

Annex B

Local Planning Authority Questionnaire

Mixed-Use Development: Survey of Local Authorities		Form A
<i>This survey forms part of a research project commissioned by the Department of the Environment, Transport and the Regions to examine the mechanisms which lead to the successful delivery of mixed-developments in town centres. Please complete the form and return it with the enclosed copies of Form B to the address on the back.</i>		
Local Authority	<input type="text"/>	
Current statutory Local Plan(s) title:	<input type="text"/>	year of adoption <input type="text"/>
is the plan currently under review ?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>If Yes: at what stage is the review?</i>	<input type="text"/>	
1 Does the plan contain specific policies encouraging mixed-use development?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>If Yes: Where can this be found in the plan? (section and policy ref)</i>	<input type="text"/>	
2 Does the plan contain specific policies requiring mixed use-development?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>If Yes: Where can this be found in the plan? (section and policy ref) - (If possible please copy and attach these policies to this form)</i>	<input type="text"/>	
3 Does the plan define or characterise mixed-use development?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>If Yes: briefly, how is mixed-use development defined?</i>	<input type="text"/>	
4 Does the plan include policies to retain an existing mix of uses?		
	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<i>If Yes: please give their policy reference(s)</i>	<input type="text"/>	

5 Do any of the plan policies specifically encourage the development of housing in town centre locations?

Yes No

6 Do any of the plan policies specifically mention or encourage housing as part of mixed-use developments in town centre locations?

Yes No

If Yes, in what way? (Please expand your answer elsewhere if necessary)

7 Does the plan contain policies to encourage the inclusion of affordable housing in town centres?

Yes No

If Yes, do the policies always apply to mixed-use development in the same way as all other developments?

Yes No

If No to this, how are the policies applied? - (more flexibly? if so how?)

8 Does the plan contain policies on density standards for housing?

Yes No

If Yes, are the policies always applied to mixed-use development in the same way as all other developments?

Yes No

If No to this, how are the policies applied? - (more flexibly? if so how?)

9 Does the plan contain policies on size standards for housing units?

Yes No

If Yes, do the policies always apply to mixed-use development in the same way as all other developments?

Yes No

If No to this, how are the policies applied? - (more flexibly? if so how?)

10 Does the plan contain policies on parking standards for housing?

Yes No

If Yes, do the policies always apply to mixed-use development in the same way as all other developments?

Yes No

If No to this, how are the policies applied? - (more flexibly? if so how?)

11 Does the plan contain policies on amenity standards for housing? (eg overlooking, open space, daylight/sunlight etc.)

Yes No

If Yes, do the policies always apply to mixed-use development in the same way as all other developments?

Yes No

If No to this, how are the policies applied? - (more flexibly? if so how?)

12 Does the plan allocate specific sites for mixed-use development in town centres?

Yes No

If Yes: is greater detail on the mix of uses required provided for each site in:

the plan?

SPG? (planning briefs, etc)

other documentation?
(please say what documents)

13 Does the authority promote mixed-use development in policies or documents other than the plan?

Yes No

If Yes: What are these documents or policies?

14 Does your local authority consider **securing mixed-use development** in town and city centres to be important?

Yes No

If Yes, what factors do you consider to be the main **benefits** from achieving mixed-use development? (for example, housing needs, sustainability, crime reduction etc)

15 What, in your experience, are the factors which have, in the past five years, acted as **constraints** and hindered the development of mixed-use schemes? (examples would include developer reluctance, financial factors etc. Please expand on a separate sheet if you wish)

16 What initiatives (if any) have the local authority taken to overcome these constraints?

17 If possible, please estimate the number of schemes for mixed-use development which have been proposed and developed over the past five years in your borough/district. Please differentiate between town/city centre locations, and elsewhere.

Developed in past five years:

in town/city centre(s) outside centre(s)

Proposed for development in past five years:

in town/city centre(s) outside centre(s)

Thank you for your help in completing this questionnaire

survey for DETR research by the
University of Westminster
35 Marylebone Road
London NW1 5LS
contact Andy Coupland
0171 911 5000 x 3103

Name of person completing form

position in authority

phone number

Mixed-Use Development: Survey of Schemes

Please copy as necessary, completing a separate form for each scheme

Form

B

Local Authority	<input type="text"/>	
Location of scheme: Town/City	<input type="text"/>	
Name of Scheme	<input type="text"/>	
Address	<input type="text"/>	
Partners/Promoters/Developer(s)	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>
total site area?	<input type="text"/>	
date development consented?	<input type="text"/>	date completed? <input type="text"/>

Scheme Contents

Please tick this column to indicate the mix of uses

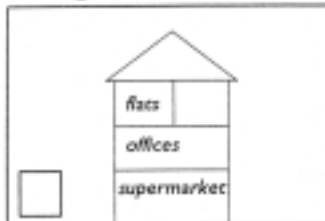
Please include floor areas in this column (if known)

m²?
ft²?

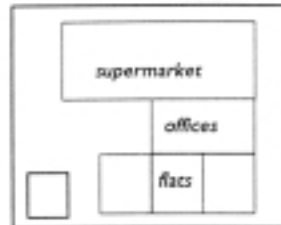
Please add further details in this column (if known)

Housing	<input type="checkbox"/>	<input type="text"/>	housing units: private <input type="text"/>
(A1) Shopping	<input type="checkbox"/>	<input type="text"/>	affordable <input type="text"/>
(B1) office	<input type="checkbox"/>	<input type="text"/>	
(B1) workshop	<input type="checkbox"/>	<input type="text"/>	
Cultural/Community	<input type="checkbox"/>	<input type="text"/>	Further Details of uses? <input type="text"/>
(B2) Leisure	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>
(A3) Restaurants/bars	<input type="checkbox"/>	<input type="text"/>	
(B2) Industry	<input type="checkbox"/>	<input type="text"/>	
Other	<input type="checkbox"/>	<input type="text"/>	<input type="text"/>

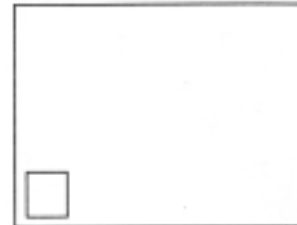
Arrangement of uses:



uses on different floors



uses side-by-side



other? (please describe)

(please tick the box which identifies most accurately whether the scheme is divided horizontally with different uses on different floors; vertically, different uses side-by-side; or some other way)

How was scheme initiated? (whose idea was it for the scheme to include a mix of uses?)

By the local Authority

through the statutory local plan?

through a site development brief?

By a Developer

through ownership of the site?

Site Ownership:

developer

local authority

other (please specify

What makes this a good example of mixed-use development?

Were any specific problems associated with developing the site?

(for example, contaminated land, site assembly, infrastructure, etc.)

Sources of Funding for the scheme (including any City Grant, HAG etc - if known)

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Name of person completing form

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phone number

Acknowledgements

Mixed-Use Development: Practice and Potential

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