



From: [Adrian Dale](#) [REDACTED]
To: "[mommersteeg](#)"; "clerk@chelveston.org.uk"
Cc: "chair@ndp.chelveston.org.uk"
Subject: NDP-0116 - Discussion of the status of Village Confines
Date: 10 September 2013 12:20:00

Pieter,

Your notes below raised some interesting points of general concern so I thought it was worth setting out a detailed response for the record

The Role of Village Confines in Parish Council Planning

My recollection is that we operated "de facto" under the 2004 Village confines ([NDP-0041](#) and [NDP-0042](#)) until these were "not saved" when the Core Spatial Strategy was adopted ([NDP-0037](#)). The Chelveston confines certainly made it into the "Three Towns Plan – Preferred Options" consultation [NDP-0045](#).

There is a "however".

Formally we still operated under the auspices of the 1996 Adopted Local Plan - http://www.east-northamptonshire.gov.uk/site/scripts/documents_info.aspx?documentID=65&pageNumber=5 until this was superseded in 2008 by the Core Spatial Strategy ([NDP-0037](#)). Some policies were "saved" ([NDP-0114](#)) and have loosely guided planning since.

Under 2004 regulations, ENC was required to produce proposals to develop a new LDF (Local Development Framework) http://www.east-northamptonshire.gov.uk/site/scripts/documents_info.aspx?categoryID=1004&documentID=62 – of which the Three Towns Plan was the relevant component for us. You'll see from the letter from the Secretary of State that ENC's contribution was not approved. The proposed Three Towns Plan then become the proposed Four Towns Plan which also stalled. So in essence we are still effectively operating under the "saved policies" from 1996 and formally these do not include the Village Confines in any form.

Implications of the loss of the Village Confines

The loss of Village Confines caught us out in 2009 when we had a planning application from Redwood on the Raunds Road for the demolition and redevelopment of the garages/store to the rear, we argued that they were specifically excluded from the Village Confines when they operated and were "back building" creating an unhelpful precedent for new housing behind the housing on the Raunds Road. ENC pointed out that the confines had "not been saved" and nor had David Read's "no back building policy" and hence could not be used. However, they ruled eventually that the proposed development was in open countryside and could not go ahead. Look at the decision notice in [NDP-0115](#).

This decision notice is important and might form part of our evidence base in developing policies for the Raunds Road.

Caldecott's current status

The question of Caldecott's status is important. A draft settlement hierarchy was agreed by the

NNJPU planning committee in January 2012 ([NDP-0036](#)) this talked about Caldecott and Chelston Rise being classified as Open Countryside (see the recommendation in Appendix 4). ENC are certainly using this designation in current discussions with land owners on planning applications. It is interesting to note however that this recommendation has not formed part of the recent NNJPU consultation documents ([NDP-0104](#), [NDP-0105](#), [NDP-0106](#)) However, our discussions with Mike Burton of ENC Planning Policy were clear ([NDP-0062](#)) – we must be bound by the adopted 2008 Core Spatial Strategy (and anything that is subsequently adopted before our plan) but all other documents should be seen as part of the evidence base not constraints.

Summary

So in summary, there are no Village confines formally in place but there are still saved policies which can be used to prevent development in open countryside. These have certainly been used by ENC in their recent discussions with land owners elsewhere in the Parish. The NDP we are developing can define its own settlement confines and policies to protect specific areas of the Village. These must be backed by evidence and be supported by residents in order to stand up to scrutiny. If a sound plan is developed and adopted, then it is my understanding from Mike Burton that our NDP will become the local plan for the Parish and will then supersede the “saved” policies for the Parish.

Hope this helps – and I welcome any questions, corrections or clarifications. This is an important discussion for all involved in the NDP.

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Chelveston-cum-Caldecott

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From: mommersteeg [redacted]
Sent: 10 September 2013 10:52
To: clerk@chelveston.org.uk
Cc: Adrian.Dale@creatifica.com
Subject: RE: village boundaries

Thanks – if I interpret it all correctly the Chelveston PCC recommendations, based on the 2004 appraisal, were submitted to EN planning in 2004 but a comprehensive EN ‘plan’ did not materialise or was not formally adopted. The village confines remain then those as defined in 1980 plan.

The current NDP consultations and new appraisal will form the basis of a local plan which, if approved by EN planning, can then stand alone.

Is this about right?

Pieter

From: Chelveston Clerk [<mailto:clerk@chelveston.org.uk>]
Sent: 09 September 2013 13:00
To: adrian.dale@creatifica.com; 'mommersteeg'
Subject: RE: village boundaries

That makes more sense.

The survey in question may be found on http://www.chelveston.org.uk/index_files/Appraisal.htm as the 2004 mini-appraisal.

Regards, Mark

Mark Hunter PILCM
Clerk to the Parish Council

From: Adrian Dale [redacted]
Sent: 09 September 2013 12:52
To: clerk@chelveston.org.uk; 'mommersteeg'
Subject: RE: village boundaries

Mark

I think Pieter means APA04 <http://www.chelveston.org.uk/APA/APA04.pdf>

Cheers

Cllr Adrian Dale
Chairman of the Parish Council
Chelveston-cum-Caldecott

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From: Chelveston Clerk [<mailto:clerk@chelveston.org.uk>]
Sent: 09 September 2013 12:36
To: 'mommersteeg'
Cc: Adrian.Dale@creatifica.com
Subject: RE: village boundaries

Hi Pieter,

M0404 was a planning meeting held 22nd March 2004, relating to a house in Britten Close. I can see no reference to village plans in this?

Regards, Mark

Mark Hunter PILCM
Clerk to the Parish Council

From: mommersteeg [redacted]
Sent: 09 September 2013 12:31
To: clerk@chelveston.org.uk
Cc: Adrian.Dale@creatifica.com
Subject: village boundaries

I have been reading NDP – 0108, a summary collated by EN planning; long and helpful on maps etc, short on text ie where/when these changes were discussed and agreed, The reverse seems to

be true of Annual Parish Assembly Minutes, in particular the changes proposed to the 1980 village confines. 0404 states the 'new plan' will be sent to all households before Council's approval, can you let me have more detail or where I can find it please.

Many thanks,

Pieter