



Chelveston-cum-Caldecott Parish Council Northamptonshire Neighbourhood Development Plan



Michael Stephenson
The Old Vicarage
Caldecott Road
Caldecott
NN9 6AT

Ref: NDP-0195

11th August 2014

Dear Michael,

Thank you for your response to the consultation. It is clear and self-explanatory and an entirely understandable position.

I do recognise, understand and accept your annoyance at the way in which the policy was communicated to you. The working party was faced with the unenviable challenge of assembling a self-consistent set of policies across many different areas. It would not have been possible to have had serial conversations with every land owner in the Parish without our timescales being knocked off track, and without giving some parties an advantage of early consultation. We therefore decided to assemble a full consultation document and to consult in parallel with all landowners simultaneously. This will take place for six weeks and then will be followed by extensive revision before a second formal consultation takes place. The document you have received and studied should be seen as the consultation document that we wish to discuss with all land owners in the Parish. It has no legal status beyond this.

You have made a number of clear and valid points in your response and I see no reason why these cannot be adopted after further discussion between you and the working party. There is no desire or intention to blight your property and every effort will be made to avoid this.

Your point on whether as need for an extension has actually been established is also well made. As I mentioned to you in our discussion, the need for an extension to the Churchyard depends upon the position adopted by the new incumbent the Rev Canon Richard Stainer. Since his collation in May, I have been trying to secure a meeting with him to discuss this, both through direct approaches to him and through the PCC. So far I he has not made himself available, due to the pressure of his duties, illness and holidays. His predecessor was adamant that a Churchyard extension would be required in the fullness of time. Fr. Grant would not sanction possibly disturbing mortal remains in order to use the spaces I found during my survey of the Churchyard. However, I am hopeful that Rev Stainer may take a different perspective. I attach a map of the part of the Churchyard in which I found no evidence of marked graves or burial records.

I must re-emphasise that this is a consultation document and that your input will be taken into account before the formal pre-examination version of the document is prepared. You will have the opportunity to see the proposed text of the next version before it is prepared.

Cllr Adrian Dale
Chairman
Chelveston-cum-Caldecott Parish Council

Chelveston cum Caldecott CP

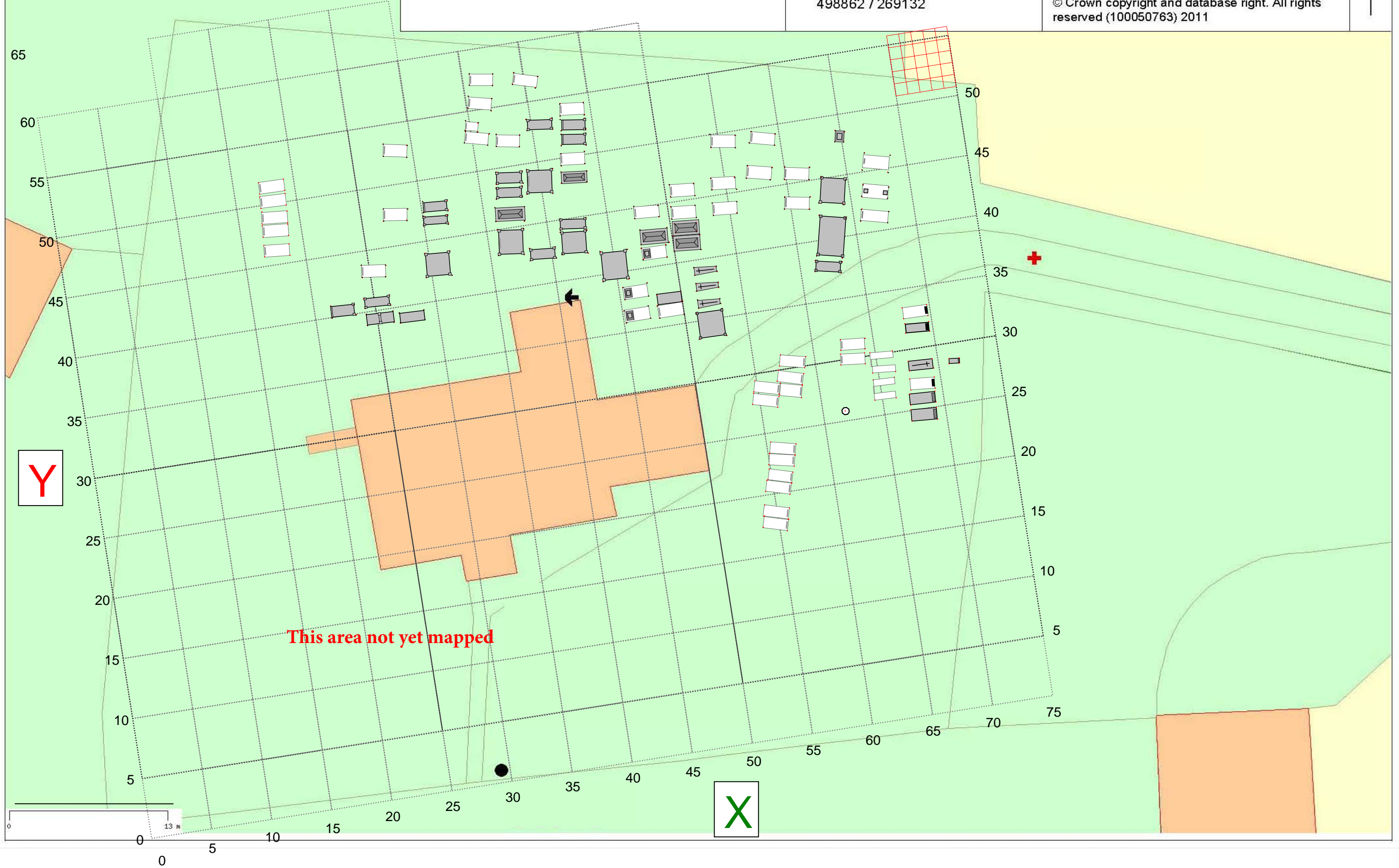
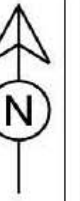
Churchyard

Scale: 1 : 286

Map Centre - easting / northing:
498862 / 269132

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Adrian Dale
Chairman of the Parish Council

The Old Vicarage
Caldecott

11 August 2014

EXTENSION OF THE CHURCHYARD FOR USE AS A CEMETERY


I am concerned and annoyed at the way your working party has presented my property in the current version of the Neighbourhood Development Plan.

There has been no discussion or consultation with me over the policy to acquire my paddock to extend the current churchyard cemetery, and the NDP presentation document gives a clear impression that my land is freely available for this extension albeit acquired 'via' council tax payers higher contributions. My position is very clear, the paddock is an important and valuable feature of my property. It is almost half my land and offers a distinct advantage over the vast majority of detached homes in this area it is certainly not for sale for the peppercorn sum that the village would expect to pay, nor would I want to separate it from the rest of my property.

I therefore require you to amend the wording of your NDP document to reflect my feelings and position in this matter. You can do this as follows:-

Clearly state that the policy to extend the churchyard could only be achieved through consultation with the 'then' owner of 'The Old Vicarage' who may or may not agree to donate or sell any or part of the paddock. This approach would only take place after it was clearly established that there was a need and that the need had been properly identified which is currently not the case. Also in the event that no agreement was reached alternative sites would be considered by approaching local land owners. The outlines of the proposed extension at pages 34 and 66 and any other reference to my paddock to indicate a desire to acquire the land but point out that you would not seek to compulsory purchase it.

If your current proposal is not changed to reflect my feelings on this matter I will seek legal advice about financial compensation for any blighting you have caused to the value of my property.


Michael Stephenson