

## Stockton-on-Tees Borough Council: Housing & Economic Land Availability Assessment (HELAA) and Brownfield Land Register

### Site Submission Form

An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development. The assessment is undertaken in accordance with the National Planning Policy Framework (NPPF) and national Planning Practice Guidance, and to inform the annual review of the Brownfield Land Register.

For inclusion in the HELAA, sites should, as appropriate:

- be capable of accommodating at least 5 additional residential dwellings; or
- for economic development sites, be at least 0.25 hectares in size or capable of providing at least 500 square metres of commercial floorspace.

Completion notes:

- Please complete one form for each site
- The form should be completed to the best of your knowledge
- You must attach a map (preferably to scale 1:2500 or 1:1250), showing the precise boundaries of the site and potential access locations. It will also be appropriate to highlight which areas of the site are considered suitable for development (if this is less than the whole site).<sup>1</sup>
- Other relevant information may be appended as part of the submission.

**Please note: It should be noted that the HELAA is not a policy or decision-making document. It is a technical study to identify the potential for housing or economic development. The inclusion of a site does not guarantee it will be allocated for development or receive favourable consideration if an application for planning permission is submitted.**

**Privacy Notice:** Any personal information provided on this form will be held in accordance with the Data Protection Act 2018 and used solely for the purpose for which you provide it. For more information on how we use your personal data please view our Privacy Notice on our website at [www.stockton.gov.uk/data-privacy](http://www.stockton.gov.uk/data-privacy)

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<sup>1</sup> Your suggested site cannot be included if you do not send a location plan which clearly identifies the site boundary. Due to Ordnance Survey licensing restrictions, the Council is unable to provide blank plans for this exercise. Ordnance Survey plans of sites may be obtained via external companies (there is a charge for these services).

### Involvement

Would you like your details added to the Local Plan Consultation Database in order that you receive updates on consultations being undertaken by the Planning Policy team (please select one answer).

**No**, I do not wish to be added to the database.  **Yes**, I wish to be added to the database and kept informed

Signature:  Date:

You can be removed from the Local Plan Consultation Database at any time by contacting the planning policy team:

- **By post:** Planning Policy, Stockton Borough Council, Municipal Buildings, Church Road, Stockton-on-Tees, TS18 1LD
- **Email:** [spatialplans@stockton.gov.uk](mailto:spatialplans@stockton.gov.uk)
- **Telephone:** 01642 526050

1. Your Details	
Name	<input type="text"/>
Position	<input type="text"/>
Organisation	<input type="text"/>
Address	<input type="text"/>
Postcode	<input type="text"/>
Telephone	<input type="text"/>
E-mail	<input type="text"/>

I/Our status (please tick)	The Landowner	<input type="checkbox"/>
	A Developer	<input type="checkbox"/>
	A Planning Consultant/Agent	<input type="checkbox"/>
	A Resident	<input type="checkbox"/>
	Other (please specify below)	<input type="text"/>

If acting on behalf of a landowner/developer please provide name and address details
<input type="text"/>

<b>2. Site Details</b>	
Site name/address	
Site postcode (if known)	
OS grid reference of centre point (if known)	
Site area (hectares)	
Current use	
Historic land use	
Adjacent land uses	
Planning history (Please provide any current or previous planning application reference numbers)	

<b>3. Brownfield/Greenfield Status</b>	
To establish whether the land meets the definition of previously developed land, please mark the boxes below where you believe the statements are correct (please mark all that apply)	
The land is/was occupied by a permanent structure that has not blended into the landscape (in the process of time).	
The land is within the curtilage of a permanent structure and does not include any land that isn't curtilage land.	
The land is not or has not been occupied by agricultural or forestry buildings	
The land is not a formal minerals or waste disposal site with restoration conditions	
The land is not a residential garden, park, recreation ground or allotment.	

<b>4. Proposed Uses</b>		
<b>Housing</b>		
If housing is proposed please tick all that apply	C2 (residential institutions)	
	C3 (housing)	
	C3 (housing for older people)	
	C3 (self-build/custom build)	
	Other (please specify below)	
Potential capacity	Maximum	
	Minimum	
Estimation of building to be demolished	Residential units (number)	
	Commercial floorspace (sq m)	
Estimation of mix of dwelling types	Market-led development	
	Affordable Housing	
	Other (please specify below)	
Estimated density	(dwellings per hectare)	

Other comments		
<b>Economic Development and Community Facilities</b>		
If economic development and/or community facilities are proposed, please indicate the nature of the proposed use <i>(Please tick all that apply)</i>	A1 (Shops)	
	A2 (Financial and Professional Services)	
	A3 (Restaurants and Cafes)	
	A4 (Drinking Establishments)	
	A5 (Hot Food Takeaways)	
	B1 (Business)	
	B2 (General Industrial)	
	B8 (Storage and Distribution)	
	C1 (Hotels)	
	D1 (Non-residential Institutions)	
	D2 (Assembly and Leisure)	
Other (please specify below)		
Other comments		

### 5. Ownership

I (or my client)...	Is sole owner of the site	
	Owns part of the site	
	Do not own (or hold any legal interest in) the site whatsoever	
If you are not the owner, or own only part of the site, do you know who owns the site or the remainder of the site (please provide details)?		
Does the owner (or other owner(s)) support your proposals for the site? (Please tick)	Yes	
	No	
	Unsure	

### 6. Suitability

Please indicate any known constraints to developing the site and highlighting any actions required to address them.

Environmental Constraints	Yes	No	Unsure	Further comments/details where relevant
Flooding				
Contamination				
Hazardous Substances <sup>2</sup>				
Drainage				
Landfill site/proximity to landfill site				

<sup>2</sup> <http://www.legislation.gov.uk/ukxi/2015/627/regulation/3/made>

Noise and pollution				
Other (please specify)				
<b>Physical Constraints</b>	Yes	No	Unsure	Further comments/details where relevant
Access to the site				
Topography and landscape features				
Utilities				
Pylons				
Pipelines				
Public rights of way				
Other (please specify)				
Could interventions be made to overcome and constraints? (please provide details below)				

### 7. Availability

Please indicate any legal constraints which may affect the availability of the site.

Legal Constraint	Yes	No	Unsure
Unresolved multiple ownerships			
Ransom strips			
Tenancies			
Covenants			
Other (please specify)			
If you identified any legal constraints please provide further details and any actions required to overcome them?			

### 8. Achievability

Potential for development (please tick)	Marketed for development	
	Negotiations with a developer on-going	
	Controlled/under option by a developer	
Is the site immediately available? (please tick)	Yes	
	No	
	Unsure	
When will the site be available? (please provide a year or specific date)		
When do you think development could commence? (please provide a year or specific date)		
Once development has commenced, how many years do you think it would take to develop the site?		
If there are any constraints which could impact on the achievability/timing of development please provide details below?		
Please provide details of any issues which would impact on the viability of		



development below.		
Is there scope for self-build and/or custom build on the site?	Yes	
	No	
	Unsure	

**9. Additional Information**

Please provide any additional information that you feel may be influential when assessing the sites potential for housing or economic development.

Completed forms should be returned to:

Planning Policy  
Stockton Borough Council  
Municipal Buildings  
Church Road  
Stockton-on-Tees  
TS18 1LD

Or via e-mail to: [spatialplans@stockton.gov.uk](mailto:spatialplans@stockton.gov.uk)