



## **Our Village – Our Plan** **Our Future**



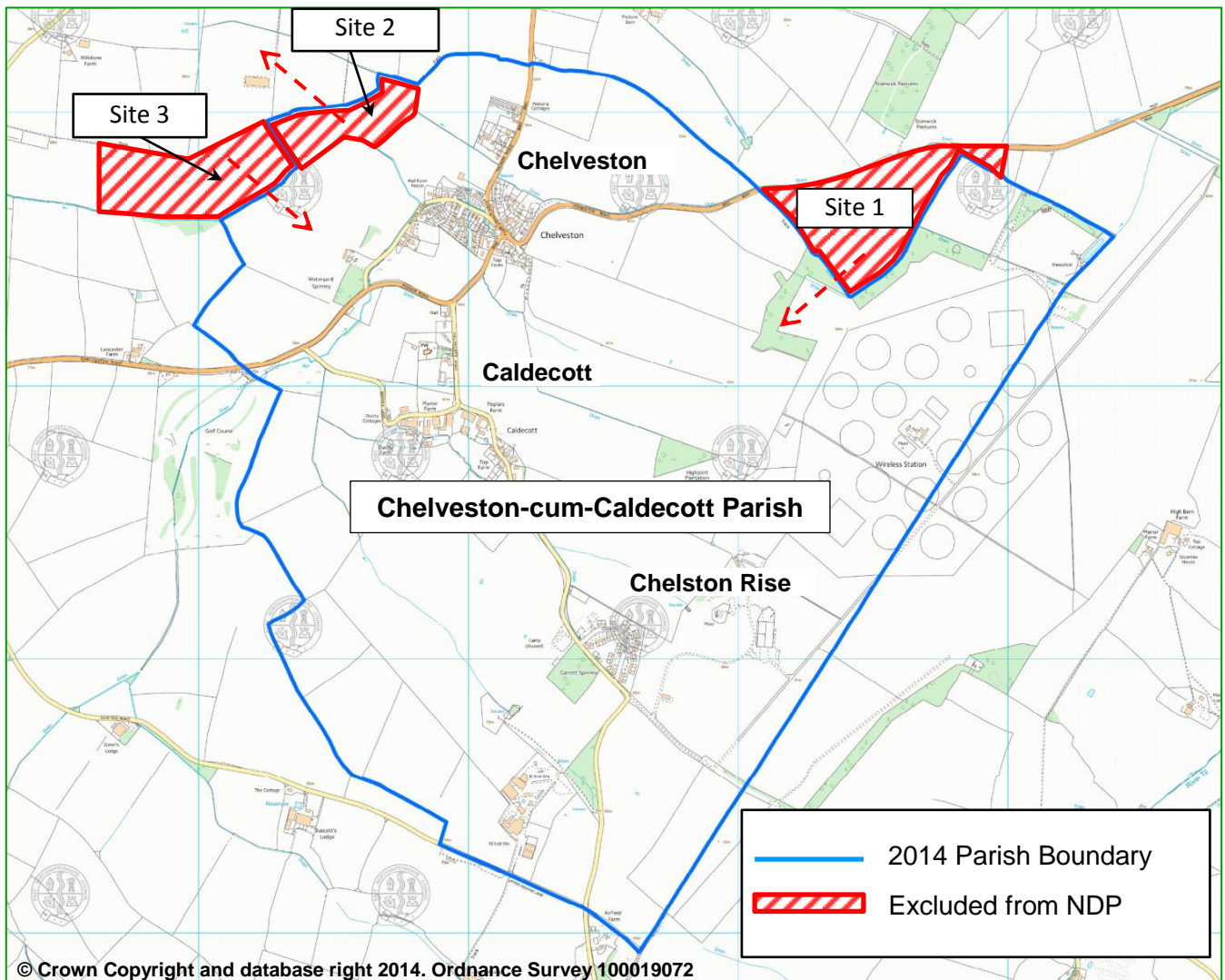
**Consultation**  
**Representations**  
**received in**  
**response to:**

**Consultation**  
**Version 1.0**

**With Parish Council**  
**Responses**  
**approved by the**  
**Council on 13<sup>th</sup>**  
**October 2014**

**Neighbourhood Plan**  
**2015-2035**

**October 2014**



## Chelveston-cum-Caldecott Neighbourhood Plan Area

**Site 1:** Moved from Stanwick Parish on 15<sup>th</sup> October 2014 and excluded from Plan Area

**Site 2:** Moved to Stanwick Parish on 15<sup>th</sup> October 2014 and excluded from Plan Area

**Site 3:** Moved from Higham Ferrers Parish on 15<sup>th</sup> October 2014 and excluded from Plan Area

The NDP comprises five documents which should be read together:

**[Our Plan](#)** – Details the policies that will apply to future development within the plan area.

**[Basic Conditions Statement](#)** – This details the plan's compliance with legal requirements.

**[Formal Consultation Statement](#)** – This details how the plan was consulted upon through the various stages of its creation.

**[Sustainability Appraisal](#)** – This details how the policies conform to the national principles of sustainable development.

**[References](#)** – This details the documentary evidence collected and used to form the plan.

Published by Chelveston-cum-Caldecott Parish Council as the qualifying body entitled to submit a Neighbourhood Plan for its own Parish

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Available online as: <http://ndp.chelveston.org.uk/NDP-0207>

## 1 Introduction

On 1st August 2014 Version 1.0 of the Neighbourhood Plan was published for informal consultation with residents and landowners. A six week consultation was held ending on 14th September 2014. A consultation meeting was held with residents on 1st September 2014. This document sets out all of the representations and comments received.

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## 2 Consultation Meeting C007 – 1st September 2014

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### Attendees

Thirty four residents from the Parish attending the meeting, including Parish Councillors and members of the Working Party (see the register of attendees NDP-C007R)

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### Presentation

Andrew Seaman and Adrian Dale presented a summary of the Neighbourhood Plan (NDP 0200). Questions or comments were invited from the audience.

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### Questions and comments (Ref: [NDP-C007M](#))

#### **From: John Eildred**

In connection with NDP-S006 - I would have thought only part of *Sawyers Crescent* could be widened.

#### **Parish Council Response:**

Yes *St Georges Row* could not be widened. However, it is important that we address the pavement parking in *Sawyers Crescent* and the narrow access. There will still be a problem in *St Georges Row*, and we may have to consider one-way access.

#### **From: Carole Nutt**

Parking in the centre of the Village on *High Street* is a serious problem, can anything be done in the long term?

#### **Parish Council Response:**

There is the TRF policy in the NDP in which we have identified five potential new spaces in front of the pub. We would then consider double yellow lines on *High Street* in the areas where parking is technically illegal already.

#### **From: Horace Eady**

What about using part of the grass next to the War Memorial?

#### **Parish Council Response:**

We have looked at this. This will gain four spaces but will lose three, a net gain of one whilst spoiling the memorial.

#### **From: Patricia Mommersteeg**

In connection with NDP-S013 - JST is a bad place for entry onto the main road - will this change? What about using *Foot Lane*?

### **Parish Council Response:**

JST have three legal entrances at the moment and are giving up two of them. The entrance proposed is considered by highways to be the safest. There will be only foot access from *Foot Lane*.

### **From: Brenda Eildred**

We desperately need traffic calming. The traffic is getting worse and walking around the Village is now a problem

### **Parish Council Response:**

The TRF policy covers traffic calming measures including speed measurement and road narrowing.

### **From: Patricia Mommersteeg**

In connection with NDP-S019 – How do the owners feel about the reduced development at Chelston Rise. Surely we cannot stop them developing?

### **Parish Council Response:**

They have not yet responded but we have no wish to prevent appropriate development, which in this case is 20% additional housing in the locations specified on the site.

### **From: Justin Beveridge**

Does the designation of land as an Asset of Community Value mean that the land will never be able to be built on?

### **Parish Council Response:**

Assets of Community Value have a marker on their record at the Land Registry which means that the community has a chance to buy the land or property before it is sold or developed. It acts to delay development and can also be a material consideration when deciding whether permission should be granted on a site.

### **From: Justin Beveridge**

Could we designate the field on the left when coming in from Raunds and the one on the *Kimbolton Road* as a Local Green Space?

### **Parish Council Response:**

These fields are clearly open countryside and arable land – it would be unusual to designate them in this way as there are no paths across this land, and they are not used for amenity purposes. They do define the shape of Chelveston but have protection from several other policies, both in the NDP and at the level of the Core Spatial Strategy.

### **From: Horace Eady**

Chelston Stars did play football in Keith's field in 1947, so it has been an amenity field. The pub field has also been used continuously as an amenity field since the war.

### **Parish Council Response:**

As usual Horace is a mine of invaluable local knowledge – we'll be back for details!

### **From: Patricia Mommersteeg**

What about Duchy Field shouldn't this be designated as a Local Green Space. It has several paths across it. It could have a playing field on it, or be a site for a cemetery.

**Parish Council Response:**

This can be considered as part of the consultation.

**From: Justin Beveridge**

In connection with policy REF1 – What about the old buildings on the airfield, don't they have permission for housing green diesel generators?

**Parish Council Response:**

These buildings have permission to house transformer units. The generators were to be housed in the centre of the site.

**From: David Bagley**

Are you now planning to withdraw reference to the Cemetery extension from the plan?

**Parish Council Response:**

The evidence and consultation responses suggest that this will be the likely outcome.

**From: Gyles Smart**

In connection with LGS18 – I see you have golf club extension in the plan, why is that?

**Parish Council Response:**

This land forms a natural boundary to the Parish and could be important in creating a buffer against future developments which may extend from Higham Ferrers or Rushden. The sustainable urban extension of Rushden has recently been "given the nod" and is likely to add 3,500 houses to Rushden, some within 800m of the Parish boundary.

**From: Gyles Smart**

Fair point, we could end up like Milton Keynes Village – a small oasis in the middle of a big development.

**From: Patricia Mommersteeg**

In connection with NDP-S001 the paddock at the rear has not been designated as Local Green Space – why?

**Parish Council Response:**

There are no paths across it and some of it is currently used as a silage clamp. It has no amenity use at the moment.

**From: Horace Eady**

How close does the Stanwick boundary come to us?

**Parish Council Response:**

CLLr Adrian Dale talked through the position of the boundaries as they would be from 15th October 2014 after the boundary changes.

**From: Gyles Smart**

With all the development in Raunds, we will need a roundabout or a ring road to reduce the impact on the Village!

**Parish Council Response:**

We are certainly concerned about the impact of *Darsdale Farm* in Raunds.

**From: Brenda Ellred**

How are you going to keep people interested in the plan?

**Parish Council Response:**

That is hard to do but we will try!

**From: Sharron Smart**

Can I just say thank you to you, Andrew and the committee for the hard work you have put into this. I know some communities haven't bothered and are regretting it. I am glad we are doing something!

**Parish Council Response:**

Thanks!

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### 3 Representation from Roger Norman on page 12 of “Our Plan”

**From: Roger Norman – landowner of Site 2 (page 12 – Our Plan) (Ref: <http://ndp.chelveston.org.uk/view/Q230>)**

Since Site 2 is being transferred to Stanwick Parish, it is outside the Neighbourhood Plan Area. Therefore, the Chelveston-cum-Caldecott Neighbourhood Plan cannot set policy relating to this site. The statements on page 12 about presumptions on the future use of Site 2 should therefore be removed completely from the plan.

**Parish Council Response:**

The point is well made that as the site is not formally in our plan we cannot make comments about it. The note on page 12 of “Our plan” about our presumption on the use of the field will be removed as it fails to meet the Basic Conditions test.

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### 4 Representation from Michael Stephenson on policy CEM

**From: Michael Stephenson – landowner of LGS5 and LGS6 (Ref: [NDP-0195](#))**

#### **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 compulsorily 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.

### ***Parish Council response to initial representation:***

Dear Michael,

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

We 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 landowner 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 landowners 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 a 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 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.

### ***From: Michael Stephenson – further representation (Ref: [NDP-0196](#))***

Further to your visit and reply to my letter dated 11 August

My concern remains that you have not fully answered my question concerning the possible compulsory purchase of my land or any part of it. I need your assurance that it would not be the Parish Council's intention to try to obtain my land through a compulsory order. Your previous reply falls short in this respect.

### **Parish Council response to second representation:**

Dear Michael,

Thank you for your further note on the Neighbourhood Plan, expressing your concerns that my previous response did not address your question of compulsory purchase. I have re-read your original letter and as far as I can see, the issue of compulsory purchase was not explicitly covered in it, nor did we discuss this in our meeting. Hence, I did not address it in my response.

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. The use of the words “**powers to acquire**” in the consultation document may be the source of confusion here. They are used in the sense that the Parish Council is legally permitted to own land for the purposes of creating a burial ground. This is one of the responsibilities of the Parish Council, and the use of the precept to fund this is permitted by statute. The process by which such land might be acquired **if** this were to become the policy, is a completely separate matter and has not been considered at this stage. As you said in your last letter, “consultation with the ‘then’ owner . . .” would be the sensible approach.

In your original response you expressed some clear views on the Policy CEM and concerns that it would affect your property. You also suggested what you wanted to see in the next version. As we discussed, and as I said in my letter, your points were reasonable and well made, and I saw no reason why they shouldn't be adopted after further discussion. Your views will therefore be fully reflected in the published consultation comments.

You said at our last meeting that you don't want your letters published in full and so I proposed that I assist you in pulling together a form of words for your formal response. I emphasised that you would have the final say over what formal response is included in the document. My understanding was that this was an acceptable approach for you. I would be equally happy that you come to other arrangements to provide the comments which you would be happy to see published in the consultation document.

Once we have your formal comments, the Parish Council will be in a position to consider these alongside all other comments. The Council will then prepare a formal response which you will see before that response is published.

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 published for formal consultation.

### **From: Michael Stephenson – further representation (Ref: [NDP-0197](#))**

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.

### **Parish Council response to third representation (Ref: [NDP-0198](#)):**

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 11<sup>th</sup> 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 11<sup>th</sup> 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 16<sup>th</sup> 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 17<sup>th</sup> 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.

### **Parish Council follow up response (Ref: [NDP-0199](#)):**

Dear Michael,

I met with Pieter and Patricia Mommersteeg yesterday to get to the bottom of the issues you raised in your last letter. They both confirm that there has been an unfortunate misunderstanding, and that you have been inadvertently mis-informed.

Neither Pieter nor Patricia has ever received any information from, nor been involved in any discussion with, any member of the Parish Council or its working parties concerning your land. They confirm that the topic of compulsory purchase of your land has NEVER been discussed with them.

Pieter did confirm that he mentioned compulsory purchase to you in your first meeting with him. However, this was in the context that he **believed** that the Parish Council could, if it so wished, apply to the High Court to compulsorily purchase your land. However, he confirmed that no member of the Parish Council has ever discussed this with him or Patricia and that to his knowledge there has NEVER been a discussion about this.

As I said in my previous letters, compulsory purchase has never been discussed or considered by the Council to date and I can assure you that this Council, of which I am currently Chair, will not be doing so.

I confirm that the Policy CEM, and the associated drawing, have been put forward for consultation purposes only and do not represent the agreed policy of this Council.

I have also indicated in my previous letters that I believe your concerns and comments to be well founded, and that I will be happy to discuss alternative wording with you with the goal of removing all the concerns that you might have.

### **Parish Council follow up response (Ref: [NDP-0201](#)):**

Dear Michael,

Further to the discussions at the consultation evening last night, I have now been able to complete my informal survey of the churchyard. I have found 11 spaces in which I am fairly certain that there is no existing burial, based on the age of the surrounding graves. There is also potentially a whole row of another 8 to the left of the Violet Childs grave which doesn't appear to be disturbed.

Based on the records I have now seen, since 2004 we have been averaging just under one full burial a year. The spaces I have found would therefore give us over 20 years of space even if, as we expect, there is a greater demand owing to the aging population.

There are also potentially another 15 places under the trees near the wall separating the Churchyard from your paddock. Grant Brockhouse maintained that these must have been used over the years even where there are no grave markers. His view was that he was not prepared to take the risk of disturbing mortal remains. The new incumbent Richard Stainer may take a more pragmatic view of such spaces. If he does, then we could have nearly 40 year's capacity.

On Wednesday 4<sup>th</sup> September, I am walking around the Churchyard with the Church Wardens to identify and agree the likely spaces, recording them in some document to save future debate. I was hoping that Richard Stainer will join us for that meeting but this looks unlikely.

I will be reporting the meeting with the Church Wardens back to the Parish Council on 8<sup>th</sup> September 2014. If the Church Wardens agree that the Churchyard is unlikely to be declared closed over the next 20 years, I will propose that the Parish Council no longer make provision for a cemetery extension. This will enable the Policy CEM to be withdrawn from the Neighbourhood Plan.

### **Parish Council Response following further consultation with the Church PCC:**

A report in 2004 from Cllr Michael Foulger (who was also Church Warden responsible for the churchyard at that time) had suggested that there was only 10-15 years capacity remaining in the existing churchyard. This was the basis of formulating a draft policy for an extension to the churchyard.

However, in conjunction with the current Church Wardens, we have now completed a new survey of the churchyard ([NDP-0202](#)) and believe there to be at least 54 spaces for full burials and plenty of space for the interment of ashes. On this basis, there is probably capacity in the existing churchyard for **over 40 years**. The Parochial Church Council (PCC) and the new incumbent Canon Richard Stainer, adopted the findings of this survey at their meeting on 9<sup>th</sup> September 2014. There is therefore no

reason for the Churchyard to be declared closed during the duration of this neighbourhood plan and no need for the Parish Council to make provision for the maintenance of the churchyard or the provision of a new cemetery.

At the October meeting of the Parish Council it will be proposed that all references to an extension to the Churchyard could be removed from the Neighbourhood Plan 2015-2035. All accumulated reserves would be released.

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### 5 Representation from Raymond Knight on Policies H5e and H5f

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**From: Ian Smith (Berrys) on behalf of Raymond Knight (Ref: [NDP-0204](#))**

We act on behalf of Mr Knight who owns land in the neighbourhood plan area that has been allocated for development. We have set out below our comments on the draft plan for you to consider and we would be happy to discuss these points in more detail in due course.

1. General - overall we are very impressed with the content and style of the Draft Neighbourhood Plan. Clearly a lot of detailed work has been undertaken and the efforts of the Plan authors should be fully recognised.
2. We fully support the allocation of Site NDP-S007 at Water Lane under Policy H5f. This land is highly suitable for a single dwelling. We are already aware of the constraints affecting this site and believe this site could be brought forward in the short term.
3. We have a number of separate comments in respect of Site NDP-S006 but we very much support the principle of this allocation for housing. Our comments relate to detailed matters as follows:
  - a. We do not understand the basis of the approach to phasing whereby this site is earmarked for the period 2026-2035. We do understand that the Neighbourhood Plan wishes to phase development of the total level of housing over the plan period but we are unsure as to how that has been applied to each housing site. The Plan would therefore benefit from a clear justification as to phasing of all housing sites.

In the case of Site NDP-S006 our preference would be to bring this site forward over a shorter timescale. In that way, wider benefits such as possible highway improvements or affordable housing for locals for example, would be implemented at an earlier stage.
  - b. We do not feel that it is appropriate to restrict the whole site to being 'dormer bungalows'. There are generally a mix of house types, not just bungalows, and therefore it is felt that the site should also support a mix of different types and sizes of dwellings so as to encourage a range of different occupiers/households.

The stated reason for the dormer bungalows approach is so as to minimise the impact on the visual amenity of existing properties on Raunds Road and Sawyers Crescent. Impacts on visual amenity are dependent on a much wider range of factors in our view including landscaping, house type, materials, set back distances and density for example. In addition the height of a traditional two storey dwelling may not be much greater than the maximum height of a dormer bungalow and so the effect on visual amenity may be little different.

In conclusion we believe that the policy criteria should be somewhat less prescriptive about the specific form of dwellings as what is more important is the overall quality of design.

- c. It is appreciated that the widening of *Sawyers Crescent* may be one option to alleviate parking problems but again this seems a slightly prescriptive approach pending further detailed assessments. Pavement parking is an existing problem and there may be a number of ways this could be addressed for example the provision of off-road parking for general resident use or other traffic management arrangements. If, for example, a single point of access from *Raunds Road* were feasible then, in strict planning terms, there would be no need to widen *Sawyers Crescent*.

In summary, it is premature in our view to state that such widening will definitely be required. What will be required is a thorough assessment of options and a solution which addresses relevant issues. We suggest that Criteria ii and iii should be revised to reflect the above.

- d. We appreciate that it may be necessary to divert the existing public right of way and it would be helpful to understand the parish Councils views on any future alignment. We assume that responsibility for the long term maintenance of this path will remain unchanged and so we are uncertain why the Neighbourhood Plan touches on this?
- e. Finally, we would question how the capacity of the site has been established as 'up to 8 properties'. The eventual capacity is likely to be determined by a range of site specific constraints, opportunities and technical factors – the majority of which are unknown at this stage. Therefore the site capacity could potentially be slightly more or slightly less than 8. As with some of our previous comments we believe therefore that the right approach at this stage would be one with a degree of flexibility i.e. 'about 8 dwellings'.

### Parish Council Response:

#### Response to points raised in paragraph 3a of representation

The Parish Council has provided for 20% growth in the Parish overall but has also identified that this growth should be phased throughout the plan in order that new residents can be effectively integrated into the community.

Historically, high levels of new development have had a negative impact on community cohesion which has taken many years to overcome. The Parish Council is keen to avoid repeating this mistake. In the NDP site allocation poll, residents were clear that the community spirit which currently exists is of great value and should be preserved.

The development of *Duchy Close* and new *Water Lane* properties (29% growth) over a five year period in the late 1970s was a significant perturbation to the community, creating an “old” and “new” divide in the Parish. The re-occupation of *Chelston Rise* by 50 new households over a three year period since 2011 has proved equally challenging. Integration of these households within the wider community is still not at the levels we would like.

All future development, will therefore, be phased at a pace which we know can be successfully integrated within the community. On the basis of residents’ reaction to expansion over the last 25 years (as evidenced by the Village Appraisal in 2010), we know that an average of 1-2% growth per annum can be sustained.

In selecting sites and phasing for future development, we allocated priorities based on the outcome of the popular vote. We also took the view that each of the settlements could be considered separately in planning the allocation of sites, provided that the overall growth achieved was around 20%.

In Chelveston, the popular vote was clear. The site NDP-S013 was the most popular proposition in Chelveston securing 72% unconditional support and 11% conditional support. This proposition

provides for nine affordable houses on a “brown field” site. It also removes a business, which is no longer in an appropriate location, from the centre of the Village and enhances a street scene considered important by most residents. On the basis of the vote, this site has now secured outline planning permission. The overwhelming support in the NDP popular vote was a material consideration in the discussions of the ENC Development Control Committee. On this basis, the allocation of this site clearly had priority over all others.

The site NDP-S007 secured 62% unconditional support and 3% conditional support. On the basis of this level of support, and the fact that Mr Knight was likely to occupy the property, releasing two others onto the market, the Parish Council had no hesitation in giving this site priority for early development.

Two other sites already have planning permission in Chelveston (*Kimbolton Road, Hillside*) and four long-term vacant properties on *High Street* are currently being redeveloped. The *Hillside* and *High Street* properties are all small developments (including two flats). Together with the nine affordable properties on the NDP-S013 site, this will add 16 houses to the existing occupied 150 properties in Chelveston. This represents a 10% growth in a very short time. Based on its experience, and the residents’ wish to preserve the existing community spirit, the Parish Council considers that this is sufficient development in Chelveston for the next 10 years. This level of development received strong support from residents in the December 2012 survey and the March 2014 poll.

The sites NDP-S002 and NDP-S006 did not secure an unconditional majority support in the popular poll. Priority was given to those sites that did.

### Response to points raised in paragraph 3b of representation

The demographics of the Parish as illustrated by Figures 4.2 and 4.3 of ***Our Plan*** show that the population is aging and that the average size of households is decreasing. This trend has been consistent over the last 20 years as the children of the 1970s/1980s “baby boom” in the Parish have left the Village, leaving their parents behind.

The Parish appraisals have consistently shown that these parents have had no wish to leave the Village, creating a “log jam” in the occupation of large family houses by middle-aged two person households.

Over the next 10 years we need to attract younger families to the Village. Affordable housing provided by the sites NDP-S013 in Chelveston and NDP-S019c/NDP-S019d at Chelston Rise are the key to this.

Beyond the 10 year horizon, we need to provide opportunities for “downsizing”, allowing the two person households to remain in the Village, whilst releasing the larger family properties back onto the market. Feedback during the consultation indicated that there was a shortage of bungalows. Site NDP-S006 offers an opportunity to correct this.

The properties *Redwood, Gardenfield, Fieldview* and *Meadowview* provide examples of how bungalows can fit attractively into a Village which is primarily two storey properties. *Meadowcroft* is an example of how a low level bungalow property can be extended to a second (optional) storey without impacting on the street scene. The Parish Council’s vision for site NDP-S006 is that this line of bungalows be extended at the same roof height level down the *Raunds Road* and potentially into *Sawyers Crescent* if the traffic and parking issues can be resolved. Such a development would be consistent with the goal of preserving the character of the approach to Chelveston which has gradually changed with the in-fill of ***Gardenfield, Fieldview*** and ***Redwood*** in the 1990s. Ribbon development of the *Raunds Road* is preferable to the creation of a new “Close” or “Court”. *Britten Close* and *Disbrowe Court* were such developments in the 1980s and 1990s. Neither of these contributed to community cohesion as they created relatively isolated sub-communities with no through foot traffic. The

Department for Transport's "Manual for Streets" strongly suggests that through traffic is important for community cohesion and identity.

The specification of dormer bungalows in the NDP recognises the need for properties which follow the roof line of the existing properties. This will minimise the impact on the visual amenity of properties on the *Raunds Road* and *Sawyers Crescent* whilst providing the type of properties needed in 10 years time.

### Response to points raised in paragraph 3c of representation

*Sawyers Crescent* has a number of traffic flow issues which could be alleviated by widening the road by 1-2m. Pavement parking is just one of them. The road is too narrow for HGVs to pass. Pavement parking of larger vehicles is a response by the residents to all the issues caused by the narrowness of the road along its length. The road was never designed to be a through route, or indeed for any road side parking. When these council houses were built in 1949/50, the occupying families were not expected to have a car, let alone the two or three that some households now have.

Large vehicles cannot safely use this road with **any** vehicles parked on the road side. Refuse and delivery vehicles frequently need to mount the verge to avoid damaging vehicles outside numbers 5-7. Unfortunately, the verge is very narrow along most of the length and so these vehicles scrape along the hedge. Even then wing mirrors and car doors have been damaged.

In the early mornings and early evenings there is no possibility for vehicles coming from opposite directions to pass. The entire length of the road side is occupied by parked vehicles. Vehicles meeting from opposite directions frequently need to reverse along the length of *Sawyers Crescent* back to the junction with the *B663*, or, much worse, they need to reverse round a corner down *St Georges Row* back onto *Water Lane*.

*Sawyers Crescent* is now heavily used by delivery vehicles. Delivery drivers coming from Rushden and Higham along *Water Lane* with drops in *Water Lane*, *Hillside* or *Duchy Close* are directed up *Sawyers Crescent* to travel on to Raunds. The alternative turns at the ends of *Water Lane* cannot safely be negotiated by large vehicles. Delivery vehicles from the DPD depot in Raunds are similarly directed down *Sawyers Crescent* for all drops in *Water Lane*, *Duchy Close* and *Hillside*.

When site NDP-S007 is developed by Mr. Knight, the principal access to fields behind *St Georges Row* and *Water Lane* will be lost. The access route for farm vehicles will be then be via the entrance at the junction of *St Georges Row* and *Sawyers Crescent*. This will be very difficult given the current width of the road.

Even now the access to the *Water Lane* fields is problematic. This land is farmed from Ringstead and farm vehicles now use the *Water Lane/B663* junction as they can't use *Sawyers Crescent*. However to negotiate that junction, vehicles currently need to travel the full length of the Village, along *High Street*, in order to effect a difficult U turn on *The Green* so that they can approach the *Water Lane* junction at a better entry angle.

Most of the *Sawyers Crescent* properties now use their front gardens as an off-road parking space, some creating more than one space. These are all used. Number 7 is the only property without such a space. They had tried to create one, but found the turn into it too difficult, being at the narrowest point in *Sawyers Crescent*.

Taking all of these issues into account, the Parish Council believes that a thorough preliminary assessment has been undertaken during the NDP process. The widening of *Sawyers Crescent* is believed to be in the best long term interests of all residents living in the nearby area. It also addresses many of the comments raised in the residents' poll (<http://ndp.chelveston.org.uk/ndp-s006/votes>).

### Response to points raised in paragraph 3d of representation

The existing Right of Way across the site NDP-S006 is well used as a route to Stanwick. Continued access to this path network needs to be maintained. Diversion within the NDP-S006 site is certainly a possibility to facilitate the effective development of the site. The Parish Council is open to discussions on what diversions might be possible or appropriate.

As this land, and that behind the site, is now farmed from outside the Village there have been local issues with hedge maintenance. The tenant farming the land does not live locally and is not on site daily. The need for hedge maintenance (sometimes interim cuts) is not as frequently picked up and can need prompting from residents. It is this issue that lies behind point (vi) in Policy H5e.

One possible diversion of the right of way considered by the Parish Council is along the boundary with *Meadowcroft*. However, this route in particular would leave potential issues with hedge maintenance. This is a large well established hedge that needs regular maintenance using agricultural scale equipment. The hedge is owned by Mr. Knight and he ultimately has the responsibility for its current maintenance through his agreement with the tenant farmer. It is difficult to see how maintenance arrangements could be secured if this path is between two private properties. A wide path would be needed to allow for agricultural equipment to be able to maintain the hedge, and our experience elsewhere in the Parish is that such maintenance arrangements can be difficult to enforce effectively, leaving paths to become blocked.

### Response to points raised in paragraph 3e of representation

The site NDP-S006 did not secure an absolute majority in the residents' poll. Indeed it only secured 36% in the poll, coming 11<sup>th</sup> behind four other sites that were ultimately rejected by the Parish Council on the basis of the poll.

The site was included as one of our preferred options on the basis that it could secure a majority **if and only if** the majority of conditional support votes were taken into account. In analysing these votes, the Parish Council took into account all of the comments made by the 57 conditional supporters who provided comments (these comments are available at <http://ndp.chelveston.org.uk/ndp-s006/votes>). Nineteen of these comments focused on the need for fewer properties as a condition for their support. If the original 10 dwellings proposed were included as a preferred option in the NDP, then these residents would not have supported development on the site, and the site would have failed to secure a majority. Some of the conditional support specified no development on either the *Raunds Road* or *Sawyers Crescent*. Other comments specified no more than five properties.

On careful analysis the Parish Council found that sufficient support could only be secured from these conditional voters:

- If “up to 8 properties” were permitted.
- If it was a ribbon development along the *Raunds Road* and possibly around *Sawyers Crescent*.
- If *Sawyers Crescent* were widened.
- If traffic management was considered carefully after the *Darsdale Farm* (Raunds) development had come into effect.
- If there was no backland development.

Without all of these conditions being met, the proposition would not have secured majority support and would have been rejected. The Parish Council is keen to see such a development take place in the fullness of time, but obviously needs to convince residents that their views have been taken into account.

Mr Knight has put forward this land for development in at least two previous rounds of development planning. It was rejected on both of those occasions. This time round, the Parish Council has secured a viable way forward with the support of residents. Were the conditions to be removed, then the NDP may not get sufficient support at the referendum, resulting in no development at site NDP-S006.

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## 6 Representation from Pieter Mommersteeg on Policies LGS8/9

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**From: Wilbraham Associates Ltd on behalf of Pieter Mommersteeg – landowner of LGS8 and LGS9 (Ref: [NDP-0205](#))**

### 1. Introduction

- 1.1 Further to your recent consultation exercise on the above document, we set out below representations made on behalf of our client, Mr Pieter Mommersteeg.
- 1.2 In accordance with the Neighbourhood Planning (General) Regulations 2012, a Neighbourhood Development Plan must have due regard to national planning policy and must be in general conformity with strategic policies in the development for the local area. Relevant strategic planning policy is the North Northamptonshire Core Spatial Strategy (Adopted, June 2008) and the saved policies of the East Northamptonshire District Local Plan (Adopted, 1996).
- 1.3 In relation to that point, the National Planning Policy Framework (NPPF) (paragraph 184) states that:

*"Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect those policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies".*

- 1.4 We are raising objection to the emerging Neighbourhood Development Plan (NDP) principally on the basis that it fails to comply adequately with national guidance.

### 2. Background

- 2.1 These representations are submitted on behalf of Mr Peter Mommersteeg, who owns land immediately behind Church House, adjacent to the Churchyard (**NDP Reference: LGS8**) and the paddock on the corner of Bidwell Lane opposite Manor Farm (**NDP Reference: LGS9**). The land owned by our client comprises undeveloped agricultural land (grazing) and extends to approximately 4 hectares. A right of way (Footpath MM11) extends across from Caldecott Road towards the northern boundary of the land.
- 2.2 Both parcels of land are identified in the NDP Consultation Version 1.0 as potential Local Green Space under **Policy LGS** and as shown on Figure 5.6 as:

**LGS8 - land immediately behind Church House, adjacent to the Churchyard; and**

**LGS9 - the paddock on the corner of Bidwell Lane opposite Manor Farm.**

We **object** to these potential designations.

- 2.3 We consider that both sites are not of particular importance to the local community requiring special protection and furthermore, do not meet the criteria outlined in the NPPF for designation as Local Green Space.

- 2.4 Both sites were promoted by our client through the Parish Council's 'Call for Aspirational Sites' consultation period which closed on 30 November 2013. The two parcels of land were identified by the Parish Council as Caldecott Road (NDP-S018a) and Bidwell Lane (NDP-S018b). The representations provided by our client highlighted the suitability of each site for residential development and how the attributes of each of the sites were suitable to accommodate small scale residential development.
- 2.5 Following from this consultation exercise, the Parish Council sought views from Parish households on the individual submissions made by landowners. The Parish Council's NDP Working Party analysed the results and discussed each promoted site to assess which of the proposals should go forward as 'preferred options' into the development plan. The full recommendation was discussed and approved by the Parish Council on 14 April 2014.

- 2.6 In regard to the outcome of the assessment of each of the sites, the

Parish Council decision resolved the following:

### **NDP- S018a - Caldecott Road**

**Parish Council Decision:** 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.

### **NDP - S108b - Bidwell Lane**

**Parish Council Decision:** 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.

- 2.7 Finally, in regard to the assessment of each of the sites, we are concerned with how the Parish Council have interpreted the results of the poll on our client's land proposition and furthermore, how this is reflected in the emerging NDP.

- 2.8 The Parish Council published criteria for evaluating the results of the poll (Reference: NDP-0177). The document states that the Parish Council has developed a series of objective criteria against which each site can be evaluated for inclusion in the NPD. This is summarised as follows:

1. Propositions with a clear majority of Full Support (i.e. more than 50% of the voters supporting them) would go forward as preferred development sites into the NDP unless :
  - a) External policy constraints mean that 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 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:

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- a) Where external policy constraints 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.

2.9 In regard to each of the sites, the following votes were recorded:-

(i) NDP- S018a - Caldecott Road

Vote	% of voters
Support	41.1%
Conditional Support	5.7%
Reject	48.9%
No Opinion	4.3%

(ii) NDP - S018b - Bidwell Lane

Vote	% of voters
Support	41.4%
Conditional Support	8.0%
Reject	46.3%
No Opinion	4.3%

2.10 As detailed above, whilst a clear majority of full support (ie more than 50% of voters support) was not achieved in each of sites put forward by our client, the votes in favour (both support and conditional support) were marginally close to 50% in particular the Bidwell Lane site achieving 49.4%. We consider that this matter is not at all reflected in the emerging NDP in particular in regard to the description of LGS9 (Bidwell Lane) as provided on page 70. Within the text, the NDP states the following:

*"Parts of fields behind and adjacent to Church House were originally proposed as Aspirational Development Sites during the consultation process. These proposals were rejected outright (our emphasis) by Caldecott residents, and failed to achieve widespread support from the Parish as a whole."*

2.11 We consider that the above description provided within the emerging NDP is misleading and does not reflect the actual circumstances of the vote taken in regard to this site. We do not consider that a small proportion of votes, although coming from those closest to the proposed site, should heavily influence the future inspirations of the Parish as a whole.

2.12 Furthermore, we consider that the potential designation of the two sites owned by our client to 'Local Green Space' results from my client bringing the sites to the attention of the Parish through the 'call for aspirational sites'. Both sites are located outside the built up area of Caldecott which means that there are already existing strict controls on development in this location. We do not agree with the Parish Council's approach in designating these two pieces of land as 'Local Green Space and why an additional control is necessary as we set out in the next section of this representation.

### 3. Representations

3.1 The opportunity to designate Local Green Space is provided in Paragraph 76 of the NPPF which states:

*"Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local*

*Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period."*

- 3.2 We note the requirement that green areas to be designated as Local Green Space should be of 'particular importance' to the local community as described within Section 30 of the Planning Practice Guidance. The land within our client's ownership is currently an area of undeveloped agricultural land which is and has been extensively used for the grazing of livestock. It is private land and whilst there is a public right of access extending through the site, the land as a whole is not available for public or community use. We consider that the emerging NDP does not make it clear how the land is particularly important to the local community.
- 3.3 Paragraph 77 of the NPPF identifies the criteria for designating Local Green Space and states:
- "The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*
- where the green space is reasonably close proximity to the community it serves;*
  - where the green area is demonstrably special to a local community and holds a particular significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - where the green area concerned is local in character and is not an exhaustive tract of land."*
- 3.4 It is clear from the guidance provided above that for a green area to be designated as a Local Green Space it needs to satisfy all the above criteria and not just one. We now assess each of the sites against each of the criteria below.

### **LGS8 - land immediately behind Church House, adjacent to the Churchyard;**

- 3.5 Firstly, the site is currently located within the open countryside which means that there are already strict controls on development in this location. It is not clear why an additional control is necessary. Whilst the site is close to the properties along Caldecott Road, it is not within close proximity of the main settlement and other built up areas. The site is private land and we would conclude that the site does not comply with the first criteria for Local Green Space designation.
- 3.6 The emerging NDP provides no suggestion why this site should be designated as Local Green Space nor does it state how the site is "demonstrably special" to the local community or how it has a "particular local significance". If the site is of the form and character of this part of the Parish, it would have been identified as such within the East Northamptonshire District Local Plan as 'Important Open Land'. The site comprises a grass field which has been historically used for agricultural purposes and therefore it cannot be of special significance to the community. Given the extent of the mature hedgerow along Caldecott Lane, that part of LGS8 and part of LGS9, some 40 m from the road, does not afford opportunities for views across this field or the Church. In our opinion, the site is part of a typical field surrounded by a hedge and post and rail fence enclosing a grassfield and not particularly notable for its beauty. We conclude that the site has no historic or significance for the Parish. Furthermore, the site has no recreational value and has never been used as a playing field.

- 3.7 The site is currently used for agricultural purposes which makes it highly unlikely that the site has any nature conservation interest. There are hedges at the site boundary which may provide habitat for some species. An assessment of the ecological interest of the site would need to be undertaken, although we are not aware that it has any interest worthy of protection. We note that the specific nature conservation related to criteria for designating a Local Green Space is that the site must contain a "richness of its wildlife". We would anticipate that if the site was "rich in wildlife" it would have been identified before now.
- 3.8 We therefore conclude that the site meets none of the criteria identified in the second bullet point of paragraph 77 of the NPPF.
- 3.9 The final criteria of Paragraph 77 of the NPPF relates to the size of the proposed Local Green Space which should be a relatively small rather than large area. Given the advice provided within the NPPF and further reinforced within the National Planning Practice Guidance (NPPG), we consider that the site is relatively large and as such does not fulfil the definition of Local Green Space.
- 3.10 It is clear from the wording of the NPPF that Local Green Space designation is not intended for use on all open space but it is a tool to be used for particular special circumstances. This site does not meet the criteria for Local Green Space and therefore should not be designated as such.

### ***LGS9 - the paddock on the corner of Bidwell Lane opposite the listed Manor Farm***

- 3.11 Firstly, the site is currently located within the open countryside which means that there are already strict controls on development in this location. It is not clear why an additional control is necessary. Whilst the site is close to the properties along Caldecott Road, it is not within close proximity of the main settlement and other built up areas. The site does not serve the community, it is private land and we would conclude that the site does not comply with the first criteria for Local Green Space designation.
- 3.12 The emerging NDP provides no suggestion why this site should be designated as Local Green Space nor does it state how the site is "demonstrably special" to the local community or how it has a "particular local significance". The site is currently an agricultural field and therefore it cannot be of special significance to the community. The emerging NDP states that the site provides excellent views of the Church from Bidwell Lane across the paddock. This point is also reinforced within Policy H4g
- (Preserving and enhancing the street scene around Bidwell Lane) which refers to maintaining a 'rural aspect and function whilst preserving views of the 13th Century Grade II\* listed church and the surroundings of the Grade II listed buildings at Manor Farm and Duchy Farm.'. It is our view that the Parish Council's aspirations are to maintain views of the Church across the field and we therefore consider the designation of the site as 'Local Green Space' is not the appropriate manner in which to achieve this aspiration. We would go on to comment that the attraction of the view towards the listed Church from Bidwell Lane was made more apparent as result of my client clearing and maintaining the site boundary, in addition to the heavy pruning of a large chestnut tree situated in front of the south side of the church.
- 3.13 In our opinion, the site is a typical field surrounded by a hedge and post and rail fence enclosing a grass field which in itself is not particularly notable for its beauty. We conclude that the site has no historic or significance for the Parish. Furthermore, the site has no recreational value.

- 3.14 The site is currently used for agricultural purposes which make it highly unlikely that the site has any nature conservation interest. There are hedges at the site boundary which may provide habitat for some species. An assessment of the ecological interest of the site would need to be undertaken, although we are not aware that it has any interest worthy of protection. We note that the specific nature conservation relating to criteria required for designating a Local Green Space is that the site must contain a "richness of its wildlife". We would anticipate that if the site was "rich in wildlife" it would have been identified before now. It has not.
- 3.15 We therefore conclude that the site meets none of the criteria identified in the second bullet point of paragraph 77 of the NPPF.
- 3.16 The final criteria of paragraph 77 relates to the size of the proposed Local Green Space which should be a relatively small rather than large area. Given the advice provided within the NPPF and further reinforced within the National Planning Practice Guidance (NPPG), we consider that the site is relatively large and as such does not fulfil the definition of Local Green Space.
- 3.17 It is clear from the wording of the NPPF that Local Green Space designation is not intended for use on all open space but it is a tool to be used for particular special circumstances. This site does not meet the criteria for Local Green Space and therefore should be designated as such.
- 3.18 Turning to a separate matter, we wish to comment upon Policy H4f (Preserving the street scene around Caldecott Road) and in particular the description provided within the policy's justification. The policy and justification refer to the 'open rural approach to the Caldecott settlements'. The description provided relating to Caldecott Road as being 'open and rural', we consider is subjective. Existing dwellings comprise approximately 75% of the length of that part of Caldecott Road. The 'large open verge' near the Caldecott Road and Bidwell Lane junction resulted from the rerouting of the road. Beyond the Caldecott Road and Bidwell Lane junction there is a haulage and maintenance business which we consider does not contribute to the 'rural' approach. In summary, we consider that the description provided within the policy justification does not reflect the character of this part of the Parish.
- 3.19 Finally, we would draw your attention to Figures 5.3 and 5.6 of the emerging NDP which refers to Policies H1b and CEM. The key provided with each of the Figures refers to 'Important Local Green Space' this should be amended to read as 'Local Green Space'.

#### **4. Conclusions**

- 4.1 Paragraph 182 of the NPPF explains that a sound plan must positively be prepared, be justified, affective and consistent with national policy. To be justified a DPD needs to be founded on a robust and credible evidence base. We consider that no evidence has been provided by the Parish Council to support the designation of the site as Local Green Space.
- 4.2 We object to the designation of these two sites as Local Green Space. The sites do not meet the criteria for Local Green Space as set out within paragraph 77 of the NPPF, it is private land; it is not noted for its beauty; it has no historic significance; it is not tranquil; it is not used for recreational purposes; and it is not rich in wildlife.

#### **Parish Council Response:**

##### **Response to points raised in paragraphs 2.1 of representation**

Whilst your client's land might extend to 4 hectares, it should be reiterated that the area of LGS8 and LGS9 as currently proposed is around 1.7 hectares.

### Response to points raised in paragraph 2.4 of representation

Your client did indeed promote these sites as part of the Call for Aspirational Sites. However, the Parish Council made it clear in the call ([NDP-0078](#)) that the identification of any site did not imply that the Parish Council considered the site as suitable for development, either now or in the future.

Your client did not successfully demonstrate the suitability of the site for development to the satisfaction of the electorate in this planning exercise. In the public consultation exercise before the vote, issues were raised about the loss of important hedgerows and the difficulty of providing access through the mature trees on *Bidwell Lane*. These were not satisfactorily resolved during the consultation. In the site allocation poll the sites did not secure a majority of support, and most of the comments by those rejecting the site raised issues which challenged the suitability.

These sites were not accepted by the District Council when your client put them forward in 1994 and 2004. The whole of this area was defined as open countryside in the previous round of planning policy in 2008, with all Caldecott confines being removed ([NDP-0040](#) – page 14).

### Response to points raised in paragraphs 2.10 and 2.11 of representation

The NDP site allocation poll results were analysed by post code to allow us to determine the views of the electorate by geographic location. In the case of NDP-S018a (*Caldecott Road*) only 16% of Caldecott residents outside your client's household (assuming they both voted in support) gave unconditional support to the proposition. 63% of Caldecott residents rejected the proposition outright.

For NDP-S018b (*Bidwell Lane*) the corresponding figure was 13% support (outside your client's household, assuming they both voted in support) and 66% outright rejection. Caldecott is a small close-knit community, which would have to live with the irrevocable change to its shape and form that your client's propositions propose. It is clear that a substantial majority of Caldecott residents are not prepared to accept this change. The detailed comments provided by Caldecott residents indicate their objections.

Majority support for your client's propositions was only secured in small areas of the Parish distant from the sites. These residents would be less impacted by the outcome than those living in the immediate vicinity. The Parish Council is therefore convinced that the results of the poll have been interpreted appropriately.

### Response to points raised in paragraph 2.12 of representation

There is no basis for your assertion that the LGS designations have been applied only as a result of your client promoting the sites through the Call for Aspirational sites. The majority of LGS8 was in fact not put forward for development by your client. Only the portion of LGS8 adjacent to the tennis court was proposed for development.

The Parish Council considered all of the open space in the Parish that defined the form of the settlements, the settings of its listed buildings, or which had amenity value. Only four of the proposed 18 LGS sites had been proposed as development sites and in each of these cases, the propositions were incidental to their being considered for LGS designation. The other 14 were not promoted for development, but were still considered and adopted. Other sites in the Parish were considered, but rejected as unsuitable, for LGS designation.

Your client's sites were considered for this designation as they are important in defining the form of, and approach to, Caldecott and in defining the setting of the Church and *Manor Farm*. The comments made by residents in the site allocation poll show there is support for the proposed designation.

Your representation also states in paragraph 2.12 that:

*“both sites are located outside the built up area of Caldecott which means that there are already existing strict controls on development in this location. We do not agree with the Parish Council's approach in designating these two pieces of land as 'Local Green Space and why an additional control is necessary as we set out in the next section of this representation”*

This contradicts your assertion in paragraph 2.4 that your client has demonstrated the suitability of the sites for development.

The Parish Council agrees that the Core Spatial Strategy (Policy 1) would not permit development adjacent to a Village boundary. However, your client's verbal representations to the Parish Council had previously also argued that the proposed *Bidwell Lane* settlement boundary should be extended to encompass the proposed LGS9 site. This would then have removed a potential barrier to development. The designation of the site as LGS9 reinforces the drawing of the settlement boundary as proposed in Policy H1b and defines a strategy for the longer term development of *Bidwell Lane*. The residential development of *Bidwell Lane* will be focused at the *Duchy Farm* end.

Similarly in the Parish Council's early deliberations, it was considered that EN20 saved policy EN20 (parts III and IV) might conceivably apply to these sites. They are important in defining the setting of the Church and in providing clear views to and from it. However, the wording of EN20 is ambiguous in that it applies to *“Important open land within towns and villages”*. If the sites LGS8 and LGS9 are defined as being within open countryside, then it could be argued that EN20 does not apply and that other policies should be used to control development on these sites.

The Parish Council is concerned that both the Core Spatial Strategy and Policy EN20 are both timetabled for review within the lifetime of this NDP. Relying on these instead of our NDP would be unsound, as we might not be able to assure the appropriate development control as wished by the electorate. It is therefore important that we use the provisions of the NPPF to create an NDP policy which will be acceptable to the future higher level planning documents. The LGS designation achieves this.

### **Response to points raised in paragraph 3.2 of representation**

The comments are noted and the Parish Council will clarify the wording of the justification for LGS8 to reflect the fact that the field behind *Church House* is particularly important in defining the setting of the Church and churchyard. The comments made in the site allocation poll for NDP-S018a and NDP-S018b indicate strong support from residents for preserving the rural setting of the Church, both as seen from the Church and from *Bidwell Lane*.

### **Response to points raised in paragraph 3.5 of representation**

There are two points in this paragraph. One relates to the existing strict controls on developing this land. Whilst such strict controls might exist for housing in CSS Policy 1 and EN20 at the moment, we have already explained our concerns that such policies will be revised during the lifetime of this plan. In order to control development effectively and fulfil the wishes of the electorate, we need to put in place local policies to shape our own environment. This is consistent with paragraph 1 of the NPPF which provides a framework through which:

*“...local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.”*

The LGS8 designation indicates that the community of Chelveston-cum-Caldecott, and in particular those using the amenity and facility of the Church and churchyard, wish to see no development which would impact on the visual amenity of the Church in this traditional rural setting. Our designation of

LGS8 is intended to protect the paddock immediately adjacent to the Church and *Church House* from inappropriate development. We accept that your client would never wish to undertake such a development, but we need to have clear policies in place which apply to anyone owning the site in the future. The rural setting of the Church is very important to the community of Chelveston-cum-Caldecott.

### Response to points raised in paragraph 3.5 of representation

The National Planning Policy Guidance (NPPG) states:

*“The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the green area is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.”*

LGS8 and LGS9 are either on, or adjacent to, the regular walking routes for residents of the Parish and are clearly within easy walking of the community served. Public access through LGS8 to the Church is important and is provided for by the existing Rights of Way. There is no public access to LGS9, but public access is not the key to its designation. The views of the Church across this land from *Bidwell Lane* are the key to its significance. The fact that the land is privately owned is not relevant in the designation of the land as a Local Green Space. The NPPG specifically covers the issue of public access and confirms that public access is not a pre-requisite for an LGS designation.

### Response to points raised in paragraph 3.6 of representation

The comments are noted and the Parish Council will clarify the wording of the justification for LGS8 to reflect the fact that the field behind *Church House* is particularly important in defining the setting of the Church and churchyard. The photographs displayed on page 70 of Version 1.0 of **Our Plan** show the view from the churchyard and the view of the Church from *Bidwell Lane*. The comments from residents in the site allocation poll are evidence that these views are special to the community.

The East Northamptonshire District Local Plan (1996) is no longer in force, but EN20 has been saved to cover “*Important Open Land within towns and villages*”. The sites LGS8 and LGS9 were not within the settlement boundaries of Caldecott for the purposes of the 1996 local plan and hence could never have been designated as “Important Open Land”. Indeed the only such designation in the Parish was the garden of *Poplar Farm* which was within the boundary of the “restricted in-fill settlement” defined by the inset map of the Caldecott strategy.

The historical agricultural usage of the sites for grazing sheep and horses does not preclude them from having special significance for the local community. Indeed this usage contributes to the classical pastoral setting of this Grade II\* listed Church. The Church is unusual in being set back off the road, in a completely green setting. This is one of its key features and LGS8 and LGS9 certainly contribute towards this.

The latter part of paragraph 3.6 is difficult to interpret and respond to. We have assumed that the reference to *Caldecott Lane* should be taken to be *Caldecott Road*. We also assumed that the references to “*that part of LGS8 and part of LGS9 some 40m from the road*” refers to the strip of land from the tennis courts down to the small copse on the corner of *Bidwell Lane*. We agree that this strip affords no view of the Church and, internally at least, is not particularly noted for its beauty. However, the key important feature is the mature hedge along *Caldecott Road* and the copse at the end of it. From the road, these are defining street scene features of this stretch of road.

These features frame the approach to Caldecott settlements and are part of the reasoning for Policy H4f. This street scene provides a transition from the relatively modern *Duchy Close* development,

visible across *Duchy Field* when turning left from Higham Ferrers, to the rural and traditional Caldecott settlements. The properties along *Caldecott Road* are distinctive, traditional properties, all set back off the road in significant grounds.

In 1995 a planning inspector rejected a planning application to develop the plot next to the Village Hall (EN/95/00035). The inspector upheld East Northamptonshire Council's view that the *Caldecott Road* properties are outside the Caldecott settlement boundary. She also upheld the view that if development were permitted, it would set a precedent for the "*sporadic and unplanned extension of the detached group of buildings which exist between the two settlements.*" The inspector also upheld the view that "*The appeal site lies outside the confines of the village and the proposed development would result in the loss of an open area to the detriment of the form and character of the area*". At the time of that application and its appeal, this site was also a rough grazing field with post and rail fencing behind a mature hedge.

That site has since been purchased by the charity which owns the Village Hall and has been used to create a grassed parking area and amenity paddock at the rear. The mature hedge was maintained to preserve the street scene. This area has now been proposed as a Local Green Space (LGS4) and nominated as an Asset of Community Value. The Parish Council's view is that the street scene and visual amenity of the whole of *Caldecott Road* should continue to be protected, including the land owned by your client. Therefore building on any part of LGS8 or LGS9 would be wholly inappropriate as it would fundamentally change the approach to Caldecott.

### Response to points raised in paragraphs 3.7 to 3.10 of representation

The NPPF paragraph 77 states:

*"where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;"*

The clause about "*richness of its wildlife*" is merely an **example** of why a site might be special to a local community. We accept that neither LGS8 nor LGS9 have any special wildlife habitats. Their significance to the community is based around their proximity to the Church. The views afforded from, and of, the Church are important to the community, as is the street scene along *Caldecott Road*. The historic significance of the Rights of Way across LGS8 and the neighbouring fields is that they converge on the Church, and have historically been the route by which the farming community attended Church.

The Parish Council therefore concludes that LGS8 and LGS9 are demonstrably special, and do have particular local significance through the visual amenity they provide to the Church and the street scene on *Caldecott Road*. The sites do therefore meet the criteria of the second bullet in paragraph 77 of the NPPF.

The National Planning Policy Guidance (NPPG) is clear that the size of an LGS is a matter for local judgement and is not prescriptive other than saying that it not an extensive tract of land. The land under discussion is in no way an extensive tract of land, and we are not seeking to create a Green Belt by the back door. As currently proposed, LGS8 and LGS9 together currently cover 1.7 hectares with a linear extent of around 190m from the Church to *Bidwell Lane*. This is less than the size of most playing fields and smaller than the portion of the golf course designated as LGS18.

The goal of our designation is simple – we wish to protect the historic views between two of the five listed buildings in Caldecott and we wish to protect the street scene along *Caldecott Road*. We understand and agree with the principle of sustainable development in appropriate locations and have allocated other sites within Caldecott which have no or less impact on the amenity of residents.

### Response to points raised in paragraphs 3.11 of representation

We agree with your representation that LGS8 and LGS9 are *currently* located within open countryside and are therefore inappropriate for development. However, as we have previously stated, both of the higher level policy frameworks are due for revision. The NPPF provides for local communities to set local policies to shape their own environments. LGS8 and LGS9 shape an enduring policy which will protect an important visual amenity, even if the replacements to the higher level plans are worded less clearly.

LGS9 does serve the local community by affording lovely views of the 13<sup>th</sup> century grade II\* Church in a pastoral setting, and is within easy walking distance of the community it serves.

### Response to points raised in paragraphs 3.12 and 3.13 of representation

The comments are noted and the Parish Council will clarify the explanation for the designation of LGS9 in the next version of the plan to show the “*particular local significance*” of the site and how it is “*demonstrably special*” to the community. The fact that this is private land and a grazing field does not preclude the LGS designation.

The Parish Council’s aspiration is to respond to the wishes of the residents as expressed in the comments during the consultation period and the site allocation poll, such that the NDP is acceptable to the electorate at the referendum. Currently this means conserving the views of, and importantly from, the Church across both LGS8 and LGS9.

Your client’s maintenance of the site boundary is certainly appreciated, but has no bearing on the proposed designation of the site LGS9. The views from the Church are as important as the views towards it from *Bidwell Lane*. Indeed, had your client’s proposition NDP-S018b been accepted, there would have been views from the Church into back gardens and onto the back walls and roofs of houses. This was one of the factors that lead to the electorate’s rejection of the proposition.

The pruning of the horse chestnut within the churchyard has certainly enhanced the views, but again has no bearing on the designation, as it is not situated on your client’s land.

Site LGS9 does not have to have an intrinsic beauty, rather it is the views across it that are important. They provide the amenity value for residents. The glimpses of the Church through the gaps in the hedgerow, framed by a pastoral scene are quintessentially English. The potential loss of these views to the community is something that was raised in the consultation process and in the site allocation poll comments. The LGS designation is designed to safeguard this visual amenity value.

### Response to points raised in paragraphs 3.14 - 3.16 of representation

We have already responded to these points in our response to 3.7 to 3.10. The second bullet point of paragraph 77 provides **examples** of how a site might be demonstrably special and hold particular significance. It is not a list from which all points must be satisfied. The Parish Council believes that this site, as shown in the photograph in the plan (and many others in the evidence base), affords unique views of the Parish Church from a walking route used by many residents. This is the only perspective from which the Church tower can be clearly seen and enjoyed from a distance. The Parish Council therefore concludes that this site is demonstrably special and does have particular significance. The absence of special wildlife habitats is not material to this conclusion.

The size of the proposed LGS9 is not extensive by any definition of this word. It is clearly smaller than many playing fields, allotment sites or boating lakes, all of which are suggested as possible LGS examples by the NPPG.

### Response to points raised in paragraphs 3.18

The wording of Policy H4f can certainly be clarified. However, we are not clear whether your client is objecting to this policy to preserve this street scene. During the fight against the wind turbine application on the former Chelveston Airfield, the pressure group PRESERVE was very vocal on the negative impact of the proposed development on the visual amenity of residents in Caldecott. Indeed, *Caldecott Road* was used as one of the sensitive view points from which photo montages were produced. Our policy is seeking to preserve the street scene in this same area.

The planning inspector who refused the application to develop the land next to the Village Hall also took the view that *“the proposed development would result in the loss of an open area to the detriment of the form and character of the area”*. There was materially no difference between that site then and the proposed site NDP-S018a now.

The point about the large grass verge resulting from the re-routing of the road is not material. This re-routing took place over 30 years ago and has created a lovely picturesque spot under the horse chestnut tree. The Parish Council has installed a carved commemorative bench at this spot for the benefit of walkers and cyclists. The amenity of the users of this spot and of walkers using the Rights of Way across LGS8 would undoubtedly be impacted by your client’s propositions.

The point about the haulage business is also not material. There are two diversified farms at the end of *Caldecott Road*, as is consistent with a working rural village. The haulage business is wholly contained in the existing farm buildings of *Poplar Farm*. Whilst vehicles have a licence to operate from this site, they are not housed there and do not detract from the rural aspect. Policy EC1e is clear these sites need to maintain a rural aspect and that diversification of the farm businesses cannot detract from this.

### Response to points raised in paragraphs 3.19

The annotations in Figures 5.1- 5.4 will be amended.

### Response to points raised in paragraphs 4.1 and 4.2

The Parish Council accepts the need to strengthen the wording regarding LGS8 and LGS9 in the plan. In policies LGS8 and LGS9, the Parish Council’s aim is to protect the visual amenity offered by the views of the Church from Bidwell and the views from the churchyard. In Policy H4f, the objective is to preserve the rural aspect of *Caldecott Road* as a transition to the more built up settlements and farms of Caldecott. Your representation has accepted that the development of these sites is not compatible with national planning policy as it stands today, and that other policy tools are currently available to control development. However, we are concerned that these tools can be so easily subverted as has happened elsewhere in the Parish. The NPPF provides a tool for local communities to shape their environment and protect those aspects that it considers important. Representations from residents, particularly those in Caldecott, have indicated that the setting of the Church is important and should be protected. Our proposed policies achieve this.

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## 7 Representations from Justin Beveridge on Policies LGS8 and LGS9

**From: Justin Beveridge – Caldecott Resident (Ref: <http://ndp.chelveston.org.uk/view/Q233>)**

I am concerned about the inclusion of Local Green Spaces into the Chelveston and Caldecott NDP, in particular LGS8 and LGS9.

It appears that the introduction of Green Space protection takes the NDP way beyond the working parties mandate, which clearly states that it intends to define a plan for our community covering 2015-2035.

## Neighbourhood Development Plan – Consultation Representations on v1.0

It is my understanding that if Local Green Spaces are adopted they will remain in perpetuity, and will therefore never be developed

I personally, along with around a significant number of other residents, wanted to see development along Caldecott road from the entrance to *Bidwell Lane* and *Church House* as in my opinion it adds integrity to the community, bringing the currently isolated housing along *Caldecott Road* into the Village of Caldecott.

Accepting that this would not take place within the scope of the NDP it seems that you are now introducing a restriction on development that will never see any such development which is not what I, and many others understood to be your mandate.

I very much support the need to protect existing views that defined Caldecott and so would welcome the protection of the beautiful existing views of the Church from *Bidwell Lane* and along the existing footpaths.

**Further representation:** (Ref: <http://ndp.chelveston.org.uk/view/Q235>)

Following last night's presentation, I wish to add further representation.

I am still in support of development along Caldecott road on the RHS as you approach the village from Church House up to the horse chestnut tree at the junction to Bidwell Lane for the reasons outlined in my email last week and in addition it would reinforce the one sided development that is seen as a key characteristic of our two settlements.

I therefore challenge the LGS category applied to the affected area of the *Church House* field, however my key development is set out below:

On the subject of Bidwell Lane is seen as a rat run:

Why not enlist the two land owners that border the road up to the thirty mile limit and ask them to install a footpath on the church side of the tree line and in so doing provide a safe footpath for walkers without enhancing the roadway which would inevitably increase and not decrease traffic volumes.

In addition provide a dedicated seated viewing area to properly appreciate the views of the listed church and take a wide enough strip of land to allow planting of a tree lined walk up to the cottages at the corner.

The provision of such path would be a condition of development of the Duchy's proposed new houses and the development along Caldecott road at some point beyond the 20 year term of the current NDP assuming there is a consensus at that time.

### **Parish Council Response:**

The National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG) explicitly provide for the creation of Local Green Spaces (LGS) by communities as part of the Neighbourhood Planning Process. Indeed LGSs can only be designated during the preparation or revision of an NDP. The Working Party has therefore not overstepped its mandate. One of its jobs is to designate Local Green Spaces where appropriate.

Local Green Space designation is a way for communities to provide special protection against development for green areas of particular importance to local residents. These designations do provide enduring protection against inappropriate development but can be revoked or changed during subsequent revisions of the plan. This is also true for Green Belt land or National Parks. If there is a pressing need for development, then the designation can be varied.

Although you were keen to see development along *Caldecott Road*, it is not strictly true that many other residents shared your view. Outside the landowners' household (assuming they both voted in favour of development on their land), only 16% of Caldecott residents were in favour of development NDP-S018a along *Caldecott Road*. 63% of residents in Caldecott were against this development. This is an overwhelming rejection by the residents living in close proximity to the site. Chelston Rise residents also gave a majority rejection. Indeed this proposition only scored majority support from one area in the whole Parish – the very centre of Chelveston.

In their representation, the landowners have now acknowledged that these sites are outside the built up area of Caldecott and that existing planning controls would prevent development in this location. The status of *Caldecott Road* as being “open countryside” outside the settlements of Caldecott has been consistently reinforced in all planning policy work undertaken by East Northamptonshire Council since 1980. Overturning this would have been a challenge and would have required a significant and vocal majority in the popular poll. The site did not achieve this.

Having agreed on sites to be allocated for development, the Working Party then had to work up policies which would prevent development in locations rejected by the electorate. The NPPF provides positive support for sustainable development wherever it might be proposed unless there are strong reasons to refuse permission. In Chelveston-cum-Caldecott, we have prepared four settlement boundaries which define the extent of the area in which we believe development to be appropriate and sustainable.

Within or adjoining these boundaries, we then needed to define Local Green Spaces where development would not normally be permitted. These were selected by a detailed analysis of the 3,484 comments made during the consultation process and the site allocation poll of residents. We needed to understand why some sites had been rejected and what features of the Parish were important. For *Caldecott Road* and *Bidwell Lane*, clear views emerged. The views of the Church from *Bidwell Lane* and from the Church into LGS8 and LGS9 were perceived as particularly important. Similarly the tree/hedge lined approach to Caldecott was important. As a result of these comments, the Parish Council proposed LGS8 and LGS9 together with policy H4f.

In future planning exercises, the landowner is free to resubmit their site and it may be that a portion of LGS8 and LGS9 are accepted by the electorate at that time. This is exactly what happened with site NDP-S006 and the *Raunds Road*. Until 1988, *Raunds Road* was defined as open countryside and no development was permitted. The in-fill between *Meadowcroft* and *Pretoria Cottages* was then permitted but the field on the corner of *Sawyers Crescent* was consistently rejected for inclusion in the Local Plan. In 2004, it was similarly rejected. In 2014, a conditional majority supported development on this site, and we have now re-drawn the settlement boundaries to include the site within the Village.

Your further ideas about enhancing the amenity offered by views of the Church in *Bidwell Lane* certainly has merit, and would avoid improvements to the road which might increase speeds. However, the representation from the landowner of LGS9 is currently challenging the Parish Council's assertion that there is public amenity value in this site afforded by the views over it. It is difficult to see them offering a permissive path and seating area which would improve its amenity value and strengthen the LGS designation. However, the Parish Council is always open to offers from landowners to improve the amenities available in the Village.

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## 8 Representations from Charles Wells Ltd – landowner Star & Garter Pub

*From: Freeths LLP on behalf of Charles Wells Ltd (Ref: [NDP-0206](#))*

We are the retained lawyers acting for Charles Wells Limited.

Our client is the registered freehold proprietor of the Star and Garter public house, The Green Chelveston NN9 6AJ.

Our client has taken advice in relation to Neighbourhood Plan policies proposed by the Council and a detailed response is set out in the attached document prepared by our client's planning consultant.

However, we wish to make it plain that our client objects in the strongest possible terms to the proposed designation of part of its land as Local Green Space. The proposal is inconsistent with paragraph 77 of the National Planning Policy Framework in that:

- There is a presumption that Local Green Space designation is not appropriate for most green areas or open space and should only be used in limited circumstances; and
- The use of the land for an occasional community event from time to time does not elevate its status to that of a 'green area [that] is demonstrably special to a local community [which] holds particular local significance'.

Any argument that this land qualifies for such designation based on such limited use in the past is manifestly unreasonable and has the potential materially to prejudice our client's options to ensure the future viability of the public house.

**From: David Russell Associates on behalf of Charles Wells Ltd (Ref: [NDP-0206](#))**

Further to our conversation with the Chairman of the Parish Council on 20 March 2014, we would like to make representations on the Neighbourhood Plan policies which affect the Star and Garter Public House and the adjoining field, all of which is within our clients', Charles Wells Ltd, ownership.

We acknowledge that representations were not made by the owners in response to the Neighbourhood Plan Call for Sites in Autumn 2013. The site is now nominated in the Plan as an Asset of Community Value. The Company wish to review this proposed designation.

We note the list of policies relating to our clients' land, set out in the Parish Council's email to Gerald Eve LLP dated 4 August 2014, and would comment as follows.

### The Neighbourhood Plan Strategy

Paragraph 2.3F of the Strategy states:

*“The continued role of the pub in community life will be supported by allowing for the development of its amenities and facilities to the rear, whilst preserving the pub field as a community events space.”*

We support the aim of this objective, but the reference to the field at the rear as a community events space should be omitted.

### Settlement Boundaries

#### *Policy H1c – The Chelveston Village Boundary*

We maintain that the principal aim of a rural settlement boundary is to make a clear distinction between the settlement and the surrounding countryside. In many cases, such boundaries are drawn far too tightly, reflecting a desire to control rather than shape and influence.

We think the boundary should be revised to include the field at the rear of the Star and arter, and the adjoining allotments. They are both integral parts of the village. Other policy tools are available to regulate the development potential of either site.

Other examples where boundaries have been too tightly drawn are to the rear of properties along the western edge of Raunds Road and gardens to the rear of houses in Britten Close. A boundary that provides a clear demarcation between settlement and countryside will be more stable and defensible in the long term, whilst allowing flexibility within the boundary to meet the settlement's evolving needs.

### Preserving Street Scenes

#### *Policy H4a – Preserving the Street Scene around The Green, Chelveston*

The policy is not prescriptive but clear in its intention. It seems to us that improvement and enhancement of the appearance of The Green and the buildings around it can only be to the Star and Garter's advantage.

### Amenity Policies

#### *Policy ACV – Assets of Community Value*

We note that the public house and the field to the rear have been nominated by the Parish Council as an Asset of Community Value. Public houses are commonly regarded as community facilities, but it is essential to remember they are also commercial enterprises.

The impact of changing consumer preferences on public houses is well documented. The number of pubs continues to decline nationally. A report in the Guardian newspaper published on 12 August this year noted an increase in the national closure rate to 31 a week in the first half of 2014.

Public houses must adapt to changing circumstances in order to survive. Charles Wells Ltd has an active support programme to help tenants and managers meet change and develop their businesses. Some changes require substantial capital investment. One of the sources of capital is land attached to public houses that has development potential. Wherever possible, such land has been utilised to meet the related business's capital requirements. The field behind the Star and Garter may not be required to meet the pub's current business development needs, but the Company certainly want to retain that as an option for the future.

It is unfortunate that this was not discussed with the Parish Council when the pub and the field were nominated as an ACV. However, the community will surely benefit most if a relationship can be developed between the business and the community that recognises the need for flexibility in the long term use and development of both assets.

#### *Policy LGS – Designated Local Green Spaces*

We note that the pub field, including the grasscrete car parking area, has been designated under LGS16 as a local green space. We object strongly to this designation for the reasons outlined in our response to Policy ACV. Although this field has been used for community events in the past, such events are only occasional and the field remains under-utilised for most of the time. This asset must be thought of in relation to the pub business as well as other community needs.

We suggest the Plan includes an alternative site for community events and perhaps for more regular outdoor recreational activities. Redrawing the settlement boundary around the rear of properties in Raunds Road, and incorporating a larger area in association with site NDP -S006, could provide such an alternative.

### Traffic Management

#### *Policy TRF – Traffic Management and Parking*

We note the proposal for new parking bays outside the Star and Garter, which is potentially of benefit to the pub as well as the community as a whole.

### Local Economy

#### *Policy EC – Employment opportunities and commercial activities*

We note EC1a's support for the Star and Garter Public House as part of the local economy and as a source of employment for local people. As we have stated above, public houses have to adapt to changes in consumer demand in order to survive as a commercial enterprise. We support the policy's intention. However other policies, and in particular policy LGS, seriously compromise the pub's commercial function by unduly constraining development potential. The balance between open space designations and the pub's local economic value has not been made. There must remain flexibility on the use of the pub's field to support the Star and Garter, both as a business and as a local employer.

### Summary

We acknowledge that the Star and Garter and its associated field have been registered as an Asset of Community Value. However we object strongly to the field's designation as a Local Green Space. This designation should be removed and the field, together with the neighbouring allotments should be included within the settlement boundary. This will give a degree of flexibility that will allow:

- the provision of new pub facilities, such as additional car parking
- development, including housing, to create capital for reinvestment in the pub.

A spirit of partnership is needed between our clients, as owners of the Star and Garter, and the Parish Council, as representatives of the local community, to achieve important aspirations set out in the Draft Neighbourhood Plan. With a bit of “give and take”, it should be possible to ensure that the Star and Garter continues to be a valued community asset and a thriving commercial business.

#### **Parish Council Response:**

##### **Response to representation from Freeths LLP**

The Parish Council disagrees that the designation of the pub field as a Local Green Space (LGS) is inconsistent with the National Planning Policy Framework (NPPF) and will demonstrate this in its detailed responses made to the representation from the planning consultant.

In response to your specific points:

The Parish Council agrees that the LGS designation is not appropriate for most green areas or open space. We have used the LGS designation only on areas which are demonstrably special to the local community.

The field behind the pub has already been accepted as an Asset of Community Value by East Northamptonshire Council on the basis of evidence provided of its use as a community venue throughout its history, even pre-dating Charles Wells ownership. Residents who were born in the Village will also testify that this site has long been used for sports activities and community events.

The Parish Council is very conscious of the need for the pub to be viable and has featured the pub in some of the NDP policies. It has always worked closely with the pub tenant to promote events on the field which bring in additional business. The recent Classic Bike Festival is a good example. The Star & Garter has an unfortunate history with a difficult period of use by large groups of bikers. This resulted in the last tenant losing their tenancy after the intervention of the local licensing officer following

complaints. The current tenant was understandably nervous about organising an event for Classic Motorbikes. However, strong support from the Chair of the Parish Council and the District Councillor encouraged her to go ahead with the event on 30<sup>th</sup> August 2014. The event was an outstanding success. It was well managed, well attended by locals and attracted business from across the region. It is now planned as an annual event.

The pub field is certainly an asset for the pub and the community in partnership, and its designation as such does not impact in any way on the viability of this public house.

It is worth noting that Charles Wells did not respond in any way to the original Call for Aspirational Sites published in September 2013. Had it been concerned about the viability of this pub and the need to maximise the capital return from it, then surely a response to the Call would have been forthcoming?

Similarly, Charles Wells did not challenge or comment on the nomination of the pub and its field as an Asset of Community Value in December 2013. We are therefore not clear why objections are being raised now.

### **Response to representation from David Russell Associates**

The nomination of the Star & Garter as an Asset of Community Value (ACV) is not part of the Chelveston-cum-Caldecott Neighbourhood Plan.

The nomination of the Star & Garter as an ACV is completely unrelated to the Neighbourhood Plan and was made months ago by the Parish Council. The nomination was accepted by East Northamptonshire Council on 9<sup>th</sup> January 2014. Charles Wells can next review the designation in 2019. It is not within the legislation's remit to challenge this listing as part of the NDP consultation process.

Our Policy ACV does not nominate new assets, rather it states clearly that a listed ACV will be a material consideration in the determination of planning applications.

### **Response to representation on *Paragraph 2.3F***

Your point about removing the reference to preserving the field as a community events space is not accepted. This field is an integral part of the pub's appeal to the community and continues to be so. The pub is fortunate to have a facility which can attract events such as the Classic Bike show this year and the Charity Bungy Jump event last year. Both were great successes, attracting customers from far afield, many of whom have since returned.

### **Response to representation on *Policy H1c – The Chelveston Village Boundary***

The approach adopted in the drawing of settlement boundaries is indeed to shape development in areas which have support from the electorate and to restrict development where there is no such support. Furthermore, there is support for this approach from the Core Spatial Strategy – Policy 1 which provides for controlling development outside settlement boundaries.

In Chelveston the boundaries drawn reflect those used by East Northamptonshire Council in its last iteration of the local plan survey (the various iterations are shown in [NDP-0107](#)). We have now **extended** the boundaries to include sites that residents actively supported in the Call for Aspirational Sites.

The settlement boundaries around the Star & Garter have not changed since the last local plan survey, except to allow for the land on which there was inadvertent encroachment by a neighbouring property. (This encroachment was brought to the attention of Charles Wells by the Parish Council). We understand that this issue has now been resolved and so have included the additional land at *Chapel Cottage* within the settlement boundary whilst otherwise retaining the historically agreed boundaries for the Chelveston settlement drawn by East Northamptonshire Council around the pub.

The point made about the settlement boundary on *Raunds Road* and *Britten Close* is also not well founded. Again we have followed the boundaries implemented by East Northamptonshire Council in their 2002-2005 surveys but have **extended** the boundaries to now include the sites NDP-S002, and NDP-S006. These both secured conditional support from the electorate in our poll. As a result both sites have been brought within the boundary.

Similarly in Caldecott, *Bidwell Lane* was designated as open countryside in the Local Plan. However, as a result of the popular support in the NDP poll, we have established a **new** settlement boundary on *Bidwell Lane* to accommodate new properties. At the other end of Caldecott, the ENC defined historic settlement boundary has been **extended** to incorporate the new sites NDP-S004a and NDP-S004b. In Chelston Rise, we have extended and rationalised the proposed ENC boundaries to allow for additional restricted in-fill.

The adopted boundaries for Chelveston-cum-Caldecott have been stable but evolving at a managed pace for the last 20 years. This same strategy has been adopted for the next 20-years to achieve 20% managed growth in the Parish. This is the maximum we can achieve sustainably given the lack of amenities.

### **Response to representation on *Policy H4a – Preserving the street scene around The Green***

We are pleased to have your client's support for this strategy. The Star & Garter has been at the heart of the Council's 20-year strategy to regenerate *The Green* as an attractive centre of the Village.

### **Response to representation on *Policy ACV – Assets of Community Value***

We are not sure why you have made these representations under this policy heading. The policy ACV merely underlines the importance of this listing when determining planning applications. The Policy ACV does **not** nominate the Star & Garter as an ACV, this was done in December 2013 in a separate exercise.

The Parish Council understands that the Star & Garter is a commercial enterprise. We have worked hard for many years to ensure that the pub has had every opportunity to flourish, and have an excellent working relationship with your tenant.

When the last tenant was failing to manage the pub effectively, the Parish Council worked to achieve a satisfactory resolution and then again to assure a successful re-launch of the tenancy.

The pub features in all of the work of the Parish Council. Whilst the Council is forbidden by law to hold formal meetings in the pub, it is used as a venue for consultation and for managing the affairs of the Allotment Association. In setting up the Allotments, the Parish Council was delighted to secure a site close to the pub as a means to increase the trade of the pub. This has been wholly successful.

When issues have arisen with the tenancy, or where residents have expressed concerns over the pub, it has been the Parish Council which has stepped in to mediate to ensure that matters were handled locally wherever possible. The Chairman of the Council has previously met with the area manager to discuss issues of pricing, safety and of land encroachment on the field.

All the Councillors – bar one – would count themselves as regulars and use the pub as their sounding board for all policy discussions and informal consultations.

The pub was one of the polling stations for the NDP site allocations poll, encouraging residents who haven't used the pub previously, to go in.

Most Parish Council community events are held at the Star & Garter and records show that the Parish Council made an annual grant to the Star & Garter to hold a bonfire and fireworks evening. For safety

reasons, the tenant no longer holds these events but the Parish Council aims to be involved directly in a community event each year centred around the Star & Garter.

The Parish Council is keen to assure the success of the pub as a viable business. When the adjoining cottage came up for sale in 2013, the Chair of the Parish Council held discussions with the tenant and through her with the area manager about Charles Wells acquiring the cottage. This would have alleviated the potential issue of having a near neighbour and would have offered the opportunity to expand the business. The Parish Council would have looked favourably on a change of use application to expand the scope and scale of the business on the site. Charles Wells were not interested in the proposition.

The nomination of the Star & Garter as an Asset of Community Value occurred in December 2013 **after** the close of the Call for Aspirational Sites to which Charles Wells did not respond. The proposed nomination was discussed with the tenant beforehand and the intention to nominate was published in the Parish Council Newsletter and then in the Parish Council minutes. Charles Wells did not respond to the nomination when approached by East Northamptonshire Council.

It is very difficult to see how the Parish Council could work harder with the pub or could communicate more effectively with Charles Wells. We have tried on many occasions but correspondence can take months to secure a response, if one is forthcoming at all.

### **Response to representation on Policy LGS – Designated Local Green Spaces**

Your objections to the designation of the field as LGS16 do not address the specific criteria of the National Planning Policy Framework paragraph 77. This green space is clearly **demonstrably special** and is of **particular local significance** to the residents of the Parish. It is the only venue of its type in the Parish. It has been historically, and continues to be, the venue for all outdoor Parish events. By their nature, these benefit from being focused around the pub and the pub benefits by having the venue available. Residents who wouldn't have dreamed of using it previously, have done so now because of the community events.

The proposal to create a community event space behind site NDP-S006 is clearly not viable. There is no access, no parking capacity, no refreshment facilities and it is not at the heart of the Village; the Star & Garter meets all these criteria.

### **Response to representation on Policy TRF – Traffic Management and Parking**

We are pleased that you support this policy. We are keen to ensure that vehicles parked outside the Star & Garter encourage passing trade, but also keen to ensure that the benches on the verge remain available.

### **Response to representation on Policy EC – Employment opportunities and commercial activities**

The designation of the field behind the Star & Garter as LGS16 does not impact in any way on the pub's commercial function as a public house. This field actually **attracts** additional business to the pub, by giving it the flexibility to stage events that many rural pubs could not hold. By all measures this pub has gone from strength to strength under the present tenant. The pub opens all day every day, something it has never previously managed to do. Local employment in the pub is at an all time high and food/drinks sales are flourishing. Events such as the Classic Motorbike festival attracted regional attention and all reviews commented on the suitability of the venue, and the friendliness of the pub and the Village.

Your arguments are not clear as to how the removal of the designation LGS16 will benefit the pub trade over the lifetime of this Neighbourhood Plan. Conversely, it is not clear how this designation can harm

the pub's economic viability during the lifetime of the plan. Charles Wells did not put the site forward as an Aspirational Site during our call. There was therefore clearly no intention to seek to develop this site a year ago when the call was made. It seems strange that the company should raise concerns now about the viability of the pub and the need to develop the land behind it.

The Parish Council's nomination of the site as an ACV and designation as LGS16 post-dated Charles Wells' decision not to respond to our call. Therefore they have not constrained Charles Wells options in any way. Charles Wells' constrained its own options by failing to respond to the Call for Aspirational Sites. It further constrained its own options by failing to respond to the ACV nomination.

### **Response to Summary**

Your objection to the designation of the field as LGS16 is noted, but we do not agree that this objection has been substantiated by demonstrating that our nomination falls outside the provisions of the NPPF.

We do not agree that the traditionally accepted ENC settlement boundaries for Chelveston should be extended to include the pub field. The opportunity to do so was by convincing the electorate that this site should be included through the process of consultation and the NDP site allocations poll. Charles Wells elected not to participate in this process and cannot now seek to subvert the outcome of a formally conducted consultation with residents.

We are not clear why you are seeking to have the designation of LGS removed on the Allotment field, you have offered no evidence or reasoning to support this request.

We have already provided policy support for new pub facilities and for additional car parking behind the pub and in front of it.

Development of housing in the pub field will not be permitted over the lifetime of the plan. Chelveston-cum-Caldecott has limited facilities and is not designated as a growth area in the Core Spatial Strategy. We have already allocated sufficient land for development over the next 20-years and there is no popular support amongst the electorate who will vote in the referendum for additional expansion.

The plea for a spirit of partnership between the Parish Council and Charles Wells is noted, but disappointing given the efforts that the Parish Council has gone to in working with the tenant and in providing Charles Wells with clear opportunities to participate fully in the NDP process.

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## 9 Representations from Chelveston Renewable Energy Ltd

*From: Roger Hepher, Savills on behalf of Chelveston Renewable Energy Ltd (Ref: <http://ndp.chelveston.org.uk/view/Q234>)*

Below are the representations on the draft plan on behalf of Chelveston Renewable Energy. I shall be grateful if you will confirm receipt, and that the representations will be taken fully into account as the Neighbourhood Plan is progressed.

As a major local land owner and employer, CRE is keen to have a co-operative relationship with the local community and its Parish Council. We will therefore be pleased to discuss these representations with you in due course.

Para 2.1. An important part of sustainability is for there to be enough suitable local jobs to minimise the need for outward commuting (a feature of the Parish acknowledged in the draft plan). Throughout the plan, the emphasis is largely on housing development, and the need for a sufficient and appropriate employment is given little emphasis.

Para 2.3, Fig 5.1. No justification has been given for seeking to restrict renewable energy activities to the northern end of the old Chelveston Airfield. Subject to appropriate screening and other measures, the whole of the former airfield is potentially suitable for such activities, and there is no justification for imposing an arbitrary limit.

Renewable energy development is desirable in terms of the NPPF; para 97, for example, says that, "local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources". It is also supported by the North Northamptonshire Core Spatial Strategy; para 4.14, for example, says, "it is anticipated that new wind energy development proposals and decentralised biomass fuelled power plants will, in principle, be considered favourably in North Northamptonshire", and beneficial development should not be frustrated by an arbitrary measure. The draft Neighbourhood Plan acknowledges (section 1.1) that it must conform to the policies contained in both documents.

Policy H1. Additional housing on the former barracks site to the east of Chelston Rise would make that settlement more sustainable, without developing on land that has not previously been developed.

Policy H4i not only refers to the 400m sterilisation zone, which we address in our representations relating to Policy REN1, but goes on to say that "No developments will be permitted on undeveloped fields or naturalised green field sites outside the settlement boundary, and outside the EC1d and REN1 boundaries, other than for agricultural use". This policy is substantially more restrictive than Green Belt policy, and is neither supported by evidence as to why such a restrictive policy is justified, nor by policy in higher level documents. We acknowledge that the amenities of the Chelston Rise houses must be taken into proper account in any planning decisions, but that is a function for the development management process.

Policy RoW (page 72). Chelveston Renewable Energy is keen to work with the Parish Council and the local planning authorities to make the central right of way across the former airfield safer and more attractive to users, particularly by separating vehicular traffic from the surface used by pedestrians and horses. This improvement should be referred to in the policy, and in Policy REN1.

Policy EC makes no reference to the potential for additional employment to be created at the Chelveston Renewable Energy Park, with the supporting text saying this is "Because of the negative impact on its amenity value". Whilst the precise meaning of this phrase is unclear, if it is being claimed that any additional employment will necessarily have an unacceptable effect upon amenity, this is not supported by evidence, and is in any event a judgement that can only properly be made on a case-by-case basis.

Policy REN. The second part of this policy is inconsistent with the NPPF and the NNCSS, as noted above. Furthermore, the proposed policy appears not based upon evidence. Why would it be objectionable to construct additional turbines if these are seen as part of the existing cluster? Why should further anaerobic digestion facilities or solar PV arrays be prevented if it can be shown that they would not be objectionable in planning terms? Why should activities increasing vehicular activity be prevented if it can be shown that there would be no sustainable safety or amenity objection? Imposing arbitrary restrictions is not consistent with the requirement of the NPPF that development plans should be evidence based, and that there is a presumption in favour of sustainable development

Policy REN1. The former airfield should be regarded as Previously Developed Land, in that there remains clear evidence of the former use. The features listed at (B) are not the only surviving features; furthermore, they themselves can only be understood by the observer in the context of the former airfield use.

Para D is misleading. The site is crossed by a number of footpaths and bridleways, which it is accepted have some amenity value. However, the majority of the site has no amenity function except insofar as grassland and energy structures may to some degree enhance the experience of pedestrians and riders.

Re para E, as noted above, the draft Plan contains no evidence that existing traffic movements are objectionable according to any objective test, and any future proposals should be assessed on their merits. In any event, further development would not necessarily increase vehicular activity (for example, once installed, solar PV arrays generate less vehicular activity than many agricultural activities).

Some of the stipulations in para G are arbitrary, and have no rational basis: in particular, i, ii and v. Others are simply a statement of matters that would in any event be taken into account in the determination of any planning application, and it is inappropriate for them to be included in a policy document.

The sterilisation zone adjacent to Chelston Rise, referred to in para H, has no evidential basis, and should not be included in the plan. Any proposals for this previously developed land should be considered on their merits, and development should not be ruled out for arbitrary reasons.

### **Parish Council Response:**

#### **Response to points raised in para 1**

Your representations have been discussed in-depth and will be responded to individually indicating where they have been accepted and where (and why) they have not.

#### **Response to points raised in para 2**

CRE's position as a major local landowner is acknowledged. It is not clear what employment is provided directly by the company within the Parish through its renewables work.

#### **Response to points raised in para 3**

Chelveston-cum-Caldecott is a predominantly rural Parish and is designated to remain as such in the adopted Core Spatial Strategy and in the revisions under discussion. Limited employment opportunities remain in farming, but both of the working farms have also been supported in their diversification and continue to be so in the NDP policies. The further diversification of the farm businesses and the expansion of activity on the *Upper Higham Lane* industrial estate has been provided for in the plan.

#### **Response to points raised in para 4**

The basis for seeking to restrict renewable activities to sites north of MM16 is the manifest failure of screening efforts to date from all previous planning applications. All of the initial plantings near MM17 have failed and there is no sign of their replacement. It is the Parish Council's contention that the unscreened expansion of renewable activities to the south of MM16 will severely impact on the cumulative visual amenity of residents at Chelston Rise.

However, if CRE were to undertake to:

- complete the screening and fence works required by the conditions of the existing applications;
- undertake the planning and implementation of effective screening measures **before** applications were made and granted

then our policy could be modified. The Parish Council would be happy to discuss alternative wording. We remain concerned that the schemes now proposed, or envisaged, to cover the entire airfield were

never put forward in a master plan for the site. The overall cumulative visual and environmental impact has not therefore been properly assessed.

### Response to points raised in para 5

We accept that the NDP must be in general conformity with the Core Spatial Strategy and the NPPF. However, the NPPF (Para 97) requires councils to:

*“design their policies to maximise renewable and low carbon energy development while ensuring that **adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts**”*

Although the Core Spatial Strategy supports renewables in North Northamptonshire, this doesn't imply that they should all be concentrated in one location. The Parish Council's duty to its residents is to formulate policies which address the issues of cumulative and landscape impacts of renewables activity on the airfield.

In the Wind Farm appeal decision (para 56), the planning inspector acknowledged that there would be harmful landscape impact, but also pointed out that the installations were temporary and had been granted permission for a 25 year period. The harmful impact would therefore be ameliorated by their *“transient nature”*.

Our duty in this plan is to ensure that we balance the need for renewables with the long term impact on the community.

### Response to points raised in para 6

The NPPF (Annex 2) defines Previously Developed Land:

*“This excludes: ... land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”*

The barracks to which you refer were temporary war time structures which have long disappeared, and all remains have certainly blended into the landscape in the intervening years. This area cannot be defined as Previously Developed Land under NPPF.

This whole area (including the playing fields in the Chelston Rise estate and the paddock LGS3) has been identified, by both East Northamptonshire Council and the North Northamptonshire Joint Planning Unit, as open countryside. The Core Spatial Strategy itself, and the review currently underway, does not identify this area as one suitable for sustainable growth. Local growth will take place as part of the Sustainable Urban Extension of Rushden with employment being provided at Rushden Lakes. There is no justification for increasing the settlement boundaries of Chelston Rise beyond that proposed in Policy H1a.

### Response to points raised in para 7

The 400m sterilisation zone will be removed from Policy H4i and replaced with guidance as to what will constitute unacceptable impact on the setting of the Chelston Rise settlement. We must re-emphasise that this is considered to be a rural setting in all of the local plans and strategies. Therefore developments proposed must be consistent with this and developments inappropriate in open countryside will be resisted. This includes encroachment from industrial activity on the *Upper Higham Lane* industrial estate or industrial developments on the airfield.

### Response to points raised in para 8

The Parish Council would be happy to work with CRE to improve the Rights of Way across the airfield and will include reference to this in Policy REN1.

### Response to points raised in para 9

The Parish Council does not consider the airfield to be a suitable site for additional employment. However, the Parish Council accepts that the wording in this policy needs to be clarified.

There is significant evidence of the impact that the additional traffic to and from the airfield has had on Caldecott, Chelston Rise and users of the Rights of Way. The Parish Council has made numerous representations, both to CRE and Kier Services, about the continued use of Caldecott by Heavy Goods Vehicles accessing the airfield. The Parish Council has also made representations about the speed with which employees of Kier Services or CRE contractors are travelling through Caldecott, on the airfield approach road and down the central bridleway. There have been two documented instances of employees or contractors being disciplined for this behaviour, one concluding in dismissal.

Both Kier Services and CRE correctly point out that they cannot be held responsible for the route their employees take to work, or for their behaviour on the highway. Nevertheless, traffic volumes through Caldecott and average speeds have manifestly increased since the airfield has been used for waste management activity. The Parish Council contends that this situation would be seriously exacerbated if the airfield were to be allocated for additional employment use. This area is open countryside, suitable primarily for agricultural activity.

### Response to points raised in para 10

The wording of the second half of Policy REN will be clarified and the restrictions on Solar PV installations will be modified as previously discussed.

There is evidence to support the position taken on additional wind turbine installations. The pre-application planning process for the installation of the turbine array involved scaling back the design from 17 originally proposed to the nine now installed. After detailed analysis, this was considered to be the maximum configuration that the site could accommodate given the proximity to sensitive receptors and the routes of the Rights of Way.

During the appeal, the planning inspector established that the configuration finally proposed did indeed fit with the layout of the Rights of Way, taking into account topple distance and the required separation from bridleways (paras 136 and 139).

In his decision, the planning inspector also recognised the potential impact of turbine EN2 on Chelston Rise. CRE offered to remove this turbine from the scheme to ameliorate the impact on Chelston Rise. However, the inspector decided that the acknowledged impact of EN2 could be ameliorated by the demolition of the boxer mast.

On the basis of these decisions, the Parish Council considers the Northamptonshire side of the airfield to be “full” and unable to accommodate further turbine installations.

Furthermore, the planning inspector was also clear that this was a temporary installation which would last 25 years. This 25 year period covers the lifetime of this NDP. It would be perverse to support additional turbine installations which might extend the overall lifetime of the scheme before a decision has been taken on the impact of the existing scheme. The time to consider whether additional turbines might be appropriate would be during the revision of this plan, or in the preparation of the next one.

The wording of the clause on waste management and processing will be clarified and will reference the new Northamptonshire Minerals and Waste Local Plan which was adopted on 1<sup>st</sup> October 2014. Policy

17 of this plan allocates an area WS12 for waste management. The area allocated covers only the footprint of the buildings and surrounding aprons permitted under planning application 08/00003/WAS. Expansion of the footprint for waste management beyond this will not be supported and this is entirely consistent with the Minerals and Waste Local Plan.

The permitted application allowed for the handling of 48,000 tonnes per annum and a maximum of 40 HGV movements a day. These were considered to be the sustainable levels of activity. The permitted application required that a number of conditions be met relating to the landscape impact and traffic management. These were considered necessary to ameliorate the impact of the development on the amenity of local residents and users of the Rights of Way. A number of these conditions have not been fulfilled, and so the impact of the operations has not been ameliorated. Expansion of the facilities will therefore only make the impact greater and this will not be supported.

### **Response to points raised in para 11**

The former airfield cannot all be regarded as Previously Developed Land. This position is supported by East Northamptonshire Council, by the Planning Inspector in the Bio-fuel Generator Appeal and explicitly by the definition in the glossary of the NPPF. We will happily discuss the addition of additional features in paragraph B.

### **Response to points raised in para 12**

The wording of paragraph D will be clarified to emphasise the amenity value of the Rights of Way network.

### **Response to points raised in para 13**

The wording of paragraph E will be clarified. There is strong evidence of the impact of vehicular movements on the residents of the Parish and users of the Rights of Way network.

### **Response to points raised in para 14**

The wording of paragraph G will be clarified.

### **Response to points raised in para 15**

References to the “sterilisation” zone will be modified as previously discussed.

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## 10 Representation from Roger and Gillian Jeffcoat

*From: Roger and Gillian Jeffcoat, Chelveston Residents (Ref: [NDP-0203](#))*

We have read the documentation regarding the NDP and feel that you and the rest of the NDP working group have done an excellent job in consolidating the views and the wishes of the residents into a coherent plan. Many of the points we raised in our Feb 9<sup>th</sup> 2014 letter to you summarising our views of the future development of the village have been incorporated into the village plan and we therefore feel we have little to add at this stage apart from the following:-

There are a couple of issues which we feel will require further work:-

1. Traffic issues around the junction of Raunds Road and The Green particularly in the light of the proposed development behind Darsdale which will add to this traffic issue.
2. The proposal to create parking spaces in front of the Star & Garter, while alleviating the congestion around Pokas Cottages which is part of the problem outlined in (1) above, does cause us some concern as it seems to create another problem. This relates to the safety of

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those using these parking spaces in so much that they will have to cross a busy road to and from their cars which could be hazardous particularly as this section of the B645 is a designated red route on a double bend.

3. On page 7 of the Neighbourhood Development Plan/E it is stated that *The JST Fork Trucks brown Field site will be re-developed, establishing an attractive centre for Chelveston around The Green and War Memorial*. Our understanding is that ENDC have granted JST outlying planning permission but the details of the site development have yet to be approved. At what stage can the residents get involved in the details of the site development in order to enhance the centre of Chelveston as a village?
4. The fourth item relates to clerical corrections ..
  - (i) On page 21 of the **NDP-Formal-Consultation-Statement**, Roger and Roger Jeffcoat are listed as members of the NDP Mailing List we assume this is meant to read Roger Jeffcoat and Gill Jeffcoat.

### **Parish Council Response:**

#### **Response to points raised in para 1**

The Parish Council accepts that there are serious problems at the junction of *Raunds Road* and *The Green*. Policy TRF is intended to give the Parish Council a framework in which to resolve these issues. In particular double yellow lines will be considered near *Pokas Cottages*.

#### **Response to points raised in para 2**

The Parish Council accepts that there are risks in crossing the *B645*, but it is very difficult to see how these risks could be ameliorated. Any thoughts would be most welcome!

#### **Response to points raised in para 3**

A Reserved Matters planning application will now be required for the site. It is not clear yet when this will be forthcoming or whether the Kew brothers will sell the site or submit the application themselves. The form of input that the Parish can make will depend upon: (a) who submits the application (b) the timing of the application and (c) the extent of pre-application advice sought. The Parish Council works closely with the Kew brothers and actively supported their outline application. It is hoped that this productive relationship will continue and that we will have the opportunity to input to the design process.

#### **Response to points raised in para 4**

Correction noted! Thank you.

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## 11 Representations from the Duchy of Lancaster on Policy H5a

**From: Neil Hall Duchy of Lancaster (Ref: <http://ndp.chelveston.org.uk/view/Q231>)**

The proposed allocation of site NDP-S001 is welcomed and we look forward to dialogue with the community on how high quality new homes can be delivered should the plan be adopted.

The main concern with regard to the emerging plan is the phasing of this site for release post 2025/26 over 10 years away. The scheme is modest in scale and it is unclear why it could not be developed earlier.

The suggested timing creates uncertainty in terms of how the site is utilised and managed during the period to 2026. As acknowledged elsewhere in the Plan there is an opportunity to improve the street

scene and help with traffic calming on Bidwell Lane through the access design. Earlier delivery of the site could therefore help with early delivery of these benefits for existing and new residents. It is suggested that the phasing of the site to post 2026 be deleted from the Plan.

### **Parish Council Response:**

The Parish Council accepts that the proposition NDP-S001 scored highly in the NDP poll and that it would enhance the visual amenity of *Bidwell Lane*. However, it was rejected by 42% of Caldecott residents and scored majority support only if the scale of the proposition were reduced and the development were delayed. The views of Caldecott residents need to be taken into account.

It is also important to ensure that new residents are integrated into the community at a sustainable pace, particularly in such a small community as Caldecott. The *Duchy Farm* development and the sale of *Duchy Farm Cottages* will introduce five new households into Caldecott in a very short space of time – a 25% growth. The development has also caused unavoidable disruption to local residents. Permitting another development of the same scale immediately would not fit with our goal of sustainable growth.

Nevertheless, the Parish Council accepts that the proposed development will ultimately enhance the amenity of *Bidwell Lane* if executed well. It will therefore bring forward the timescale in the plan. The development of NDP-S001 to be permitted from 2020. This will allow 5 years to elapse from the completion of the *Duchy Farm* development at the end of 2014. The new households will hopefully have settled in and the impact of the additional vehicular traffic on *Bidwell Lane* will have been assessed. This period will also allow suitable arrangements to be made with the Duchy's tenant and for the old silage clamp site to be restored to pasture. During the intervening period, the Parish Council would welcome the opportunity for residents to be involved in a detailed dialogue on the design for the site and the contribution that the Duchy of Lancaster might make to improving the street scene in *Bidwell Lane*.