

LEA AND CLEVERTON PARISH



CALL FOR SITES

The community of Lea and Cleverton Parish is in the process of producing a Neighbourhood Plan. As part of that process it is important for us to consider the merits of making site allocations for development in the village of Lea and the hamlets of Garsdon and Cleverton in order to address local needs. The Neighbourhood Plan may look to allocate a site or sites for housing development. This therefore is a call to all landowners in the Parish who have an interest in promoting their land for development.

The Neighbourhood Plan must be in conformity with the Wiltshire Core Strategy. In that Core Strategy, Lea is defined within the settlement hierarchy as a small village; whilst Garsdon and Cleverton are not actually defined within the settlement hierarchy. Core Policy 1 of the Wiltshire Core Strategy indicates that *“development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities”*. As such any site allocated for housing in the Neighbourhood Plan needs to take into account the settlement hierarchy in the Core Strategy and the role envisaged for the village and the two hamlets in the Parish in relation to housing.

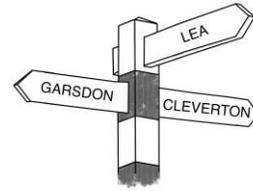
It is understood that any response represents a draft position at this stage and does not automatically bind a landowner to make any such provisions. Equally however, the Neighbourhood Plan can only propose to allocate sites if they are demonstrably deliverable and this is a matter which you may wish to consider in your submission.

Any site(s) suggested should demonstrate how it contributes to and accords with the factors set out in Core Policies 1 and 2 of Wiltshire Core Strategy. It would be helpful therefore when suggesting a site that you include information on the following: -

- a) Ownership details?
- b) Timescale for delivery; when you anticipate the site could be developed – within 5 years; between 5 & 10 years; or beyond 10 years?
- c) Any known barriers to development or land ownership constraints (such as ransom strips or covenants)?
- d) Have you had any contact with a developer?
- e) Previous planning history; have you ever suggested the land for housing development in the past to Wiltshire Council or have you applied for planning permission in the past?
- f) How many dwellings do you propose?
- g) Any community benefits the allocation could bring; do you propose to include any other mix of uses such as employment or local services/facilities?
- h) What type of dwellings do you propose - Market Housing; Social, Affordable or Intermediate Rent; Affordable Home Ownership; Starter Homes; or Self-build and Custom Build?
- i) Proposed access to the site?

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- j) Site name, address, area, with map or sketch of the site boundary: reference the Open Street Map <https://www.openstreetmap.org/relation/5501068> which is an open source map of Lea and Cleverton Parish and can be used to show the site you propose.

Should you need any clarification, please email leaparishplan@gmail.com.

Please submit your completed responses by 10th November 2020 addressed to: -

Claire Mann,
Lea and Cleverton Parish Clerk,
5, The Crescent,
Lea,
Malmesbury,
Wilts
SN19 9NE

Thank you.