



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Call for Aspirational Development Sites within the proposed boundary of the Chelveston-cum-Caldecott NDP

1 The Call

Landowners are hereby invited to propose potential development sites within the Parish of Chelveston-cum-Caldecott for possible inclusion in the Neighbourhood Development Plan (NDP). This plan will cover the 20-year period from 2015-2025.

These proposals will be collated, published and assessed by the NDP Working Party. Each site will be assessed for compliance with existing planning policies at the Core Spatial Strategy and District level. They will then be assessed against the evidence base being assembled at a Parish level. A report will be prepared on each site before a consultation process is undertaken with residents across the Parish.

The identification and proposal of any site does not imply that the Parish Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.

Potential sites that have been identified will be further tested through the plan-making process for Neighbourhood Development Plan Documents, including Sustainability Appraisal/ Strategic Environmental Assessment, several stages of public participation and independent examination. This call is not intended to imply support for any development in the Parish and the receipt and processing of any proposal by the Working Party is no guarantee that the site will be included in the Neighbourhood Development Plan.

2 Types of site

The "Call for aspirational sites" is intended to encompass all potential changes of land use – including (but not limited to):

- Sites for new residential housing (including the necessary highways infrastructure)
- Sites for potential business (e.g. office, warehousing, manufacturing, care home)
- Sites for transport use (e.g. parking, vehicle maintenance, operation or storage)
- Sites for agricultural diversification (or a return to agricultural use)
- Sites for renewable energy facilities
- Sites for retail use (e.g. shops, restaurants, cafés)
- Sites for leisure use (e.g. horse riding, golf, playing fields, footpaths, open spaces)
- Sites for community use (e.g. meeting areas, cemetery, health)
- Mixed sites

Proposals should be prepared with reference to the evidence base that is being accumulated by the Working Party (<http://ndp.chelveston.org.uk/evidence>) and should demonstrate how they would enhance the character and amenity of the Parish whilst being sustainable and achievable. For proposed sites to be included in the plan, they must enjoy wide support from residents who will ultimately decide on the adoption of the Neighbourhood Plan in a referendum in May 2015.

3 Closing date

All proposals should be submitted by 30th November 2013.

Neighbourhood Development Plan – Call for Aspirational Sites

4 Where do I send the completed forms?

Please return all completed forms to the Neighbourhood Development Working Party either:

- By e-mail to clerk@ndp.chelveston.org.uk
- In hard copy to: The Clerk, Chelveston-cum-Caldecott NDP Working Party, c/o 21 Water Lane, Chelveston, NN9 6AP

If you have any difficulties completing this form or if you would like further information please speak to any of the members of the Working Party (<http://ndp.chelveston.org.uk/members>) or contact the clerk on clerk@ndp.chelveston.org.uk or (01933 622624)

5 What happens next?

Aspirational sites submitted will be allocated a number for reference in our documentation and a confirmation of receipt containing this number will be sent to the proposer. An extract from the proposal will be published on the NDP website. Personal contact information will be removed from the published extract but the location of the site will be clearly identified. The identity of the site owner and the proposer (if different) will be available on request to residents of the Parish or to bona-fide public officials.

6 Guidance Notes

Before completing this form, please read the following guidance notes:

- Please complete a separate form for each site.
- All proposed sites may be included in future public consultation exercises and published on the NDP website and so cannot be treated confidentially.
- If you are proposing a site that you do not have a sole and unrestricted ownership interest in, please ensure that all other relevant parties are aware of your proposal.
- Please complete the form in as much detail as possible to help with a full assessment of your proposal.
- Please attach an Ordnance Survey map clearly showing the precise boundaries of the site and the part that is regarded as suitable for development (if that is not the whole area). This will assist in the assessment of the site. You are also welcome to attach any relevant additional information (e.g. tree survey).
- Do not submit sites that already have planning permission for development unless a new and different proposal is likely in the future. Sites with existing planning permission will be taken account of by the Working Party.
- Only submit sites that you believe have genuine potential to be developed over the next 10 to 20 years.
- You do not need to complete this form if you are simply proposing minor changes to existing premises (e.g. extensions or renovations) but all sites where change of use is proposed should be included. (e.g. housing development in a garden or field, change of use from agricultural to other use, from farm or industrial building to housing)
- The Call for Sites request is part of the Chelveston-cum-Caldecott Neighbourhood Development Plan making process and is separate from East Northamptonshire Council's planning application process.
- Personal information given on this form will be used for the purpose of correspondence only.



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Neighbourhood Development Plan



Address of Aspirational Site				Site Code
<i>(Please include a plan with the boundaries of the whole site marked in blue and the area proposed for development marked in red)</i>				
Site OS grid reference	Northing:		Easting:	
Site area (hectares)	Whole site:		Area proposed for development:	
Contact details of Proposer				
Name				
Organisation <i>(if relevant)</i>				
Address				
Telephone(s)				
Email				
Your Details				
You are..? <i>(Please cross all that apply)</i>	Private Landowner	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
	Company or partnership	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
	Charity	<input type="checkbox"/>	Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>			
Site Ownership Details				
Please list all the owners of the proposed site giving full contact details and Land Registry Title Numbers. If there are multiple titles, please provide a plan showing how they relate to each other				

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Site Usage Details		Site Code:
Current or previous land use(s) List existing structures and detail what would happen to these structures and the functions they perform (e.g. demolition or relocation)		
Planning history List previous applications relating to the site		
Site Constraints: Are there any limitations that may prevent or constrain development on this site? (please give details)		
Access Issues (e.g. limitations or problems relating to site access)		
Topography or ground conditions (e.g. site slopes, varying site levels etc)		
Contamination/ Pollution/ Hazardous Uses (e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)		
Flood risk (liability of site to flooding)		
Legal/ Operational Constraints (e.g. ownership constraints, covenants, tenancies, 'ransom strips' or operational requirements of landowners)		

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Site Constraints Continued		Site Code:
Environmental Constraints (e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland, loss of locally used open space or access to open space,)		
Utilities and Infrastructure Provision (e.g. provision of services to development including gas, electricity, water, sewerage and telecommunications)		
Planning Policy Constraints (e.g. based on adopted policy, designations or protected areas including Local Nature Reserves / County Wildlife Sites)		
Other considerations (any other issues that may affect the developability of the site)		
Can the constraints be overcome and are any of them likely to affect the achievability or timing of the development? <i>(Please give details)</i>		

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Proposed Development / Land Use <i>(please give details)</i> In the details column, please specify the type of use and indicate the proposed mix of uses and number of units, plots, pitches, amount of floor space etc		Site Code:	
Proposed use	Details		
Residential (including social housing provision)			
Specialist Residential (care homes etc)			
Community Facilities			
Leisure / Recreation businesses			
Retail outlets			
Transport related business			
Manufacturing facilities			
Warehousing facilities			
Agricultural diversification			
Renewable Energy			
Other <i>(please specify)</i>			
Site Achievability <i>(please give details)</i>			
Is the site currently being marketed?		Is the site under option to a developer?	
Were the NDP to identify a site, but require larger developments be phased over a number of years, is the development you are proposing suitable for phasing and how?			
Once work commences, how long would it take to complete?			

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Please provide any additional information you think may be helpful to the Council in its consideration of this site for development.

Please also use this section if you require more space to respond to any of the earlier questions