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**Subject:** NDP-0175 - File Note - Discussions regarding Charles Wells Field  
**Date:** 20 March 2014 11:34:03

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**Date:** 20<sup>th</sup> March 2014 09:39  
**Present:** Cllr Adrian Dale (ARD), David Russell (DR)  
**Location:** Telephone conversation (DR called ARD)  
**Subject:** The field behind the Star and Garter Public House, The Green, Chelveston, NN9 6AJ

DR explained that he was acting on behalf of Charles Wells. He acknowledged the receipt of the Call for Aspirational Sites ([NDP-0091](#)) sent to Beverley Avery on 4<sup>th</sup> September 2013. He explained that as a result of organisational changes, the matter seemed to have been overlooked and that he had now been asked to look into it with a view of putting forward the site for consideration. Given the submission opposite ([NDP-S021](#)) it was felt that this field might be suitable for development as part of a larger scheme.

ARD explained that the call was opened on 4<sup>th</sup> September 2013 and closed on 30<sup>th</sup> November 2013. At 3 months (88 days), this call was considerably longer in duration than used for many other Neighbourhood Plans. Oundle Town Council, for example, have just opened their call with a 2 week timeframe for submissions. Since the close on 30<sup>th</sup> November 2013, the Parish Council has been consulting with residents. Details of the consultations can be found on the web site, (<http://ndp.chelveston.org.uk/consultations>) but have included a 2-day exhibition, 6 consultation events and an online Q/A process which yielded 228 comments from residents. ARD explained that the original submissions had been refined and are now being voted upon by residents with the poll closing tonight at midnight. Only sites included in the poll ([NDP-PROPS](#)) will be considered by the Working Party for inclusion in the Neighbourhood Plan as possible housing development sites.

In short, Charles Wells has missed the opportunity to put forward this site for consideration. The next opportunity will be in 2033 when the next 20-year plan is considered.

However, ARD advised that in the light of Charles Wells not putting forward the site for consideration, the Parish Council had registered the pub and the field behind it as an Asset of Community Value (<http://www.chelveston.org.uk/2013/M1312.pdf>). East Northamptonshire Council has accepted the nomination (<http://www.chelveston.org.uk/2014/M1401.pdf>). The Star & Garter and its field are of immense importance as a focal point for Village life. Throughout the history of the Village, the field has been used for Village celebrations (e.g. Diamond Jubilee) as it is the only such space we have.

DRA enquired about the field's continued use as a caravan site. ARD explained that this was definitely not the case. This issue had been resolved with the Parish Council's assistance before the current land lady became tenant. Its previous use as an illegal semi-permanent site had been a significant issue for the Village, preventing the use of the field as open space.

ARD re-iterated that the pub and field were important community assets and for many residents they are the heart of Village life. This will almost certainly be reflected in the Neighbourhood

Plan. The Parish Council works closely with the land lady on community matters. Indeed the Star & Garter has been one of the key collection points for the Neighbourhood Plan vote. There has also been regular dialogue between the Parish Council and Charles Wells over the field with two issues currently ongoing:

1. We are currently in the middle of drawing up access licences across the field for all allotment holders, formalising an arrangement that has worked well since the allotments were developed nearly 5 years ago. Using this access route encourages the holders to use the pub and the pub has effectively become the meeting place for the Chelveston Allotment Association.
2. ARD had reported a serious safety issue with a boundary wall leaning into the pub field. As a result of this intervention, it transpired that some inadvertent encroachment had happened onto the field. These discussions have now reached a satisfactory conclusion for all concerned and remedial works are planned.

ARD expressed a personal view that he was surprised the Charles Wells hadn't seen the potential for the pub itself, enhancing the facilities to include the field as a more integral component of it. He had had discussions with the land lady and area manager when the cottage next door came up for sale. There was clearly an opportunity here to improve the pub facilities and to remove the potential for disturbing their nearest neighbours. DR pointed out that Charles Wells was open to opportunities and had done some improvements on car parking at the rear. ARD explained that again this was as a result of Parish Council intervention to help resolve the issue with 300 motorcyclists blocking highway access on Wednesday evenings under the previous land lord. ARD explained that the space in front of the pub was still a highway and the subject of discussion with the County Council about improving parking facilities for residents. It is currently primarily used by pub visitors who often block the highway.

As part of the Neighbourhood Planning process there would certainly be the opportunity for dialogue with Charles Wells about enhancing the pub facilities, to include improved parking to the rear. This might also include discussions on longer term plans for the outbuildings, some of which used to be community meeting/recreation rooms. Our goal is a thriving public house at the heart of the community with important green open space to the rear which encourages good parking, summer outdoor use and community events. What is off the table is any consideration of the site for housing development.

I trust that this summarises our discussions and helps with your reporting back to Charles Wells. Do come back for any clarification.

Regards

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

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