

Adrian Dale

From: Adrian Dale
Sent: 15 August 2013 16:04
To: 'Jason Kew'
Cc: 'chair@ndp.chelveston.org.uk'; 'Clerk@chelveston.org.uk'
Subject: NDP-0071 - File Note - Developing JST Land - Neighbourhood Planning Process

Dear Jason,

As part of our policy of openness and transparency, I need to document the conversation we had today (together with the background) and need to publish the file note on the NDP Website for the record. All personal contact information will be redacted to protect those involved.

In the course of discussing your boundary issues today, you explained that you were planning to restart the project to redevelop your Chelveston site for housing and that this time the re-development might not be conditional on developing your Higham Ferrers site first. You mentioned that your architect will begin work some time before the end of August.

I explained that we have embarked on the creation of a Neighbourhood Development Plan for the Parish with the formation of a resident driven Working Party chaired by Andrew Seaman. Under the Localism Act 2011, these plans, once formally adopted, become the Local Plan which governs the scope and nature of the development which can be permitted in a neighbourhood. Their adoption requires them to pass close scrutiny by a planning inspector and then to win a majority in a referendum of residents. As I mentioned, we are aiming to complete the plan and have it inspected in time for a referendum in May 2015.

The results of the neighbourhood survey that we undertook in December 2012/ January 2013 will form part of the evidence base for our plan. As you correctly recalled, we gave you a copy of the results in May this year and these results did indeed show a measure of support for the redevelopment of your site. This support was reaffirmed by those residents that attended the Annual Parish Assembly in April.

As I mentioned, East Northamptonshire Council are fully engaged with our Neighbourhood Planning process but I am not sure how much weight they will give to the emerging plan before it is formally adopted. Chelveston has historically been a "restricted in-fill" village with a presumption against the development of more than 4 houses in any block. When I facilitated design discussions between you and nearby residents in February 2011, it was with a view to building the support that would be necessary to overturn such a presumption against development in the Village. The Parish Council had long held the view, from when we worked on our Parish appraisal in 1994, that your site could be sensibly and sensitively re-developed. It was in this context that the potential designs were produced in February 2011. We still have those designs and they will be added to our evidence base.

I mentioned that much had changed since 2011 in the mix of housing that might be required in the District and in the requirements for parking and locations for storing wheelie bins. I strongly advise that your architect engage with ENC to get a steer on these issues and exactly what the policy position will be on your making a large application whilst the Neighbourhood Plan is under development.

I explained that the NDP Working Party will shortly be opening detailed consultations with residents on whether and how they would like the Village to develop. We will also be inviting land owners to make us aware of any aspirations they might have for development through a formal submission process. Land owners and their representatives will be invited to explain their aspirations to the Working Party in a Roundtable meeting at which there will be the opportunity for in depth discussions with residents. The outcome of the discussions will form part of the evidence base that will be used to formulate the policies in the plan. At the moment, we are assembling a record of all the major land holdings in the Parish so that the context of all aspirations is clear.

I said that I would provide you with details of how to engage with our building evidence base and document archive. You will find it at <http://ndp.chelveston.org.uk>, you can register to receive updates whenever new documents are added.

If I have omitted anything or made any errors in the record, please let me know,

Otherwise we look forward to constructive discussions in the future.

Cllr Adrian Dale
Chairman of the Parish Council
Member of the NDP Working Party
Chelveston-cum-Caldecott

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