



REPRESENTATIONS TO
CHELVESTON-CUM-CALDECOTT
NEIGHBOURHOOD PLAN 2015-2035
CONSULTATION VERSION 2.0
JANUARY 2015

SUBMITTED ON BEHALF OF
MR PIETER MOMMERSTEEG

WILBRAHAM ASSOCIATES LTD

5 MARCH 2015

Wilbraham Associates Ltd
Chartered Town Planning Consultants

**REPRESENTATIONS TO CHELVERSTON-CUM-CALDECOTT NEIGHBOURHOOD
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Further to the publication of the Neighbourhood Plan Consultation Version 2.0, we wish to summarise and reinforce our objections to the designation of the field identified within the emerging NDP as LGS19 (*The paddock immediately behind Church House adjacent to the Churchyard and extending down to Bidwell Lane opposite the listed Manor Farm, following the newly installed fence line*) as Local Green Space.

As you are aware, objections to this designation were originally made by representations submitted to the Parish Council on 10 September 2014.

To affirm, in planning terms the site is located within the 'open countryside' to which there are already strict controls on development in this location within both national (the 'Framework') and local planning policies.

The Parish Council are concerned that the policies contained within the current development plan, namely the Adopted North Northamptonshire Core Strategy and the 'saved' policies of the East Northampton District Local Plan are both timetabled for review within the plan period of the proposed NDP. In the Parish Council's view, this may result in the Parish Council not being able to guarantee any development.

We contend this view the current planning restrictions imposed within both the strategic policies of the North Northamptonshire Core Strategy (including the Emerging Draft Core Strategy) and policies set out within the Local Plan, are clear, precise and any such review of these documents is unlikely to alter the position of restricting development within the open countryside.

Turning to the designation of LGS19, we uphold our view that the designation of this site as Local Green Space does not fulfil the criteria identified within paragraph 77 of the Framework for the following reasons :

- The Framework guidance states that to designate land as Local Green Space it must be shown that it is demonstrably special to a local community and holds a particular significance to the local community. The justification provided by the Parish Council does not support this. As we have previously outlined, the site is part of a typical field surrounded by hedge and post and rail fencing enclosing a grass field which is not noted for its beauty or indeed, has any historic or significance for the Parish.
- The field in question comprises 1.7 ha in area and has a frontage along Bidwell Lane of some 90 m. The church is some 200 m from Bidwell Lane.
- In the original consultation document (July 2014), and more specifically in the Parish Council's response (dated October 2014) to our submission, it is the views of the church from Bidwell Lane that the Parish Council emphasises it is seeking to protect. My client has provided further comments on this by a response dated 24 November 2014. As we have contended, the Council's reasons behind this blanket designation is to secure views and there are suitable and more appropriate mechanisms in which to secure this which are adopted in many NDPs and Village Design Statements throughout the County. If the Parish Council's justification for this designation solely relates to the views, then the 'blanket' designation of this site is inappropriate and therefore we maintain our objection to the designation of this site as Local Green Space.

In view of the above considerations, we contest the soundness and validity of the Parish Council's assessment and believe that it is contrary to the advice provided within the Framework (in particular, paragraph 77) and therefore inappropriate.

In summary, we do not consider the designation of this site as Local Green Space is an appropriate or effective way of achieving the aspirations of the Parish Council.