



### Draft Site Submission Form Template:

There is to be **ONE** call for sites, and acknowledging that it may take some time to prepare any material, if a site is not received by **1 July 2021** it will NOT be able to be considered by the Council through the site assessment process. For any late site submissions, the onus will be on the site submitter to demonstrate that their site performs better (in sustainability terms) than the councils preferred sites. There is **no automatic consideration of previously submitted sites**, so a previous submission of a site will need to be re-submitted in light with the information requirements we have set out below.

The Council is also be expecting that site submitters provide a much greater input into the production and collation of evidence which informs the site assessment process, and which will consider sites in comparison with others in a given settlement. Whilst this may not be immediately available- we would expect material to be eventually provided in relation to all these site considerations, and in proportional and timely manner.

At this early stage, we have not made any decisions on the strategy for the distribution of development. So we are unable to stipulate where sites should be from, their size or their use/tenure type. The District Council will be considering the site's location in relation to the chosen distribution strategy and consequential settlement hierarchy, the sequentially testing of sites in relation to retail and flood risk; landscape character and settlement settling, and any heritage setting considerations. It will also cumulative considerations around highway capacity and air quality. It will also look at the on-site sustainability credentials of a site in relation to how it can make a meaningful contribution to reducing carbon emissions and use of natural resources. The sites we assess will give indications of capacity at settlement, this is in relation to both the infrastructure needed for the development of the site, and the impact on the setting of the settlement. Therefore as we consult upon, and eventually establish, the proposed Distribution Strategy and Settlement Hierarchy - then the sites assessment work will iteratively inform that work, informing that emerging strategic framework.

The Council does have a body of technical data which it will be using to assess sites, and will also commission further strategic technical studies of a district-wide nature. Your site may not be automatically discounted if you are unable to provide some of the site-specific technical evidence, and information about sites could be provided later (for example if this allows a more robust level of information). However, if other sites have more information about their deliverability and developability, then this means those sites will perform more favourability in the site assessment process relative to those that do not.

We will be relying where possible on using email as the sole means of communication. Electronic submission of this form and any associated documents would be preferred. If file sizes are a barrier to this, please send via a zipped file or by a file sharing platform to [localplan@ryedale.gov.uk](mailto:localplan@ryedale.gov.uk)

If email is not available, please post your completed questionnaire and any documentation to: **Planning Policy (Call for Sites), Ryedale District Council, Ryedale House, Old Malton Road, Malton, North Yorkshire YO17 7HH**

(FOR OFFICE USE) SITE REFERENCE NUMBER:
Address of site with post code and grid references if possible
Landowner(s) Full name(s):
Landowner(s) Address(s):
Landowner(s) email address(es):
Please provide confirmation from each landowner are in agreement with the proposed site inclusion and for the proposed use. Please ensure that they consent to providing this and their contact details (Please provide on a separate page).
Has the site been marketed for sale?
Is the landowner a Developer?
Does a developer have an 'option' on the land?
Agent's full name
Agents address details with an email contact
Please provide a clearly annotated map of the site in question- site outlined clearly with the access to any roads identified. The map should show the site identified at least two road names where possible.
Where is the site in relation the existing Development Limits of the Settlement
Total site area in Ha:
What is the land currently used for?
When will any current use cease?
What is its proposed use: Residential/Employment/ other – please specify?
If it is for housing, how many units do you anticipate your scheme will be able to deliver? Can the site achieve an appropriate density to achieve the most efficient use of the land, whilst still considering any local design context?
When is the land anticipated to be available? 0-5 years 6-10 years 11-15 years
Do you have a developer interested in/contracted to your site? If so please provide a contact:

Would you consider (through consultation) the sub-division of the site for a smaller area, if this was considered to be a better response to the site's circumstances?

Would you be prepared to release land for other types of housing delivery (such as self-build)?

Is this site coming forward on the basis of meeting an identified conservation deficit as per the Historic England definition of Enabling Development and if so please provide your evidence:

Are you aware of any restrictive covenants on the land or legal agreements such as ransom strips? If so, please outline how these can be addressed/overcome?

Is the site capable of delivering Affordable Housing as set out in the current Ryedale Plan Policy SP3 (as amended in line with national planning guidance)?

Would you be willing to consider your site for solely affordable housing delivery?

What provision has been made for Ryedale's elderly population, including a 5% allowance for bungalows on sites of 50 dwellings or more?

Is your site previously developed land\* and if so is it subject to a land contamination survey?

\*does not include gardens or buildings in agricultural use (as per the NPPF definition)

What is the nearest public transport to the site? please provide details

Is the site serviced by any utilities (Water/Sewerage/Electricity/Gas/ Fibre Broadband/community heating)

Has your site being subjected to any surveys concerning:

- Archaeology;
- Ecology (provision of biodiversity net gains);
- Highways – Transport Assessment or Transport Statement;
- For sites over 1ha or over 80 houses- Has a Travel Plan been produced?
- Geotechnical survey (on unstable/sloping land)
- Flood risk Assessment for sites over 1ha
- Air Quality (Malton and Norton)
- Noise (if adjacent to a noise emitting use)
- Drainage – following the hierarchy of drainage – and including the findings of a percolation test

<ul style="list-style-type: none"> <li>Concerning any heritage assets in or adjacent to the site has a statement of significance been prepared</li> </ul> <p>If so, when was this undertaken and please provide electronic copies.</p>
<p>How does the site adopting the Energy Hierarchy of the Local Plan Strategy? In so far as:</p> <ul style="list-style-type: none"> <li>Minimising energy usage;</li> <li>Using on-site renewable energy;</li> <li>Using decentralised low carbon energy delivery on the site;</li> <li>Sustainable building design and delivery;</li> </ul> <p>If so, what build standards are proposed to be met in relation to this?</p>
<p>Will the development provide private e-vehicle charging infrastructure?</p>
<p>Will the eventual development comply with the national space standards?</p>
<p>What forms of green and blue infrastructure will the site incorporate, and what will be their purpose (recreational/climate change resilience)?</p>
<p>Would the development impact on protected and unprotected trees, hedgerows and ancient woodland, and if so has an arboricultural assessment been undertaken?</p>
<p>How would the site deliver biodiversity net gains?</p>
<p>How does the site respond to the presence of any public rights of way?</p>
<p>Does the proposal involve new public realm or enhancements to the existing public realm as part of its development?</p>
<p>Commercial sites: Will the site promote the viability and vitality of the Principal Town or Local Service Centre?</p>
<p>What type of premises will be proposed on the site: Expansion for existing businesses; Start-up premises; Business park;</p>
<p>Will the development be capable of meeting the usual range of site-specific s106 requirements, such as on-site open space and affordable housing as set out in the Ryedale Plan- Local Plan Strategy? If not, why?</p>
<p>Will the development deliver the requirements of the Ryedale CIL Charging Schedule? If not, why?</p>

