

Ref Parish Council meeting 8th February

I am writing to you now because I am unable to attend this important meeting;

At that meeting, the final consultation document for the NDP is being submitted and with reference to that, I wish make a proposal which concerns **LGS19**. In brief, I propose the area covered in this designation is divided into two as shown in the diagram attached together with the rationale behind it.

I believe this 'compromise' proposal is both sensible and practical and provides a way forward which will satisfy both parties.


Pieter Mommersteeg

Neighbourhood Development Plan **LGS 19**

The working party is proposing in the Plan that the whole area, LGS 19, as shown in the attached diagram, is designated Local Green Space. Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.¹ The last consultation document (2.0) submitted states 'There is however support for strengthening the protection of the paddock adjacent to the Church to assure its long term setting. This has now been reflected in the designation of the paddock as **LGS 19** affording long term protection to these views of a 13th century Church in a unique pastoral setting'²

LGS proposed designation states a site should not be an 'extensive tract of land'. In my opinion LGS 19 is large, c1.6Ha, and extensive in respect to the overall conurbation of Caldecott/ Chelveston. It comprises an 80m stretch along Bidwell Lane and 190m between Bidwell Lane and the Church.

The proposed designation states the views are very special and by implication LGS 19 Bidwell lane is the only way of securing such views. There are however other sites which provide such opportunities. The most obvious are the **3** public footpaths readily available, well used and all leading directly to the Church. All the footpaths provide excellent uninterrupted views of the Church.

With this in mind I am proposing that LGS19 is divided into two parts. LGS19a which is that part of the field closest to the Church and would remain designated Green Space, LGS19a. This preserves the views and pastoral setting and protects it from any form of development. That part of LGS19 which covers the area from Bidwell lane to LGSa is essentially agricultural land and remains 'open countryside'. This would not be designated LGS.

¹ National Planning Guidelines

² NDP-Our-Plan/v2.0 p68

The proposed NDP is concerned about uncontrolled in-fill development using the LGS to re-enforce that. However there are in place strict national and local planning policies available to prevent such development and these will be re-enforced with an approved NDP. In my opinion, these policies are strong enough and the LGS designation is inappropriate. In effect, it prevents development in perpetuity and that is unjust to present and future owners.

I believe this proposal, a compromise, provides a sensible and practical way forward which I hope will satisfy both parties.

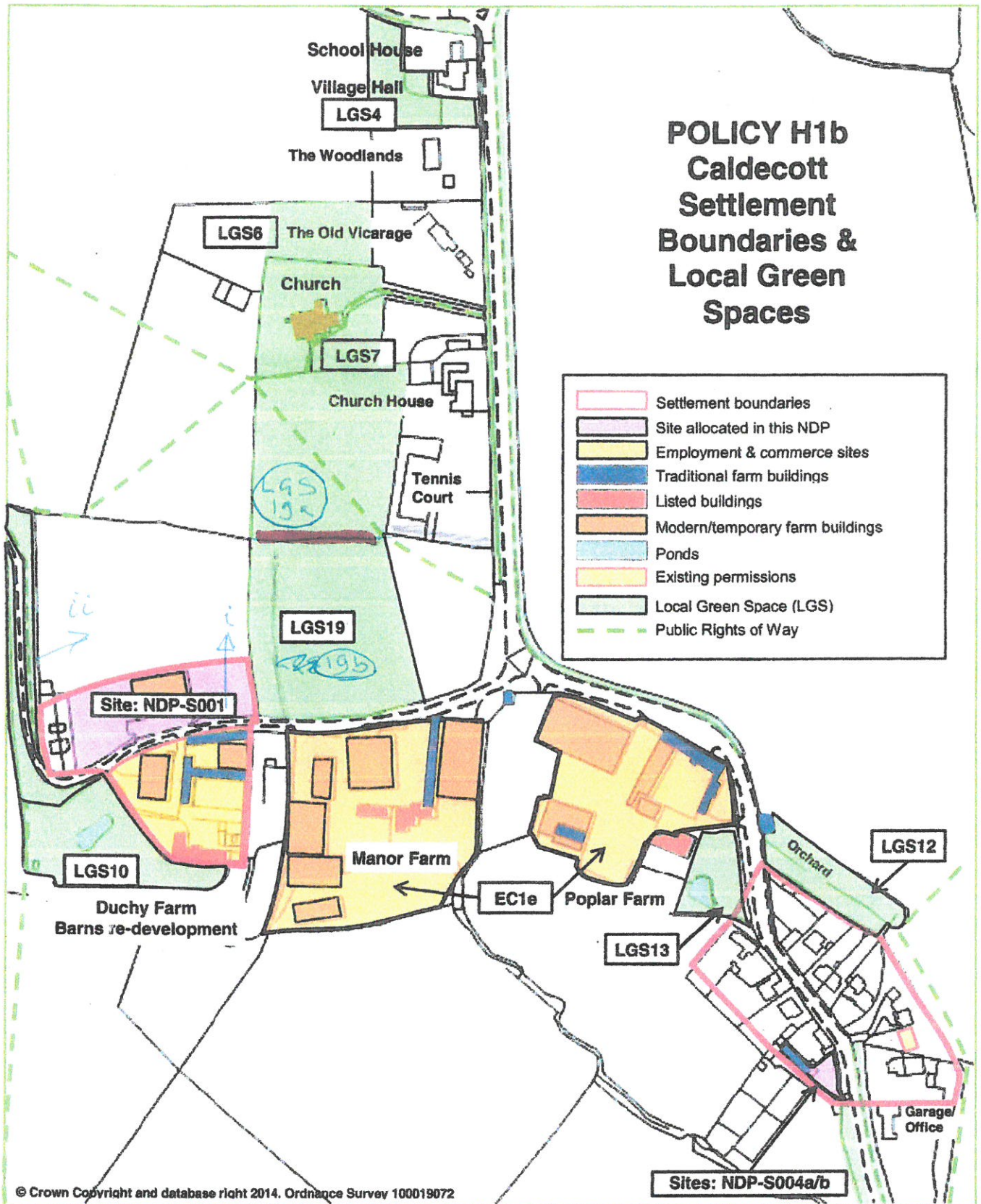


Figure 5.3 – Policy H1b – Caldecott Settlement Boundaries