

|  |
| --- |
| Strategic Land Availability AssessmentSites Submission Pro-forma |

The Council would like to hear from landowners, developers, public authorities, or individuals from within the wider community about parcels of land in Eastleigh Borough which you think should be considered for development (even those with an existing building on it). These sites will be assessed to consider if they are suitable, available and achievable for development or for environmental improvements. This assessment will then inform the Eastleigh Borough Local Plan.

Sites may be considered for:

* Housing and other residential uses such as specialist housing for older persons (also including Gypsy and Travellers sites)
* Employment including industry and storage and distribution
* Other uses such as retail, community uses, open space and environmental mitigation land

How to submit a site:

In completing the attached pro-forma, please:

* **Use a separate form for each site** (additional forms may be downloaded from [www.eastleigh.gov.uk/callforsites](http://www.eastleigh.gov.uk/callforsites)). The form should be completed as comprehensively as possible;
* **Attach an OS-based scaled map** outlining the precise boundaries of the whole site and the part which may be suitable for development (if this is less than the whole);

**\*\* Please note that we are unable to register the site without a map \*\***

* Ensure any submissions for housing sites can accommodate at least 5 dwellings; and
* Ensure any submissions for economic development are a minimum size of 0.25ha / 500m2.

If you previously submitted the site for consideration for the Local Plan 2016-2036, please note this in Section 2 and complete the rest of the form (except Section 4 if the site constraints are unchanged).

**Please return this form electronically, together with an OS based scaled map that clearly identifies the boundaries of the site, to the following address:**

**callforsites@eastleigh.gov.uk**

Or via postal services / by hand to:

**Planning Policy, Eastleigh Borough Council**

**Eastleigh House, Upper Market Street**

**Eastleigh, SO50 9YN**

The Call for Sites period runs to 6th September. Please note that Eastleigh Borough Council will accept sites submissions outside this period however these may not be included in the SLAA 2023 report.

|  |
| --- |
| DATA PROTECTION STATEMENTThe information collected in this response form will be used by the Council to update its Strategic Land Availability Assessment, and subsequent preparation of the Local Plan (2023-2041). By responding you are accepting that your response, and the information within it, will be made available to the public. Your contact details will not be published.  |

**If you need this pro-forma in a different language or format, or if you need**

**assistance in completing the pro-forma, please contact callforsites@eastleigh.gov.uk**

|  |
| --- |
| CONTACT DETAILS |
| Name |       |
| **Organisation** |       |
| **Representing (if applicable)** *please provide details in 1b below* |       |
| **Address** |       |
| **Telephone number** |       |
| Email address |       |
| Your status*Please tick all that apply and fill in 1c below as appropriate* | **Landowner** | **[ ]**  | **Planning consultant** | [ ]  |
| **Developer** | **[ ]**  | **Land agent** | [ ]  |
| **Registered Social Landlord** | **[ ]**  | **Local resident** | [ ]  |
| **Amenity/Community group** | **[ ]**  | **Other** | [ ]  |
| *If Other, please specify:*      |

|  |
| --- |
| 1b. If you are representing another person, please complete their contact details below |
| Name |       |
| **Organisation** |       |
| **Address** |       |
| **Telephone number** |       |
| Email address |       |

|  |
| --- |
| **1c. If you are not the landowner or if there are multiple landowners, please provide contact details for each landowner below.** *Please continue on a separate sheet if necessary.* |
| Name |       |
| **Organisation** |       |
| **Address** |       |
| **Telephone number** |       |
| Email address |       |
| **Does the owner of the site know you are proposing the site?**  | **Yes** | **[ ]**  | **No** | [ ]  |

|  |
| --- |
| SITE DETAILS |
| Site name |       |
| Site address |       |
| Site postcode or what3words reference1 |       |
| Grid reference at centre of the site (if known) | **Easting** |       | **Northing** |       |
| Estimated area (hectares) |       | **Developable area (hectares)** |       |
|  Current land use |       |
| Number and type of buildings on site  |       |
| If vacant, has the site been previously developed for uses other than agriculture? |       |
| Previous planning history if applicable |       |
| Adjacent land uses |       |
| Was the site put forward in the SLAA 2016 (for the Local Plan 2016-2036)  | **Yes** | *Please specify reference number if known*[ ]        | **No** | **[ ]**  | **Don’t know** | **[ ]**  |
| *If the site was included within the SLAA (Strategic Land Availability Assessment) 2016, you do not have to compete section 4 unless the constraints have changed or you wish to add further information.* |

|  |
| --- |
| **Please attach an OS-based scaled map outlining the precise boundaries of the whole site and the part which may be suitable for development (if this is less than the whole).****WITHOUT THIS MAPPED INFORMATION WE ARE UNABLE TO REGISTER THE SITE.** |

|  |
| --- |
| 1. **SITE VISIT**
 |
| Sites may be visited to inform the assessment. By completing and returning this pro-forma you consent to officers or representatives of the Council visiting the site. Site visits will be conducted unaccompanied wherever possible.  |
|  **In this context, would there be any access issues to the site?**  | **Yes** | **[ ]**  | **No** | [ ]  |
|  If yes, please provide contact details for arranging a site visit |       |

1 Available from www.what3words.com

| 1. **SUITABILITY**
 |
| --- |
| **Please indicate any known constraints to developing the site (or any changes if site was included in the SLAA 2016)** |
| *Please tick all that apply* | *Please provide further details* |
| 1. **Environmental constraints**
 |
| **Flood Risk** | [ ]  |       |
| **Contamination** | [ ]  |       |
| **Drainage** | [ ]  |       |
| **Hazardous waste / landfill** | [ ]  |       |
| **AQMA** | [ ]  |       |
| **Significant noise generators nearby** | [ ]  |       |
| 1. **Policy constraints**
 |
| **Heritage** *(e.g. Conservation area, Listed Buildings)* | [ ]  |       |
| **Historic parks and gardens** | [ ]  |       |
| **Archaeological sites** | [ ]  |       |
| **Settlement Gap** | [ ]  |       |
| **Open space** | [ ]  |       |
| **Nature conservation designations** *(e.g. SSSI)* | [ ]  |       |
| **Priority habitat** | [ ]  |       |
| **Biodiversity Action Plan Opportunity Areas / Priority Areas** | [ ]  |       |
| **Protected species** | [ ]  |       |
| 1. **Physical and infrastructure constraints**
 |
| **Access** | [ ]  |       |
| **Topography** | [ ]  |       |
| **Landscape character** | [ ]  |       |
| **Tree cover / Tree Preservation Orders (TPOs) / ancient woodland** | [ ]  |       |
| **Utilities** | [ ]  |       |
| **Cables, pylons, electricity lines, pipelines** | [ ]  |       |
| **Telephone / broadband** | [ ]  |       |
| 1. **Other – please specify:**
 | [ ]  |       |
| 1. **Agricultural Land Classification**
 |       |
| Could interventions be made to overcome any constraints?*Please provide details*  |       |
| Please provide details of any consultation with utility providers |       |

*Please indicate locations on your map where appropriate.*

| 1. **AVAILABILITY**
 |
| --- |
| When would you anticipate the site could first become available for development (or as environmental mitigation) | **Within 5 years** (to 31st March 2028) | [ ]  |
| **5-10 years** (1st April 2028 to 31st March 2033) | [ ]  |
| **10-15 years** (1st April 2033 to 31st March 2038) | [ ]  |
| **15-17 years** (1st April 2038 to 31st March 2041) | [ ]  |
| After 31st March 2041 | [ ]  |
| If you anticipate that the site could become available for housing development within the next five years, how many dwellings do you estimate will be completed each year?  | Up to 31st March 2024 |       |
| 1st April 2024 - 31st March 2025 |       |
|  1st April 2025 - 31st March 2026 |       |
|  1st April 2026 - 31st March 2027 |       |
| 1st April 2027 - 31st March 2028 |       |
| Once commenced, how long do you anticipate it would take to develop the site?  |       years |
|  Is there any market interest in the site? | **Yes** | *Please provide details where available*[ ]        | **No** | **[ ]**  |
|  Is there a current planning application on the site?  | **Yes** | *Please provide details where available*[ ]        | **No** | **[ ]**  |
|  Are there any legal constraints on the site that may impede development?  | *Please tick all that apply* | *Further details* |
| **Restrictive covenants** | [ ]  |       |
| **Ransom strips** | [ ]  |       |
| **Other** – *please specify:*  | [ ]  |       |

| 1. **ACHIEVEABILITY & FUTURE USES**
 |
| --- |
|  Preferred future use(s) of the site*Please indicate the number of units and floor space that could be provided under each category**Please state appropriate ‘green’ uses if known – for example offsite Biodiversity Net Gain, Nutrient Mitigation land, Suitable Alternative Natural Greenspace (SANG), Tree planting, Renewable energy* | *Please tick all that apply* | *Amount and type* |
| **Housing (Use class C3)** | [ ]  |       *See 6b. below* |
| **Other residential (Use classes C1, C2, C4)** | [ ]  |       *See 6b. below* |
| **Gypsy, Traveller and Travelling Showpeople** | [ ]  |       |
| **Office** | [ ]  |       |
| **General Industry / Warehousing**  | [ ]  |       |
| **Retail** | [ ]  |       |
| **Mix of these uses**  | [ ]  |       |
| **Other including environmental mitigation** – *please specify:* | [ ]  |            |
| *Further information (and alternative uses that may be considered):* |
|            |

| 1. **ACHIEVEABILITY (Continued)**
 |
| --- |
|  What is the demand for the preferred use in the area? | **Strong** | [ ]  |
| **Medium** | [ ]  |
| **Weak** | [ ]  |
| *Further information:*      |
| Are there any unusual site characteristics that may impact on delivery or costs? | *(e.g. significant infrastructure requirements)*      |
|  Are there any unusual infrastructure requirements that may impact on delivery or costs? | *(e.g. significant infrastructure requirements)*      |
|  What effect would site preparation e.g. contamination remediation costs, have on the site’s viability? | *Please tick* | *Please provide justification* |
| **Positive** | [ ]  |       |
| **Neutral** | [ ]  |
| **Negative** | [ ]  |

| 1. **ACHIEVEABILITY (Continued)**
 |
| --- |
| **6b. Potential capacity for housing development** |
| If the site is only identified as being suitable for housing, please justify why |       |
|  What type of residential development could be provided? *Please indicate the number of dwellings that could be provided under each category*  | *Please tick all that apply* | *Number of dwellings* |
| **Market** | [ ]  |       |
| **Self / custom build** | [ ]  |       |
| **Affordable** | [ ]  |       |
| **Supported housing***(e.g. for elderly)* | [ ]  |       |
| **Mixed** | [ ]  |       |
| **Other** – *please specify:* | [ ]  |       |
| **In line with Planning Practice Guidance, the Council does not seek affordable housing on sites of less than 10-units; 0.5 hectares; or with a combined gross floorspace of 1,000 sqm.**  |
|  What percentage of affordable housing could be provided on the site?  |       |
|  | *Please tick all that apply* | *Comments:* |
|  What type(s) of affordable housing could be provided?*Please see Planning Practice Guidance for definitions* | **Social rent** | [ ]  |       |
| **Affordable rent** | [ ]  |       |
| **Intermediate housing** *(shared equity, low-cost homes for sale, intermediate rent)* | [ ]  |       |
| **Other** – *please specify:*      | [ ]  |       |

Please return this completed pro forma and an OS based map of the site to **callforsites@eastleigh.gov.uk**or

**Planning Policy, Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN**