



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Recommendation to the Parish Council on the preferred sites for housing development 2015-2035

1 Introduction

The purpose of this paper is to seek the Parish Council's formal adoption of the recommendation from the Neighbourhood Development Plan Working Party on which sites should go forward as "preferred options" for housing development in the Parish from 2015-2035. The recommendation is based on the extensive consultation meetings with residents and on the results of the popular poll.

2 The popular poll and its results

The popular poll was conducted between 6th-20th March 2014. Residents were asked to study the Land Owner Propositions booklet delivered to their homes ([NDP-PROPS](#)) and then were asked to complete a ballot paper ([NDP-V003](#)). An alternative voting mechanism was also provided on the internet using unique PIN codes distributed to each registered elector. The voting procedures used are detailed in [NDP-V005](#), with the poll and count being supervised by the Clerk to the Parish Council. The validated turnout was **82%** of households and **80%** of voters. There were no spoiled ballot papers and no evidence of any attempt at fraudulent voting. All votes received tallied exactly with the records kept before and during the poll.

Household turnout was uniformly high across the whole Parish (>75% for all post codes) with the exception of NN9 6AN - Kimbolton Road (5 properties - 40% turnout) and NN9 6AQ – Hillside (14 properties - 29% turnout). These post codes received the same information and consultation opportunities as the rest of the Parish, but local issues mitigated against a higher turnout. In Kimbolton Road, turnout was lower as there was a degree of frustration at the recent planning inspector decision to allow an appeal to site a new property between two of the houses concerned. This over turned the wishes of residents and the Parish Council. The majority of Hillside is managed by Spire Homes. Most home owners in the post code and most long term tenants participated in the poll, but recent and transient tenants had no interest in the outcome. A number of them felt that they would not be around to see any development.

The detailed results have been published ([NDP-RESULTS](#)), including over 2,300 comments from residents on the future of the Village and the individual propositions. The comments were recorded as given by voters with the exception of four potentially defamatory comments about named individuals, which were removed at the direction of the returning officer. At the public Neighbourhood Plan meeting ([NDP-M008A](#)), the Working Party unanimously adopted these results as a true reflection of the wishes of the electorate.

The Working Party developed and published criteria against which the results of the poll would be analysed ([NDP-0177](#)). These were also formally adopted at the meeting. The principle behind the criteria is that the results of the popular poll should be given significant weight in determining the preferred options for housing development sites. With such a high turnout, the wishes of the electorate must be taken into account. Sites should go forward as preferred options for housing development if they secured the support from a majority of the voters, unless higher order policy considerations prevent it. Where this support was conditional on changes being made to the proposition, then the Working Party will reflect the changes required in the policy statement written to encompass that site.

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The Working Party has consulted with every resident and every land owner (individuals and businesses) and have given them a chance to put forward aspirational sites for consideration. We have offered every land owner a platform to present their ideas, to consult with residents and to listen to feedback. Some embraced the process and listened to feedback. They have succeeded in the popular poll. Others didn't and haven't.

We can see no case for considering potential housing sites that have not already been put forward in this process and no case for accepting sites that have not secured a majority of support in the poll.

3 Analysis of the results

As part of the poll, we asked the Village what level of development they might be prepared to accept in each settlement. The results have been extracted and analysed. The analysis and the methodology used have been published ([NDP-RESULTS/Q6](#)). Table 1 shows the outcome of the analysis, reflecting the views of the majority of residents. This has been used to guide the conclusions drawn.

Table 1 - Q6 – Additional properties residents might accept in each settlement

	2014 Baseline	New properties by 2026	New Properties by 2035	Maximum Potential Growth
Caldecott	21 ¹	1-5	1-5	48%
Chelston Rise	50	6-10	0	20%
Chelveston	149 ²	6-10	6-10	18%
Parish Total	220	13-25	8-20	20%

This gives a clear view that the Parish is prepared to expand at a sustainable rate of around 1% per annum over the next 20 years. For the last 20 years we have had a “restricted in-fill” status and have grown by 26 properties, approximately 18% growth, all by in-fill between existing properties. These sites are now all full, and to allow for any growth we need to accept developments on new sites in each settlement.

However, there is clearly no appetite from the poll for the settlements to be merged. They each have a distinctive character, whilst still being part of the Parish as a whole. The analysis and recommendations therefore focusses on each settlement separately. However, it is clear from the post code analysis that the views across the Village have been consistent. The Working Party had feared a degree of tactical “NIMBYISM”, with each settlement approving development in the others but not their own. This clearly hasn't happened. Each settlement has taken a mature and balanced approach to the whole Parish.

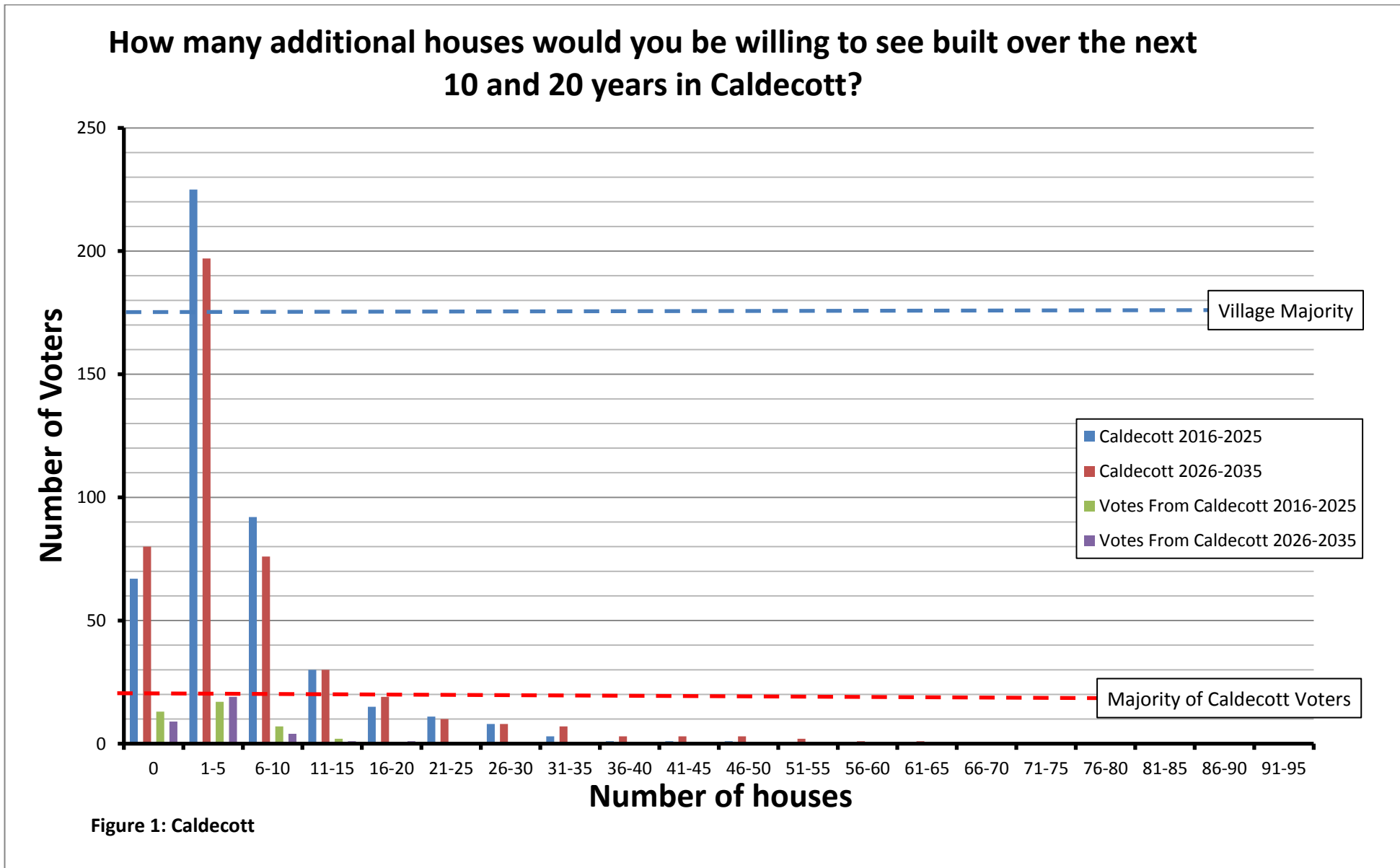
From the question relating to what people liked about the Village (Q3) and the question about a 20 year vision (Q5) a clear message emerges. The overwhelming view of the Parish is that “community is key” – they value the small size of the Parish, the high sense of community and the fact that new families can be integrated into Village life. If we are to grow, then we need to do so sustainably at a pace which promotes integration. The integration of Chelston Rise has been a challenge because of the location and the large number of new families joining the Parish at once. Some progress has been made, but some Chelston Rise residents still perceive that they aren't fully accepted into the community. Future growth plans **must** be phased to help with integration.

The analysis of this data is shown in Figures 1-3.

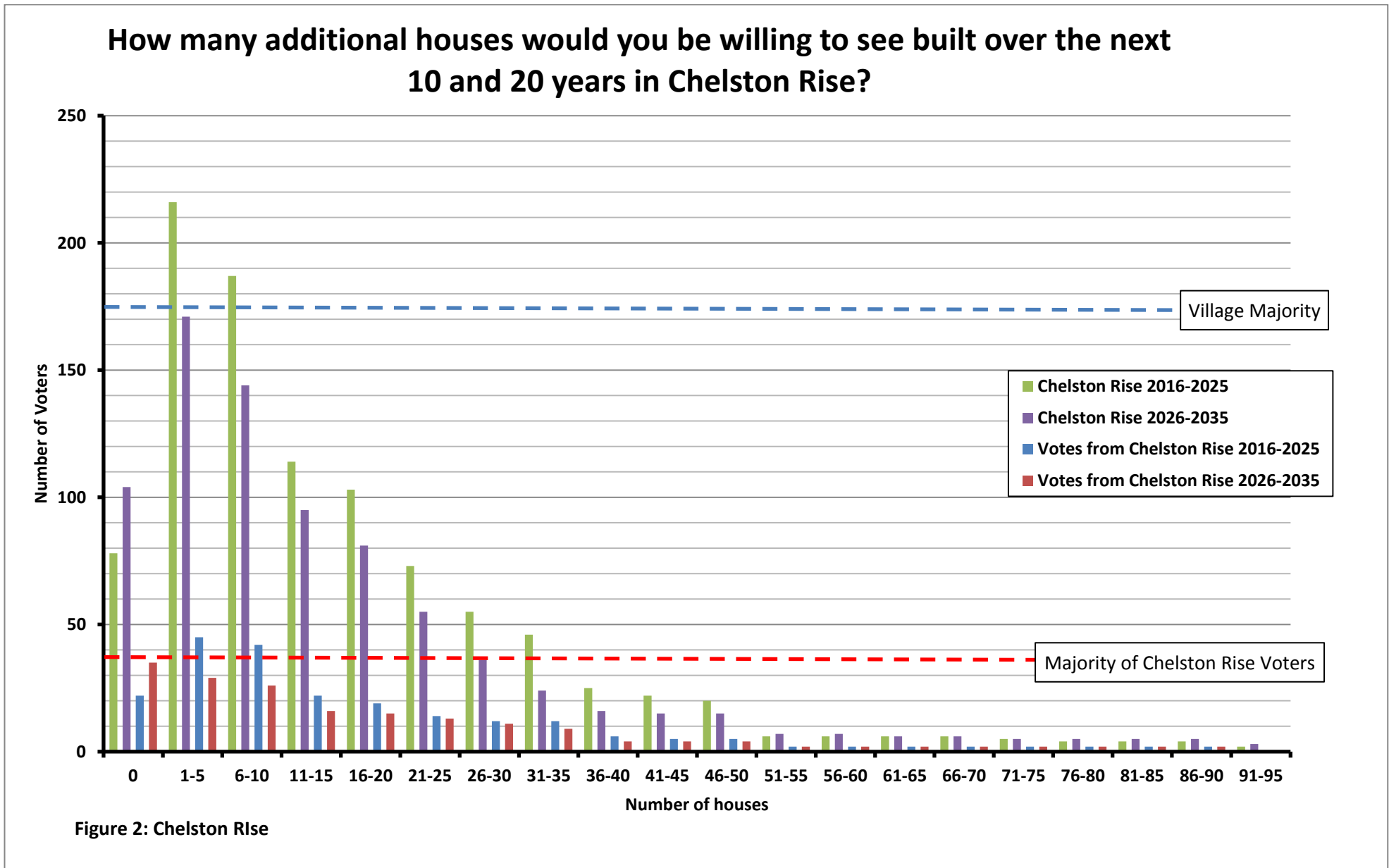
¹ 3 additional properties are currently under construction and another 1 has outline permission.

² 5 properties that have been long term vacant and are in the process of being made habitable for re-occupation. 2 other properties have outline permission. These are included in the growth totals.

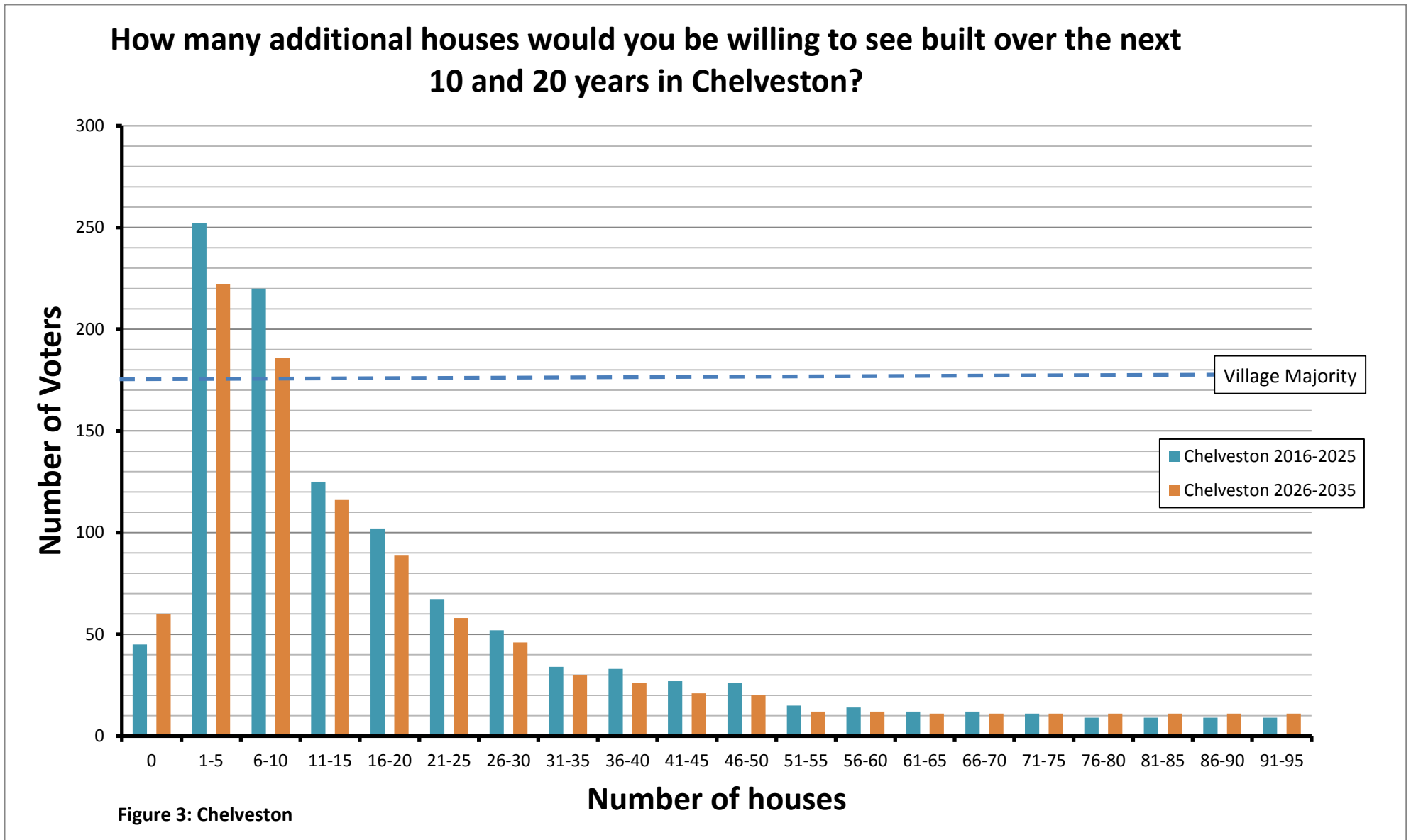
Neighbourhood Development Plan – Preferred Site Recommendation



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4 Caldecott Proposals

Caldecott is a small, close knit community (currently 19 occupied properties) which has seen only one house change hands in 10 years. The *Duchy Farm* development will introduce 5 new families in one hit (*Duchy Farm* and *1 Duchy Farm Cottages* have been empty for 2 years) and there will be another at *Haleworth* which has outline permission for one dwelling.

The Caldecott propositions have been analysed as follows:

1. [NDP-S004a](#) (Chapman – Barn conversion) received **84%** support from the Parish as a whole and **87%** support from Caldecott voters. Although this property is included in the Caldecott baseline, and has been occupied for 15 years, it is not strictly a habitable dwelling. There is clearly support for its conversion into a habitable dwelling, albeit with policy constraints to ensure that the sensitive street scene is preserved.

The site (NDP-S004a) is therefore recommended for adoption as a preferred option for re-development in the period 2015-2025 with the following policy constraints (a) that the development be in the same materials and on the same footprint and height as present (b) that the development enhances the street scene in this sensitive area of Caldecott (c) that no windows overlook neighbouring properties and (d) that all parking for residents and visitors be contained within the site.

2. [NDP-S004b](#) (Chapman – 2/3 bedroomed cottage) proposed on an adjacent plot received **66%** support from the Parish as a whole. There was only **45%** support from Caldecott voters (with 3% conditional support) but only 47% of Caldecott voters rejected the site. On the basis of this vote, the Working Party believes that the site can go forward, but with policy constraints to protect the sensitive street scene.

The site (NDP-S004b) is therefore recommended for adoption as a preferred option for development in the period 2015-2025 with the following policy constraints (a) that the development be in the same materials as neighbouring buildings (b) that the development enhances the street scene in this sensitive area of Caldecott (c) that no windows overlook neighbouring properties (d) that all parking for residents and visitors be contained within the site.

No further housing development should be permitted between 2015-2026 to allow for the integration of the 6 new families that will be moving into Caldecott.

3. [NDP-S001](#) (Duchy of Lancaster – Bidwell Lane) this site is opposite the development currently underway at Duchy Barn. The proposition received **60%** support from the whole Parish and **32%** full support from Caldecott (with another **24%** conditional support from Caldecott).

The site is green field (albeit with an agricultural barn on it). It is on a 1-year lease to Peter and Graham Hill of Stanwick, but the Duchy of Lancaster has offered a 5-year lease if the site is restored to grazing/silage production and provided that livestock is not kept in the barn. This will significantly reduce the agricultural traffic along Bidwell Lane and will allow repairs to the road to be undertaken, following years of neglect and damage from construction vehicles. It will also enhance the amenity of the new barn conversions at Duchy Farm and the amenity of residents of Duchy Farm Cottages.

From Table 1 there is clearly support for 1-5 houses in the second half of the plan (2026-2035) and clear support for this site. The site does not extend the boundaries of Caldecott and does not encroach on the sensitive views of the 3 listed properties in Caldecott. With careful design governed by policy constraints, it could enhance the street scene in Bidwell Lane – an area considered sensitive by residents in the poll, and a key part of the circular walking route around the Village.

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The site (NDP-S001) is therefore recommended for adoption as a preferred option for the development of up to 5 properties in the period 2026-2035 with the following policy constraints (a) that the development enhances the street scene in this sensitive area of Caldecott (b) that all parking for residents and visitors be contained within the site.

Caldecott would then have increased by 48% in 20 years. This is a major change in the size of the settlement, but the pace is such that new families could be effectively integrated into the community.

No further development would be permitted in Caldecott during the period of the plan (2015-2035). The remaining propositions in Caldecott have been rejected by the Working Party as detailed below:

4. [NDP-S018a](#) (Mommersteeg – Caldecott Road) this site received **41%** full support from the Parish and **6%** conditional support. There was a **49%** rejection from the Parish as a whole and **63%** rejection from voters in Caldecott. Only one area of the Parish (the centre of Chelveston) gave a majority support to this site.

On the basis that: (a) the site NDP-S018a received insufficient popular support (b) this would be a development in open countryside contrary to Policy 1 of the CSS (c) development would substantially change a sensitive approach to Caldecott and (d) the proposition would exceed the numbers of new properties that would be accepted in Caldecott during the period of the plan, this proposition is rejected for adoption.

5. [NDP-S018b](#) (Mommersteeg – Bidwell Lane) this site received **41%** full support from the Parish and **8%** conditional support. There was a **46%** rejection from the Parish as a whole and **66%** rejection from voters in Caldecott. Only two areas of the Parish (Chelston Rise and Raunds Road) gave a majority support to this site.

On the basis that: (a) the site NDP-S018b received insufficient popular support (b) this would be a development in open countryside contrary to Policy 1 of the CSS (c) development would substantially change a sensitive approach to Caldecott and (d) the proposition would exceed the numbers of new properties that would be accepted in Caldecott during the period of the plan, this proposition is rejected for adoption.

5 Chelston Rise Proposals

Following the re-occupation of Chelston Rise in 2010 (50 houses - a 29% growth in one hit), achieving effective integration with the rest of the Parish has been challenging, and we are still not there. It will take another 5 years or so for residents to really settle in and get to know all their neighbours. Large scale, early developments would not help this, and clearly have been rejected by the residents and the wider Parish.

The Chelston Rise propositions have been analysed as follows:

1. [NDP-S014](#) (Allen – Land adjacent to Chelston Rise) received **62%** rejection from the Parish as a whole, **82%** rejection from Caldecott voters and **86%** rejection from Chelston Rise voters. The proposition asserts that the land is a previously developed site of an electricity sub-station. However, East Northamptonshire Council has determined that this site is not previously developed (EN 13/00438/FUL). Furthermore, they have determined that it is in open countryside, not linked to the Caldecott or Chelston Rise settlements and should not be developed.

Accepting this proposition would be unsound as it contravenes Policy 1 of the NNJPU Core Spatial Strategy (CSS - [NDP-0037](#)) which states that:

“In the remaining rural area development will take place on sites within village boundaries, subject to criteria to be set out in development plan documents.

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Development adjoining village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if it can be clearly demonstrated that it is required in order to meet local needs for employment, housing or services. Development will be focussed on those villages that perform a sustainable local service centre role”

This proposition meets none of these criteria.

On the basis that: (a) the site NDP-S014 received a majority rejection, (b) this would be a development in open countryside contrary to Policy 1 of the CSS and (c) the proposition would exceed the numbers of new properties that would be accepted in Chelston Rise, this proposition is rejected for adoption.

2. [NDP-S019a](#) (WPG – 35 houses – Chelston Rise) received **51%** rejection from the Parish as a whole, **66%** rejection from Caldecott voters and **58%** rejection from Chelston Rise voters. With conditional support, the site could achieve **45%** support. However, where conditional support was received, it was clear that a significant reduction in numbers would be required before full support could be given.

Many of the rejections focussed on the potential impact on the emerging community of such a large development, and on the loss of amenity of the playing field on which the development is proposed.

This proposition is clearly a substantial development, on largely undeveloped land, outside the confines previously established around the settlement in 2002 during the last planning policy round ([NDP-0109](#)). This is clearly contrary to Policy 1 of the CSS.

On the basis that: (a) the site NDP-S019a received a majority rejection, (b) this would be a development in open countryside contrary to Policy 1 of the CSS, (c) the loss of amenity of the playing field and (d) that the proposition would exceed the numbers of new properties that would be accepted in Chelston Rise, this proposition is rejected for adoption as currently proposed.

3. [NDP-S019b](#) (WPG – 70 houses – Chelston Rise) received **91%** rejection from the Parish as a whole, **97%** rejection from Caldecott voters and **96%** rejection from Chelston Rise voters.

On the basis that: (a) the site NDP-S019b received a majority rejection, (b) this would be a development in open countryside contrary to Policy 1 of the CSS, (c) the loss of amenity of the playing field and (d) that the proposition would exceed the numbers of new properties that would be accepted in Chelston Rise, this proposition is rejected for adoption.

4. [NDP-S020b](#) (CRE – Residential and employment opportunities) received **83%** rejection from the Parish as a whole, **87%** rejection from Caldecott voters and **90%** rejection from Chelston Rise.

On the basis that: (a) the site NDP-S020b received a majority rejection, (b) this would be a development in open countryside contrary to Policy 1 of the CSS and (c) that the proposition would exceed the numbers of new properties that would be accepted in or near Chelston Rise, this proposition is rejected for adoption.

The proposition ([NDP-S020a](#) – Additional renewable energy & waste applications) was not an application for housing development and will be considered separately in the Neighbourhood Plan. It will not form part of the preferred options discussion.

All of the housing propositions have been rejected by residents. However, from Table 1, the majority of voters would accept 6-10 houses overall in the area around the Chelston Rise settlement between 2015-2025. There is no majority support for development beyond this.

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The site of the old US Air Force school and boiler house would probably be classed as previously developed land by East Northamptonshire Council. The survey work for the 2002 planning policy round ([NDP-0109](#)) shows the old school as being within the proposed confines. The former playing fields and playground were clearly outside these confines. There have never been any structures on that land.

Policy 1 of the NNJPU Core Spatial Strategy ([NDP-0037](#)) and paragraph 111 of the National Planning Policy Framework (NPPF – [NDP-0141](#)) encourage developments on previously developed land or when existing buildings are re-used. The NPPF specifically excludes playing fields from the definition of previously developed land.

The Working Party do not accept the need to build on the playing fields and believe that these are important open green spaces. With the amenity of the airfield site being lost due to the construction and waste traffic, these playing fields are the only amenity that Chelston Rise has. They should be protected.

However, the Working Party recognise the previously developed status of the old school and boiler house. We also recognise that a majority of residents would be prepared to accept 6-10 houses in the period 2015-2025.

On the basis that: (e) there was a majority support for 6-10 houses being developed at Chelston Rise, (f) the previously developed status of the old school and boiler house (g) the need to protect the amenity value of the playing fields and (h) that the majority of the development would be within boundaries of the existing built up area on the site, up to 10 houses will be permitted for development on the site of the old school and boiler house at Chelston Rise in the period 2021-2025.

Additional local policy constraints would be applied which (i) require the development to be in the same “open plan American suburban style” as the existing properties (j) require the development to follow the line of The Crescent (k) protect the amenity value of the playing fields and (l) delay the development until 2021 to allow the existing re-settlement of the site to become established as a community.

Chelston Rise would then have expanded by up to 20%, but at a pace which promotes effective integration of new families.

6 Chelveston Proposals

According to Table 1, in Chelveston, there is an appetite for 12-20 **new** houses over 20 years. On top of this are 2 outline applications already approved, and 5 other long term vacant properties which are being brought back into use. Were these aspirations to be delivered, 27 additional properties would then become available, comparable to the 26 properties which have been developed in the preceding 20 years. This would represent a growth of 18% in the settlement. Provided that this growth was sensibly paced (as in the previous 20 years) new families could be effectively integrated within the Village.

It is with these considerations in mind, and the emerging policy statements in [NDP-0177](#), that the Chelveston propositions have been analysed.

1. [NDP-S013](#) (JST – Higham Road) received the highest level of support of any Chelveston proposition (**72%**) with an additional **11%** conditional support. Every area in the Village was in favour of the re-development of this industrial site. There is currently a live outline planning application (EN 11/00654/FUL) for 9 dwellings. The Parish Council has commented on the application, observing that improvements would be necessary in the parking provision. This is certainly reflected in the comments from residents taken from the poll. However, it is clear that this re-development would be welcomed, as it would enhance the street scene in an important part of Chelveston opposite the American Memorial.

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The site NDP-S013 is therefore recommended for adoption as a preferred option for re-development to provide up to 9 houses in the period 2015-2025 with a number of policy constraints applied (a) the need for all parking for residents and visitors to be contained within the site (b) a design which enhances the street scene in this sensitive area (c) that the housing should be 2/3 bedroomed and (d) that there be no vehicular access off Foot Lane.

2. [NDP-S007](#) (Knight – Water Lane) this proposition is for a single dwelling for use by the land owner, a retired farmer in the Village. Its construction would result in the release of 2 properties on to the market, 33/35 Water Lane, one of which has been uninhabitable for nearly 20 years.

The proposition received 62% full support, with 61% support from the post codes immediately surrounding it. Although the development is on farm land, it is immediately adjacent to another property and within the overall confines of Chelveston. A stream on the western edge of the site forms a natural boundary. The farm land to the west of this stream was recently sold with a covenant preventing building for at least 80 years. Building on this site will not therefore create a precedent for extending development along Water Lane towards Spinney Barn. This is a sensitive street scene with the historic Water Yard to one side and Hall Farm House to the other. Any development would need to take this into account and avoid the mistakes made with 12 Water Lane which had an adverse impact on the street scene.

The site NDP-S007 is therefore recommended for adoption as a preferred option for development in the period 2015-2025 with a number of policy constraints applied (a) a single dwelling (b) a design which enhances the street scene in this sensitive area and (c) all parking for residents and visitors being contained within the site.

With the JST site and one single property development on Water Lane, the Working Party recommends that this is sufficient for the first 10 years of the Plan. With the 2 properties already granted permission and the 5 additional properties coming back into use, this would be an additional 17 families joining the community during this period, an 11% increase.

For the second 10 years, we propose releasing 2 of the less popular sites. They were only able to achieve a majority if conditional support is taken into account. This would involve some clear policy statements to shape the developments on those sites to meet the residents' wishes. If detailed schemes come forward which do not satisfy the concerns raised, then development would **not** be permitted. One is on Kimbolton Road and the other on Raunds Road/Sawyers Crescent. The latter is particularly sensitive because of traffic and parking issues, particularly given the impact of traffic from the *Darsdale Farm* development in Raunds, as yet unknown.

3. [NDP-S002](#) (Oliver – Kimbolton Road) received 49% full support and 5% conditional support. The conditional supporters were concerned that 2 properties were perhaps too many on the site and that there might be access problems from the Kimbolton Road layby. Some of the conditional support required bungalows be developed on the site to reduce the impact and link visually with *Greenacres*. There was also concern that this development should not spoil the street scene in this sensitive location and should not impact adversely on the tree cover.

With the proviso that residents' concerns can be overcome at the detailed design stage, the site (NDP-S002) is recommended for adoption as a preferred option for the development of up to 2 properties in the period 2026-2035. A number of policy constraints will be applied (a) access only off Kimbolton Road, and not under any circumstances from Britten Close, (b) the retention of the layby which is an important amenity and turning point (c) a design which enhances the street scene in this sensitive area (d) all parking for residents and visitors be contained within the site and (e) tree cover being conserved.

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4. [NDP-S006](#) (Knight – Raunds Road/Sawyers Crescent) received **36%** full support and **17%** conditional support. The conditional support focussed on 3 concerns (a) that the proposed number of dwellings was too high, (b) issues with traffic, parking, access and the width of Sawyers Crescent and (c) the risk of back land development at this or a later date. If the majority of the reservations voiced by the conditional supporters can be overcome, then this site could secure a majority of over **50%**.

The rejections raised a number of common concerns (a) building in open countryside on green field land, (b) too many properties proposed, (c) access problems and traffic issues, (d) loss of views by neighbouring properties, (e) impact on the public right of way across the field. These are, of course, all valid concerns except for the loss of views by neighbouring properties which is, unfortunately, not a material planning consideration.

Many of these valid concerns can be addressed and this is undoubtedly a potential “in-fill” site. It is a gap in a ribbon development, within the confines of the Village. In the 2012 Village survey ([NDP-0015](#)), this site was proposed by many residents as a suitable green field site for development. It has been put forward several times as an aspirational site and a planning application was submitted for the land opposite Sawyers Crescent in 1989. This was withdrawn before determination.

The Parish Council archive shows the extensive debate between 1957-1961 on the precedent that would be set by the building of *Meadowcroft* on Raunds Road. This property is immediately adjacent to [NDP-S006](#). Previously, *East View* and *Pretoria Cottages* had been separated from the heart of Chelveston with no footway connecting them. *Meadowcroft* began the process of developing Raunds Road in 1961/1962, the first property on Raunds Road since *East View* was constructed in 1905.

This was followed by the construction of Nos. 2-4 Raunds Road in 1983, opposite the proposed site on the east side of Raunds Road.

Gardenfield followed in 1990 (on the west side). *Hawthorn Cottage* (8 Raunds Road) was then built in 1993/1994 to complete the ribbon on the east side of Raunds Road up to the natural boundary of the large land drain which runs at the back of Britten Close.

On the west side of Raunds Road, in fill between *East View* and *Meadowcroft* was finally completed in 2010 with the construction of *Rosemoor* in 2010/2011.

In fill between *Meadowcroft* and Sawyers Crescent is the logical next step. It would complete the development of Raunds Road nearly 65 years after it first started and would create a continuous settlement in Chelveston between all of its natural boundaries. It meets the criteria of Policy 1 in the Core Spatial Strategy in that it is clearly within the boundaries of an existing Village settlement.

With the proviso that residents’ concerns relating to the site NDP-S006 can be overcome at the detailed design stage: this site is recommended for adoption as a preferred option for development of up to 8 properties in the period 2026-2035 with a number of policy constraints applied (a) that the properties should be dormer bungalows to continue the street scene from Redwood to Meadowcroft and minimise the impact on the visual amenity of existing properties on Raunds Road and Sawyers Crescent, (b) that access should take into account the traffic issues on Raunds Road and the difficulties of exiting Sawyers Crescent and Britten Close at peak hours (c) that the widening of Sawyers Crescent is part of the proposal to alleviate the pavement parking problem (d) that all parking for residents and visitors is contained within the curtilage of the properties such that no parking is permitted on Raunds Road or on Sawyers Crescent from these properties (e) that restrictions are imposed which prevent back land development in this proposal or at a later date and (f)

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that the public right of way be retained and is positioned to the satisfaction of the Parish Council to assure good access and effective long term maintenance.

These 2 sites ([NDP-S002](#) and [NDP-S006](#)) would both be released in the second half of the plan (2026-2035) and would expand Chelveston by 8-10 properties. This fits with the Village preferences outlined in Table 1. No other developments would be permitted during this period and Chelveston will grow by 18% across the whole of the plan.

The results for the other Chelveston propositions in the poll were analysed as follows:

5. [NDP-S005](#) (Eildred – Goldcrest, St Georges Row) this site received **37%** full support from the Parish and **12%** conditional support. Even after addressing the concerns of the conditional supporters, this site cannot secure a majority support. There was a **45%** rejection from the Parish as a whole and **73%** rejection from voters in St Georges Row and Sawyers Crescent. Two areas of the Parish (the centre of Chelveston and Chelston Rise) gave a majority support to this site. The proposition is also clearly back land development, requiring the demolition of a modern property to achieve access to the rear. As such the proposition would fail to meet one of the emerging policy considerations outlined in [NDP-0177](#) (4d).

On the basis that: (a) the site NDP-S005 received insufficient popular support, (b) the development would be back land development and (c) the proposition would exceed the numbers of new properties that would be accepted in Chelveston during the period of the plan, this proposition is rejected for adoption.

6. [NDP-S008](#) (Keith Carr – Raunds Road) this site received **66%** rejection from the Parish with majority support only from Caldecott voters. The rejections clearly viewed this as an extension of the Village beyond a natural boundary, with a risk of creating a precedent for extending the Village still further east. The “open” aspect experienced when entering Chelveston from Raunds was perceived to be an important part of the Village and worth preserving.

On the basis that: (a) the site NDP-S008 received insufficient popular support, (b) the development would extend the Village beyond a natural boundary (c) is a development in open countryside contrary to policy 1 of the Core Spatial Strategy and (d) the proposition would exceed the numbers of new properties that would be accepted in Chelveston during the period of the plan, this proposition is rejected for adoption.

7. [NDP-S015](#) (Craythorn – Paddock behind Water Yard accessed off Water Lane) this site received **44%** full support from the Parish and **4%** conditional support. Even after addressing the concerns of the conditional supporters, this site cannot secure a majority. There was a **47%** rejection from the Parish as a whole and **69%** rejection from voters in Duchy Close and Hillside, with a **67%** rejection from voters in Water Lane. The proposition is also clearly back land development. It is sited completely behind 41 Water Lane with no road frontage at all. Access is along a narrow public right of way. As such the proposition would fail to meet one of the emerging policy considerations outlined in [NDP-0177](#) (4d).

On the basis that: (a) this site received insufficient popular support, (b) the development would be back land development on a green field site and (c) the proposition would exceed the numbers of new properties that would be accepted in Chelveston during the period of the plan, this proposition is rejected for adoption.

8. [NDP-S017](#) (Bagley/Coote/Woolhead – Land behind 1-3 Britten Close) this site received **51%** rejection from the Parish, with no majority support from any area of the Parish. The rejections clearly identified that access to the plot was problematic and that this was undesirable back land development.

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On the basis that: (a) this site received insufficient popular support, (b) the development would be back land development and (c) the proposition would exceed the numbers of new properties that would be accepted in Chelveston during the period of the plan, this proposition is rejected for adoption.

9. [NDP-S021](#) (Stuart Carr – Duchy Field) this site received 72% rejection from the Parish, with no majority support from any area of the Parish. The rejections clearly identified that this development would be a major extension to the Village, outside its natural boundaries, and with 50 properties proposed would be too great an expansion. There was also concern that the development would set a precedent for the other half of the field to be developed, adding a further 50+ houses. Even the offer of a leased Village Hall and Village Green was not considered sufficient to warrant such a large scale expansion of the Village.

On the basis that: (a) the site NDP-S021 received insufficient popular support, (b) the proposition would extend the natural boundaries of the Chelveston settlement, (c) the proposition would set a precedent for further development of the field and (d) the proposition would exceed the numbers of new properties that would be accepted in Chelveston during the period of the plan, this proposition is rejected for adoption.

7 Phased but limited growth for a sustainable community

In summary, the Working Party believes that there is popular support for a **phased** growth in occupied properties from 220 to 260-267 over 20 years (18-21%). For the avoidance of doubt, this growth counts the properties which have been vacant for a number of years but which are being brought back into use (5), and those for which planning permission has already been approved (6). The number of completely new properties proposed is 29-36. Given the lack of facilities and amenities in Chelveston-cum-Caldecott, the Working Party believes that this is a sensible level of growth at a pace which is sustainable.

Again for the avoidance of doubt, we believe that Chelveston-cum-Caldecott is not **obliged** to take a quota of housing by any higher level County, District or National plan. We simply don't have the amenities for developments greater than the limited sites we propose. Raunds, Higham Ferrers and Rushden all have greater aspirations and the facilities to support them. We believe that Chelveston-cum-Caldecott needs to remain rural in character, surrounded by farming and amenity land, offering a quieter lifestyle for all age groups. Judging by the fact that houses sell and rent quickly in the Parish, there is clearly a demand for this.

It is recognised that the Village is expensive and difficult for the young to move into. Therefore, the Working Party are supporting the development of 2-3 bedroomed properties on the JST site and mixed housing at Chelston Rise, similar to the mix there at present.

The Working Party sees no case for additional social housing. 10% of the Chelveston housing stock is already owned by Spire Homes (with 1 more property with outline approval) and 5% of the other houses in Chelveston are privately rented. In Caldecott, 19% of the housing stock is privately rented and at Chelston Rise nearly 50% are on short term leases. The Working Party believes that this is more than enough to allow people an entry point into the Village without creating a transient population, reluctant to take a stake in Village life.

As a Village, we pride ourselves in integrating new residents into the Village, both owner occupiers and tenants. Our track record is very good. Many residents who rent in the Village love the community and want to stay – many save up and buy property here or move within the Village. This is worth preserving and the Working Party believes that this plan is a sustainable and achievable way of allowing others to enjoy this way of life without destroying the very thing they seek.

Neighbourhood Development Plan – Preferred Site Recommendation

8 Next steps

The Working Party seeks endorsement of this outline plan from the Parish Council and leave to present these results and recommendations to the Parish at the Annual Parish Assembly on 22nd April 2014.

Neighbourhood Development Plan – Summary of Recommendations

Table 2		2015-2025		2026-2035	
Settlement	Proposition	No. New Dwellings		No. New Dwellings	
Caldecott 21 properties	Duchy Farm House Barn Conversions (2014-2015)	3	NDP-S001 – Duchy of Lancaster – Bidwell Lane The properties must be sympathetic to the barns opposite and the 3 listed properties in Caldecott. All parking for residents and visitors must be off road.	5	
	Haleworth – additional detached dwelling (2015-2016)	1			
	NDP-S004a – Chapman – Barn Conversion Currently not formally a habitable dwelling but is lived in. Restored/converted/rebuilt using the same materials in order to preserve the street scene in Caldecott.	0			
	NDP-S004b – Chapman – Cottage 2/3 bedroomed cottage built in stone, with roof and design to be sympathetic with nearby properties and to preserve the street scene on entering Caldecott. All parking for residents and visitors to be off road.	1			
	Growth 2015-2025	5 (+24%)		Growth 2026-2035	5 (+19%)
Chelston Rise 50 properties	Development of housing in the same style as existing on the site of the old school, boiler house and hard playground – leaving the majority of the open green space undeveloped and continuing The Crescent so as to preserve the unique style and design of the site. Developments should be phased towards the end of this period of the plan (2021-2025) to give time for the existing new community to become properly established and for residents who don't like the plan to consider their options.	6-10	No developments proposed	0	
	Growth 2015-2025	6-10 (+20%)		Growth 2026-2035	0

Neighbourhood Development Plan – Summary of Recommendations

Table 2	2015-2025		2026-2035	
Settlement	Proposition	No. New Dwellings		No. New Dwellings
Chelveston 149 habitable properties	Land adjacent to 1 Kimbolton Road (2015-2016)	1	NDP-S002 – Oliver – Kimbolton Road Preserving the layby and the street scene approaching Chelveston from Kimbolton. All parking for residents and visitors should be off road.	2
	Land behind 6-11 Hillside (2015-2016)	1		
	Restoration of 33 Water Lane (2015-2016)	1		
	Restoration of 4, 6, 8, 10 High Street (2015-2016)	4		
	NDP-S013 – JST – Higham Road Ensuring that the new properties enhance the street scene and that the site is <u>entirely self-sufficient</u> for all parking for residents and visitors.	8-9	NDP-S006 – Knight – Raunds Road/Sawyers Crescent Low level dormer bungalows as a ribbon development on Raunds Road, possibly into Sawyers Crescent. Access needs to take into account the increased traffic that will result from the <i>Darsdale Farm</i> development in Raunds and the need for improved width and parking in Sawyers Crescent. All parking for residents and visitors must be off road. Covenants/restrictions will be put in place to prevent back land development in this or later phases.	6-8
NDP-S007 – Knight – Water Lane Ensuring that the new property is sympathetic to the street scene in Water Yard and approaching Hall Farm House and that all parking is off road for residents and visitors.	1			
	Growth 2015-2025	16-17 (+11%)	Growth 2026-2035	8-10 (+6%)

Table 3	2014 Baseline	by 2026	By 2035	Growth	
Caldecott	21	26	31	48%	In the 20 years to 2010, the Parish grew by 26 properties – 18% growth. Between 2010-2011, Chelston Rise was re-occupied and became an integral part of the Parish, adding 50 properties – 29% growth. This Neighbourhood Plan proposes a further 18-21% growth in the size of the Parish over the next 20 years at a pace which is sustainable and promotes the integration of new residents into the community.
Chelston Rise	50	56-60	56-60	12-20%	
Chelveston	149	165-166	173-176	16-18%	
Parish Total	220	247-252	260-267	18%-21%	