



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



**Criteria for evaluating the results of the poll on
Land Owner Propositions**

In analysing the results of the popular vote ([NDP-RESULTS](#)) we have developed a series of objective criteria against which each site can be evaluated for inclusion in the Neighbourhood Plan:

1. Propositions with a clear majority of **Full Support** (i.e. more than 50% of voters supporting them) would go forward as preferred development sites into the Neighbourhood Plan unless:
 - a. External policy constraints (ENC, NNJPU, NPPF) mean that the adoption of a particular site as a preferred option would be considered “unsound” by an inspector.
2. Propositions with a clear majority of **Full Rejection** (i.e. more than 50% of voters rejecting them) would be excluded from the plan unless:
 - a. There are external policy constraints (ENC, NNJPU, NPPF) which would favour the development and make a non-sense of trying to reject it.
3. Propositions which have more than 50% when combining the votes in **Full Support** and **Conditional Support** would be *considered* for adoption under the following circumstances:
 - a. Where external policy constraints (ENC, NNJPU, NPPF) mean that the rejection of a particular site as a preferred option would be considered “unsound” by an inspector.
 - b. And provided that the Land Owner is prepared to address enough of the modifications suggested in the comments made by voters, such that majority support could be achieved.
4. Following on from comments made by residents about the long term development of the Village, a number of other policy considerations have emerged. These will also be taken into account when evaluating sites for possible inclusion in the plan. These considerations are:
 - a. Residents value the sense of community and cohesion in the Village and the fact that they can easily get to know a high proportion of fellow residents. Families move to the Parish and tend to stay for many years. Future growth should therefore be paced carefully to allow new families to settle and integrate fully within a stable community.
 - b. The street scene and character in a number of areas of the Village is considered to be particularly important and should be preserved or enhanced by future developments. Areas of particular note are:
 - i. The view descending the hill and entering Chelveston from Kimbolton,

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- ii. The area surrounding the War Memorial in the centre of Chelveston,
 - iii. The “open” aspect entering Chelveston from Raunds with the views across to the old airfield,
 - iv. The character and street scene of Water Lane when entering Chelveston off the B645 through the ford,
 - v. The character and street scene surrounding Bidwell Lane and the entrance to Caldecott from the Village Hall,
 - vi. The character and street scene in Caldecott when approaching from Chelston Rise,
 - vii. The “open plan”, American suburban character of Chelston Rise set in open countryside
- c. Developments for the next 20 years should primarily be “in fill” within the existing natural boundaries of the Village’s three main residential areas. There is little support for significant extensions beyond these boundaries and no support for joining up the settlements. Each settlement has evolved its own character, whilst still being part of the Parish as a whole.
- d. “Back land” development will not be supported. The Department for Transport Manual for Streets recommends that all new properties should have frontages clearly visible and accessible from the road or footway. This encourages foot traffic and avoids properties and residents becoming isolated. This supports our policy goal of promoting community integration and cohesion.
- e. The speed and volume of traffic through the Village is clearly a major issue for many residents. With the development of Darsdale Farm in Raunds, the problems are likely to increase. Proposed developments need to take these issues into account and be paced so as not to exacerbate a growing problem.
- f. Parking for residents is a major problem in all areas of the Village. All new developments must factor in off street parking for all adult residents of each property and make effective provision for visitors.
- g. A mix of property types is needed to cater for individuals and families at different stages in their lives.
- h. The limited amenities that the Village has should be protected and enhanced where possible. These include the pub, the Village Hall, allotments, rights of way and open, green amenity spaces.
5. When asked how many new properties would be supported over a 10 and 20 year period in each area of the Village, clear and consistent majority views emerged. These views will be used to inform the selection of sites and the timing of when a site might be released for development. This will ensure that the pace and location of development in each area of the Village will have the support of the majority of residents. The analysis of this data will be published separately.

Based on these criteria, it is possible to draw up a list of preferred sites from the results of the popular poll and to begin formulating the specific policy statements that would govern type and pace of development in each area.