

# CALL FOR SITES: BACKGROUND PAPER

**ON BEHALF OF STAINFORTH TOWN COUNCIL**

**Prepared by: Matthew Good**



**Pegasus Group**

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## **1.0 Introduction**

- 1.1 This background paper provides evidence upon the 'Call for Sites' process undertaken for the Stainforth Neighbourhood Development Plan (NDP) and the associated Neighbourhood Development Order (NDO) for the former Hatfield Colliery site. This paper has been provided by Pegasus Group on behalf of our client Stainforth Town Council.
- 1.2 As part of the NDP and NDO the Town Council is considering allocating land for various uses within the NDP boundary. These allocations are either complimentary to those identified within the adopted Doncaster Local Plan or provide additional detail.
- 1.3 A significant amount of evidence in relation to developable and deliverable sites was already available to the Town Council through evidence provided as part of the recent examination of the Doncaster Local Plan and previous consultations undertaken by the Town Council. Whilst this evidence has been drawn upon in developing both the NDP and the NDO it was considered that a further 'Call for Sites' exercise should be undertaken to identify any further opportunities.

## **2.0 Consultation**

- 2.1 The Town Council undertook a 'Call for Sites' consultation between 26<sup>th</sup> July and 3<sup>rd</sup> September 2021. The consultation requested that any sites were submitted via a response form which request various details of the site. This form was based upon the form used by Doncaster Council in their 'Call for Sites' consultation. A copy of the form is included within the appendix.
- 2.2 The 'Call for Sites' consultation was advertised via the Town Council's Neighbourhood Plan website<sup>1</sup>, on the Town Council's Facebook page as well as through meetings of the Town Council. In addition, it was also included on the Doncaster Council website neighbourhood development plan page.

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<sup>1</sup> <https://www.stainforthneighbourhoodplan.org.uk/call-for-sites>

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### **3.0 Response**

- 3.1 The consultation elicited just a single response. This related to the need to adopt and resurface a section of highway to retain and attract further businesses to an existing employment location.
- 3.2 Unfortunately, this is beyond the scope of the Local Plan. It has, however, been passed to Doncaster Council for their attention. It had been considered whether the wider area could be allocated for employment use to promote the use of this site. However, the wider location is identified as a strategic site for Gypsies, Travellers and Travelling Show People in the adopted Doncaster Local Plan. An employment allocation would, therefore, be contradictory to the adopted Local Plan.

### **4.0 Conclusions**

- 4.1 The 'Call for Sites' exercise did not provide any additional sites which are capable of being included within the NDP.

## **Appendix: Call for Sites Pro-forma**



# **Stainforth Town Council Neighbourhood Development Plan**

## **Call for Sites Pro Forma, July 2021**

### **Introduction**

Stainforth Town Council is carrying out a "Call for Sites" so that land for potential future development located within the Stainforth Neighbourhood Development Area can be considered and, where suitable, incorporated into the Neighbourhood Development Plan. The Town Council will use the information provided by you to prepare the evidence base that informs the Neighbourhood Development Plan. As such, the Council cannot guarantee that any site representations made after the deadline below can be considered as part of this process.

Please note that any site that is wanted to be promoted through the Neighbourhood Development Plan process needs to be submitted via this site submission process. This ensures we have the most up-to-date information about your site. If the site submission form below is not completed, the Council will assume there is no intention of bringing forward land for development in this Neighbourhood Plan.

This form is designed to collect a level of detail for an initial site assessment. Please fill in as much as possible to assist with this process, but please do not attach additional information at this stage other than your site location plan. All data will be used to assess your site, therefore incorrect information may result in the site being incorrectly assessed. The Town Council may contact you at a later stage during the site assessment process for further information if required. There will also be the opportunity for you to provide further information on your site(s) as part of the statutory consultation stages of the Neighbourhood Development Plan.

Please note that sites submitted will be openly available to the public and the information submitted will not be treated as confidential.

**THE DEADLINE TO SUBMIT A SITE IS 5PM ON 3<sup>rd</sup> SEPTEMBER 2021**

### **Submitting the Form**

- Please use a separate form for each site.
- You can submit your Site Assessment Form and OS map by email to **kirsty@stainforthtc.plus.com**. Alternatively, this form can be returned by post to: **Stainforth Town Council, PO BOX 797, Stainforth, Doncaster, DN7 5WZ**
- Please fill in the text boxes provided and be as succinct as possible with your response.
- Anonymous proposals will not be accepted as we need to be able to contact you in the future.

### **Site Criteria**

- The site must be within the boundary of Stainforth Town Council's Neighbourhood Plan Area.
- You are invited to consider submitting proposals for sites, which could accommodate housing, employment, open space and leisure and any other type of development site the Neighbourhood Development Plan could identify.

### **Any Further Questions in Respect to Completing this Form?**

- Please contact a member of the Stainforth Town Council via telephone or email, as follows: **kirsty@stainforthtc.plus.com, 01302 844903**.

**Section 1 – Contact Details (to be completed for all sites)**

	Landowner or developer	Agent or person acting on behalf of landowner/developer
Name		
Organisation		
Address		
Telephone		
Email		
LDF Customer Ref Number		

**Section 2 – Site Information (to be completed for all sites)**

Site Address	
Site Name (Known as)	
Ordnance Survey Grid Reference	
Site size (hectares)	
Has the site been brought to either the Town Council's or Doncaster Council's attention before? If yes please include any references.	
<p><b>PLEASE INCLUDE AN ORDNANCE SURVEY MAP WITH THE SITE BOUNDARY OUTLINED IN RED; AND IF DESIRED ANY OTHER LAND YOU OWN IN BLUE.</b></p> <p><b>The plan should preferably be on a scale of 1:1250 or 1:2500 (A4/A3) and must show the exact location of the site and its boundaries. An OS base map can be obtained from the Ordnance Survey website at <a href="http://www.ordnancesurvey.co.uk">www.ordnancesurvey.co.uk</a>.</b></p>	

**Section 3 – Site Development (to be completed for all sites)**

What is the proposed use? Please tick as appropriate. What is the proposed size/type/scale of development?		
<b><u>Proposed use:</u></b>		<b><u>Size/type/scale of development:</u></b>
Housing		Number and type of dwellings (e.g. general market; older persons accommodation; self-build etc):
Employment		Floorspace (sqm) and type (e.g. Office accommodation; warehousing; manufacturing etc):

Community use		Floorspace (sqm) and type (e.g. local shopping facilities, food superstores or bulky good etc):
Mixed use		indicate area for each use:
Other, please specify (e.g. leisure, greenspace etc)		indicate size, type and scale:
<b>Any other information:</b>		

#### Section 4 – Previous Use (to be completed for all sites)

4.1	What is the current land use? e.g. farmland, pasture, residential.	
4.2	If the site has been previously developed, are there any existing buildings on site?	
4.3	If the site has been previously developed, are you aware of any possible contamination from that use?	
4.4	What are the neighbouring/adjacent uses?	
4.5	What utility services are on site? (e.g. gas, electricity, water, sewerage, high speed broadband)	

#### Section 5 – Site Characteristics (to be completed for all sites)

	Please tick as appropriate.	Yes	No	Don't know
5.1	Is the site flat?			
	If no, please provide details.			
5.2	Are there any trees on the site?			
	If yes, please provide details.			
5.3	Are there any hedgerows on the site?			
	If yes, please provide details.			
5.4	Are there any ponds on the site?			
	If yes, please provide details.			
5.5	Are you aware if the site has ever been flooded?			
	If yes, please provide details.			
5.6	Does the site have any flood defences?			
	If yes, please provide details.			
5.7	Are there any footpaths or Public Rights of Way on/through the site?			
	If yes, please provide details.			



5.8	Are there any overhead power cables or phones lines on/through the site?			
	If yes, please provide details.			
5.9	Are there any other constraints / limitations on the site? (e.g. bad neighbour uses, nearby proposed development etc)			
	If yes, please provide details.			

### Section 6 – Site Access (to be completed for all sites)

	Please tick as appropriate.	Yes	No	Don't know
6.1	Does the site have access to an adopted highway? Please indicate on the site plan where this is.			
	If yes, please provide details. e.g. how far is it from the public highway?			
	If no, how would the site be accessed?			
6.2	Is the site within 400m of a bus route?			
	If yes, please provide bus route/number etc.			
6.3	Is the site within 800m of the Railway station?			

### Section 7 – Site Appraisal (to be completed for all sites)

Availability					
7.1	When do you expect the site to be available for development? (please circle)	0-5yrs	6-10yrs	11-15yrs	16yrs +
	Please give reasons for this.				
7.2	Is the site in single or multiple ownership? (please circle)	Single Ownership		Multiple Ownership	
7.3	What is the type of owner/controller to the site? e.g. Private land owner, developer, public authority, other (please state)				
7.4	If in multiple ownership, are all owners in support of the proposal you suggest? (please circle)	Yes	No	Don't Know	
	Please provide details.				
7.5	Are there any unresolved ransom strip or tenancy issues which could affect the availability of this site? (if yes, please give details)				

<b>Achievability</b>				
	<b>Please tick as appropriate.</b>	<b>Yes</b>	<b>No</b>	<b>Don't know</b>
7.6	Is the site being actively marketed?			
	If yes, please provide details.			
7.7	Is there a known developer interest in the site?			
	If yes, please provide details.			

### Section 8 – Economic Viability (to be completed for all sites)

	<b>Please tick as appropriate.</b>	<b>Yes</b>	<b>No</b>	<b>Don't know</b>
8.1	Are you aware of any abnormal costs associated with bringing forward the site for development? e.g. contaminated land, flood mitigation, ground conditions etc			
	If yes, please provide details.			
8.2	Which of the following contributions (either on site provision or a commuted sum) do you think your site could deliver if it was to be supported for allocation and come forward for development?			
	Affordable Housing			
	Education			
	Transportation/Highways			
	Green Infrastructure, Biodiversity and Public Open Space			
	Please give details of your above assumptions			
8.3	Is there any other significant contributions or infrastructure that would be required to bring this site forward?			
8.4	Do you consider the proposed use economically viable?			
	If yes, what, if any, work has been carried out to test viability and come to this conclusion?			

### Section 9 - Mandatory

<p><b>Data Protection and Freedom of Information</b></p> <p>This information is collected by Stainforth Town Council as data controller in accordance with the with data principles in the Data Protection Act 1998. The purposes for collecting data are:</p> <ul style="list-style-type: none"> <li>• To assist in the preparation of the Stainforth Town Council Neighbourhood Development Plan;</li> <li>• To contact you regarding your answers given in your form; and</li> <li>• For evaluation by the Stainforth Town Council Neighbourhood Development Plan Team and other appointed stakeholder groups and consultees (as required by the Neighbourhood Development Plan evidence base preparation),</li> </ul> <p>The above purposes may require public disclosure of any data excluding personal contact details received by Stainforth Town Council in the consultation responses in accordance with the Freedom of Information Act 2000.</p> <p><b>Disclaimer</b></p>
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It must be noted that the sites you are submitting data for is not an indication that it will be allocated through the Neighbourhood Plan and/or planning permission will be granted for development. Planning proposals will be judged on their merits against the Doncaster Local Plan Core Strategy policies unless material considerations indicate otherwise. The report may represent a material consideration in the determination of such planning proposals.			
I agree to the Data Protection and Freedom of Information Statement (please tick)			
I agree to the Disclaimer statement (please tick)			
I agree to site visits (please tick)	unaccompanied		accompanied
I have attached a site location plan as required by section 2 of this form (please tick)			
Date			
Print Name			

**Completed forms and site plan should be returned to: Stainforth Town Council, PO BOX 797, Stainforth, Doncaster, DN7 5WZ**

Email: [kirsty@stainforthtc.plus.com](mailto:kirsty@stainforthtc.plus.com)

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