |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **2. Site details** | | | | | |
| SLAA reference number |  | | | | |
| Site address & name |  | | | | |
| Site postcode  (Insert Grid ref if not available) | Postcode | | Easting | | Northing |
| What is the site area? (hectares) | Gross area: | | | Net area: | |
| Are you the sole owner or representing that owner? | Yes |  | | | |
| No – please list all land owners |  | | | |
| Have you had discussions with neighbouring landowners to consider wider developments? | □ Yes □ No If yes please give details: | | | | |

DEVELOPMENT POTENTIAL

|  |
| --- |
| **3. What is the current use of the site?** |
| Please tick all uses that apply to site:   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | Use class | | | | | | | | | | | | | | | | | A1 |  | A2 |  | A3 |  | A4 |  | A5 |  | B1 |  | B2 |  | B8 |  | | C1 |  | C2 |  | C2a |  | C3 |  | C4 |  | D1 |  | D2 |  | Sui Generis |  |   For details and definition of use classes please refer to the explanation on the Planning Portal website - <https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use>  □ Other (please state)………………………………………………………………………………………………………  Please tick the development category that the site falls within:  □Mixed use  □ Vacant or derelict (please state historic use) ………………………………………………………………………….  □ Greenfield ………………………………………………………………………………area of site coverage (ha)  □ Previously developed land  □ Waste or minerals site |
| **4. Would the existing use wholly or partially cease if development occurs and if so, when?** |
|  |
| **5. Do you agree with the use identified for your site in the SLAA 2019?** |
| Details of the SLAA 2019 can be found on the following webpage link - <https://www.medway.gov.uk/downloads/file/4577/medway_strategic_land_availability_assessment_2019>    □ Yes □ No  If no, what is your preferred use (please tick)?   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | Use class | | | | | | | | | | | | | | | | | A1 |  | A2 |  | A3 |  | A4 |  | A5 |  | B1 |  | B2 |  | B8 |  | | C1 |  | C2 |  | C2a |  | C3 |  | C4 |  | D1 |  | D2 |  | Sui Generis |  |   □Mixed use – please specify …………………………………………………………………………….  □ Other (please state)…………………………….………………………………………  If different to the use identified in the 2019 SLAA please explain the reasons for this choice: |

|  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 6a. For proposed residential uses:, | | | | | | | | |
| How many dwellings do you think could be provided on this site?  (taking account of site constraints and the surrounding uses and character) | …………………………………………………….dwellings | | | | | | | |
| What housing mix is proposed?  (Please specify the number of units under each bedroom number). If you are at an early stage of considering potential development of the site, please provide an indicative breakdown. | **No of bedrooms** | **1** | **2** | | **3** | **4** | **5** | **5+** |
| Houses |  |  | |  |  |  |  |
| Flats & maisonettes |  |  | |  |  |  |  |
| Sheltered accommodation |  |  | |  |  |  |  |
| Self-build & custom build |  |  | |  |  |  |  |
| Specialist housing (please specify)  ………………. |  |  | |  |  |  |  |
| Other (please specify)  …………………. |  |  | |  |  |  |  |
| Please outline the reasoning for the mix and housing types chosen above using evidence of demand and sales data? |  | | | | | | | |
| Would the site provide affordable housing on site in line with the emerging local plan policy of 30% on greenfield sites and 10% brownfield sites? | □ Yes □ No  If no please specify why? | | | | | | | |
| What would be the preferred tenure mix of the affordable housing? | **Affordable tenure** | | | **Percentage mix** | | | | |
| Social rent | | |  | | | | |
| Affordable rent | | |  | | | | |
| Starter homes | | |  | | | | |
| Intermediate housing | | |  | | | | |
| Gypsy, travellers and travelling showpeople – please state number of pitches or plots if the site is proposed for these uses | ……………………………………….…………….pitches/plots | | | | | | | |

|  |  |  |
| --- | --- | --- |
| 6b. For proposed employment uses: | | |
| What net floor space (Gross Internal Area) could be accommodated in total (sq. m)? |  | |
| Please indicate how you would propose to provide commercial units on site. | □ Single unit □ multiple units | |
| What type of employment use(s) would you propose for the site?  (for further definition of B1, B2 & B8 refer to the use class order – link above in question 3) | B1(a) |  |
| B1(b) |  |
| B1(c) |  |
| B2 |  |
| B8 |  |
| **6c. Why has this choice of employment land been identified?** | | |
|  | | |

|  |
| --- |
| 6c. For proposed retail, leisure, tourism, community facilities, waste & minerals or other uses: |
| Please give further details if the proposed use is to contain any of these components. Please include details of floorspace. |

### AVAILABILITY

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| **7. Please indicate how many dwellings or how much floorspace you estimate would be completed within each timeframe:** | | | | | | | |
|  | | **Housing**  (no of units) | **Employ-ment**  (sq. metres) | **Retail**  (sq. metres) | **Tourism**  (sq. metres) | **Leisure**  (sq. metres) | **Other** (please state) |
| Within the next 5 years | Year 1  (April 2020 – March 2021) |  |  |  |  |  |  |
| Year 2  (April 2021 – March 2022) |  |  |  |  |  |  |
| Year 3  (April 2022 – March 2023) |  |  |  |  |  |  |
| Year 4  (April 2023 – March 2024) |  |  |  |  |  |  |
| Year 5  (April 2024 – March 2025) |  |  |  |  |  |  |
| 6-10 years  (April 2025 – March 2030) | |  |  |  |  |  |  |
| 11-15 years  (April 2030 – March 2035 | |  |  |  |  |  |  |
| 16-20 years  (April 2035 – March 2040) | |  |  |  |  |  |  |
| **8. Please provide details of the anticipated timeline for a planning application and lead in time for construction.** | | | | | | | |
|  | | | | | | | |
| **9. What are the expected delivery rates per annum, if not given in question 7?** | | | | | | | |
|  | | | | | | | |

**ACHIEVABILITY**

|  |  |  |
| --- | --- | --- |
| **10. Market Interest: Please indicate what stage of market interest is associated with the site.** | | |
| Site is owned by a developer |  | Comments: |
| Site under option to a developer |  |
| Enquiries received |  |
| Site is being marketed |  |
| None |  |
| Not known |  |
| **11. If a strategic scale site (ie. 50+ residential units, 5,000 sq.m+ commercial floorspace, 2 ha site size or above or a proposal requiring an Environmental Impact Assessment) how would you approach site development and delivery?** | | |
| (E.g, site to be split into development parcels, differentiation of products, specialist uses, engaging with SME builders) | | |
| **12. What interventions would you make for the site to be deemed sustainable development and acceptable on Planning grounds (i.e. infrastructure & design etc)?** | | |
|  | | |
| **13. Please outline what infrastructure would be provided and when (E.g. open space, access roads, cycle paths & schools etc)?** | | |
|  | | |
| **14. Have there been any discussions with infrastructure providers about this site?** | | |
| Yes □ No □If yes, please provide further details below, especially reference to utilities (water supply/waste water/broadband):  What has been the outcome of these discussions? | | |
| **15. Please provide evidence to support your proposed delivery rates as set out in question 7.** | | |
| For example, can you provide details of existing schemes with similar build out times? | | |
| **16. Do you consider that your proposed development would be viable, given the requirements of Medway Guide to Developer Contributions and Obligations 2018?** | | |
| For further details the Medway Guide to Developer Contributions and Obligations 2018 can be found on the following webpage - <https://www.medway.gov.uk/downloads/file/2746/medway_guide_to_developer_contributions_and_obligations_2018>  Yes □ No □ If no, please explain why? | | |
| **17. Do you consider that your proposed development would be viable, given the emerging affordable housing contributions of 10% on urban and 30% on greenfield sites?** | | |
| Yes □ No □ If no, please provide further details below: | | |
| **18. Are there any other viability issues that could potentially impact on the delivery of the proposed development (i.e. development abnormals)?** | | |
| Yes □ No □ If yes, please provide further details below: | | |

**SUITABILITY**

|  |  |  |
| --- | --- | --- |
| **19. To the best of your knowledge, are there any constraints that may affect development on the site? Please provide brief details, including whether any technical studies have been undertaken to inform your understanding:** | | |
|  | **Please tick:** | **Do you believe the constraints on site can site can be overcome? If so, please explain how and by when:** |
| Access |  |  |
| Contamination |  |  |
| Detrimental impact on Air Quality Management Area |  |  |
| Detrimental impact on Historic Park |  |  |
| Detrimental impact on Landscape |  |  |
| Detrimental impact on Townscape |  |  |
| Cables, pylons, electricity lines, oil pipelines and gas |  |  |
| Flood Zone |  |  |
| Hazards |  |  |
| Highway |  |  |
| Impact on Residential Amenity |  |  |
| Sewerage / Drainage |  |  |
| Topography / Adverse Ground |  |  |
| Water |  |  |
| Ownership Issues |  |  |
| Legal Issues |  |  |
| Infrastructure/utility requirements |  |  |
| Market viability |  |  |
| Other considerations |  |  |

FURTHER COMMENTS

|  |
| --- |
| 21. Please use the space below to provide any further comments or information (please use this space to provide any details of how you expect the Covid-19 pandemic to impact site delivery) |
|  |