# Strategic Housing and Employment Land Availability Assessment (SHELAA)

# Call for Sites 2019-2020

The City Council updates the Strategic Housing and Employment Land Availability Assessment (SHELAA) annually. The primary role of the SHELAA is to identify sites with the potential for housing and employment uses, to assess how much development could be provided on those sites and to assess when the sites are likely to be developed. It provides evidence to inform the City Council’s Local Development Scheme, Authority Monitoring Report, Five Year Housing Land Supply Statement, and it supports the delivery of the Birmingham Development Plan.

This “Call for Sites” offers the opportunity for you to put forward sites which you consider to be suitable for residential or employment development, either now or in the future.

You are therefore invited to submit sites for consideration for inclusion within the SHELAA. The information required is set out on the attached form. Please make your submissions, to the address below, by the end of June 2020. Please note that all non-personal information provided on this form may be made public within the published assessment documents or may be shared with relevant partner organisations.

Planning Policy,

2nd Floor,

1 Lancaster Circus,

Queensway,

Birmingham, B4 7DQ

Or by email to: planningstrategy@birmingham.gov.uk

Although the SHELAA is an important evidence source regarding planning for development in the city, it does not in itself give a “green light” to development. It is a technical exercise only and as such it does not make decisions or allocate land for development.

The most recent Housing and Employment Land Availability Assessments can be viewed or downloaded from the City Council’s web site; <https://www.birmingham.gov.uk/directory/13/land_use_information>. Any information updating the position with regard to any of the sites in previous assessments would be most welcome.

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**Site Information Form**

| Information Required | Site Details |
| --- | --- |
| 1. Are you providing information about a new site, or updating information about an existing site?

*(if this is an existing site, please provide the site reference number, if known)* |  |
| 1. What is the address of the site?

*(if possible, please provide a postcode to help to locate the site)* |  |
| 1. What is the total size of the site

*(in Hectares)* |  |
| 1. What is the estimated capacity of the site

*(net dwellings or employment floorspace in square metres)* |  |
| 1. Of the capacity above, please indicate the type of housing or employment development proposed.

*(e.g. family housing, affordable housing, care homes, student accommodation, offices, warehouses, factories etc.)* |  |
| 1. Is the site:
2. Previously Developed – Cleared
3. Previously Developed – Vacant buildings (i.e. not cleared)
4. Previously Developed – Still in use
5. Greenfield
 |  |
| 1. If occupied, what is the current use of the site?
 |  |
| 1. If the site is cleared, derelict or vacant what was its most recent use?
 |  |
| 1. If there are any existing buildings on the site, please describe their type, size and location and whether they are derelict, vacant or in use.
 |  |
| 1. If there are any existing buildings on the site, will these be demolished or converted to a new use as part of the proposed development?
 |  |
| 1. Please provide indicative timescales for the relocation of existing occupants and/or the demolition of existing buildings on the site.
 |  |
| 1. Please describe the land uses that adjoin the site.
 |  |
| 1. What impact would these adjoining land uses have on the sites attractiveness / marketability for housing?
 |  |
| 1. Are there any known constraints to the development of the site which would;
* need to be addressed before the site could be developed, or;
* impact on the capacity of the site?

*(where possible, please identify the location of any physical constraints on a site plan)* | Yes / NoYes / No |
| 1. If ‘Yes’ to either of the above, please give details including the anticipated methods and timescales for addressing the identified constraints.

*(Consider - Contamination, Access, Topography, TPO’s, ecological designations, Pylons, Noise, Conservation Area, National or Local listing, Flood Risk, legal constraints)*. |  |
| 1. Has an assessment of viability been undertaken to inform the proposed capacity of the site?

If yes, please provide a brief description and enclose any relevant documentation from the viability assessment. | Yes / No |
| 1. Generally, what is your opinion of the housing market in the local area? Is it:
* Strong
* Average
* Weak

Please also provide any further comments to support your answer |  |
| 1. Does a house builder / developer have an interest in the site?

If Yes what interest?*(Owner / Option to Buy etc.)* | Yes / No |
| 1. If yes to the above, please provide the name and address of the house builder / developer.
 |  |
| 1. Has the site owner indicated that they are prepared to sell the site for development?
 | Yes / No |
| 1. When would you envisage the site being delivered? (Best estimate from 1st April 2019)
* Within 5 years
* 5 to 10 years
* Beyond 10 years
 |  |
| 1. Please provide an overview of the key stages of development, for example;
* when you anticipate that a full planning application is likely be submitted
* when construction will start
* when the first house or employment building will be occupied
* the rate of development per year (i.e. number houses and amount of floorspace completed per year)
* when the site will be fully completed
 |  |
| 1. Please provide any other Comments / Details about the site.
 |  |
| 1. Are you:
2. The site owner
3. A developer
4. A planning consultant
5. A housing association
6. Other (please state)
 |  |
| 1. If you are a Planning Consultant / Agent, who are you representing?
 |  |
| 1. Please provide your Contact Details:

*(Name/ Address/Telephone number/email)* |  |
| 1. What is the Name and Address of site owner?

*(if a site is in multiple ownerships, please provide the details of all known owners and indicate the areas owned by the different parties on a site plan)* |  |
| 1. Is the site owner aware that the site has been submitted for inclusion within the SHELAA?
 | Yes / No |

Please complete a separate form for each site, **append a plan showing the site boundary**, and return to, Planning Policy, 2nd Floor, 1 Lancaster Circus, Queensway, Birmingham, B4 7DQ or planningstrategy@birmingham.gov.uk by the end of June 2020.