

From: [Adrian Dale](mailto:Adrian.Dale@ndp.chelveston.org.uk)
To: chair@ndp.chelveston.org.uk
Cc: "Davies & Co"; Clerk@chelveston.org.uk
Subject: NDP-0156-File-Note-Discussions-with-Stuart-Les-Carr
Date: 20 December 2013 15:50:53

Present: **Cllr Adrian Dale** **Location:** **Waitrose (whilst shopping)**
Stuart Carr

Present: **Cllr Adrian Dale** **Location:** **Telephone**
Les Carr

Discussions

Stuart asked how the exhibition had gone and what was the feedback on the Duchy Field proposal ([NDP-S021](#)). I explained that I could only give informal feedback and that there would be a formal session held in the New Year at which residents would be invited to hear the proposal explained in detail and then be able to comment in detail on it.

I reported that many residents, especially those from Duchy Close, had expressed surprise that the proposal was exactly the same as the one submitted in 1993. Several questions and points were raised:

- why the access was proposed half way down a fast hill and why the ideas that had been suggested over the years of a mini-roundabout by School House for access and traffic calming had been ignored
- why the houses had been positioned hard up against the existing Duchy Close housing rather than putting the proposed Village Green there
- why does the proposal show half of the field completely blank – surely this would be used as in fill later – significantly increasing the number of houses

I reported that I had asked ENC Planning Policy Team for clarification on housing density calculations and they had explained that the calculated density would be the number of houses proposed on a site divided by the area of land declared (less any green space proposed). The Duchy Field proposal as it stood was for 30-40 houses on around 5 hectares = 8 houses/hectare. This is the same density as Britten Close and probably wouldn't be considered a sustainable use of land. For comparison, the density of Duchy Close is 22 houses/hectare.

I explained that the next steps were a public briefing/consultation event to be held in the New Year with interested/affected residents. There would then be an opportunity for them to explain their proposal in detail and to gather feedback on what might/might not be acceptable to the Village.

Les Carr rang later to discuss these points. I re-iterated the points made to Stuart. Les explained that he hadn't wanted to draw up new proposals for this exercise as the last ones were so expensive and didn't progress anywhere. He would be more than happy to have additional conversations with residents to come to an acceptable proposal. I explained the process once more and the opportunity to hear residents' comments in January/February at the detailed sessions.

Les went on to ask questions about the airfield proposal ([NDP-S020](#)). I explained that we were

currently in robust discussions with CRE's representatives trying to ascertain what they were planning both soon and in the future.

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