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**From:** [Liam Russell](#)  
**To:** [adrianrdale](#)  
**Cc:** [chair@ndp.chelveston.org.uk](#); [Chris Wheatcroft](#)  
**Subject:** 140114 LGR to AD + CW Re: NDP-0154-Chelston-Rise-Contractual-Clarification (1)  
**Date:** 14 January 2014 12:58:09

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Dear Adrian,

Thank you for your email. It is our opinion that the low turnout for Chelston Rise is more likely to be linked to a more limited association with the Parish by virtue of the fact that a greater portion of residents rent accommodation as opposed to being owner occupiers. While there may be clauses in the rental and sales agreements with regard to future planning applications, our ambition is that these residents participate fully in the Neighbourhood Plan process to help shape the proposed scheme at Chelston Rise. In this respect I believe our ambitions are the same.

Concerning there potentially being insufficient evidence to support our aspirations, we do not believe this would be the case. The level of engagement should be measured over the Neighbourhood Plan area as a whole. We agree that the Core Spatial Strategy Settlement Hierarchy has Chelston Rise categorised as open countryside. However this is not a reason that our aspirations should be undermined. Indeed, the majority of housing allocations taking place in East Northamptonshire District are on Greenfield land. It would be impossible for the Council to meet its objectively assessed housing need without the use of land classified as open countryside.

We agree that the NDP must be in general conformity with strategic policies in the development plan for the local area, however it is important to note that neighbourhood plans are able to promote more development than is set out in the strategic policies of the local plan. In this respect additional community benefits can accrue resulting from additional development that would otherwise be unattainable. I also note that the Parish Council would receive a greater portion of Community Infrastructure Levy (CIL) money if it had a Neighbourhood Plan (NP) in place. This money could be used to provide further benefits for the community.

With regard to the three points raised at the end of your email, we do not entirely agree. Evidence of need is not completely necessary as a Parish could deliver additional development to meet the wider needs of the District, indeed Districts are encouraged to deliver housing in excess of their own needs through the duty to co-operate (where neighbouring Districts within the housing market area are unable to meet their own needs). Further a NP solely based on evidence of need potentially removes the opportunity for communities to accept additional development and benefit from the amenities it can bring.

We agree that evidence of community support will be necessary but believe this should take into account the whole NP area rather than just Chelston Rise. At referendum stage this will be the approach taken.

Evidence of sustainability will be required although we firmly believe that sustainability should not be measured by a site's proximity to the nearest bus stop. We believe paragraph 34 of the NPPF is relevant. This states:

*"Plans and decisions should ensure developments that generate significant movement are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. However this needs to take account of policies set out elsewhere in this Framework, particularly in rural areas."*

We interpret this to mean that larger developments should be located in the most sustainable locations. This is a principle we agree with. Equally as interesting is what paragraph 34 does not say – it does not indicate that less sustainable locations should have no vehicle movements. We also note the important caveat in the last sentence of paragraph 34 ensuring that development in rural areas is not precluded. The development proposed at Chelston Rise would be modest in comparison to the overall quantum of development contained within the Core Spatial Strategy, as such we consider it meets the aims of paragraph 34 and is certainly capable of meeting wider sustainability objectives.

Yours faithfully,

Liam Russell RIBA MIOd  
Managing Director

For and on behalf of

## Liam Russell Architects

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**From:** Adrian Dale [REDACTED]  
**Sent:** 20 December 2013 14:24  
**To:** Liam Russell  
**Cc:** chair@ndp.chelveston.org.uk  
**Subject:** RE: 131216 LGR to AD + CW CLERK CHAIR Re: NDP-0154-Chelston-Rise-Contractual-Clarification (1)

Liam,

I have been awaiting a response so that we could go ahead and organise the Chelston Rise review session. However, as we I haven't had a response back from Chris yet, I need to publish the original correspondence to fit with our policy of transparency. We will add the response when it comes in.

Regards

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

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**From:** Liam Russell [mailto:[liam.russell@liamrussellarchitects.co.uk](mailto:liam.russell@liamrussellarchitects.co.uk)]

**Sent:** 16 December 2013 21:23

**To:** [adrianrdale@](mailto:adrianrdale@)

**Cc:** Chris Wheatcroft (WPG); [chair@ndp.chelveston.org.uk](mailto:chair@ndp.chelveston.org.uk); [Clerk@chelveston.org.uk](mailto:Clerk@chelveston.org.uk)

**Subject:** 131216 LGR to AD + CW CLERK CHAIR Re: NDP-0154-Chelston-Rise-Contractual-Clarification (1)

Dear Adrian,

Thanks for your email. Chris and I will discuss this tomorrow/as soon as possible.

Kind regards,

Liam Russell RIBA MIOd

Managing Director

For and on behalf of

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transmission.

(Sent from my iPhone)

On 16 Dec 2013, at 20:30, "Adrian Dale" [REDACTED] wrote:

Chris, Liam,

We held the NDP exhibition at the weekend and still had a noticeably low turnout from Chelston Rise (only 19% of households). This was despite me going round with reminders in the rain on Saturday night.

When I raised this with residents, trying to understand why the lack of engagement, I was surprised to hear that there are clauses in the rental agreements and sales agreements which prevent residents from objecting to any planning application WPG might submit. The feedback I am getting is that there is no point in residents engaging now as they can't have any impact on the final outcome anyway!

Clearly I am concerned as this could undermine all of our efforts elsewhere in the Parish. In Chelveston and Caldecott we managed nearly 40% of households attending with many more on the mailing list. However, we need to be able to show sound engagement with all sections of the community.

Could you clarify the position for us please? It may be that residents are not appreciating the subtle distinction between the Neighbourhood Planning work we are doing and the formal submission of a planning application to the planning authority. Before we attempt to explain this, we need to understand your position and what restrictions you have written into contracts.

Without engagement, you may be in a Catch-22 situation. If Chelston Rise residents don't engage fully, then there may be insufficient evidence of support for any of your aspirations. As you know from your dealings with ENC, the Core Spatial Strategy Settlement Hierarchy ([NDP-0036](#) page 62) has Chelston Rise categorised as open countryside. This status was recently part of the reason for refusing the travellers' site application on the edge of your land. To be ruled sound at scrutiny, our NDP must be aligned with the Core Spatial Strategy and any emerging policy documents relating to it, unless we can show three things: (a) evidence of need (b) evidence of community support and (c) evidence of sustainability. The travellers' application was deemed to have failed on all three.

We look forward to your clarification

Regards

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

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