Call for Sites FAQ

1. What is the Call for Sites?

The ‘Call for Sites’ is an early opportunity for individuals, landowners and developers to suggest sites within the borough for development over the next 20 years. The site suggestions received by us will be used to inform the preparation of the new Local Plan.

The call for sites exercise will not determine whether a site should be allocated for development. However, it will help identify a potential pool of sites for further consideration through a range of technical work (explained below). This will help to inform future decisions on allocations in the new Local Plan.

2. How do I respond and how much evidence is needed?

If you want a site (or sites) within the borough to be considered for development, we want to hear from you. Sites need not necessarily be in your ownership and could be developed for a wide range of uses. For each site being put forward, a submission form should be completed and accompanied by a map showing the site boundary.

Additional supporting documents are not needed, but further information may be required as the selection process continues. We will contact you if this is necessary.

3. Are there any size thresholds?

Sites can be on greenfield or previously developed (brownfield) land. For this exercise, we are only interested in larger sites for development. For a housing site to be considered it must be capable of accommodating 5 or more homes. All other sites should be a minimum of 0.25 ha and capable of supporting 500 sqm or more floorspace.

4. What information do I need to provide?

At this early stage we do not require detailed information about your site(s). However, we do need a minimum level of detail in order to properly process and assess the site and it is helpful if you can provide this.

The form includes a comprehensive range of site assessment questions. Please complete these as best you can. As a minimum we do require:

- Landowner/Agent contact details.
- Proposed development type for consideration.
- Ordnance Survey location map with the site boundary outlined and clearly marked with landowner/agent contact details in case of separation.
5. Who can submit a site?

Anyone can submit a site for consideration providing contact details are included. Anonymous proposals cannot be accepted as we may need to contact you for further information. However, we will still require ownership details in order to confirm the genuine availability of the site for the proposed use(s).

6. Do I need to re-submit my site for consideration?

The Council is already aware of a number of sites in progressing previous and through on-going work on, planning for new development to 2031. However, we recommend that you complete a new form(s) to ensure that we have the most up to date information on the availability and deliverability of sites for all types of development.

7. What is the relationship between the Call for Sites and the SHLAA?

Housing sites received under the Call for Sites alongside other potential sites will be assessed through the full update of the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA provides information on potential housing land supply and gives an indication of how dwelling requirements could potentially be met. This evidence will be used to inform work on the new Local Plan.

The updated SHLAA will be prepared by consultants in conjunction with the Council and with input from the development industry. The process will follow a number of stages as set out in national guidance. We will be appointing a consultant early in the new year in order to progress this work promptly and to tie it in with other associated work for the new Local Plan.

The SHLAA is a technical rather than a policy document. It does not make decisions or recommendations on which sites will go forward and be allocated for development. Neither does a site’s inclusion provide any indication of its acceptability for future development e.g. it does not imply that planning permission will be granted for housing.

The SHLAA will be used to inform work on the new Local Plan. The decisions on whether a site will be allocated for future residential development will be taken in the Local Plan which will be subject to several stages of production and public consultation.

8. What is the deadline for the Call for Sites and where do I send my completed form(s)?

All submissions must be received by 30 March 2015.

Forms can be submitted electronically (strategic.planning@dacorum.gov.uk) or by post to:
9. What happens next?

The Call for Sites exercise will not determine whether a site should be identified for development. This is only the start of the process and the information submitted will be made publically available.

Following the Call for Sites, we will publish on our website the list of submissions we have received for various uses across the borough. Please note that the publication of any site does not indicate that it will be allocated or will successfully obtain permission for development.

In preparing the new Local Plan, sites will be tested through further technical work to assess their sustainability, suitability and deliverability. The sites considered most appropriate will then be subject to further public consultation.

The housing sites will be initially considered through the full update of our Strategic Housing Land Availability Assessment (as detailed above). Employment and retailing sites will be assessed separately under related technical work (this will collectively form the “Economic Land Availability Assessment”). The plan (and associated sites) will also have to go through an Independent Examination (inquiry) before it is approved by a Planning Inspector and adopted by the Council.

If you have any questions or would like further information please contact the Strategic Planning team by email (strategic.planning@dacorum.gov.uk) or phone (01442 228660).