



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



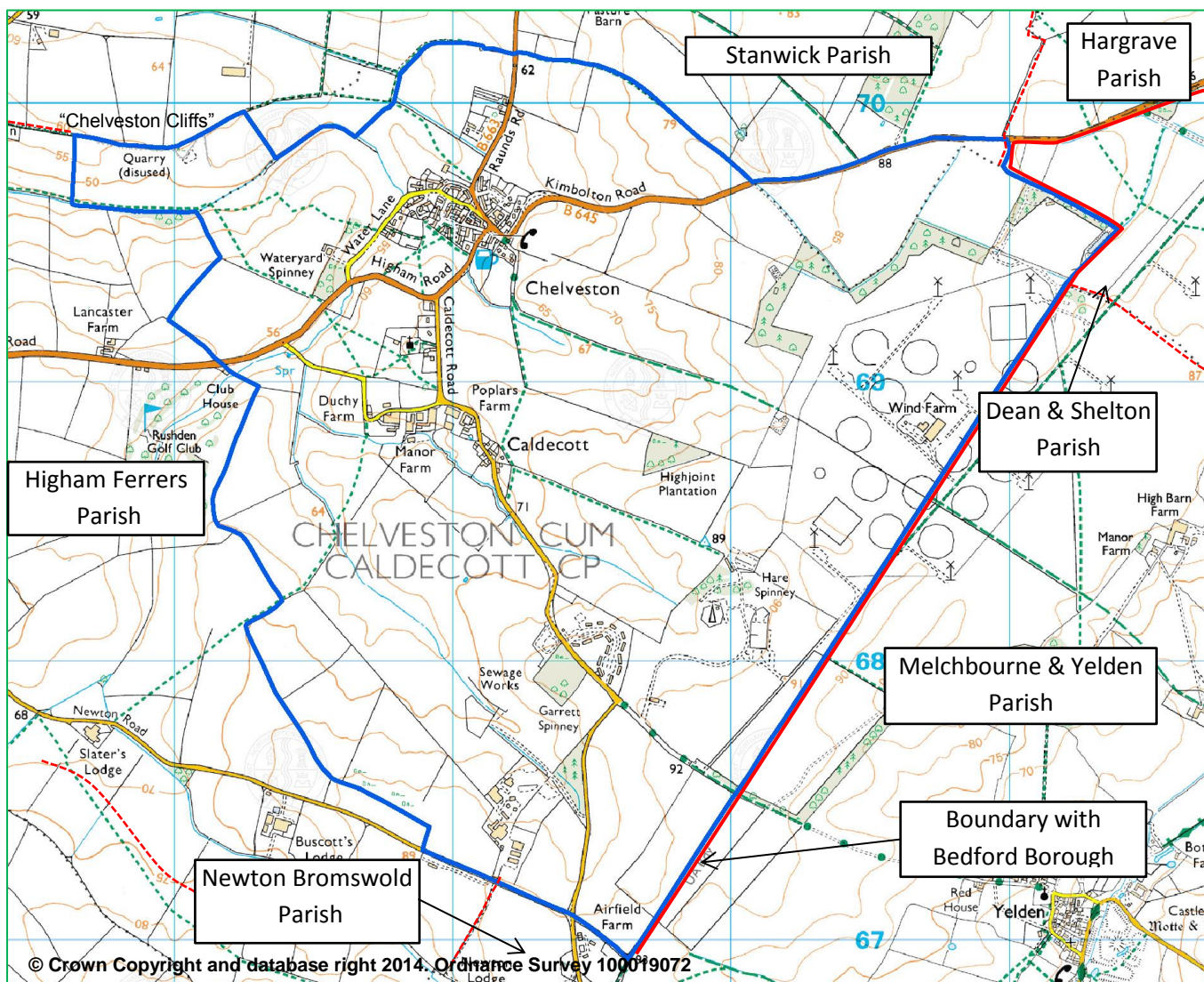
### **Basic Conditions** **Statement**

**Town and Country**  
**Planning Act 1990**  
**(as amended)**

**Paragraph 8 (2) of**  
**Schedule 4B**

**Submitted by Chelveston-**  
**cum-Caldecott Parish**  
**Council as the qualifying**  
**body for the Chelveston-**  
**cum-Caldecott**  
**Neighbourhood Plan area;**  
**comprising the parish of**  
**Chelveston-cum-Caldecott**  
**shown on the plan overleaf**

**Consultation**  
**Version 2.0**



**Chelveston-cum-Caldecott Neighbourhood Plan Area (outlined in blue)**

**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 document** - 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

Contact: Cllr Adrian Dale, 21 Water Lane, Chelveston, NN9 6AP

01933 622624 or 07850 570007 [clerk@chelveston.org.uk](mailto:clerk@chelveston.org.uk)

Available online as: <http://ndp.chelveston.org.uk/NDP-Basic-Conditions-Statement>

## SECTION 1: Basic Conditions Statement

This Basic Conditions Statement has been submitted by Chelveston-cum-Caldecott Parish Council as the qualifying body for the Chelveston-cum-Caldecott Neighbourhood Plan area; comprising of the parish of Chelveston-cum-Caldecott, excluding the areas shown in the attached map. The policies in the Plan meet the basic conditions as required by the ***Town and Country Planning Act 1990 (as amended) Paragraph 8 (2) of Schedule 4B.***

### The Relevant Legislation

***Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) [excluding 2b, c, 3 to 5 as required by 38C(5)]*** sets out that Neighbourhood Development Plans must meet the following basic conditions (paragraphs abstracted from the legislation and regulations):

#### **7. Neighbourhood Development Plans must meet the following basic conditions:**

##### **1) The examiner must consider the following -**

- a) whether the draft neighbourhood development plan meets the basic conditions (see sub-paragraph (2)),
- b) whether the draft neighbourhood development plan complies with the provision made by or under ***sections 61E(2), 61J and 61L, as amended by s38C(5)(b).***
- d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft neighbourhood development plan relates, and
- e) such other matters as may be prescribed.

##### **2) A draft neighbourhood development plan meets the basic conditions if -**

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- d) the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- e) the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the neighbourhood development plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood development plan.

##### **6) The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft neighbourhood development plan is compatible with the Convention rights).**

Whether the draft Chelveston-cum-Caldecott Neighbourhood Plan meets the basic condition as required by 1(a) and sub-paragraph 2 is set out in the following sections of this statement.

## SECTION 2: Paragraph 1 requirements

---

### Paragraph 1(b) requirements

---

#### Section 38A (1) - The plan is being submitted by a qualifying body

The Chelveston-cum-Caldecott Neighbourhood Development Plan (NDP) has been submitted by Chelveston-cum-Caldecott Parish Council. Chelveston-cum-Caldecott Parish Council is a qualifying body and entitled to submit an NDP for its own parish. The Neighbourhood Plan has been prepared by the Chelveston-cum-Caldecott Neighbourhood Plan Working Party, which is a properly constituted sub-committee of Chelveston-cum-Caldecott Parish Council formed on 10<sup>th</sup> June 2013.

---

#### Section 38A (2) - Purpose of the plan

The Chelveston-cum-Caldecott NDP expresses policies relating to the development and use of land within the Neighbourhood Area. They have been prepared in accordance with the statutory requirements and processes set out in the ***Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.***

---

#### Section 38B (1a) - The period for which the plan is to have effect

The Chelveston-cum-Caldecott Neighbourhood Plan identifies the period to which it relates. This is from **2015 until 2035**. There is no District Local Plan in force with which the NDP needs to align. The North Northamptonshire Core Spatial Strategy (2008) (CSS) is under review, but no dates have been agreed for changes to come into effect, nor the likely time period over which the revised strategy will operate.

---

#### Section 38B (1b) - The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in ***Section 61K of the Town and Country Planning Act 1990.***

---

#### Section 38B (1c), (2) - The policies do not relate to more than one plan area

The proposed neighbourhood plan relates only to the Parish of Chelveston-cum-Caldecott and to no other area. It does not relate to more than one Neighbourhood Area. There are no other Neighbourhood Development Plans in place within the Neighbourhood Area.

The whole of the parish of Chelveston-cum-Caldecott has been formally designated as a Neighbourhood Area. This was initially undertaken through an application made on 9<sup>th</sup> September 2013 under the ***Neighbourhood Planning Regulations 2012 (part2 S6)*** and approved by East Northamptonshire Council on 12<sup>th</sup> February 2014. The Neighbourhood Plan Area was amended following the ***The East Northamptonshire District Council (Reorganisation of Community Governance) Order 2014*** which changed the Parish boundaries. East Northamptonshire Council re-consulted on this change [Ref. [47](#)] until 16<sup>th</sup> February 2015.

### Section 38B (3) - Conflicts within the NDP

The Chelveston-cum-Caldecott NDP (section 5) lays out 14 policies, some of which have sub-policies. Each of the policies and sub-policies are clearly identified with the prefix “**POLICY**” and have an associated definitive map or emboldened policy statement laid out in a box, some with associated photographs or diagrams. These statements, photographs and diagrams constitute the policies which take precedence in resolving any conflict of meaning.

### Section 38B (4) - Process for making the NDP

**S38B (4)** Refers to regulations that the Secretary of State may make relating to NDPs. Such regulations are **2012 No 637 The Neighbourhood Planning (General) Regulations 2012** which have been used to inform the process of making the Chelveston-cum-Caldecott NDP. These regulations set out the process by which neighbourhood plans are to be made and set out:

- 1) the consultation bodies for NDPs.**
- 2) that NDPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment.**

The bodies consulted have been included in the Formal Consultation Statement (Ref [22](#)).

Each of the Aspirational Sites submitted for consultation were subjected to an initial appraisal as part of the call for Aspirational Development Sites (Ref [13](#)), which reviewed environmental considerations (access, topology and ground conditions, flooding, wildlife, contamination).

Early advice from Natural England (via the Local Planning Authority) on whether development sites would require detailed consideration under the Habitat Regulations provided the following threshold distances: *Any development < 200 metres, Large residential (100+ homes) < 2km, Large non-residential < 500 metres, Transport and infrastructure < 500 metres, Wind energy < 2km.*

The Parish is 3km from the Upper Nene Gravel Pits Special Protection Area (SPA), which is also a RAMSAR site (Convention on Wetlands designation). SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

This site is well outside the threshold distances from the Parish. On this basis, and based on the screening assessments (see page 20), it was judged it was judged that a formal Strategic Environmental Assessment and a Habitats Regulation Assessment were not required for this NDP.

The Preferred Options for development (selected after public consultation) were then subjected to a sustainability assessment (Ref [28](#)) to confirm that they could be developed sustainably. None were found to have an impact on sensitive natural or heritage assets within the Parish. On this basis, it was also judged that a formal Strategic Environmental Assessment and a Habitats Regulation Assessment were not required for this NDP.

One of the preferred sites (**Policy H5g** NDP-S013 - *JST Fork Trucks, Higham Road, Chelveston*), does have the potential for contaminated land (having buried fuel tanks). This site also has the potential to impact on local flooding (due to the presence of a culvert under the site).

A contaminated land survey demonstrated that there was limited contamination and that remediation was simply a matter of removing the tanks during development using an appropriate contractor. The

## Neighbourhood Development Plan – Basic Conditions Statement

development scheme proposed (in an outline planning application EN11/00654/OUT) addresses the potential flooding risk by digging out the culvert and replacing it with large concrete pipes beneath the access road to the site. Inspection and access covers would be provided in the road surface to allow the watercourse to be inspected and maintained.

The environmental impact of policy **REN1** – Renewable Energy Facilities on the site of the former Chelveston Airfield has previously been considered as part of the numerous planning applications already submitted and approved for the siting of renewable energy installations on the site. The NDP requires that a cumulative visual and landscape impact of all future developments be undertaken to ensure that the impacts on the nearest sensitive receptors in the Chelston Rise settlement are effectively mitigated.

---

### Paragraph 1(d) requirements

It is not considered that there is any benefit in extending the area for the referendum beyond the Designated Neighbourhood Plan Area.

---

### Paragraph 1(e) requirements

There are no other prescribed matters.

## SECTION 3: Paragraph 2 Requirements

---

### Introduction

The National Planning Policy Framework (**NPPF**) in sections 183 - 185 refers to Neighbourhood Plans and seeks that those plans have regard to the policies in the **NPPF** and to be in 'general conformity' with the Strategic Policies of the Local Plan. This phrasing is slightly different from the legal requirement which is set out in the Act because it refers to the 'adopted Development Plan'. There is no Local Plan or adopted Development Plan covering the Parish of Chelveston-cum-Caldecott. There is a Core Spatial Strategy (**CSS**) for North Northamptonshire (Ref [2](#)) and some saved policies from the East Northamptonshire Council Local Plan (Ref [4](#)) which need to be taken into account.

---

### Paragraph 2(a) - Having Appropriate Regard to National Policy

The Chelveston-cum-Caldecott Neighbourhood Plan has been prepared with regard to national policies set out in the National Planning Policy Framework (**NPPF**) and is in general conformity with the strategic policies contained in the North Northamptonshire Joint Planning Unit **Core Spatial Strategy**, (**CSS**) adopted in 2008. It is also conformant with the saved policies from the **East Northamptonshire Local Plan** (1996). There are no other adopted plans which cover the Parish of Chelveston-cum-Caldecott.

**Paragraphs 14-16** of the **NPPF** set out the presumption in favour of sustainable development which is at the heart of national policy. For Neighbourhood Planning this means that neighbourhoods should:

- plan positively to support local economic development,
- support a strong, vibrant and healthy community,
- respect the local environment by seeking to protect valued green spaces and historic assets.

The Chelveston-cum-Caldecott Neighbourhood Plan conforms to strategic goals in relation to:

- building a strong, competitive economy,
- promoting sustainable transport,
- promoting healthy communities ,
- delivering a wide choice of high quality homes,
- requiring good design,
- meeting the challenge of climate change, flooding and coastal change,
- conserving and enhancing the natural environment,
- conserving and enhancing the historic environment.

The details of the Plan's conformance with the **NPPF** are covered in the following sections:

---

### Building a strong, competitive economy

The Neighbourhood Plan supports this strategic goal through allocating land for development. Policy **H1** allocates settlement boundaries within which appropriate in-fill development will be supported.

## Neighbourhood Development Plan – Basic Conditions Statement

Policy **H5** allocates specific sites for the development of 37 new properties. Together with sites already permitted, and derelict properties being brought back into use, this will grow the Parish by 20% over the period of the Plan.

Policy **H2** further acknowledges that redundant traditional farm buildings could be converted to add a further five properties.

Policies **EC1d** and **EC1e** allocate sites for employment and commerce outside the settlement boundaries. Policies **EC1a** and **EC1b** support the development of two existing businesses within the settlement boundaries.

---

### Promoting sustainable transport

The Neighbourhood Plan (**Policy TRF**) provides a commitment to work with Northamptonshire Highways to develop a sustainable strategy for improving the highway network and the management of traffic, in and around, the Parish to reduce the impact of development on the community. The policy recognises that car ownership in Chelveston-cum-Caldecott averages more than one vehicle per adult, and that there is no realistic prospect of a scheduled bus service. It is therefore essential that provision is made for sufficient off-road parking for all new developments.

---

### Promoting healthy communities

The Neighbourhood Plan (**Policy RoW**) seeks to improve the Rights of Way network around the Parish to promote walking and cycling within the Parish, and to protect off-road links to neighbouring towns and villages.

The plan also designates a number of Local Green Spaces (**LGS**) some of which provide space for community activity and leisure (**LGS1, LGS2, LGS4, LGS15, LGS16, LGS18**).

The housing development policies (**H5**) phase development over the plan to ensure that new residents can be effectively assimilated into the community.

Policy **EC1a** provides for the *Star & Garter* public house to be supported and developed as the hub of the community.

---

### Delivering a wide choice of high quality homes

The Neighbourhood Plan (**Policy H5**) allocates a series of sites for development, each with a different profile of housing type. In the early phase of the plan (2015-2025), preference has been given to smaller, more affordable homes to encourage younger people to settle in the Parish. In the second half of the plan period, the site allocations have a preference for the development of properties suitable for older residents who might wish to downsize whilst remaining in the Village.

---

### Requiring good design

The Neighbourhood Plan outlines a development policy and requirements for each site allocated for development, and details design principles which should be applied to each site.

In addition, policy **H3**, resists inappropriate tandem and backland development which does not conform to the design principles set out in the Department for Transport Manual for Streets (Ref [26](#)). Policy **H4**

sets out sensitive street scenes which must be protected or enhanced by developments on nearby sites.

---

### Meeting the challenge of climate change, flooding and coastal change

Two of the allocated development sites (NDP-S007 and NDP-S013) have known issues with localised flooding. These can be mitigated by good design. The improvements to the culvert associated with development of NDP-S013 will have a wider benefit to the community by protecting nearby properties in *Foot Lane* and *Higham Road*.

The Renewable Energy Facilities policy (**REN**) supports the generation of renewable energy in all developments through the use of solar PV technology. Policy **REN1** allocates further land for the installation of larger scale facilities.

---

### Conserving and enhancing the natural environment

The Neighbourhood Plan policy **LGS** seeks to preserve the Local Green Spaces which contribute to the environmental amenity or natural form of the Parish.

Specifically, **LGS1/2/3** around Chelston Rise conserve the open plan nature of that site. **LGS4** around the Village Hall and **LGS15/16** near the pub conserve amenity spaces as does **LGS18**, part of the Golf Club. **LGS12** in Caldecott conserves key areas which define the form of Caldecott and the approach to it. **LGS17** conserves the area around the *Water Lane* ford which is becoming a haven for water birds. New development which would adversely affect the designated Local Green Spaces will be strongly opposed.

The Neighbourhood Plan (Policy **RoW**) seeks to improve access to the countryside by improving the network of existing public Rights of Way through joint working with Northamptonshire Highways.

---

### Conserving and enhancing the historic environment

There are six listed properties in Chelveston-cum-Caldecott and a number of other buildings or amenities of note.

The setting of *Duchy Farm House* (Grade II) is conserved by the designation of its garden as **LGS10**. The settings of *Manor Farm* and *Manor Farm Barn* (both Grade II) are conserved by the designation of the paddock opposite as **LGS19**. The setting of *Poplar Farm* (Grade II) is conserved by the designation of its garden and pond as **LGS13**. The setting of the Church (Grade II\*) is conserved by the designation of the surrounding land as **LGS6**, **LGS7**, **LGS19**. The setting of *The Cottage* (Grade II), in Chelveston is conserved by policy **H4a**.

The setting of the Village Hall is conserved by the designation of the surrounding land as **LGS4**. The setting of the 305<sup>th</sup> War Memorial on *Higham Road* is conserved by the designation of the surrounding land as **LGS14** and by policy **H4b**.

The settings of the pub and of the thatched *White House* on *The Green* are conserved by policy **H4a**.

The setting of *Wateryard* is conserved by policy **H4e**. The approaches to Caldecott are conserved by policies **H4g**, **H4g** and **H4h**.

### Paragraph 2(d) Achievement of Sustainable Development

The key ways that the Chelveston-cum-Caldecott Neighbourhood Plan will help contribute to meeting the objectives of sustainable development are detailed below:

- Several of the sites allocated for development are on previously developed land,
- the remaining sites are in-fill developments within settlement boundaries,
- none of the proposed development sites involve the loss of high quality agricultural land,
- the pace of development is such that new residents can be effectively integrated into the community without risk of losing the community spirit and cohesion that residents value,
- a set of street scenes (Policy **H4**) has been defined that residents consider important and worth protecting. Developments can then take place without destroying the key features of the natural and built form in the Parish,
- a set of Local Green Spaces (**LGS**) has been defined that are important for the amenity and built or natural form of the settlements,
- the mix of housing proposed will sustain a vibrant community over the period of the plan,
- policy constraints relating to parking have been applied to each of the development sites and policy **TRF** provides for this as a general provision,
- policy **TRF** also addresses a range of current and emerging issues relating to traffic management which might otherwise constrain development in the Parish.

### Paragraph 2(e) Tables Summarising Conformance with Strategic Policy

Amenity Policy Conformance		
Pol.	Name	Conformant with Legislation/Regulations
ACV	Protecting Assets of Community Value	<i>The Assets of Community Value (England) Regulations 2012</i>
ALT	Provision of Allotment Gardens	<i>The Allotment Acts 1908 to 1950</i>
LGS	Designated Local Green Spaces	<i>Paras 76, 77 National Planning Policy Framework</i>
RoW	Protecting and Improving Rights of Way	<i>Para 75 National Planning Policy Framework</i>
TRF	Traffic Management and Parking	<i>Para 39 National Planning Policy Framework</i>

<b>Employment and Commerce Policy Conformance with NPPF, CSS, ENC saved policies</b>				
<b>Pol.</b>	<b>Name</b>	<b>NPPF</b>	<b>CSS</b>	<b>ENC Saved Policies</b>
EC1a	Star & Garter Public House and Restaurant	Paras 14, 28, 37, 70	Policies 1, 8 Paras 3.15, 3.18, 4.2	
EC1b	Wildacre Residential Home	Paras 14, 37	Policy 8 Paras 3.15, 3.18	
EC1c	Home based businesses	Paras 14, 37	Policy 8 Paras 3.15, 3.18	
EC1d	Upper Higham Lane Industrial Estate	Paras 4, 37	Policy 8, Paras 3.15, 3.18, 3.76, 3.89, 3.92	
EC1e	Farm Diversification	Paras 4, 37	Policies 8, 11g Paras 3.15, 3.18, 3.76, 3.89, 3.92	AG4, AG5
REN	Renewable Energy Policies	Paras 17, 93, 97, 98	Para 4.14	

<b>Housing Development Policy Conformance with NPPF, CSS, ENC saved policies</b>				
<b>Pol.</b>	<b>Name</b>	<b>NPPF</b>	<b>CSS</b>	<b>ENC Saved Policies</b>
H1	Restricted in-fill development within clearly defined settlement boundaries	Paras 16, 17	Policies 1, 9, 10 Paras 3.13, 3.14	EN20
H2	Windfall re-use of redundant, traditional farm buildings	Para 55	Policy 1	AG4
H3	Discouraging backland and tandem development	Paras 53, 57, 58	Policies 13b, 13h	
H4	Preserving the sensitive street scenes which define the settlements	Paras 57, 58	Policy 13h	EN20
H6	Developer contributions policy	Para 176	Policy 6	GEN3

Housing Development Policy Conformance with CSS, ENC saved policies and NDP				
H5	Development site allocations	CSS Policies	ENC Saved Policies	NDP Policies
H5a	NDP-S001 – Bidwell Lane	1, 7, 13d, 13h, 13i	EN20	H1b, H3, H4g
H5b	NDP-S002 – Kimbolton Road	7, 13d	EN20	H1c, H3, H4d
H5c	NDP-S004a – Caldecott	9, 13d, 13i	AG4	H1b, H3, H4h
H5d	NDP-S004b – Caldecott	13d, 13i	EN20	H1b, H3, H4h
H5e	NDP-S006 – Raunds Rd/Sawyers Crescent	7, 10, 13d, 13i	EN9	H1c, H3, H4c, RoW
H5f	NDP-S007 – Water Lane	10, 13i	EN20	H1c, H3, H4e
H5g	NDP-S013 – JST Fork Trucks	10, 13i	H16	H1c, H3, H4b
H5h	NDP-S019c&d – Chelston Rise	10, 13g, 13i	H16, ACV	H1a, H4i

## Paragraph 2(e) Details of conformance with strategic policy

### Conformance with the North Northamptonshire Core Spatial Strategy

Our NDP must be conformant with the policies of the North Northamptonshire Core Spatial Strategy (2008) (CSS).

#### CSS Policy 1

*In the remaining rural area development will take place on sites within village boundaries, subject to criteria to be set out in development plan documents. Development adjoining village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if it can be clearly demonstrated that it is required in order to meet local needs for employment, housing or services. Development will be focused on those villages that perform a sustainable local service centre role.*

There is no local plan in force for the Parish and Chelveston-cum-Caldecott is not a local service centre. There are no definitions in force covering the Village boundaries other than those now defined in this plan in NDP policies **H1a**, **H1b** and **H1c**. All the development sites allocated are within the settlement boundaries as now defined. Policy **H2** allows for the re-use of buildings outside the settlement boundary in Caldecott. Local Green Spaces have been designated in areas that define the natural boundaries of the settlements and which merit further protection from encroachment – **LGS12/13/17/18/19**.

#### CSS Policy 2

Not applicable to the Parish.

#### CSS Policy 3

Not applicable to the Parish.

### CSS Policy 4

*Not applicable to the Parish.*

### CSS Policy 5

*A net gain in green infrastructure will be sought through the protection and enhancement of assets and the creation of new multi-functional areas of green space that promote recreation and tourism, public access, green education, biodiversity, water management, the protection and enhancement of the local landscape and historic assets and mitigation of climate change, along with green economic uses and sustainable land management.*

The designation of Local Green Spaces (**LGS**) has been used in the plan to protect and enhance the green infrastructure in the Parish and to protect the setting of historic assets.

### CSS Policy 6

*New development will be supported by the timely delivery of infrastructure, services and facilities necessary to provide balanced, more self-sufficient communities.*

NDP Policy **H6** requires developers to contribute to the provision of street lighting, verges and footways in the Parish.

### CSS Policy 7

*The supply of housing will be monitored and appropriate action taken to ensure that a deliverable five-year supply of sites for North Northamptonshire as a whole is maintained, including strategies to secure the development of suitable brownfield sites in accordance with policy 9. Local policies will ensure that the release of housing land is managed so that the supply is not exhausted early in the plan period.*

The supply of development sites is being phased through the plan to ensure that approximately equal levels of development come forward in each of the two 10 year periods.

### CSS Policy 8

*Development plan documents will make and safeguard allocations for specific employment use classes in order to ensure the delivery of balanced economic growth.*

NDP Policies **EC1a**, **EC1b**, **EC1d** and **EC1e** make provisions for specific employment use classes and allocate land for employment and commercial use.

### CSS Policy 9

*New building development in the open countryside outside the sustainable Urban Extensions will be strictly controlled... Priority will be given to the re-use of suitable previously developed land and buildings ...*

NDP Policies **H1a**, **H1b** and **H1c** define clear settlement boundaries to control development in this rural area.

NDP Policies **H5a**, **H5c**, **H5g** and **H5h** provide for the re-use of previously developed land or buildings.

### CSS Policy 10

*New housing will be focused at the three growth towns, with modest growth at the smaller Towns and rural service centres, limited development in the villages and restricted development in the open countryside...*

NDP Policies **H1**, **H2** and **H5** provide for development within the settlement boundaries of the Village and restrict development outside these, other than the conversion of redundant traditional farm buildings.

### CSS Policy 11

*Within the rural areas, new employment development will be directed to the rural and local service centres. The conversion of existing buildings and infrastructure for employment and tourism related development will be encouraged in locations within and adjoining settlements. In order to support farm diversification in the open countryside, conversion to employment uses of buildings worthy of retention will be supported where proposals are in accordance with the criteria set out in Policy 13.*

NDP Policies **EC1a**, **EC1b**, **EC1c**, **EC1d** and **EC1e** support the re-use of existing sites and buildings for employment use.

### CSS Policy 12

*Not applicable to the Parish.*

### CSS Policy 13

*Development should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to.*

#### **Meet needs**

- a) Incorporate flexible designs for buildings and their settings, including access to amenity space, enabling them to be adapted to future needs and to take into account the needs of all users;*
- b) Seek to design out antisocial behaviour, crime and reduce the fear of crime by applying the principles of the “Secured by Design” scheme;*
- c) Maintain and improve the provision of accessible local services and community services, whilst focusing uses that attract a lot of visitors within the town centres;*
- d) Have a satisfactory means of access and provide for parking, servicing and manoeuvring in accordance with adopted standards;*
- e) Be designed to take full account of the transport user hierarchy of pedestrian-cyclist-public transport-private vehicle, and incorporate measures to contribute to an overall target of 20% modal shift in developments of over 200 dwellings and elsewhere 5% over the plan period;*
- f) Not lead to the loss of community facilities, unless it can be demonstrated that they are no longer needed by the community they serve and are not needed for any other community use, or that the facility is being relocated and improved to meet the needs of the new and existing community;*
- g) Not lead to the loss of open space or recreation facilities, unless a site of equivalent quality and accessibility can be provided, serviced and made available to the community prior to use of the*

*existing site ceasing;*

### **Raise standards**

- h) Be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area;*
- i) Create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of the towns and villages through its design, landscaping and use of public art;*
- j) Be designed to promote healthier lifestyles and for people to be active outside their homes and places of work;*
- k) Allow for travel to home, shops, work and school on foot and by cycle and public transport.*

NDP Policy **H3** conforms to good design standards by discouraging backland development – a known issue for security and inclusiveness.

NDP Policy **TRF** provides for good parking provision in all developments, with specific provision in each of the **H5** policies.

NDP Policy **ACV** protects Assets of Community Value from inappropriate development.

NDP Policy **LGS** protects Local Green Spaces which are used as amenities.

NDP Policy **H4** requires good design to protect important street scenes within the Village.

NDP Policy **ALT** and **RoW** provides facilities to enable residents to live an active lifestyle outside their homes and places of work.

### **CSS Policy 14**

*... residential development involving 10 or more dwellings or 0.5 hectares or more of land, and non-residential development involving 1,000 square metres gross floor area or 1 hectare or more of land should demonstrate that at least 10% of the demand for energy will be met on-site and renewably and/or from a decentralised renewable or low-carbon energy supply.*

NDP Policy **REN** provides for local renewable energy generation and **REN1** for the allocation of land for larger scale renewable energy facilities.

### **CSS Policy 15**

*To deliver sustainable residential communities:*

- a) Provision will be made for the delivery of a balanced mix of housing types and tenure;*
- b) To meet local need and to ensure that a percentage of all new development is genuinely affordable;*
- c) The environment of existing residential areas will be enhanced, including renovating and improving the existing housing stock through area based renewal or occasionally through targeted demolition and replacement where this is the most appropriate option;*
- d) Opportunities for individual and community self-build developments will be facilitated where they will contribute to meeting local housing needs, enable innovation and raise environmental quality;*
- e) New dwellings will be capable of being adapted to meet the needs of all people in line with the*

*'lifetime homes' standard;*

- f) *Higher densities will be sought particularly in the locations most accessible on foot, cycle and public transport, although increases in density should not detract from the traditional streetscape and built form where this is worthy of safeguarding.*

NDP Policies **H5** deliver a mix of housing types and tenures. Chelveston already has a high proportion of affordable housing through the Spire Homes properties in *Hillside* and *Sawyers Crescent*. There is also a good supply of privately rented accommodation in all three settlements. The new developments proposed in NDP policies **H5g** and **H5h** are smaller properties which will be more affordable to rent or buy.

NDP Policies **H5g and H5h** encourage higher density developments to ensure that the sites are viable to develop.

### **CSS Policy 16**

*Not applicable to the Parish.*

### **CSS Policy 17**

*Not applicable to the Parish.*

---

### **Conformance with the saved policies of the East Northamptonshire Local Plan (1996)**

There is no Local Plan in force which covers the area of Chelveston-cum-Caldecott. However, some of the policies from the East Northamptonshire Local Plan (1996) (Ref [4](#)) were “saved” in 2011 when the Rural North, Oundle and Thrapston Plan (RNOTP) Development Plan Document (DPD) was adopted. Our NDP must be conformant with these saved policies.

### **ENC Policy GEN3**

*Planning permission will be granted for residential, business or commercial development, provided that the infrastructure, services and amenities made necessary by the development are in existence, programmed, or will be provided by the developer.*

*If provision by the developer is necessary, planning conditions or formal planning agreements will be utilised and will apply:*

- (i) where such provision is needed to enable the development to commence;*
- (ii) where a financial contribution is required towards the cost of providing facilities in the near future;*
- (iii) where such provision is so directly related to the proposed development and the use of the land after its completion, that the development ought not to be permitted without it;*
- (iv) where it is necessary to secure a balance of land uses, in the case of mixed development; or*
- (v) where it is necessary to offset the loss of, or impact on, any amenity or resource present on the site prior to development.*

NDP Policy **H6** (Developer contributions) of the NDP is consistent with this policy as is NDP policy **H5e** (development of land off *Sawyers Crescent*) which will require road improvements before going ahead.

### ENC Policy EN8

*Not applicable to the Parish.*

### ENC Policy EN9

*Planning permission will not normally be granted for development which would have an adverse effect on sites of local conservation interest, identified on the proposals map. In exceptional circumstances where development is permitted, planning conditions or formal planning agreements will be utilised to protect the special interest of the area.*

Local Green Space has been designated at **LGS17** to protect the area around the ford in *Water Lane* which has become a local habitat for water birds.

### ENC Policy EN20

*Planning permission will not be granted for development which adversely affects open land of particular significance to the form and character of a town or village, as identified by one or more of the following criteria:-*

- (i) the land contributes to the retention of the existing form and character of a particular settlement;*
- (ii) the land provides an important open area within a settlement which separates distinct groups of buildings or parts of the settlement;*
- (iii) the land contributes to the setting of a listed building, a building of townscape quality, ancient monument or landscape feature, or contributes to the character of a conservation area;*
- (iv) the land allows views into the settlement from approach roads or open countryside, views into the countryside from within the settlement, and/or views across to different parts of the settlement.*

Local Green Space (**LGS**) has been designated on open land which contributes to the retention of the existing form of the settlements. In Chelston Rise **LGS1/2/3** contribute to the unique form of the settlement and the approach to it from Caldecott. In Chelveston, **LGS17** helps to define the approach to the *Wateryard* settlement. In Caldecott, the orchard **LGS12** and garden of the Grade II listed *Poplar Farm* define the entrance to the settlement. Land surrounding the Village Hall has been designated as **LGS4** to conserve the setting around this historic building. Land surrounding the Church has been designated to conserve the setting of this Grade II\* listed building – **LGS6/7/19**. Land adjacent to the listed buildings has been designated as Local Green Space to conserve their setting – *Manor Farm* (**LGS19**), the garden of *Duchy Farm House* (**LGS10**), the garden of *Poplar Farm* (**LGS13**). The Golf Club extension **LGS18** defines the western boundary of the Parish.

NDP Policies **H4** have defined important street scenes and approaches to the settlements which need to be conserved or enhanced by developments.

### ENC Policy H2

*Not applicable to the Parish.*

### ENC Policy H4

*On residential development sites of more than 10 units, a variety of dwelling types and styles will need to be provided.*

NDP Policy **H5** does not allocate sites for more than 10 units.

### ENC Policy H16

*In the rural area planning permission will be granted for affordable housing to meet genuine local needs (identified through a local housing needs survey) on sites where the criteria listed below can be satisfied:*

- (i) the site must be well related to an existing settlement, in terms of its location, form, character and setting and the permitted development may serve more than one parish;*
- (ii) the proposal must comply with the district council's requirements particularly in terms of conservation, design, materials, access, drainage, landscaping and open space provision;*
- (iii) it must be demonstrated that the proposal meets a particular and identified local need which cannot be met in any other way, including an alternative site within the built confines of the settlement; and*
- (iv) a legal agreement or planning obligation must be entered into in order to ensure the continued availability of the dwellings to meet local needs.*

The housing survey by East Northamptonshire Council undertaken as part of the 2013 NDP survey (Ref [9e](#)) did not identify a need for “social or affordable housing” above what is already provided by Spire Homes in Chelveston. 9% of Chelveston properties are provided by Spire Homes, a registered social landlord. Another 12% of the housing stock is privately rented.

The survey did identify a need for smaller properties and the demand for these was clearly evidenced by the successful re-occupation of Chelston Rise. NDP Policies **H5c**, **H5d**, **H5g** and **H5h** focus on the provision of smaller properties. Twenty one of the 37 dwellings proposed (57%) will be smaller units.

### ENC Policy AG4

*Planning permission will be granted for the adaptation or re-use of buildings in the countryside, provided that the form, bulk and general design of the proposed scheme is in keeping with the character of the surrounding area, and the re-use is for employment, leisure or tourism, or residential accommodation for agriculture or forestry workers. In addition:-*

- (i) extensive alteration, re-building, large scale extensions and those not in keeping with the existing building will not be permitted;*
- (ii) structural surveys will be required for proposals relating to buildings which are unoccupied and show evidence of some dereliction;*
- (iii) conditions will be imposed withdrawing permitted development rights to prevent future extensions, where these would result in an adverse impact on the character of the surrounding area;*
- (iv) proposals which would result in an adverse impact on the amenities of surrounding land users will not be permitted;*

- (v) *detailed drawings will be required, indicating the layout, design and external appearance of the building after conversion, the materials to be used, the means of access and landscaping proposals; and*
- (vi) *the local highway network must be capable of satisfactorily accommodating the traffic generated by the development.*

NDP Policy **H2** allows for the conversion of traditional farm buildings in Caldecott for residential use. Although ENC policy **AG4** specifies that residential properties would be for use by agricultural or forestry workers, this policy was used by East Northamptonshire Council to support the re-development of Duchy Farm into a new residential settlement. NDP Policy **EC1e** supports the diversification of *Manor Farm* and *Poplar Farm* for employment, leisure or tourism.

### ENC Policy AG5

Proposals for stables, riding schools and horticultural establishments should normally be located within existing settlements. Exceptions may include proposals associated with existing farmsteads.

NDP Policy **EC1e** supports the diversification of *Manor Farm* and *Poplar Farm* for employment, leisure or tourism. This includes the expansion of the existing equestrian centre at *Manor Farm* which is within the existing farmstead.

### ENC Policy AG8

Planning permission will not normally be granted for applications to relax a restrictive occupancy condition, unless it can be shown that the dwelling is surplus to the efficient management of the enterprise. In addition, there must be evidence confirming that attempts have been made to market the surplus property for a reasonable period, at a value which reflects the restrictive occupancy condition.

NDP Policy **H1b** now defines one of the Caldecott settlement boundaries to include *Duchy Farm Cottages* which used to be cottages tied to the tenancy of *Duchy Farm* and an integral part of that business. The closure of *Duchy Farm* (permitted under ENC **AG4**) effectively removed the need for these tied properties and they were released to the open market by the *Duchy of Lancaster*. This has created the new residential settlement in *Bidwell Lane* which will be completed with the development of NDP-S001 under NDP policy **H5a**.

### ENC Policy AG9

*Planning permission will be granted for replacement dwellings in the open countryside on a one for one basis, provided:-*

- (i) *the original dwelling has not been abandoned or allowed to fall into a state of dereliction and disrepair, so that any replacement would in effect be treated as a "new" dwelling;*
- (ii) *the original dwelling is not a temporary or mobile structure;*
- (iii) *the original dwelling is not of architectural or historic merit (when restoration and renovation will be preferred to replacement);*
- (iv) *the replacement dwelling is located on the site, or within the curtilage of the original dwelling;*
- (v) *the replacement is normally of a size and scale similar to that of the original dwelling.*

## Neighbourhood Development Plan – Basic Conditions Statement

NDP Policy **H5a** (the conversion/replacement of the barn NDP-S004a) is consistent with this policy. This area was once designated as open countryside, being on the edge of the traditional Caldecott settlement. The barn has been occupied without permission for 17 years. As such it cannot now be considered to be a temporary structure or arrangement. The form and materials of the barn are important to the Caldecott Street scene (NDP policy **H4h**) but the building itself is not of architectural or historical merit. It can therefore be converted, restored or replaced, provided that the finished dwelling fits within the street scene and is of the same scale and on the same footprint.

### ENC Policy RL3

*Arising from new developments of more than 15 dwellings recreational open space will be provided by developers to satisfy at least the following standard:*

- (i) settlements with population in excess of 1000 - provision will be at the rate of 2.43 ha per 1000 population;*
- (ii) settlements with population less than 1000 - provision will be considered separately*

### ENC Policy RL4

*Arising from housing developments of 15 dwellings or more, children's play areas will need to be provided by developers*

There are no new sites planned of scale discussed in **RL1, RL4** in this NDP. However, this has been an issue historically in the Parish. *Duchy Close and the Britten Close/Raunds Rd* developments in the 1970s/1980s made no provision for recreational open space, despite increasing the size of the Parish by 35%. As a result, the Parish is under provided with recreational space for young people. Policies **LGS1** and **LGS2** seek to protect the play area and playing fields that have resulted from the Chelston Rise re-occupation. Early discussions between the site owners and the Parish Council resulted in arrangements that these amenities would be available for use by the whole Parish. Similarly, **LGS16** protects the amenity space behind the *Star & Garter* pub.

---

## Paragraph 2(f) Conformance with EU Policy

Each of the Aspirational Sites submitted for consultation was subjected to an initial appraisal as part of the call for Aspirational Development Sites (Ref [13](#)) which reviewed environmental considerations (access, topology and ground conditions, flooding, wildlife, contamination). None of the Aspirational Sites was found to have an impact on European Sites (habitats).

The whole of the Neighbourhood Plan was screened against the Habitat Regulations Assessment [Ref. [53](#)] and for Strategic Environmental Impact [Ref. [54](#)] and statutory consultees were asked to comment on the screenings. The following positive responses were received by the closing date of the consultation:

- Environment Agency [Ref. [55](#)]
- Natural England [Ref. [56](#)]

The preferred options for development (selected after public consultation) were then subjected to a sustainability assessment to confirm that they could be developed sustainably (Ref [28](#)). None were found to have an impact on sensitive natural or heritage assets. On this basis, it was judged that

## Neighbourhood Development Plan – Basic Conditions Statement

neither a formal Strategic Environmental Assessment nor a Habitats Regulation Assessment were required for this NDP.

The Neighbourhood Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the **Human Rights Act 1998**. The NDP was also screened through the East Northamptonshire Council Equalities Impact Assessment [Ref. [50](#)]. No adverse issues were apparent in this screening.