



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Michael Stephenson
The Old Vicarage
Caldecott Road
Caldecott
NN9 6AT

Ref: NDP-0198

21st August 2014

Dear Michael,

Thank you for your further note on the Neighbourhood Plan. I welcome your input and will do my best to address all of your points:

1. I am happy to publish all of your correspondence in full as your response to the consultation. Our intention is to be open and transparent in the consultation process. There is nothing to hide and all input is welcome, no matter how critical.
2. I said in my first written response to you on the 11th August 2014, "***this is a consultation document and 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 published for formal consultation.***" This remains the case. The present consultation document has no legal standing and is a document for discussion around the Village.
3. In my first written response of 11th August, I also said "***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.***" I stand by this response. Your points are well made and therefore the policy CEM will not go forward into the pre-examination version of the plan in its present form. That is the purpose of consultation, listening to the input of all interested parties. In your first letter, you proposed a form of words for the policy that would be acceptable to you. In my second letter, I said that "***I saw no reason why they shouldn't be adopted after further discussion.***" Again, I stand by this, your proposed revisions seemed sensible and I said in our last meeting that I would support their adoption in full.
4. In my second written response on 16th August I also said "***I can assure you that no discussions have taken place in the Council on the compulsory purchase of your land or of any other property.***" I also confirmed this verbally with you on 17th August. Our Clerk has confirmed that this topic has NEVER been raised, either in a meeting, or in discussions with your neighbour, Pieter Mommersteeg. I will now ask Pieter Mommersteeg directly about the source of this information as it is clearly causing you anxiety, which I am very keen to avoid.

I am very sorry that we have caused you concerns with this consultation process and will do everything I can to address your issues in full, to your satisfaction, in the next version.

Cllr Adrian Dale
Chairman
Chelveston-cum-Caldecott Parish Council

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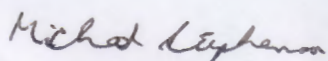
Michael Stephenson
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After further consideration I feel that my two previous letters to you adequately reflect my feelings about your consultation document and these form my formal comments concerning the extension of the current Churchyard onto my land.

I have no doubts that your development plan for the village Churchyard extension in its present form is a 'blight' to my property and if your plan becomes policy I will seek to issue a 'blight notice' to recover my financial loss at market value plus any costs incurred against the authority concerned. In this respect I will send a copy of my correspondence including this letter to East Northamptonshire Council's legal department to ensure that they are aware of the direction your development plan is taking and the possible future costs to be incurred by council tax payers.

Despite my previous requests to you to state that the Parish Council will not try to seek to obtain any of my land by a compulsory purchase order you have refused to give me a definitive reply one way or the other on the grounds that the subject has not been discussed. I believe however that one of your committee has already mentioned this subject to my neighbour who has similar concerns to me.



Michael Stephenson

Copy: East Northamptonshire Council's Legal Dept.