# Suggest a Site with Development Potential

## Guidance for Submitting a Site

Landowners, developers and other interested parties are invited to submit details of sites for any of the following types of uses for consideration:

* Housing (e.g., market housing, affordable housing, self-build and custom-build housing, older person’s accommodation, student accommodation)
* Employment (e.g., offices, light industrial, industrial and warehousing)
* Retail (e.g., convenience retail, supermarkets, shopping centres and retail parks)
* Leisure (e.g., hotels)
* Community uses and social infrastructure (e.g., schools and health facilities)
* Gypsy and Traveller and Travelling Showpeople accommodation
* Suitable Alternative Natural Greenspace (SANG)
* Biodiversity Net Gain (BNG) offsetting sites
* Open space (e.g., sports pitches, playing fields, parks and gardens)
* Mixed-use schemes
* Any other use

Sites for housing-led development must be able to accommodate 5 or more net new dwellings.

Sites for economic development (employment, retail, leisure and community uses) must be a minimum of 0.25 hectares in area or be able to accommodate 500 square metres or above of additional floorspace.

Before submitting details of potential Suitable Alternative Natural Greenspace (SANG) sites, please refer to the Site Quality Checklist for a SANG (Appendix 2) within the Council’s [Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy](https://www.rushmoor.gov.uk/planning-and-building-control/thames-basin-heaths-special-protection-area/).

Biodiversity Net Gain (BNG) is an approach to development and land management that aims to leave biodiversity in a measurably better state than before the development took place. In some cases, this may mean that the development of land will require off-site improvements to enhance biodiversity elsewhere in order to deliver net gains. We are therefore interested in receiving submissions of sites where it may be possible to provide biodiversity net gain in instances where it is not possible to achieve net gains on a development site. All sites should be a minimum of 0.25 hectares in size, and there must be a legal commitment for this use to be maintained for a period of 30 years. Sites must also be formally registered with Natural England as Biodiversity Gain Sites. Sites submitted for this purpose must not be existing private gardens or sites designated statutorily for nature purposes, such as Special Protection Areas (SPAs) or Sites of Special Scientific Interest (SSSIs). Managers of sites identified as Sites of Importance for Nature Conservation (SINC) are particularly encouraged to apply.

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)](https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-land-availability/) and [Brownfield Land Register](https://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/evidence-supporting-the-rushmoor-local-plan/evidence-on-land-availability/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 400-metre buffer zone of the SPA cannot be considered for residential development. However, other uses will be considered on an individual basis, dependent upon the nature of the use proposed and impacts upon the SPA. Sites within the 400-metre buffer zone are encouraged to consider Biodiversity Gain Site use.
* Sites lying wholly within Flood Zone 3b – functional floodplain. Sites within the functional floodplain are encouraged to consider Biodiversity Gain Site use.
* Sites lying wholly within the [Public Safety Zone for Farnborough Airport](https://www.rushmoor.gov.uk/planning-and-building-control/farnborough-airport/public-safety-zones)

Please refer to the Council’s Local Plan Policies Map to establish relevant planning policies and designations. You can find the Policies Map at [www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/local-plan-policies-map/](http://www.rushmoor.gov.uk/planning-and-building-control/planning-policies/the-rushmoor-local-plan/local-plan-policies-map/).

## Important Information

You must give your name and address for your submission to be considered. A separate form must be completed for each site.

Please only submit information about sites located within Rushmoor. Sections need only be completed that are relevant to the site being submitted.

If you are a landowner or developer (or agent acting on their behalf), please provide an Ordnance Survey map/site plan at an appropriate scale (1:1250 or 1:2500) showing the precise boundaries of the site and the area suitable for development. Please also submit a copy of the title register and title plan from the Land Registry to enable the Council to confirm the identity of the landowner(s).

If you are a member of the public or a community group submitting details of sites which you think could be suitable for development, please submit a map (e.g., from Google Maps) and/or photos of the site to enable the Planning Policy team to identify the site for further investigation.

If you submit a site for suggestion, it is not guaranteed that the Council will allocate it for the suggested use. There is no guarantee that the Council will enter suggested sites into the SHELAA or Brownfield Land Register. If a site is included in the SHELAA and/or the Brownfield Land Register, it does not guarantee that the Council will grant it planning permission.

If you wish for land to be considered as a Biodiversity Gain Site, please note that there are government technical and legal requirements regarding formal registration as a Biodiversity Gain Site. You can find out how to register a Biodiversity Gain Site and record allocation of off-site biodiversity gains to a development at [www.gov.uk/guidance/register-a-biodiversity-site-and-allocate-to-a-development](http://www.gov.uk/guidance/register-a-biodiversity-site-and-allocate-to-a-development)

Please email the completed form and supporting documents/information as attachments to planningpolicy@rushmoor.gov.uk

Alternatively, you can post your form and supporting documents/information to:

Planning Policy and Conservation, Rushmoor Borough Council, Council Offices, Farnborough Road, Farnborough, Hampshire, GU14 7JU

If you have any questions about completing this form, please email us at the above address.

## 1. Your Details

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| **Name** | Click or tap here to enter text. |
| **Organisation (if applicable)** | Click or tap here to enter text. |
| **Representing (if applicable)** | Click or tap here to enter text. |
| **Address** | Click or tap here to enter text. |
| **Telephone Number** | Click or tap here to enter text. |
| **Email** | Click or tap here to enter text. |

### Data Protection Statement

The information in this response form will be used by Rushmoor Borough Council to inform its Strategic Housing and Economic Land Availability Assessment (SHELAA) and Brownfield Land Register. Details provided on this page will be kept confidential, but the information provided on the following pages may be made available to the public in the Council’s SHELAA reports, Brownfield Land Register and other Planning Policy documents which will be published on Rushmoor Borough Council’s website. By submitting this form to Rushmoor Borough Council, you are giving the Council permission to hold your details on its SHELAA, Brownfield Land Register and Planning Policy Consultation database.

You can read about the information you send us and what we use it for in our [Privacy Notice](https://www.rushmoor.gov.uk/our-policy-on-privacy/privacy-notices/privacy-notice-for-planning-policy/).

You can withdraw a previously submitted site at any time by giving notice in writing by either email or post at the addresses given above.

## 2. Site Details

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| **Site Address** | Click or tap here to enter text. |
| **Site Postcode** | Click or tap here to enter text. |
| **Site Area (ha)** | Click or tap here to enter text. |
| **Area Suitable for Development (ha)** | Click or tap here to enter text. |
| **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 reference number (if known).** | [ ]  **Yes**[ ]  **No**Click or tap here to enter text. |

### Required Information

If you are a landowner or developer (or agent acting on their behalf), please provide an up-to-date Ordnance Survey-based map/site plan at 1:1250 or 1:2500 scale with this completed form. 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). Without this mapped information, we are unable to register the site.

If you are a member of the public or a community group submitting details of a site that you think could be suitable for development, you do not need to provide the above information, but please provide a map (e.g., from Google Maps) and/or photos of the site to help us identify the site for further investigation.

## 3. Site Ownership

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| **Are you / your client the landowner of the site?** | [ ]  **Yes**[ ]  **No** |
| **If yes, are you / your client …** | [ ]  **Sole Owner**[ ]  **Part Owner** |
| **If no, please provide the name(s) and address(es) of all the owners (if known).** |  Click or tap here to enter text. |
| **If you / your client are part owner, please provide the name(s) and address(es) of all the other owners.** |  Click or tap here to enter text. |

### Required Information

If you are a landowner or developer (or agent acting on their behalf), please also submit a copy of the title register and title plan from the Land Registry to enable the Council to confirm the identity of the landowner(s).

## 4. Current Use of Site

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| **Please state the current use of the site.** | Click or tap here to enter text. |
| **If the site is vacant, please state its historic use.** | Click or tap here to enter text. |
| **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 (in hectares).** | Choose an item.Click or tap here to enter text. |
| **Is there a use on site that would need to be retained or relocated elsewhere?** | [ ]  **Yes**[ ]  **No** |
| **If yes, what is this use?** | Click or tap here to enter text. |
| **What is the number of existing dwellings located on the site, if any?** | Click or tap here to enter text. |

## 5. Proposed Use of Site: Residential

If you are suggesting a residential use for the site, please provide details below.Sites must be able to accommodate 5 or more dwellings (net) (excluding those for gypsy and traveller pitches and travelling showpeople plots). For residential institutions with care and student accommodation, one dwelling is equivalent to approximately two bedspaces. Only sites which are capable of delivering a minimum of five net new dwellings will be considered for addition to the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA) and Brownfield Land Register.

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| **Please select all that apply. For each selected, please estimate capacity** |
| **Proposed Housing Type** | **Estimated Capacity1** |
| [ ]  **Market Housing** | Click or tap here to enter text. **dwellings** |
| [ ]  **Affordable Housing** | Click or tap here to enter text. **dwellings** |
| [ ]  **Self-Build / Custom Housebuilding Plots** | Click or tap here to enter text. **plots** |
| [ ]  **First Homes** | Click or tap here to enter text. **dwellings** |
| [ ]  **Sheltered Housing** | Click or tap here to enter text. **dwellings** |
| [ ]  **Residential Institutions with Care (C2 use)** | Click or tap here to enter text. **bedspaces** |
| [ ]  **Gypsy and Traveller Pitches** | Click or tap here to enter text. **pitches** |
| [ ]  **Travelling Showpeople Plots** | Click or tap here to enter text. **plots** |
| [ ]  **Student Accommodation** | Click or tap here to enter text. **bedspaces** |
| [ ]  **Other****Please specify.** Click or tap here to enter text. | Click or tap here to enter text. |

1 For market housing, affordable housing, first homes and sheltered housing, please estimate the number of dwellings. For residential institutions with care (C2 use) and student accommodation, please estimate the number of bedspaces/rooms.

## 6. Proposed Use of Site: All Other Uses

If you are suggesting a use for the site other than residential, please provide details below. Sites for economic development (employment, retail, food and drink, leisure and community uses) must be a minimum of 0.25 hectares in area or be able to accommodate 500 square metres or above of additional floorspace.

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| **Please select all that apply. For each selected, please estimate capacity, if known** |
| **Proposed Use** | **Estimated Capacity2** |
| [ ]  **Offices** | Click or tap here to enter text. **sq. m** |
| [ ]  **Light Industry** | Click or tap here to enter text. **sq. m** |
| [ ]  **General Industry** | Click or tap here to enter text. **sq. m** |
| [ ]  **Storage or Distribution** | Click or tap here to enter text. **sq. m** |
| [ ]  **Shops/Retail** | Click or tap here to enter text. **sq. m** |
| [ ]  **Food/Drink Establishments** | Click or tap here to enter text. **sq. m** |
| [ ]  **Leisure** | Click or tap here to enter text. **sq. m** |
| [ ]  **Community Facilities** | Click or tap here to enter text. **sq. m** |
| [ ]  **Suitable Alternative Natural Greenspace (SANG)** | Click or tap here to enter text. **ha** |
| [ ]  **Biodiversity Net Gain Offsetting Sites** | Click or tap here to enter text. **ha** |
| [ ]  **Other****Please specify.** Click or tap here to enter text. | Click or tap here to enter text. **sq. m** |

2 Estimated capacity should exclude any proposed residential uses. For Suitable Alternative Natural Greenspace (SANG) and Biodiversity Net Gain sites, please estimate capacity in hectares. For all other uses, please estimate capacity in square metres.

## 7. Phasing

For each development type proposed, please estimate when the development could be completed, with the number of dwellings, bedspaces, plots, pitches or floorspace included (if known).

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| **Residential. Please specify if units are dwellings, bedspaces, plots or pitches** |
| **Timing** | **Number of Units** |
| [ ]  **Within 5 Years** | Click or tap here to enter text. |
| [ ]  **6-10 Years** | Click or tap here to enter text. |
| [ ]  **11-15 Years** | Click or tap here to enter text. |
| [ ]  **Over 15 Years** | Click or tap here to enter text. |

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| **Offices, Light Industry, General Industry, and Storage or Distribution** |
| **Timing** | **Floorspace (sq. m)** |
| [ ]  **Within 5 Years** | Click or tap here to enter text. |
| [ ]  **6-10 Years** | Click or tap here to enter text. |
| [ ]  **11-15 Years** | Click or tap here to enter text. |
| [ ]  **Over 15 Years** | Click or tap here to enter text. |

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| **Retail, Food and Drink, Leisure and Community Facilities** |
| **Timing** | **Floorspace (sq. m)** |
| [ ]  **Within 5 Years** | Click or tap here to enter text. |
| [ ]  **6-10 Years** | Click or tap here to enter text. |
| [ ]  **11-15 Years** | Click or tap here to enter text. |
| [ ]  **Over 15 Years** | Click or tap here to enter text. |

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| **Suitable Alternative Natural Greenspace (SANG)** |
| **Timing** | **Area (ha)** |
| [ ]  **Within 5 Years** | Click or tap here to enter text. |
| [ ]  **6-10 Years** | Click or tap here to enter text. |
| [ ]  **11-15 Years** | Click or tap here to enter text. |
| [ ]  **Over 15 Years** | Click or tap here to enter text. |

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| **Biodiversity Net Gain Offsetting Sites** |
| **Timing** | **Area (ha)** |
| [ ]  **Within 5 Years** | Click or tap here to enter text. |
| [ ]  **6-10 Years** | Click or tap here to enter text. |
| [ ]  **11-15 Years** | Click or tap here to enter text. |
| [ ]  **Over 15 Years** | Click or tap here to enter text. |

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| **All Other Uses** |
| **Timing** | **Floorspace (sq. m)** |
| [ ]  **Within 5 Years** | Click or tap here to enter text. |
| [ ]  **6-10 Years** | Click or tap here to enter text. |
| [ ]  **11-15 Years** | Click or tap here to enter text. |
| [ ]  **Over 15 Years** | Click or tap here to enter text. |

## 8. Possible Constraints

Please set out any constraints that may prevent or restrict the **suitability**, **availability** or **achievability** of development on the site. Please provide details where relevant and to the best of your knowledge.

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| **Suitability** |
| **Is there safe vehicular and pedestrian access to the site? Where is the site access located?** |
| Click or tap here to enter text. |
| **Does the site have any physical constraints (e.g., topography, access, severe slope, vegetation cover etc.)?** |
| Click or tap here to enter text. |
| **Is the site affected by ‘bad neighbour’ uses (e.g., power lines, railway lines, major highways, heavy industry etc.)?** |
| Click or tap here to enter text. |
| **Is the site subject to flooding / surface water issues?** |
| Click or tap here to enter text. |
| **Is the site contaminated or potentially contaminated from a previous, current or nearby use?** |
| Click or tap here to enter text. |
| **Please provide details of any other key constraints.** |
| Click or tap here to enter text. |
| **Does the site have access to the following utilities / infrastructure provision? Please select all that apply, where known.** |
| [ ]  **Mains Water Supply** [ ]  **Mains Sewerage** [ ]  **Electrical Supply**[ ]  **Gas Supply** [ ]  **Landline Telephone** [ ]  **Broadband Internet**[ ]  **Other** **Please specify.** Click or tap here to enter text. |

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| **Availability** |
| **Are there any legal / ownership constraints on the site that might prohibit or delay development (e.g., third-party access rights, unresolved multiple ownerships or covenants etc.)?** |
| Click or tap here to enter text. |
| **Must land off-site be acquired to develop the site?** |
| Click or tap here to enter text. |
| **Are there any current uses which need to be relocated?** |
| Click or tap here to enter text. |
| **Is the site owned by a developer or is the owner willing to sell?** |
| Click or tap here to enter text. |

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

## 9. Additional Information

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

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| **Please write below** |
| Click or tap here to enter text. |