

# Form A - Suggest a site with development potential

## Guidance for Submitting a Site

- Landowners, developers and other interested parties are invited to submit any of the following types of development for consideration: housing, employment, retail, leisure, health, Suitable Alternative Natural Greenspace (SANG) and mixed-use schemes;
- Where submitting a site for housing development, please ensure that it could accommodate 5 or more dwellings before completing this form;
- Where submitting a site for economic development, the site should be a minimum size of 0.25 hectares (or 500 square metres net additional floorspace) or above;
- You must give your name and address for your comments to be considered;
- A separate form must be completed for each individual site;
- All submissions must be accompanied by a map at a scale of 1:1250 or 1:2500 showing precise boundaries of the site and the area suitable for development.

Sites located within the following designated areas are not considered to have potential for development and will be excluded from the Strategic Housing and Economic Land Availability Assessment (SHELAA) and Brownfield Land Register:

- Sites lying wholly within a Site of Special Scientific Interest (SSSI);
- Sites lying wholly within a European Nature Conservation Site (Special Areas of Conservation (SAC) and Special Protection Areas (SPA), including the Thames Basin Heaths SPA);
- Sites lying wholly within the 400m buffer zone of the SPA cannot be considered for C3 residential development. However, other uses will be considered on an individual basis, dependent on the nature of the use proposed and impacts upon the SPA;
- Sites lying wholly within Flood Zone 3b – functional flood plain;
- Sites lying wholly within the defined [Public Safety Zone for Farnborough Airport](#).

Please return both the completed Form A and accompanying site map as attachments in an email to [planningpolicy@rushmoor.gov.uk](mailto:planningpolicy@rushmoor.gov.uk).

Please refer to the Rushmoor Local Plan Policies Map to establish relevant planning policies and designations, including the Thames Basin Heaths Special Protection Area and its 400m buffer zone.

You can find the Policies Map at [www.rushmoor.gov.uk/localplanpoliciesmap](http://www.rushmoor.gov.uk/localplanpoliciesmap).

1. Your Details						
Title and name						
I am demonstrating interest as a: (please indicate with a cross 'x')	Developer		Consultant		Housing Association	
	Statutory Organisation		Site Landowner		Site Partial Landowner	
	Other (please specify)					
Organisation (if applicable)						
Representing (if applicable)						
Contact address and postcode						
Daytime contact telephone number						
Email						

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**DATA PROTECTION STATEMENT AND FREEDOM OF INFORMATION ACT 2000**

The information in this response form will be used by Rushmoor Borough Council to inform the Strategic Housing and Economic Land Availability Assessment (SHELAA) and Brownfield Land Register. This page of Form A will be kept confidential, but the information given on the following pages may be made available to the public in the SHELAA reports and the Brownfield Land Register, which will be published on Rushmoor Borough Council's website. By submitting Form A to Rushmoor Borough Council, you are giving permission for the authority to hold your details on our SHELAA, Brownfield Land Register and Planning Policy Consultation databases.

2. Site Details		
Site address		
Site postcode		
What is the estimated area of the site? (hectares)	Entire site area	
	Area suitable for development	
Has this site been nominated in a previous call for sites exercise? If yes, please state the most recent edition in which it featured and its ref. no. (if known).		
Please attach an up-to-date Ordnance Survey based map at 1:1250 or 1:2500, accompanying your completed Form A. This must outline the precise boundaries of the site in its entirety and the part that may be suitable for development (if this is less than the whole). <b>Without this mapped information, we are unable to register the site.</b>		

3. Ownership of Site		
Are you / your client the landowner of the site?		
<b>YES (x)</b>		<b>NO (x)</b>
If yes, are you / your client....		If no, please provide name(s) and address(es) of all the other owners below (if known).
Sole owner (x)	Part owner (x)	
If you / your client are part owner, please provide name(s) and address(es) of all the other owners below.		

4. Current Use of the Site	
Please state the current use of the site. If the site is vacant, please advise its historic use.	
Is the site Greenfield, Brownfield (previously developed land) or a mix? If it is a mix, please provide the approximate area that is Brownfield land (hectares).	
Is there a use on site that would need retaining or relocating elsewhere?	
<b>YES (x)</b>	<b>NO (x)</b>
If yes, what is this use?	
What is the number of existing dwellings located on the site, if any?	

5. Proposed Use of Site - Residential						
If you are suggesting a residential use for the site, so long as it could accommodate 5 or more dwellings, please provide details below (if known).						
Housing, consisting of (please put a cross (x) next to those that apply)	Proposed Housing Type	(x)	Estimated number of dwellings proposed	Proposed Housing Type	(x)	Estimated number of dwellings proposed
	Market housing			Affordable housing		
	Self-build			Starter homes		
	Sheltered housing			Residential institutions with care (C2 use)		
	Gypsy and Traveller pitches			Live / work units		
	Other, please specify:					
<b>Overall total estimated no. of dwellings proposed</b>						

6. Proposed Use of Site - All Other Uses					
What use are you suggesting for the site? (Please put a cross (x) next to all that apply)					
Yes (x)	Use	Detailed Use Type	(x)	Detailed Use Type	(x)
	<b>Employment,</b> consisting of (please put a	Offices		Light industry	

	cross (x) next to all corresponding detailed uses that apply)	Storage / distribution		General industry	
		Other, please specify			
	<b>Retail, leisure or community uses,</b> consisting of (please put a cross (x) next to all corresponding detailed uses that apply)	Shops		Food / drink establishments	
		Leisure		Community facilities	
		Other, please specify			
<b>Suitable Alternative Natural Greenspace (SANG)</b>					
	<b>Any other use not listed above,</b> please provide details				
<b>Estimated floorspace for each use and total overall floorspace (excluding any proposed residential uses)</b>	Employment			m <sup>2</sup>	
	Retail / Leisure / Community			m <sup>2</sup>	
	SANGs			ha	
	Any other proposed use			m <sup>2</sup>	
	Not known at this stage. Please cross (x) if applicable				
	<b>Total non-residential uses (if known)</b>			m <sup>2</sup>	

<b>7. Phasing</b>										
Please indicate when the proposed development is estimated to be completed, with number of dwellings or floorspace included (if known).										
Timescale	Housing		Employment		Retail		SANGs		Other	
	(x)	No. of dwellings	(x)	(m <sup>2</sup> )	(x)	(m <sup>2</sup> )	(x)	(ha)	(x)	(m <sup>2</sup> )
<b>First 5-year period</b> (April 2017 to March 2022)										
<b>5-10 years</b> (April 2022 to March 2027)										
<b>10-15 years</b> (April 2027 to March 2032)										
<b>15-20 years</b> (April 2032 to March 2037)										
<b>20 years +</b> April 2037 onwards										

## 8. Possible Constraints

To the best of your knowledge, are there any specific constraints that may prevent or restrict the suitability, availability or achievability of development on the site? Please provide details where relevant.

### Suitability

Constraint	Please provide an explanation for all constraints identified below:
Access	Is there safe vehicular and pedestrian access to the site? Where is the site access located?
Physical constraints	Does the site have any physical constraints (e.g. topography, access, severe slope, vegetation cover etc.)?
Neighbouring uses	Is the site affected by 'bad neighbour' uses (e.g. power lines, railway lines, major highways, heavy industry, etc.)?
Flooding	Is the site subject to flooding / surface water issues?
Contamination / pollution	Is the site contaminated or potentially contaminated from a previous or nearby use?
Any other key constraints	Please provide details:

Does the site have access to the following utilities / infrastructure provision? Please indicate with a cross (x) where there is known access.

(x)	Type of Provision	(x)	Type of Provision
	Mains water supply		Mains sewerage
	Electrical supply		Gas supply
	Landline telephone		Broadband Internet
	Other (please specify)		

<b>Availability</b>	
<b>Constraint</b>	<b>Please provide an explanation for all constraints identified below:</b>
Legal or ownership issues	Are there any legal / ownership constraints on the site that might prohibit or delay development of the site (e.g. third party access rights, unresolved multiple ownerships or covenants)?
Land acquisition	Must land off-site be acquired to develop the site?
Relocation of uses	Are there any current uses which need to be relocated?
Ownership status	Is the site owned by a developer or is the owner willing to sell?

<b>Achievability</b>
Is there a realistic prospect that the site would come forward for the proposed use?
Are there any known significant abnormal development costs (e.g. contamination remediation, demolition, access etc.)?
Does the site require significant new infrastructure investment to be suitable for development?
Are there any issues that may influence the economic viability or timing of the development?

**9. Additional Information**

Please provide details of any other information that it is useful to make us aware of: