



BRACKNELL FOREST COUNCIL

SITE SUBMISSION FORM (Feb. 2018)

Please use a separate form for each site submitted, including a site plan (1:2500 or 1:1250 scale), with the boundaries of the site clearly marked in red.

Suggested sites should be able to accommodate the following:

- Housing development: at least 5 or more net additional dwellings (minimum site size 0.2ha)
- Economic development: 500sqm of net additional floor space (minimum site size 0.25ha)

Please note sites located in the following areas are excluded from the SHELAA/Draft Bracknell Forest Local Plan and will not be considered further:

- Sites which do not meet the size criteria set out above
- Sites within functional flood plains (Flood Zone 3B)
- Sites which lie wholly within Sites of Special Scientific Interest
- Sites which lie within the Thames Basin Heaths Special Protection Area
- Sites which lie within 400m of the Thames Basin Heaths Special Protection Area (C3 residential uses will be excluded, and other uses will be considered on a case by case basis depending on nature of the use proposed and impacts upon the SPA)
- Sites which lie within Special Areas of Conservation
- Sites which lie wholly within Ancient Woodlands

The designations can referred to above can be checked on the following:

Council's Policies Map: <http://www.bracknell-forest.gov.uk/developmentplan>

Natural England: <https://www.gov.uk/government/organisations/natural-england>

Environment Agency Flood Maps: <http://www.environment-agency.gov.uk/homeandleisure/37837.aspx>

Inclusion of land for consideration does not imply that the Council considers that the site is suitable for development either now or in the future.

Please return completed forms to: development.plan@bracknell-forest.gov.uk, no later than 5pm Monday 26 March 2018.

Please note the information provided is not confidential. By submitting this form to the Council, you are agreeing to Bracknell Forest sharing this information with the other Local Planning Authorities in Berkshire. The information collected will be used to assist the Local Planning Authorities in coordinating strategic development across Berkshire and facilitate coordinated research and monitoring.

CONTACT DETAILS	
Name	
Company/Organisation	
Address	
Telephone	
Email	
Agent (if applicable)	
Name	
Company/Organisation	
Address	
Telephone	
Email	
SITE DETAILS	
Address of Site	
Site Area (ha)	
Current land use	
Relevant planning history <i>(including planning references, if known)</i>	
For housing proposals, has the site been previously submitted through SHLAA?	
If yes, please provide reference <i>(if known)</i>	

PROPOSED USES	
Housing	
If housing is proposed, please indicate the nature of the use	<input type="checkbox"/> Housing (C3 use) <input type="checkbox"/> Residential Institutions (C2 use) <input type="checkbox"/> Student accommodation <input type="checkbox"/> Older people <input type="checkbox"/> Gypsy and Travelling Show People <input type="checkbox"/> Other (please specify)
Indication of potential capacity (number of units)	
Indication of existing buildings to be demolished	<i>(Please include the number of dwellings or commercial floor space)</i>
Indication of dwelling types (mix)	
Indication of tenure (market/affordable/starter homes)	
Anticipated density (dwellings per hectare)	
Economic	
If economic development is proposed, please indicate the nature of the proposed use <i>(please tick all that apply)</i>	<input type="checkbox"/> A1 (shops) <input type="checkbox"/> A2 (Financial and Professional Services) <input type="checkbox"/> A3 (Restaurants and Cafes) <input type="checkbox"/> A4 (Drinking Establishments) <input type="checkbox"/> A5 (Hot Food Takeaways) <input type="checkbox"/> B1 (Business) <input type="checkbox"/> B2 (general Industrial) <input type="checkbox"/> B8 (Storage and Distribution) <input type="checkbox"/> C1 (Hotels) <input type="checkbox"/> D1 (Non-residential institutions) <input type="checkbox"/> D2 (Assembly and Leisure) <input type="checkbox"/> Other (please specify)
Indication of proposed floor space	<i>(Please specify floor area for each use proposed)</i>
Indication of existing buildings to be demolished	<i>(Please include the number of dwellings or commercial floor space)</i>

SUITABILITY*(Please indicate constraints which may affect the proposed use/actions required to address them)*

Physical Factors	Yes/No	If yes, please provide further details
Suitable available access to the site		
Topography and landscape features		
Ground conditions		
Contamination		
Agricultural Land grading <i>(Please indicate if grade 1, 2 or 3a)</i>		
Landfill site/proximity to a Landfill site		
Proximity to the Strategic road network		
Proximity to public transport		
Proximity to day to day facilities		
Utilities infrastructure (gas, oil, water, telecommunications etc)		
Other (please specify)		
Natural Environment	Yes/No	If yes, please provide further details
National and local ecological designations		
Trees on site		
Tree Preservation Orders		
Flooding <i>(Please indicate zone area, 1, 2, 3a or 3b)</i>		
Historic landscape designations		
Presence of historic buildings		
Archaeological or geological interest		
Conservation Areas.		
Noise and pollution		
Impact on neighbouring properties		
Public rights of way		
Other (please specify)		
Policy Factors	Yes/No	If yes, please provide further details
Is the site previously developed land?		
Is the site greenfield?		
Is the site located within the defined settlement?		
Is the site located within the countryside?		
Is the site located within the Green Belt?		
If outside of a defined settlement, is the site adjacent to an existing settlement?		
Other (please specify)		

AVAILABILITY

What is your/your clients interest in the land	<input type="checkbox"/> Owner <input type="checkbox"/> Lessee <input type="checkbox"/> Option holder/conditional contract <input type="checkbox"/> Other (please specify)
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If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(es) and contact details of all owner(s). <i>(Please continue on separate sheet, if necessary, and provide a plan showing extent of individual land holdings)</i>	
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Have the owners of all parts of the site indicated support for its development?	
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Is there a housebuilder/developer(s) involved in the site?	YES/NO
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If YES, please specify <i>(If more than one, please give details of each)</i>	
i) Name of Company:	
ii) Nature of Legal Interest in the Land (owner/option to purchase/pre-emption agreement):	

Legal Constraints
(Please indicate legal constraints which may affect the availability of the site/how they can be overcome)

Constraint	Yes/No	If yes, please provide further details
Unresolved multiple ownership		
Ransom strips		
Tenancies		
Covenants		
Other (please specify)		

ACHIEVABILITY

Please indicate which of the specified periods could work commence on the development	<input type="checkbox"/> Within 5 years (2017/18 – 2021/22) <input type="checkbox"/> Within 6-10 years (2022/23 – 2026/27) <input type="checkbox"/> Within 11-15 years (2027/28 – 2031/32) <input type="checkbox"/> Within 16-20 years (2032/33 – 2037/38) <input type="checkbox"/> 20 years plus
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If any constraints have been identified, are they likely to affect the achievability/timing of the development? <i>(Please give details)</i>	
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Are there any viability issues which would affect the development? <i>(Please give details)</i>	
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Once work has commenced, how many years do you think it would take to complete the site?	
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