



From: [David Reed](#)
To: [adrianrdale](#)
Cc: [Glenn Harwood](#); Clerk@chelveston.org.uk; [Karen Britton](#); [Michael Burton](#)
Subject: RE: Visit to Chelveston-cum-Caldecott
Date: 24 October 2013 13:44:53

Adrian, thanks for this helpful summary note and for showing me round today. Please do all you can to deter any planning applications until well down the NDP process. They could upset the village (and the process) and cause problems for determination at ENC if they come in too early. As St Paul would say this should be done decently and in order. I have copied to Karen & Mike who are liaison point for NDPs in the department. Thanks again
David

From: Adrian Dale
Sent: 23 October 2013 16:15
To: David Reed
Cc: Glenn Harwood; Clerk@chelveston.org.uk
Subject: Visit to Chelveston-cum-Caldecott

David,

Thanks for your time in the Parish today. As we discussed, we are very busy on our NDP but do anticipate that applications will arrive in the mean time and we look forward to working constructively with you and your team on them.

We aim to be proactive in planning the Village, maintaining the difficult balance between sustaining a thriving community and maintaining what is a desirable rural location. Barring the few hiccoughs we discussed, we have worked well with the planning officers over the last 20 years when we were designated as "restricted infill" in Chelveston and "restraint" in Caldecott.

We've accommodated 22 new properties in Chelveston (17% growth) since 1993 and 14% growth in Caldecott. The RAF Chelveston housing was empty for many years (the US Air Force closed it after 9/11) but was re-opened as Chelston Rise 2 years ago bringing 50 houses back into use. This increased the Parish by 33% and we have had some integration challenges as half of those houses are on short-term rental contracts with tenants there being less interested in becoming part of the community especially given the relative isolation of the site.

Prior to this, the last big expansion of the Village was Duchy Close (28 houses) in 1980-1982. This was a very rapid expansion of also nearly 30% in a very short space of time and had a very disruptive effect on the overall character of the community. It created a "dormitory" Village with little community participation as the houses were bought up by a uniform type of then childless, double income couples (prices dictated this). It took nearly 15 years for this to change as children were born and families became part of Village life.

In our NDP process we want to learn lessons from this and allow for measured development in smaller chunks of different types of housing to encourage a broader mix of residents to join the community. In our Parish survey ([NDP-0015](#)) there was broad support for up to 10% expansion over 10 years and another 10% over 20 years across the 3 settlements. We have put out a call for aspirational sites to all land owners and anticipate that there will be more sites submitted

than realistically would be supported by the residents. Some land owners may even wish to put sites forward in advance of the NDP process being completed (like the owners of Chelston Rise did last year). We'll probably need some help from officers in steering (or stalling) such applications whilst we complete our work.

We looking forward to working with you as our work progresses

Cllr Adrian Dale
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Chelveston-cum-Caldecott

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