



# Chelveston-cum-Caldecott Parish Council

## Northamptonshire

### Neighbourhood Development Plan



## Outcome of Aspirational Development Sites Submissions

### Summary of voting on each proposition

Voting for Proposition	% full support	% cond. support	% full rejection	Decision
<a href="#">NDP-S004a - Chapman - Barn</a>	84%	2%	11%	Preferred option 2015-2025
<a href="#">NDP-S013 - JST</a>	72%	11%	13%	Preferred option 2015-2025
<a href="#">NDP-S001 - Duchy - Bidwell</a>	60%	11%	25%	Preferred option 2026-2035
<a href="#">NDP-S004b - Chapman - Cottage</a>	66%	3%	27%	Preferred option 2015-2025
<a href="#">NDP-S007 - Knight - Water Lane</a>	62%	3%	30%	Preferred option 2015-2025
<a href="#">NDP-S002 - Oliver - Kimbolton Rd</a>	49%	5%	41%	Preferred option 2026-2035
<a href="#">NDP-S006 - Knight - Raunds &amp; Sawyers</a>	36%	17%	43%	Preferred option 2026-2035
<a href="#">NDP-S005 - Elldred</a>	37%	12%	45%	Insufficient support
<a href="#">NDP-S018b - Mommersteeg - Bidwell</a>	41%	8%	46%	Insufficient support
<a href="#">NDP-S015 - Craythorn</a>	44%	4%	47%	Insufficient support
<a href="#">NDP-S018a - Mommersteeg - Caldecott Rd</a>	41%	6%	49%	Insufficient support
<a href="#">NDP-S017 - Bagley/Coote/Woolhead - Britten Close</a>	34%	10%	51%	Rejected
<a href="#">NDP-S019a - WPG - Chelston Rise 35 houses</a>	30%	15%	51%	Rejected
<a href="#">NDP-S014 - Allen - Chelston Rise 6-8 houses</a>	30%	5%	62%	Rejected
<a href="#">NDP-S008 - Keith Carr - Raunds Road</a>	21%	8%	66%	Rejected
<a href="#">NDP-S021 - Stuart Carr - Duchy Field</a>	12%	13%	72%	Rejected
<a href="#">NDP-S020a - CRE - Renewables</a>	13%	6%	78%	Rejected
<a href="#">NDP-S020b - CRE - New housing/employment</a>	8%	6%	83%	Rejected
<a href="#">NDP-S019b - WPG - Chelston Rise 70 houses</a>	4%	3%	91%	Rejected

### Conditions of Aspirational Site Submission

In accepting submissions of Aspirational Sites from Land Owners, the Parish Council made the following conditions clear:

1. The identification and proposal of any site does not imply that the Parish Council considers that the site is suitable for development, either now or in the future. It cannot be taken as representing either an intention to allocate these sites, or as a material consideration in the determination of a planning application.
2. Potential sites that have been identified will be further tested through the plan-making process for Neighbourhood Development Plan Documents, including Sustainability Appraisal/ Strategic Environmental Assessment, several stages of public participation and independent examination. This call is not intended to imply support for any development in the Parish and the receipt and processing of any proposal by the Working Party is no guarantee that the site will be included in the Neighbourhood Development Plan.
3. For proposed sites to be included in the plan, they must **enjoy wide support from residents** who will ultimately decide on the adoption of the Neighbourhood Plan in a referendum in May 2015.

## Neighbourhood Development Plan – Outcome of Aspirational Site Submission

### Decisions on the preferred options to be included in the Neighbourhood Plan

The decisions on each site have been made with reference to the level of popular support received. All of the propositions recommended as preferred options have secured a majority of popular support, or could do so with certain conditions imposed. Sites that did not achieve this level of support have not been included as preferred options.

The time frame for releasing a preferred site to be developed has been based on the rate of development that residents would support in each location (see Table 1 in [NDP-0180](#)). We have also then taken into account any development already underway.

In Caldecott, there is already significant development underway on Bidwell Lane. For this reason the new proposal from the Duchy of Lancaster ([NDP-S001](#)) has been allocated for development in the second half of the plan (2026-2035). This will give time for the new properties already planned and being built to become established, before new development occurs.

In Chelveston, there are 2 approved sites awaiting development, and 5 other empty properties which are in the process of being brought back into use. Therefore in the first period of the plan (2015-2025) new developments will be limited to the site of JST ([NDP-S013](#)) and a single property on Water Lane ([NDP-S007](#)). In the second half of the plan (2025-2035), 2 further sites will be released for development ([NDP-S002](#), [NDP-S006](#)). These sites were only able to achieve majority support with conditions attached to address residents' concerns.

None of the propositions for Chelston Rise were accepted by residents. However, residents indicated a willingness to accept 6-10 new properties in the first period of the plan. There is an area of previously developed land on the site of the old school. In 2002, East Northamptonshire Council defined a set of development boundaries which included the school within them ([NDP-0109](#)), but excluded the playing fields. The Parish Council has recommended that development be permitted on the site of the old school and boiler house. Up to 10 properties would be permitted provided that they were in a similar style to those already there, and continued the line of the Crescent. However, in order to allow the new community to become fully established, development would only be permitted from 2021 onwards.

### Summary of proposed new developments

Caldecott	2015-2025	2026-2035	Summary of Conditions
<a href="#">NDP-S004a - Chapman - Barn conversion</a>	1		No changes to footprint, size, materials
<a href="#">NDP-S004b - Chapman – 2/3 bed cottage</a>	1		Built in stone, in keeping with existing houses
<a href="#">NDP-S001 - Duchy - Bidwell</a>		5	In keeping with barn conversions opposite
Chelveston	2015-2025	2026-2035	Summary of Conditions
<a href="#">NDP-S013 - JST</a>	8-9		2/3 bed, in keeping with memorial
<a href="#">NDP-S007 - Knight - Water Lane</a>	1		In keeping with the street scene and Hall Farm
<a href="#">NDP-S002 - Oliver - Kimbolton Rd</a>		2	Retain layby, enhance street scene, retain trees
<a href="#">NDP-S006 - Knight - Raunds &amp; Sawyers</a>		6-8	Ribbon development, low level, widen Sawyers
Chelston Rise	2021-2025	2026-2035	Summary of Conditions
On previously developed land	6-10		Continue Crescent, style as existing, retain field
<b>Totals</b>	<b>17-22</b>	<b>13-15</b>	

### Conclusions

With these preferred options, the Parish will grow by approximately 20% over the 20-year period of the plan (including new properties already approved and those being brought back into use). This level of development is comparable to that achieved in the previous 20 years. As such the Parish Council believes this to be a sustainable and achievable plan.