



Wolston Parish Council Neighbourhood Plan



'Call for Sites' – February 2019

The Wolston Neighbourhood Development Plan team, a Working Group of Wolston Parish Council, invites developers, agents, landowners and the wider public to put forward sites within the civil parish of Wolston for potential allocation for development as part of the Wolston Neighbourhood Plan. Sites are sought for development of both housing and / or employment. This 'Call for Sites' complements that carried out by Rugby Borough Council (RBC) in 2016, and is undertaken to ensure that the evidence base available to the emerging Neighbourhood Plan is fully up to date.

It is already known from recent surveys that there is a shortage of smaller sites providing '*local houses for local people*' in Wolston, in particular Starter Homes, Affordable Housing and small houses or flats for sale on the open market. We would therefore be particularly interested to hear from respondents who believe that they may have a site which is suitable for development of such dwellings, either within the village boundary or adjacent to the boundary on a Rural Exception Site ^{See note}. There is no minimum size for sites which may be submitted. Note also that we have not identified any significant local need for larger 3 or 4 bedroom dwellings.

This new 'Call for Sites' will update the information already held by RBC about all potential development sites, both new and existing, which are in the Neighbourhood Area (the civil parish of Wolston). If you have previously submitted a site to RBC in an earlier 'Call for Sites' we request that you resubmit your site to ensure that we have the most up-to-date information. If you do not re-submit your site with up-to-date information the Neighbourhood Plan team will need to assume that sites previously proposed are no longer available.

Note that this 'Call for Sites', and the responses that it may generate, seeks only to identify land that is potentially available for development, and submission of a site does not imply that the site will be proposed for allocation for development within the Neighbourhood Plan, nor that any planning applications will be considered favourably by RBC. Submitting details of a particular site for potential development, whether for housing or employment, means only that the Neighbourhood Plan team will undertake an assessment of that site to assess its suitability for development against a set of criteria provided by RBC and, if considered suitable against the assessment criteria, may be considered for allocation within the Wolston Neighbourhood Plan.

Before completing the 'Call for Sites' form please read the guidance notes overleaf.

On behalf of
Wolston Parish Council
Neighbourhood Plan Working Group.

Note: Rural exception sites: *Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.*

Data Protection

Please note that most of the information submitted on the Call for Sites form will be made public once the assessment has been carried out. This will include all of the details of the site including location and size. The name and address details provided on section 1 of the form will also be published. However, any email address or telephone number provided will not be published. The full Call for Sites forms will be shared with Rugby Borough Council. Both Wolston Parish Council and Rugby Borough Council will store the information in line with the requirements of the Data Protection Act 2018.

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Guidance notes.

- All sections of this form should be completed, as missing information may result in your site being considered unavailable or unachievable and therefore lacking development potential;
- A separate form must be completed for each site submitted (a photocopy is acceptable);
- You should include an Ordnance Survey based plan that includes the following information:
 - 1) A suitable scale to identify exact boundaries;
 - 2) Location details for easy identification: note that two road names are usually appropriate but grid references and field numbers alone are not sufficient;
 - 3) The site clearly outlined in RED;
 - 4) Mark the type and location of any existing use(s) of the site on the map.

Note: A3 Ordnance Survey maps of Wolston village and Wolston parish are enclosed – it will be sufficient to meet the requirements of 1 to 3 above to outline the site proposed in RED on this map. Separate copies of the map are required for separate sites. If you own more land or multiple sites then you must either:

- 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 (marked in RED) that you DO wish to promote.
- If you have any queries please send these by email to: ndp.wolston@yahoo.co.uk with the wording '**Call for Sites - Query**' in the title / subject header of the email;
- Copies of all these documents are available for download from either:

www.wolstonvillage.co.uk/Parish_Council_3350.aspx

or

www.wolstonneighbourhoodplan.co.uk

- Details of sites put forward for potential development, using a separate form and map for each site, should be returned to be received no later than **22nd March 2019**.
- Return the submissions either by mail to the address below:

Wolston Parish Council
Neighbourhood Plan - Call for Sites
2, Main Street
Wolston
CV8 3HJ

Or by email to: ndp.wolston@yahoo.co.uk, with attachments in pdf format, and with the wording '**Call for Sites - Submission**' in the title / subject header of the email. If submitting multiple sites by email the documents should be contained in a separate email for each site.