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# Rother Local Development Framework

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## Sites Identification Form

Please enclose a separate form for each separate site

Please return forms by email to [planningstrategy@rother.gov.uk](mailto:planningstrategy@rother.gov.uk) in order to be considered as part of the Core Strategy Preferred Options process.

Do **not** submit sites that:

- Already have planning permission for development unless a new and different proposal is likely in the future;
- Are not wholly or in part within the Rother District Council local authority area.
- Are not capable of accommodating 6 dwellings (for residential proposals) OR are less than 0.2 hectares in size (for all other proposed uses)

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### 1. Contact Details

Name:

Organisation (if applicable):

Address:

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Tel:

Email:

Date:

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### 2. Site Interest

I am (please indicate all that apply with an 'x')

|                                     |                          |                    |                          |
|-------------------------------------|--------------------------|--------------------|--------------------------|
| A planning consultant               | <input type="checkbox"/> | The land owner     | <input type="checkbox"/> |
| A developer / prospective developer | <input type="checkbox"/> | An agent           | <input type="checkbox"/> |
| A registered social landlord        | <input type="checkbox"/> | Other <sup>#</sup> | <input type="checkbox"/> |

<sup>#</sup>If other, please specify:

If you are an agent or consultant, please state who you are acting on behalf of:

If you are not the land owner please state the name of the owner, if known:

Please confirm whether you have the consent of the land owner to promote this site for consideration within Rother's LDF

Yes/No \*

\*Delete as appropriate.

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### 3. Site Details

*Please use a separate form for each site*

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*Site Name:*

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*Site Address:*

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*Site area (hectares):*

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*Current land use:*

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*Is it a previously developed (i.e. brownfield) site?*

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*Relevant planning history (if known):*

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### 4. Site Plan

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*This form should be accompanied by a site plan at a recognised OS base. **The Council regrets that representations received with no associated plan cannot be accepted.** The site plan should clearly illustrate the following information:*

- The exact boundary details (**coloured red**) of the site that is to be included, and*
- Potential access points (vehicular and non-vehicular)*

*I have enclosed an OS based map clearly showing the site boundary*

Yes  
No

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## 5. Development Opportunities

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*If possible, please identify the components of the proposal.*

### **Residential**

*Total residential dwellings:*

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*Total affordable dwellings:*

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*Indicative density:*

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### **Employment**

*Indicative floorspace  
by use class:*

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### **Retail / Leisure**

*Indicative floorspace by use class:*

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### **Open Space & Recreation**

*Hectares / Sq.m by type:*

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### **Other (Please Specify)**

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***Please add any other relevant  
information regarding the  
development and the  
opportunities presented by the  
site***

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## 6. Relationship to Planning Framework

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The Rother District Local Plan (adopted July 2006) defines development boundaries of settlements. The plan can be viewed at the Rother District Council Community Help Points, or online at <http://www.rother.gov.uk/index.cfm?articleid=1744>

With reference to the local plan mapping, please answer the following questions:

### 6.1 Development Boundary

|  |               |                          |                            |
|--|---------------|--------------------------|----------------------------|
| (a) Is the site within a development boundary? (please indicate one with an 'x') | Yes, fully    | <input type="checkbox"/> | go straight to section 6.2 |
|  | Yes partially | <input type="checkbox"/> | go straight to section 6.2 |
|  | No            | <input type="checkbox"/> | go to question b           |

|  |     |                          |
|--|-----|--------------------------|
| (b) If you answered "No" to part (a), does any part of the site abut the development boundary? | Yes | <input type="checkbox"/> |
|  | No  | <input type="checkbox"/> |

### 6.2 Environmental and Heritage Constraints

Is the site, or any part of the site, situated within the following? (With reference to the Local Plan, please indicate all that apply with an 'x')

|   |                          |
|---|--------------------------|
| Area of Outstanding Natural Beauty (AONB)     | <input type="checkbox"/> |
| Special Protection Area (SPA)                 | <input type="checkbox"/> |
| Special Area of Conservation (SAC)            | <input type="checkbox"/> |
| Ramsar (Wetland of International Importance)  | <input type="checkbox"/> |
| Site of Special Scientific Interest (SSSI)    | <input type="checkbox"/> |
| Site of Nature Conservation Importance (SNCI) | <input type="checkbox"/> |
| Ancient Woodland                              | <input type="checkbox"/> |
| Flood Zone 2                                  | <input type="checkbox"/> |
| Flood Zone 3                                  | <input type="checkbox"/> |
| Strategic Gap                                 | <input type="checkbox"/> |
| Groundwater Source Protection Zone (source)   | <input type="checkbox"/> |
| Groundwater Source Protection Zone (SPZ)      | <input type="checkbox"/> |
| Conservation Area                             | <input type="checkbox"/> |

Does the site contain any of the following? (Please tick all that apply to the best of your knowledge. Note that the following constraints are not illustrated on the local plan)

|   |                          |
|---|--------------------------|
| Archeologically Sensitive Areas (ASAs)        | <input type="checkbox"/> |
| Trees covered by Preservation Order (TPO)     | <input type="checkbox"/> |
| Listed Building                               | <input type="checkbox"/> |
| Scheduled Ancient Monument                    | <input type="checkbox"/> |
| Evidence of the presence of protected species | <input type="checkbox"/> |

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## 7. Suitability for Development

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Sustainability issues and/or physical constraints (Please indicate all that apply with an 'x')

*If applicable, please elaborate on the nature of the issue or constraint.*

Would development of the site require third party land to create access (including land for site lines)?

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Are you aware of any drainage issues, or does the site need pumping?

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Would development of the site result in the loss of any hedgerows?

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Would development of the site require the felling of any trees?

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Would development of the site require a culvert or redirecting of any watercourses?

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May there be any contamination from previous uses?

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Are there any utilities infrastructure issues that restrict the site's development potential? (Please indicate all that apply with an 'x')

*Comments*

• Electricity

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• Gas

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• Water Supply

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• Sewerage

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• Telecommunications

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Are there interventions that could be made to overcome any of the constraints identified in section 7?

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### 8. Availability for Development

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Are there any other factors which might constrain or delay development? (Please indicate all that apply with an 'x')

Please elaborate if necessary

• Ownership constraints?

• Need to relocate current use?

If you are an interest other than the developer or prospective developer, please indicate the level of developer interest, if known (Please tick one and elaborate if necessary).

|        |                          |       |
|--------|--------------------------|-------|
| High   | <input type="checkbox"/> | _____ |
| Medium | <input type="checkbox"/> | _____ |
| Low    | <input type="checkbox"/> | _____ |

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### 9. Timescale

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When do you envisage the site becoming available for Development? (Please indicate one with an 'x' and elaborate if necessary).

|           |                          |       |
|-----------|--------------------------|-------|
| 2011-2016 | <input type="checkbox"/> | _____ |
| 2017-2021 | <input type="checkbox"/> | _____ |
| 2022-2026 | <input type="checkbox"/> | _____ |

Once commenced, how many years do you think it will take to fully develop the site? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

