

Strategic Land Availability Assessment 2014

'Call for Sites' Form

Rugby Borough Council is inviting developers, landowners and the wider public to put forward potential development sites as part of the Strategic Land Availability Assessment 'Call for Sites'. RBC is seeking land for both Housing development and Gypsy and Traveller sites.

This 'Call for Sites' will update information about all potential development sites – new and existing. If you have previously submitted a site we request you resubmit your site to ensure that we have the most up-to-date information. The Council will assume that existing sites are no longer available if you do not re-submit your site with up-to-date information.

Note: This study looks at land availability, but does not itself imply those sites will be allocated for development, or that planning applications will be considered favourably. Submitting details of a particular site does not guarantee that the Council will support or allocate the site for development.

Before completing this form, please read the following notes:

- ❖ All sections of this form **MUST** be completed. The Council will not follow up incomplete forms. Missing information is likely to result in your site being considered unavailable or unachievable and therefore lacking development potential.
- ❖ A separate form **MUST** be completed for each site (a photocopy is acceptable).
- ❖ You **MUST** include an Ordnance Survey based plan that includes the following:
 - A suitable scale to identify exact boundaries.
 - Location details for easy identification: grid references and field numbers are **NOT** sufficient. Two road names are usually appropriate.
 - The site clearly outlined in red.
 - Mark the type and location of any existing use(s) on the site.
- ❖ If you own more land/multiple sites then you must either:
 - Group sites to create one single large site, **OR**
 - Use a separate form and map for each site you wish to submit, **OR**
 - Highlight in **BLUE** any land that you **DO NOT** wish to promote for development, if it is situated adjacent to land that you **DO** wish to promote.

1. Contact Details					
Title		First Name/ Initial		Surname	
Organisation (if relevant)					
Representing (if relevant)					
Address					
Postal Town			Post Code		
Telephone					
Email					

2. Your Details		
You are... (Please tick all that apply)	A Private Landowner <input type="checkbox"/>	A Planning Consultant <input type="checkbox"/>
	A Public Land-owning Body <input type="checkbox"/>	A Land Agent <input type="checkbox"/>
	A Registered Social Landlord <input type="checkbox"/>	A Developer <input type="checkbox"/>
	Other (Please Specify) <input type="checkbox"/>	

3. Site Location		
Site Name (is the site known by a particular name?)		
Site Address		
Site Postcode		
Site OS Grid Reference	Northing:	Easting:

4. Ownership Details		
Are you the current owner of the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
If YES are you...	Sole Owner <input type="checkbox"/>	Part Owner <input type="checkbox"/>

<p>If you are a part owner, please provide the name(s) and address(s) of other landowner(s) (if you require more space please use section 12)</p>	
<p>If you are NOT the landowner, please provide the name(s) and address(s) of the landowner(s) (if you require more space please use section 12)</p>	

5. Proposed Development/Land Use (please give details)			
<p>Please specify the proposed land use.</p> <p>In the details column, please indicate the proposed mix of tenures and/or number of plots/pitches.</p>	Land Use	✓	Details
	Residential*		
	Gypsies & Travellers		

6. Site Design (Please give details)		
Site area (hectares)	Whole site:	Area suitable for development:
Current or previous land use(s)	Primary land use	
	Secondary land use	
Existing structures (e.g. detached dwellings)		
Would development require relocation of the current use or demolition of existing structures?		
Adjacent land uses (e.g. two storey terraced housing, open farmland)	To the North	
	To the East	
	To the South	
	To the West	
Relevant planning history (if you require more space please use section 12)		

7. Site Constraints (Please give details)		
Highways	Is there direct access from a public highway?	Yes <input type="checkbox"/> No <input type="checkbox"/>
	If YES is this highway a classified road?	Yes <input type="checkbox"/> No <input type="checkbox"/>
How do you propose to access the proposed development (e.g. highway works)		
Are there any ransom strips?		
Are there any legal issues/covenants?		
Are there any other access issues?		
Utilities (Please tick which of the following utilities the site has access to)	Mains water supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>
	Mains water sewerage <input type="checkbox"/>	Electricity supply <input type="checkbox"/>
Are there any trees and/or mature edges on site on or the boundary?		
Are there any watercourses on the site? (e.g. ponds/lakes etc)		
Are there any TPO designations?		
Are there any environmental/wildlife designations? (e.g. Wildlife Sites/SSSI/protected species etc)		
Are there any heritage designations? (e.g. listed buildings/SMs/conservation areas etc)		
Are there any physical constraints? (e.g. polluted or contaminated land/risk of flooding etc)		
Are there any pylons or similar equipment on site or on surrounding sites?		
If the site is in agricultural use what grade is the agricultural land classification?		
Is the site within the Green Belt?		
Is the site within a defined settlement or urban area boundary?		
Are there any other Development Plan designations?		

Are there any other known constraints?	
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8. Infrastructure & Interventions (Please give details)
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<p>Are there any interventions available to overcome any constraints? (if you require more space please use section 12)</p>	
<p>Are there any specific infrastructure requirements? (if you require more space please use section 12)</p>	

9. Site Availability (Please give details)

Is the site currently being marketed?							
Is the site owned by a developer?							
Is the site under option to a developer?							
Please tick the likely timescale for the site being developed.	<table border="0"> <tr> <td>2015 – 2020</td> <td><input type="checkbox"/></td> </tr> <tr> <td>2021 – 2026</td> <td><input type="checkbox"/></td> </tr> <tr> <td>2027 – 2032</td> <td><input type="checkbox"/></td> </tr> </table>	2015 – 2020	<input type="checkbox"/>	2021 – 2026	<input type="checkbox"/>	2027 – 2032	<input type="checkbox"/>
2015 – 2020	<input type="checkbox"/>						
2021 – 2026	<input type="checkbox"/>						
2027 – 2032	<input type="checkbox"/>						
Once work has commenced, how many years will it take to complete?							
If applicable, please give details of phasing and annual completion rates.							

10. Access to Site – Site Assessment (Please give details)

Are there any issues that would restrict access to the site by a representative of the Council undertaking further assessment?

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11. Site Map

Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site and details of site ownership.

12. Continuation Section (Please use this section if you require more space to respond to any other section)

Section Number

Details

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Please return this form to the Development Strategy team via email at localplan@rugby.gov.uk or by post to Development Strategy Team, Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR by **Friday 11th July, 2014.**

