



# Chelveston-cum-Caldecott Parish Council Northamptonshire Neighbourhood Development Plan Working Party



## Exhibition Attendees Briefing Paper

This intention of this briefing paper is to provide guidance for those members of the working party who are acting as hosts at the exhibition to ensure that information given to residents and members of the public is consistent and that those members of the working party attending act in accordance with the required guidelines to avoid a possible future challenge to the process being adopted.

### Guidelines

The following principles should be observed:

1. NDP Working Party Members shall at all times comply with the Terms of Reference signed by them
2. When approached by a member of the public you should explain that in your capacity as a Working Party Member you cannot comment on the ideas being proposed or offer opinions on how the ideas will be received or considered.
3. You must not accept any offer of gifts.
4. After the event it would be unwise for you to comment on the proposals outside the context of a Working Party Public or Round Table meeting. This will avoid any impression that you have made up your mind before the final proposals have been made and arguments heard.
5. Take a note of any questions asked and the response you gave. If possible note the person's name and where they live
6. Take a note of a question you cannot answer together with contact details – we can get back to them

### Providing consistent information

#### 1. What the working party is trying to achieve

- 1.1. Produce an NDP for the Parish
- 1.2. 'Define the planning policy priorities identified by the community taking into account all representations made during the plan-making process and having regard to all relevant existing plans and evidence'.
- 1.3. Re-assure people that just because there have been 21 aspirational sites with the possibility of 135-195 houses, this doesn't mean they will be built. It is up to individuals to make their views known.
- 1.4. We are looking to establish a vision for the Parish – what sort of Chelveston-cum-Caldecott do YOU want to live in in 2035.

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### 2. Responses to the 2012 Questionnaire

- 23/154 households opposed all development in Chelveston (15%)
- 6/21 households opposed all development in Caldecott (29%)
- 6/50 households opposed all development in Chelston Rise (12%)

#### **Conclusion there is only minority support for NO development in the Village**

- 43 households would accept 10% expansion in 10 years in Chelveston
- 29 households would accept a further 10% expansion 10 years later
- 14 households would accept greater expansion over a 30 year period
- 38 households would accept 2-3 additional houses in Caldecott in 10 years
- 32 households would accept another 2-3 houses in Caldecott 10 years later
- 20 households would accept up to 10 new houses over a 20 year period
- 49 households would accept 5 additional houses at Chelston Rise in 10 years
- 31 households would accept 10 additional houses at Chelston Rise in 10 years
- 8 households would accept 25 additional houses at Chelston Rise in 10 years

**Conclusion – in December 2012 there was support for a modest expansion of 10% in the three settlements over 10 years and another 10% over 20 years. These results were based on “non-specific” sites. The current exercise gets down to specifics and may yield different results.**

### 3. Historical data

#### 3.1. Maps used at 2012 exhibition and what they mean

The historical maps show that Chelveston-cum-Caldecott has always been gradually expanding:

- 1975-1985 – 35% expansion 41 new properties (Duchy Close, Britten Close, High Street and Raunds Road) – widely recognised as too much too quickly in styles that were not in keeping with some of the historical architecture.
- 1989-2014 – 18% expansion 24 new properties – limited infill with minimal impact. Much better quality properties.

#### 3.2. Population data

The population of the Village has fallen since 2001 as the numbers of children/young adults has fallen by 38%. The age profile of the Village is increasing significantly and there is very little turnover of housing or people. House prices are well above average and this can be a deterrent for younger people

#### 3.3. Housing stock

- The Parish has above average numbers of detached houses and bedrooms per household.
- The Parish has below average occupancy rates with higher than average 1 and 2 person households.
- 10% of the housing in Chelveston is owned by Spire Homes the Housing Association.
- Another 8% in Chelveston is privately rented
- In Caldecott 3 properties are privately rented (14%)
- In Chelston Rise approximately 50% of properties are privately rented

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### **4. Responses to the Call for Aspirational Sites Questionnaire results**

- 4.1. Who received and who responded – see display boards
- 4.2. Photos and maps on display boards – what they mean
- 4.3. How these compare with the 2012 Questionnaire responses
  - JST ([NDP-S013](#)) was suggested in the 2012 questionnaire (37 responses)
  - Raunds Road/Sawyers Crescent submitted ([NDP-S006](#)) was suggested by 34 respondents
  - Church House around Bidwell Corner ([NDP-S018](#)) was suggested by 20 respondents
  - Duchy Field ([NDP-S021](#)) was suggested by 17 respondents
  - Land within the perimeter fence at Chelston Rise ([NDP-S019](#)) 15 respondents
  - Barn site opposite Duchy Farm ([NDP-S001](#)) was suggested by 9 respondents
  - East side of Raunds Road ([NDP-S008](#)) was suggested by 9 respondents
  - Other sites submitted were mentioned in the questionnaire but at that time received less than or equal to 6 responses (<3% of Village)

### **5. Feedback requirements**

- 5.1. 'What is your view'
- 5.2. What do we want to know?
- 5.3. Who attended and where they live?
- 5.4. Whether they completed a questionnaire in 2012, if so has their opinion changed based on what they have seen today, if they didn't do they wish they had
- 5.5. What do you like about this Parish, would you change anything?
- 5.6. Note all key questions raised/points made

### **6. How can you help and why you should get involved**

- 6.1. Formal and Round Table Meetings
- 6.2. What is in it for you
  - The chance to shape the 20 year plan for the village (a 20 year plan)
  - Opportunity to make your voice heard for or against development proposals
- 6.3. What happens next
  - Analysis of CfAS Questionnaires
  - Consultation events to be held in early 2014 to discuss specific sites with residents

### **7. Current status of NDP Proposal**

- 7.1. Boundary submission prepared and agreed by ENC
- 7.2. CfAS Questionnaires to be analysed and the results summarised
- 7.3. Initial drafts of the Proposal are being prepared