



PEACEHAVEN AND TELSCOMBE TOWN COUNCILS

Call for Sites for Residential or Business Development

SUBMISSION FORM August – October 2018

Please complete this form if you would like to suggest land for future development in the neighbourhood area of Peacehaven, Telscombe or East Saltdean

Please use a separate form for each site submitted. You must attach a 1:1250 scale Ordnance Survey map with the boundaries of the site clearly marked in red

Suggested sites should be able to accommodate the following:

- Sites of a minimum size of 0.2ha with capacity to accommodate a minimum of 5 dwellings
- Sites to accommodate employment uses
- If you have aspirations for alternative uses than those above we would also like to hear from you. In particular, we would welcome details of land that you may wish to see taken forward to provide wider community benefits

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

Please return completed forms to: Peacehaven or Telscombe Town Councils, **no later than 31st October 2018**

Peacehaven Town Council, Community House, Greenwich Way, Peacehaven BN10 8BB

Telscombe Town Council, 360 South Coast Road, Telscombe Cliffs, E Sussex, BN10 7ES

Please note that providing this information on this form is not confidential. By submitting this form to Peacehaven and Telscombe Town Councils you are agreeing to the Town Councils sharing this information with the Peacehaven and Telscombe Neighbourhood Plan Steering Group, with Lewes District Council and the South Downs National Park Authority

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 use of site

Relevant planning history (including planning references, if known)	
Has the site been previously submitted through SHELAA?	YES/NO
If yes, please provide reference (if known)	

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 (minimum 5 units)	
Indication of existing buildings to be demolished	(Please include the number of dwellings or commercial floor space)
Indication of dwelling types (mix)	
Indication of tenure (market/affordable/starter homes)	
Anticipated density (dwellings per hectare)	
Economic	

If business development is proposed, please indicate the nature of the proposed use (please tick all that apply)	<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"/> A8 (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	(Please specify floor area for each use proposed)
Indication of existing buildings to be demolished	(Please include the number of dwellings or commercial floor space)

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 (Please indicate if grade 1, 2 or 3a).		
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 (Please indicate zone area, 1, 2, 3a or 3b)		
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)
If you are not the owner, or the site is in multiple ownership, please submit the name(s), address(s) and contact details of all owners(s) (Please continue on a separate sheet, if necessary, and provide a plan showing extent of individual land holdings)	

Have the owners of all parts of the site indicated support for its development?		
Is there a housebuilder/developer(s) involved in the site?	YES/NO	
If YES, please specify (if more than one, please give details of each) 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 (2018 – 2023) <input type="checkbox"/> Within 6-10 years <input type="checkbox"/> Within 11-15 years <input type="checkbox"/> Within 16-20 years <input type="checkbox"/> 20 years plus	
If any constraints have been identified, are they likely to affect the achievability/timing of the development? (Please give details)		
Are there any viability issues which would affect the development? (Please give details)		
Once work has commenced, how many years do you think it would take to complete the site?		