**Rochdale Council**

**Local Plan Call for sites**

We are gathering information about land that might be considered suitable for development or protection from development in the Borough in the future through the Call for Sites.

The assessment of land availability for development and sites for protection is an important part of preparing a Local Plan and may ultimately lead to the site being allocated for development or designated for protection.

However, the Call for Sites itself is a technical exercise aimed at identifying potential sites for inclusion in the Local Plan and the submission of a site will not determine whether it should be allocated or protected.

All submitted development sites will be assessed to establish the potential capacity, suitability, availability, and achievability for development, taking into account planning policy, environmental and local constraints and the extent to which these can be mitigated or addressed.

It should be noted that in terms of housing, the adopted Places for Everyone Joint Development Plan identifies strategic housing allocations to meet Rochdale’s future housing needs. As such, the need to identify additional housing sites through the Local Plan will be more limited but we are keen to receive any suggestions for housing on previously developed brownfield sites within the existing urban area. We are also keen to receive suggested previously developed sites for other uses, such as employment.

Sites that are suggested for protection will be similarly assessed to determine whether protecting the site through the Local Plan would be appropriate in the context of existing planning policies.

It is unlikely that all sites put forward will be included in the Rochdale Local Plan but submitting a site(s) through the Call for Sites ensures it is considered.

In addition to promoted sites being considered for inclusion in the Local Plan, appropriate sites may also be considered for inclusion in the emerging Green Infrastructure Strategy and Local Nature Recovery Strategy.

## **How can I submit a Site to the Call for Sites?**

In order to submit a site for consideration as part of the current Call for Sites process, you need to fully complete a Call for Sites - Site Identification Form and submit it to the Council together with a map of the site (showing two named roads so that the site can be accurately identified).

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| --- |
| **For official use only** |
| Respondent number |  |
| Representation number |  |

**Rochdale Council**

**Local Plan Call for Sites – Site Identification Form**

**Please return this form and a location plan showing the site area edged in red.**

**By email to:** ldf.consultation@rochdale.gov.uk

**By post:** Strategic Planning, Number One Riverside, Smith Street, Rochdale. OL16 1XU

|  |
| --- |
|  **Your details** |
| Name: |  |
| Organisation:(if applicable) |  |
| Address: |  |
| Postcode: |  |
| Tel No: |  |
| Email: |  |

**What is your interest in the site?**

|  |  |
| --- | --- |
|  | **Yes / No** |
| Agent acting on behalf of landowner/developer |  |
| Owner of (all or part of) the site |  |
| Developer |  |
| Resident |  |
| Other (please specify): |  |

**If you are an agent acting on behalf of a landowner/developer please provide their details as follows:**

|  |  |
| --- | --- |
| Name: |  |
| Organisation:(if applicable) |  |
| Address: |  |
| Postcode: |  |

**Details of the site**

|  |  |
| --- | --- |
| **Site name** |  |
| **Address of the site** (if not addressable location please describe as best as possible) |  |
| **Site area** (hectares) |  |
| **Existing use of the site** (eg. housing, offices, industry and warehousing community use, open / vacant land etc.) |  |
| **If the site is currently vacant what was its last use** (eg. housing, offices, industry and warehousing, community use, retailing etc.) |  |
| **Description of surrounding land uses** (such as housing, offices, industry and warehousing, community use, open / vacant land etc., including details of building heights, topography etc.) |  |
| **Is the land: greenfield; previously developed land; or a mixture of both?** |  |
| **Does the site have any relevant planning history? If so please provide details of:*** Planning applications / planning permissions (including reference numbers where known)
* An adopted allocation in a saved UDP / local plan
* Whether the site has been suggested through other call for sites exercises
 |  |

**Proposed uses and capacity**

**What do you want to see the designated or used for and its likely capacity? Where a site could accommodate a mix of uses as part of a mixed use development please identify all that apply and provide an estimated capacity for each use.**

| **Designation type** | **Yes / No** | **Details** |
| --- | --- | --- |
| **Residential**  |  | *Include details such as capacity and indication of: possible tenure (e.g. open market sale, private rent, affordable / starter homes); type (houses, apartments); and housing for different groups (such as first time buyers, older people, self-build and custom housebuilders)* |
| **Gypsy and traveller sites** |  | *Include details such as number of travelling showperson plots and / or gypsy pitches, including whether this is permanent or transit provision* |
| **Offices** |  | *Include details such as floorspace (square metres) and indication of possible format (e.g. target market, form of building, number and size of individual units)* |
| **Industry / warehousing** |  | *Include details such as floorspace (square metres) and indication of possible format (e.g. target market, form of building, number and size of individual units)* |
| **Other built development** |  | *Include details of development for built development other than residential, gypsy and traveller pitches / plots, offices and industry / warehousing* |
| **Community Uses****(including education and health)** |  |  |
| **Environmental Designations****(including biodiversity net gain, recreation and local green space)** |  |  |

**Please provide a brief supporting justification for the proposed use (or uses) identified above and any other detail you consider to be relevant (for example design work has already been undertaken):**

|  |
| --- |
|  |

**Site availability**

|  |  |
| --- | --- |
|  | **Yes / No / Don’t know** |
| Are there any legal/ownership constraints on the site that might prohibit or delay development of the site (e.g. ransom strips, covenants, etc.)? |  |
| Are there any current uses which would need to be relocated? |  |
|  | **Multiple ownership / Single ownership / Don’t know** |
| Is the site in multiple or single ownership? If in multiple ownership please include the number and names of the different owners where they are known. |  |

When do you think the site would come forward for development? Where a development will be phased over more than one period please indicate this.

|  |  |
| --- | --- |
|  | **Yes / No** |
| 0-5 years |  |
| 6-10 years |  |
| 11-20 years |  |

Do you have any information to support when the site will come forward and its phasing? Account should be had to information on suitability, achievability and constraints.

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**Site suitability and achievability**

**To the best of your knowledge, is there anything that may prevent or restrict development on the site? Please provide details on the following:**

**Connectivity or capacity issues**

|  |  |
| --- | --- |
|  | **Yes / No / Don’t know** |
| Telecommunications equipment (landline, broadband, etc.) |  |
| Water main supply |  |
| Waste water / sewer |  |
| Electricity |  |
| Gas |  |
| Highways / site accessibility |  |
| Drainage |  |

**Known constraints relating to**

|  |  |
| --- | --- |
|  | **Yes / No / Don’t know** |
| Topography |  |
| Land stability |  |
| Derelict structures |  |
| Contaminated land |  |
| Control of major accident hazards (COMAH) site |  |

**Planning designations within or adjacent to the site**

|  |  |
| --- | --- |
|  | **Yes / No / Don’t know** |
| Ecology; e.g. Site of Biological Importance (SBI), Site of Special Scientific Interest (SSSI), etc. |  |
| Landscape; e.g. Area of Outstanding Natural Beauty (AONB), etc. |  |
| Heritage; e.g. listed buildings, conservation areas, scheduled monuments |  |
| Protected recreation / open space |  |
| Flood risk; flood zone or known surface water flooding |  |

**Other issues**

|  |  |
| --- | --- |
|  | **Yes / No / Don’t know** |
| Any other issues, constraints or designations (please specify below)? |  |

**Please provide any details of issues, constraints or designations identified above:**

|  |
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| *Details could include the severity of the constraint; details of action needed; timescale and process; whether technical information about the constraints is available and if discussions have been held with others such as service providers, local council’s or utilities to overcome these.*  |

**Additional comments and supporting information**

**If you have any additional comments to make in relation to the site you have suggested please provide them here:**

|  |
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|  |  |
| --- | --- |
|  | **Yes / No**  |
| Do you have other supporting information you would be prepared to supply at a later stage |  |

**Please list any supporting information that you would be prepared to supply:**

|  |
| --- |
| *This could include previous studies, reports, background documents, etc. You can send us any supporting information with your representation if this is available now and you consider that it would be helpful to us at this stage.*  |

**Please attach a site location plan showing the site boundary in red. This must enable us to identify the precise boundaries or area of land being proposed.** A hand drawn plan can be submitted provided that it is clear what features (such as roads) mark the boundaries and at least 2 road names are visible.

**Signature**

|  |
| --- |
|  |

**Date**

|  |
| --- |
|  |

**Completed call for sites submissions can be made:**

* **by e-mail to** **ldf.consultation@rochdale.gov.uk**
* **by post to Strategic Planning, Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU**

**The call for sites runs from the 28 June to 9 August 2024. All call for sites submissions must be received by midnight on 9 August 2024.**