



Previous message: [NDP-0112/v1.0](#)

From: [Ian Smith](#)
To: adrianrdale@gmail.com
Cc: [Nick Dart](#)
Subject: RE: NDP-0112 - Chelveston/Caldecott Neighbourhood Development Plan: Duchy of Lancaster Comments
Date: 10 September 2013 14:02:12
Attachments: [Duchy Farm Site.pdf](#)

Adrian – thank you. Please see below:

1. I have attached a plan showing a possible area of land – note that this is simply a preliminary idea at this stage. The ‘site’ is effectively the southern third (approx.) of the overall field but this can be refined as appropriate.
2. Such a scheme would involve demolition of the existing barn structure – this would not have any impact on use of surrounding fields.
3. We are not aware of any contamination on site at present other than may be associated with normal agricultural activities on any farm.
4. We understand there to be adequate supplies for electricity and water already present within Bidwell Lane and these services are fine for the permitted scheme at Duchy Farm for example. Elsewhere on Bidwell Lane I believe other properties utilise gas tanks.
5. The Duchy has not progressed this idea to the point of defining any timescale. That said, I see no reason why this site could not come forward in the short term i.e. within the next 5 years. Redevelopment of the existing barn would result in environmental improvements to Bidwell Lane I feel.

I would welcome your further views on the merits of this site as the Neighbourhood Plan work further develops.

Regards
 Ian Smith

Ian Smith MRTPI CEnv
 Partner

Smiths Gore, Stuart House, City Road, Peterborough, PE1 1QF e
ian.smith@smithsgore.co.uk t 01733 559320 m 07766 365 984 t 01733 567231
 (switchboard) f 01733 894649 dx 12341 Peterborough 1
 w www.smithsgore.co.uk

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From: Adrian Dale [<mailto:adrianrdale@gmail.com>]
Sent: 09 September 2013 11:56
To: Ian Smith
Cc: chair@ndp.chelveston.org.uk
Subject: NDP-0112 - Chelveston/Caldecott Neighbourhood Development Plan: Duchy of Lancaster Comments

Dear Ian,

Thank you for your rapid response to our call which is noted.

In order to complete the registration of your aspirational site we will still need the additional information required by the proforma [NDP-0078](#). Specifically:

1. We will need a plan which shows the extent and boundary of any site being proposed ;
2. We will need you to be clear on what structures you would propose demolishing and whether their demolition would have an impact on the use of the surrounding fields by the current tenants.
3. We need to be clear on whether there are any site constraints which might prevent the aspiration being realised:
 - a. e.g. contamination from the silage clamp or machine storage;
 - b. e.g. limitations of the mains service which might have an impact on achievability.
4. We need to understand the timescales over which you would envisage that the development might take place if the site were included in the plan.

With regard to the other Duchy land holdings in our Parish we note the recent expansion of the golf club grounds into the Parish which is an important leisure facility. However, we also note that the "home field" for the old Duchy Farm was not included as part of this expansion and that this, like the barn opposite and field behind it, has been retained by the Hill family as tenants on a short term annual lease. It would be helpful to understand the Duchy's long terms aspirations for these two fields as clearly they are not now part of a strategic agricultural holding.

We look forward to your continued input.

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

EMail: Adrian.Dale@Creatifica.com

Tel: +44 1933 622624

Mobile: +44 7850 570007

Paper: Creatifica House, 21 Water Lane, Chelveston, Wellingborough, Northants, NN9 6AP, UK

From: Ian Smith [<mailto:ian.smith@smithsgore.co.uk>]

Sent: 09 September 2013 10:52

To: adrianrdale@gmail.com

Subject: Chelveston/Caldecott Neighbourhood Development Plan: Duchy of Lancaster Comments

Dear Adrian

Nick Dart of the Duchy of Lancaster has asked me to reply to your e-mail of 4/9/13 on the Duchy's behalf and I have set out below a few thoughts which I hope you find of interest.

1. Firstly, thank you for inviting the Duchy to respond to this exercise – the Duchy is always keen to liaise with local communities along these lines.
2. I can confirm that your understanding of the Duchy land ownership in the area is correct.
3. With reference to potential 'Site E' (Barn site and yard opposite Duchy Farm on Bidwell

lane) we would comment as follows:

- a. We agree with the views of residents that have favoured some development on this site and with the reasons for suggesting that;
 - b. It is also the case that, at present, the site is not the most attractive and does not add anything to the attractive rural character of Bidwell Lane;
 - c. In principle, the Duchy would support further, proportionate growth of Chelveston;
 - d. The actual size of the barn site that is potentially available for development would need to be considered in further detail but much of the surrounding field has also been subject to storage of vehicles/machinery/materials and so forth. The whole area would benefit from a comprehensive approach, environmental improvement and some new development; and
 - e. It is considered that Site E offers an opportunity for a modest residential infill development which the Duchy supports. The site could potentially accommodate up to 5 or 6 high quality detached dwellings.
4. Please can you treat these comments as a response to your Call for Sites.

I trust that you will find these thoughts of interest. If you would like to discuss any matters further then please do not hesitate to contact me. The Duchy would be keen to work with the community to progress the above ideas further.

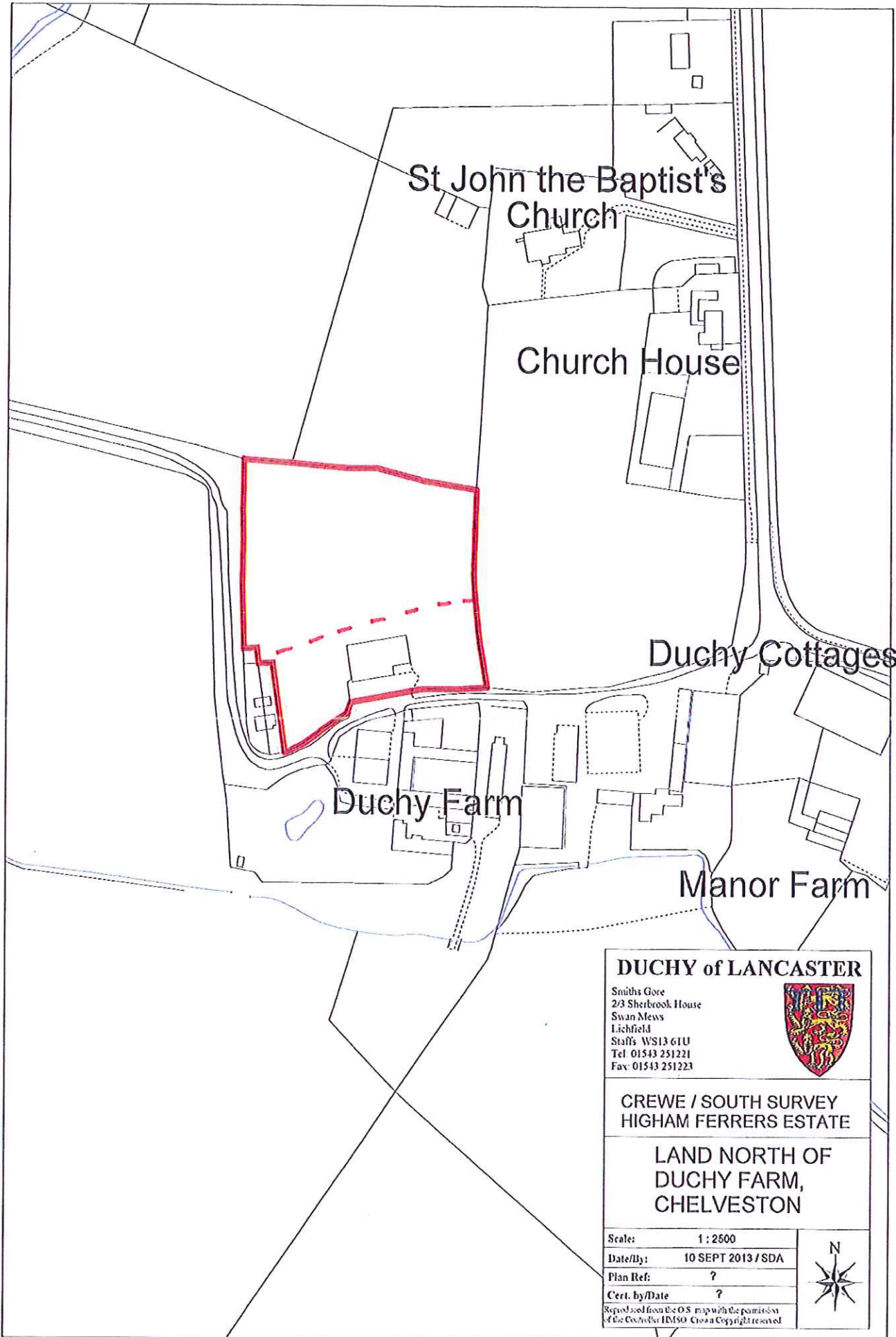
Regards
Ian Smith

Ian Smith MRTPI CEnv
Partner

Smiths Gore, Stuart House, City Road, Peterborough, PE1 1QF e
ian.smith@smithsgore.co.uk t 01733 559320 m 07766 365 984 t 01733 567231
(switchboard) f 01733 894649 dx 12341 Peterborough 1
w www.smithsgore.co.uk

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Church

Church House

Duchy Cottages

Duchy Farm

Manor Farm

DUCHY of LANCASTER

Smiths Gore
2/3 Sherbrook House
Swan Mews
Lichfield
Staff's WS13 6TU
Tel: 01543 251221
Fax: 01543 251223



CREWE / SOUTH SURVEY
HIGHAM FERRERS ESTATE

LAND NORTH OF
DUCHY FARM,
CHELVESTON

Scale:	1 : 2500
Date/By:	10 SEPT 2013 / SDA
Plan Ref:	?
Cert. by/Date	?

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