



Basingstoke
and Deane

Strategic Housing and Economic Land Availability Assessment - Site Submission Form

If you wish to submit a site for consideration for future development, please use the following site submission form. Please use a separate form for each site you wish to promote. A map showing the precise site boundary must be attached for a site to be considered. Where possible this form must be completed in full.

Information will be used to update the Strategic Housing and Economic Land Availability Assessment (SHELAA) which is a technical document providing information on land for potential development and the Brownfield Land Register (BLR) of previously developed land suitable for residential development, both of which are required by national policy.

Sites may be promoted for:

- Residential development including sites for self-build/custom build, special needs housing such as older persons housing and care accommodation, affordable housing and mobile/park homes (should be capable of accommodating at least 5 units)
- Employment development including sites for industrial and storage and distribution (should be at least 0.25 hectares or able to accommodate at least 500 square metres of floor space)
- Gypsy, Travellers and Travelling Showpeople pitches/plots
- Other uses such as retail, community uses, open space or health

Forms should be returned by email to local.plan@basingstoke.gov.uk.

Forms can also be returned by post to:

Planning Policy Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH

Data protection statement:

Your personal data will be used by the Planning Policy Team to process your submission and to contact you, if necessary. We are required to undertake an assessment of the land identified in your submission and this assessment will be made publically available on the council's website. If the submission is made by an individual, your personal details will not be shared with any third party without your prior consent. Any person submitting a site may withdraw their submission at any time by giving notice in writing to the council either by email or post at the addresses given above.

Basingstoke and Deane Borough council is the data controller for any personal information you provide on this form. You can view the council's full privacy statement on its website at <https://www.basingstoke.gov.uk/privacystatement>. A hard copy statement can be provided to you on request to the Data Protection Officer who can be contacted at dpo@basingstoke.gov.uk

Basingstoke and Deane Borough Council: Site Submission Form

CONTACT DETAILS

Person/s submitting the site for consideration

Name			
Organisation			
Address			
Telephone number			
E-mail address			
What is your interest in the land?			
Landowner/s (if different to above)			
Name			
Address			

SITE DETAILS

Site address			
Site postcode			
Grid reference at centre of the site (if known)	Easting		Northings
Estimated area (ha)		Developable area (ha) (if different)	
Current land use (if vacant, what was the last use)			
Relevant planning history (please provide planning application numbers if available)			

Is the site previously developed land?

A clear map of the site must be enclosed with this pro forma in order for the site to be considered.

PREFERRED FUTURE USE OF SITE

Preferred future use of the site	Please tick all that apply	Number of units/ floor space (sqm)	Mix: please set out number of 1 bed, 2 bed, 3 bed and 4+ bed units
Residential			
Market homes			
Affordable homes			
Self-build and custom build			
Special needs and supported housing (including older persons accommodation)			
Mobile homes/park homes			
Traveller/Travelling Showpeople accommodation			
Economic			
Offices			
Light/General Industrial			
Storage and distribution			
Other uses			
Retail			
Community facilities (e.g. community buildings or education facilities)			
Leisure uses (e.g. sports)			
Health			
Greenspace			
Renewable energy uses			
Other (please specify):			
Please provide envisaged density for viable scheme			
Is the site suitable for a mix of uses (e.g. a new settlement including housing and employment?)			
If there are a range of options available			
Reason for suggested development (e.g. the current use is no longer needed, the current use is not viable, the location does not suit the needs of the occupier)			

SITE SUITABILITY

Please indicate any known constraints to developing the site along with any proposed interventions:

Environmental constraints:

- Flood risk
- Contamination
- Drainage
- Air quality
- Pollution e.g. significant noise generating uses nearby
- Other

Policy constraints:

- Heritage (e.g. conservation area, listed buildings, non-designated heritage assets and setting)
- Archaeological
- Open space
- Nature conservation designations
- Protected species/priority habitat
- Agricultural land classification
- Other

Physical and infrastructure constraints:

- Is there suitable access to a public highway, is it likely one could be provided
- Topography
- Landscape character
- Tree cover/TPOs
- Utilities infrastructure (e.g. water, cables pylons, pipelines)
- Accessible to reasonable range of facilities and services, including public transport and open space
- Other

Please provide details of any proposals/interventions required to overcome any constraints

The Council encourages the submission of site studies to demonstrate how constraints can be overcome. These could include landscape assessments, biodiversity assessments, planning statements, heritage assessment etc.

SITE AVAILABILITY

<p>When would you anticipate the site could <u>first</u> become available for development</p>	Years	Please tick
	Immediately	
	Within next 5 years	
	5-10 years	
	10-15 years	
	Over 15 years	
<p>Please explain how the timeframe above has been determined</p>		
<p>Once commenced, how many years do you think it would take to develop the site? Please provide an indicative phasing plan for proposals over 100 dwellings/ 10,000sqm.</p>	Years	Estimated number of units/floor space
	Within next 5 years	
	5-10 years	
	10-15 years	
	Over 15 years	
<p>Has the landowner consented to the sites promotion and the principle of its future development? If the site is in multiple ownership is there agreement by all parties that the land can be promoted for development?</p>		
<p><i>If you are an agent submitting a site on behalf of a landowner, please attach a letter from the land owner confirming that they are content for the site to be promoted.</i></p>		
<p>Any other relevant information relating to availability of site? e.g. current planning application or legal constraints such as ransom strip /covenant)</p>		

SITE ACHEIVABILITY

Is there a demand for the preferred use in this location?	
Is there known developer interest in the site? Has an agreement been entered into with a developer?	
Are there any unusual/abnormal costs? (e.g. remediating contamination) If available please provide estimated cost	
Is investment in infrastructure or other up-front costs required before the site can be developed?	
Do you consider that the site is currently viable for its proposed development taking into account all current planning policy considerations and known development costs associated with the site? Please provide supporting viability/financial assessments.	
It is the responsibility of site promoters to demonstrate that the development proposals are viable and policy compliant.	

BROWNFIELD LAND REGISTER

Are you submitting site for inclusion on the Brownfield Land Register?	
Please provide any additional information to support the inclusion of the site on the Brownfield Register e.g. studies which inform site capacity	

DECLARATION

Do you consider the site to be suitable, available, and achievable when assessed against the definitions set out in the Planning Practice Guidance?

If not, why not? When would it be and what would be required?

Any other relevant information or issues we should be aware of?

SURVEYING THE SITE

In identifying this site, you are giving permission for an officer of the council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site? If yes, please provide contact details of the person who should be contacted to arrange a site visit if required.

Site promoters should submit more detailed information to support site promotions where this is available. Information will be requested at a later date by the council to support the site assessment process in the event that insufficient information is provided.