



Wolston Parish Council
Neighbourhood Plan
Land Availability Assessment - 'Call for Sites' 2019



Before completing this form please read the attached Guidance Notes

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

2. Your Details				
You are... <i>(Please tick all that apply)</i>	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 below	<input type="checkbox"/>	A Land Promotion Company	<input type="checkbox"/>

3. Site Location <i>(Please also see Box 11)</i>		
Site Name <i>(is the site known by a particular local name?)</i>		
Site Address, or description of location		
Site Postcode, if available		
Site OS Grid Reference <i>(for the centre of the site)</i>	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"/>
If you are a part owner, please provide the name(s) and address(s) of other landowner(s) <i>(if you require more space please use section 12)</i>			
If you are NOT the landowner, please provide the name(s) and address(s) of the landowner(s) <i>(if you require more space please use section 12)</i>			

5. Proposed Development or Land Use <i>(please give details)</i>			
Development and Land Use	1 st	2 nd	Details
Residential: Small market dwellings max. 2 bedrooms.			
Residential: Other market dwellings.			
Affordable Housing			
Extra Care Housing: Suitable for residents aged 55+			
Specialist Housing with Care: Suitable for working age adults with disabilities.			
Specialist Residential Care Home. e.g nursing and / or dementia			
Other Social Housing			
Gypsies, Travellers and Travelling Showpeople			
Community Facility			
Leisure or Recreation			
Retail			
Employment			

Renewable Energy			
Mixed Use			
Other			
<ul style="list-style-type: none"> • 1st column: please indicate your preferred type of development and land use. • 2nd column: please indicate any other land uses you would also consider appropriate. • Details column: please specify the type of use preferred and indicate the proposed mix of uses and number of dwellings / units / plots / pitches / floor space (sq m) etc. 			
6. Site Design (Where appropriate, please give details)			
Site area (hectares)	Whole site:	Area proposed as suitable for development:	
Current or previous land use(s)	Primary land use		
	Secondary land use		
Existing structures <i>(e.g. detached dwellings, stables,)</i>			
Would development require relocation of the current use or demolition of existing structures? (Yes or No)			
Adjacent land uses <i>(e.g. two storey terraced housing, open farmland)</i>	To the North		
	To the East		
	To the South		
	To the West		
Relevant planning history <i>(if you require more space please use section 12)</i>			

7. Site Constraints (If Yes, 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)		
Utilities (Please tick which of the following utilities the site already has access to, or are available immediately adjacent to the site to enable ease of access)	Mains water supply <input type="checkbox"/>	Gas supply <input type="checkbox"/>
	Mains sewerage <input type="checkbox"/>	Electricity supply <input type="checkbox"/>
	Telephone and Broadband <input type="checkbox"/>	Surface water management <input type="checkbox"/>
Are there any ransom strips? (Yes or No)		
Are there any legal issues / covenants that may impact the ability to develop the site? (Yes or No)		
Are there any access issues? (Yes or No)		
Are there any trees and / or mature edges on site on or the boundary that may impact development, either positively or negatively? (Yes or No)		
Are there any TPO designations? (Yes or No)		
Are there any watercourses on or adjacent to the site? (e.g. ponds, streams, lakes etc.) (Yes or No)		
Are there any environmental or wildlife designations? (e.g. Wildlife Sites, SSSI, protected species etc.) (Yes or No)		
Are there any heritage or archaeological designations? (e.g. Listed Buildings, Scheduled Monuments,, Conservation Areas etc.) (Yes or No)		
Are there any physical constraints? (e.g. polluted or contaminated land, historic landfill site, risk of flooding etc.) (Yes or No)		

Are there any pylons or similar equipment on site or on surrounding sites? (Yes or No)	
If the site is or could be used for agricultural purposes, what grade is the agricultural land classification?	1 <input type="checkbox"/> 2 <input type="checkbox"/> 3a <input type="checkbox"/> 3b <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/>
Is the site in social use, or has a public right of access? (Yes or No)	
Is the site within the boundary of a defined settlement? (Yes or No)	
Is the site within the Green Belt? (Yes or No)	
Are there any other Development Plan designations or considerations? (Yes or No)	
Are there any other known constraints? (Yes or No)	

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

9. Site Availability (If Yes, please give details)	
Is the site currently being marketed? (Yes or No)	
Is the site owned by a developer? (Yes or No)	
Is the site under option to a developer? (Yes or No)	
Is the site subject to a development proposal by a land promotion company? (Yes or No)	
Has pre-application advice for potential development of the site been sought from RBC? (Yes or No)	
Please tick the likely timescale for the site to commence being developed, assuming Planning Permission is granted by RBC.	2019 - 2020 <input type="checkbox"/>
	2021 - 2022 <input type="checkbox"/>
	2023 - 2026 <input type="checkbox"/>
	2027 - 2031 <input type="checkbox"/>
If information is applicable / available, about how many months will it take to complete the development once work has commenced?	
If information is applicable / available, please give an indication of details of phasing and annual completion rates.	

10. Access to Site – Site Assessment (If Yes, please give details)	
Are there any issues that would restrict access to the site by a representative of the Neighbourhood Plan team to undertake a formal Site Assessment? (Yes or No)	
Are the contact details of the person to contact in order to obtain permission to access the site different to those listed in Box 1? (Yes or No)	

11. Site Map	
Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site you are putting forward. Please ensure that full details of the site ownership are shown at Section 4. You may alternatively use the A3 map supplied, with the outline of the site proposed shown in RED .	

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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