



Chelveston-cum-Caldecott Parish Council Northamptonshire



Our Village – Our Plan Our Future



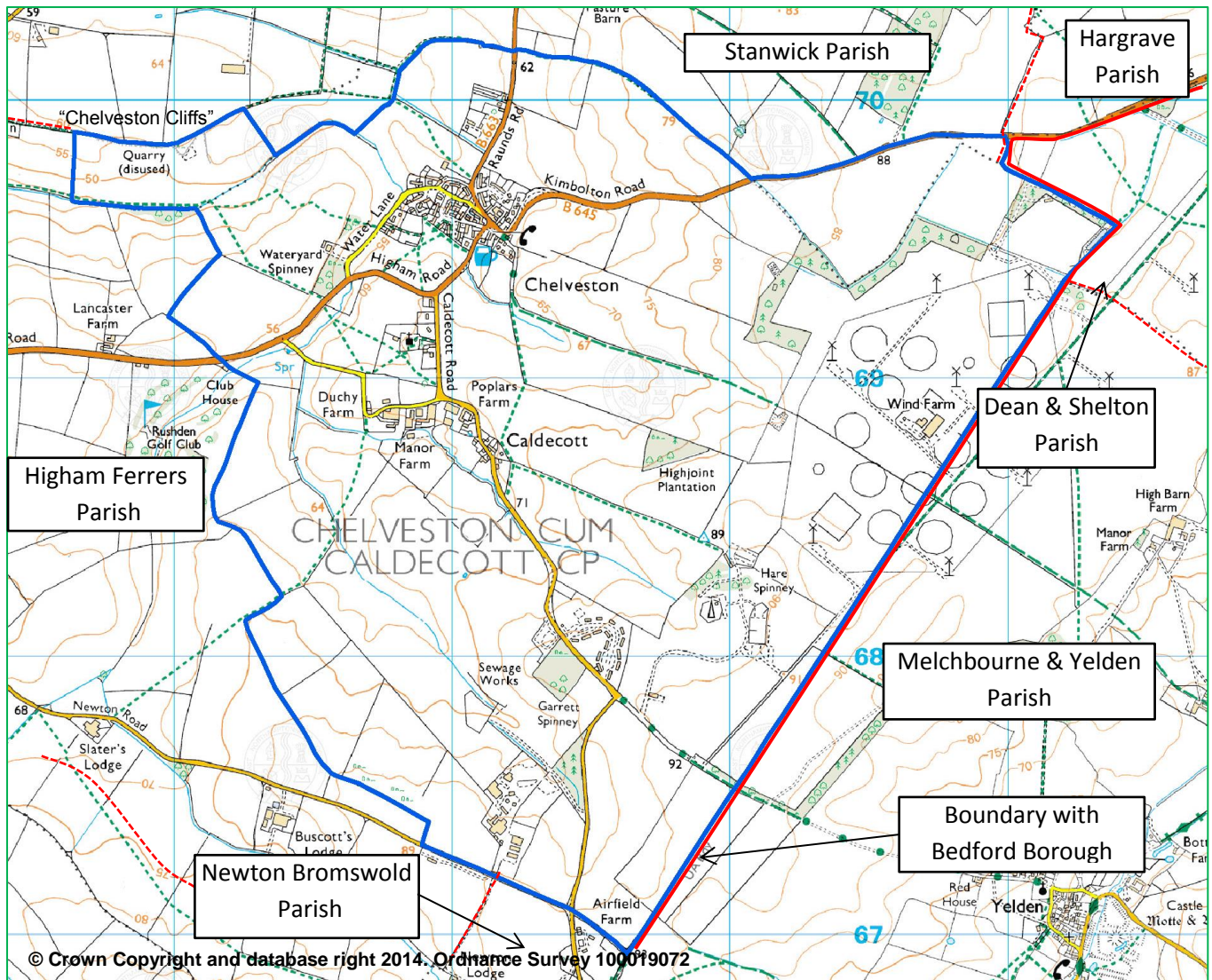
Sustainability review of development sites

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 4.0

**Neighbourhood Plan
2016-2031**

March 2016



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 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 document** – 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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This document is available online as: <http://ndp.chelveston.org.uk/NDP-Sustainability-Appraisal>

SECTION 1: Introduction to sustainability appraisal

There is no legal requirement for a neighbourhood plan to have a sustainability appraisal. However, a qualifying body must demonstrate how its plan will contribute to achieving sustainable development.

Under the National Planning Policy Framework (**NPPF para 7**) there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

1.1 Economic Development

Under the provisions of the North Northamptonshire Core Spatial Strategy (**CSS**), the Parish of Chelveston-cum-Caldecott is not specifically mentioned and therefore is “*part of the remaining rural area*”. It has not been allocated a target to deliver a minimum number of new dwellings and has not been designated as a growth area for housing, employment or commerce.

However, under **NPPF para 14**, there is a “*presumption in favour of sustainable development*” and neighbourhoods should “*plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan*”.

As there is no Local Plan in force the District, our NDP has needed to cover a significant number of policy areas in more depth than might otherwise have been expected, in order to assure that the Parish can develop sustainably in a way that will be supported by residents.

Nine sites have been allocated for housing development within expanded settlement boundaries. The overall level of housing development proposed in this NDP involves 20% growth (on a 2014 baseline) over the 20-year period of the plan. This is comparable with the level of development over the last 25 years, which has been achieved at a steady rate allowing for the effective integration of new residents into the community. The sites allocated have been phased to provide for steady growth in each of the settlements, and to allow for the traffic and parking impact to be absorbed.

Two sites have been allocated for expansion of industrial and commercial activities outside the settlement boundaries in locations which minimise the impact on residents.

1.2 Social Development

Even with limited amenities to support it, the strength of community spirit is one of the defining features of the Parish. This needs to be sustained by ensuring that the age profile of the Parish is maintained with provision being made for younger residents to join the community and for larger properties to be freed up for growing families. Over half of the sites allocated for housing are intended for the development of smaller properties. Other sites are intended for the development of bungalows suitable for active retired residents who might wish to downsize whilst remaining in the Village.

The Village has a number of heritage assets and Local Green Spaces which define the built form and contribute to desirable street scenes in each of the settlements. These have been identified and designated in the plan so that developments can be sensitive to them, and of an appropriate quality and style for their location.

Although it is not realistic to expect additional services and facilities to be developed in a small Village, it is important that the plan supports the assets and amenities already present. This plan recognises the importance of the pub, the Village Hall, the Church, Local Green Spaces, Rights of Way and the Allotments in promoting the health and wellbeing of residents.

1.3 Environmental Development

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 Preferred Options for development (selected after public consultation) were then subjected to a sustainability assessment to confirm that they could be developed sustainably. None were found to have an impact on sensitive natural or heritage assets.

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 Parish already makes a significant contribution to renewable energy generation but the plan allocates further land for this purpose whilst proposing measures to mitigate the cumulative impact on residents.

1.4 Overall Sustainability and Conformance to National and Local Policy

In Sections 2, 4 and 4, each of the sites proposed in the plan is assessed for conformance with national and local policy and for various aspects of sustainability.

SECTION 2: Review of Housing Development Sites

NDP-S001	Bidwell Lane, Caldecott
Present use	Site of modern barn, farm yard and grazing paddock (0.12 Ha)
No./type dwellings proposed	Up to 5 detached houses
Flood risk	Zone 1 - the site is well drained and well away from water courses.
Topography, Site Contamination	Flat site, existing agricultural building, some potential agricultural contamination from the silage clamp to the rear.
Highways/Rights of Way	No Rights of Way across the site. Highway is narrow at this point with no footway. There are no footways in <i>Bidwell Lane</i> and it would be out of character to put them in place given the agricultural heritage of the site and the continued agricultural use. There are some “rat running” issues with vehicles using <i>Bidwell Lane</i> to go from Caldecott/Chelston Rise to the B645. Some additional restrictions may be needed to accommodate the traffic from these dwellings and from the new developments at <i>Duchy Farm</i> .
Landscape/Visual Assessment	Given the high quality re-development of <i>Duchy Farm</i> , sensitive re-development of this site would improve the character and street scene of <i>Bidwell Lane</i> .
Heritage	The site is opposite <i>Duchy Farm House</i> (Grade II listed) and near <i>Manor Farm</i> (Grade II listed). The site is screened from the Church (Grade II* listed) by mature trees.
Bio-diversity	There are no hedges or trees within the development area and no fauna or flora of note.
CSS/NPPF Conformity	<p>Caldecott is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1b for Caldecott.</p> <p>This new settlement boundary acknowledges the re-development of <i>Duchy Farm</i> and the release of the tied <i>Duchy Farm Cottages</i> onto the market. <i>Duchy Farm Cottages</i> have always formed the western boundary of the Caldecott settlement. The proposed site is to the east of <i>Duchy Farm Cottages</i> and therefore within the settlement boundary.</p>
Community view	The inclusion of the proposed site in the Neighbourhood Plan was supported by 60% of residents with another 11% giving conditional support. However, there was wide concern at the possible pace of change, especially if it followed on too quickly from the <i>Duchy Farm</i> re-development.
<p>Conclusion: This site meets the criteria for sustainable development if the development is delayed until 2020 to allow for the re-development of <i>Duchy Farm</i> to be properly established in the community. The phasing of this site’s release is in accordance with CSS Policy 7.</p> <p>Five dwellings will then be developed, re-using the site of a modern farm building and farm yard, with the loss of only 0.12Ha of grazing land. The precedent changing this end of <i>Bidwell Lane</i> to primarily residential has already been established by the re-development of <i>Duchy Farm</i>.</p>	

NDP-S002 Kimbolton Road, Chelveston	
Present use	Currently part of a large residential garden (4 <i>Britten Close</i>) with an existing access out onto the lay-by on <i>Kimbolton Road</i> .
No./type dwellings proposed	Up to 2 dwellings, preferably a pair of semi-detached bungalows
Flood risk	Zone 1 - the site is next to a land drain taking run-off from Chelveston Airfield but has never flooded.
Topography, Site Contamination	Flat site, no known contamination issues
Highways/Rights of Way	No Rights of Way across the site. Access only possible from the lay-by, access from <i>Britten Close</i> would not be possible. Access from the lay-by was not perceived to be a concern by Northamptonshire Highways during consultation on a planning application in 1993.
Landscape/Visual Assessment	Development on this site has the potential to impact on the sensitive street scene as defined in policy H4d , the approach to Chelveston from Kimbolton. The site is currently well screened by mature trees.
Heritage	No particular heritage value.
Bio-diversity	There are mature trees and hedgerows surrounding the site but no TPOs in place.
CSS/NPPF Conformity	<p>Chelveston is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1c for Chelveston.</p> <p>This new settlement boundary recognises the land drain which runs between <i>Kimbolton Road</i> and <i>Raunds Road</i> as a natural settlement boundary. The inclusion of the site of <i>8 Raunds Road</i> within the boundary was permitted at appeal in 1990. However, site NDP-S002 remained excluded from the boundary and permission for development was refused in 1993. As this NDP is defining the new settlement boundaries, site NDP-S002 has now been included so that the treatment of this site is consistent with those elsewhere.</p>
Community view	The inclusion of the proposed site in the Neighbourhood Plan was supported by 49% of residents with another 5% giving conditional support. Concerns related to the impact on neighbouring properties given the existing permission already granted in <i>Kimbolton Road</i> , and the potential impact on the sensitive street scene.
<p>Conclusion: This site meets the criteria for sustainable development if the development is delayed until 2025. The phasing of this site’s release is in accordance with CSS Policy 7. Two other preferred option sites had significantly greater community support. These would provide up to 10 dwellings. There are two permissions already granted in Chelveston and the five vacant/derelict properties being brought back into use. This would bring 17 new properties onto the market in the first period of the plan. Phasing of developments is necessary to ensure that new residents can be effectively and sustainably assimilated into the community.</p>	

NDP-S004a Barn Conversion, Caldecott	
Present use	The Barn has been used as a dwelling without permission for over 15 years. It doesn't meet current building regulations for a habitable dwelling.
No./type dwellings proposed	Conversion into a single habitable dwelling on the same footprint
Flood risk	Zone 1 - the site is next to a land drain taking run-off from Chelveston Airfield but has never flooded.
Topography, Site Contamination	Flat site, no known contamination issues
Highways/Rights of Way	No Rights of Way across the site. Access from existing road frontage.
Landscape/Visual Assessment	Development on this site has the potential to impact on the sensitive street scene as defined in policy H4h , the approach to Caldecott from Chelston Rise. The site is visible from the road and the existing barn is a traditional farm building.
Heritage	Although the barn has no particular heritage value itself, it does form part of the built form of the oldest part of Caldecott with cottages from the 1800s.
Bio-diversity	There are mature trees and hedgerows on the site but no TPOs in place.
CSS/NPPF Conformity	<p>Caldecott is not specifically mentioned in the CSS but falls within the classification of a Village within <i>"the remaining rural area"</i>. As such, development is only permitted within <i>"village boundaries subject to criteria as set out in development plan documents"</i>. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1b for Caldecott.</p> <p>The site NDP-S004a was refused planning permission in the 1980s as it was outside the settlement boundary of Caldecott as then defined. Perversely The Marches is actually further along the road towards Chelston Rise on the opposite side and yet was considered to be within the boundary. Permission was then granted in 1999 at The Marches for an extension to a garage to create a large games room and stable block even further towards Chelston Rise.</p> <p>The NDP (policy H1b) takes a more consistent view of the settlement boundary and includes site NDP-S004a and NDP-S004b. The site is clearly within the settlement boundary.</p>
Community view	The inclusion of the proposed site in the Neighbourhood Plan was supported by 86% of residents with the proviso that the re-development of the barn did not adversely affect the sensitive street scene.
<p>Conclusion: This site meets the criteria for sustainable development if the development. The property is already lived in but does not meet current standards for energy efficiency.</p>	

NDP-S004b 2/3 bedroomed cottage, Caldecott	
Present use	This site is used for vehicle and machinery storage as part of a small holding
No./type dwellings proposed	Development of a single 2/ 3 bedroomed cottage
Flood risk	Zone 1 - the site is next to a land drain taking run-off from Chelveston Airfield but has never flooded.
Topography, Site Contamination	Flat site, no known contamination issues
Highways/Rights of Way	No Rights of Way across the site. Access to property from existing road frontage, independently from the existing dwelling to the rear.
Landscape/Visual Assessment	Development on this site has the potential to impact on the sensitive street scene as defined in policy H4h , the approach to Caldecott from Chelston Rise. The site is visible from the road and adjacent to an old stone cottage (<i>Manor Farm Cottage</i>).
Heritage	Although the site has no particular heritage value itself, it does form part of the built form of the oldest part of Caldecott with cottages from the 1800s.
Bio-diversity	There are mature trees and hedgerows on the site but no TPOs in place. Trees to the road frontage are leylandi and the street scene would benefit from their removal.
CSS/NPPF Conformity	<p>Caldecott is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1b for Caldecott.</p> <p>An adjacent site (NDP-S004a) was refused planning permission in the 1980s as it was outside the settlement boundary of Caldecott as then defined. Perversely <i>The Marches</i> is actually further along the road towards Chelston Rise on the opposite side and yet was considered to be within the boundary. Permission was then granted in 1999 at <i>The Marches</i> for an extension to a garage to create a large games room and stable block even further towards Chelston Rise.</p> <p>The NDP (policy H1b) takes a more consistent view of the settlement boundary and includes site NDP-S004a and NDP-S004b. The site is clearly within the settlement boundary and is in-fill.</p>
Community view	The inclusion of the proposed site in the Neighbourhood Plan was supported by 69% of residents with the proviso that the development did not adversely affect the sensitive street scene.
<p>Conclusion: This site meets the criteria for sustainable development if the development. It would provide a smaller dwelling for Caldecott of a similar design to the existing cottages, balancing the development of a larger in-fill property at <i>Haleworth</i> and the larger properties at the <i>Duchy Farm</i> development.</p>	

NDP-S006 Raunds Road/Sawyers Crescent, Chelveston	
Present use	This site is agricultural and mainly arable. The land is not of grade 1 agricultural quality.
No./type dwellings proposed	Up to 8 dwellings, low level dormer bungalows reflecting the nearby properties on <i>Raunds Road</i> .
Flood risk	Zone 1 - the site is opposite a land drain taking run-off from Chelveston Airfield but has never flooded.
Topography, Site Contamination	Flat site, no known contamination issues
Highways/Rights of Way	Right of Way across the site which needs to be retained with provision for its long term maintenance. <i>Raunds Road</i> at this point is perceived by residents to be hazardous because of vehicles travelling at high speeds. <i>Sawyers Crescent</i> is perceived by residents to be too narrow for on-street parking and two-way traffic.
Landscape/Visual Assessment	Development on this site does not have the potential to impact on any sensitive street scenes. There will be some impact on the views across farmland but the views are not particularly noteworthy.
Heritage	The site has no particular heritage value
Bio-diversity	There are mature hedgerows on the site but no TPOs in place.
CSS/NPPF Conformity	<p>Chelveston is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1c for Chelveston.</p> <p>This site is the last significant green-field site within the Chelveston settlement boundary. However, it is in-fill (being between <i>Meadowcroft</i> and <i>Sawyers Crescent</i>). It therefore meets the criteria of CSS Policy 1.</p>
Community view	<p>The inclusion of the proposed site in the Neighbourhood Plan was supported by 36% of residents with 17% of residents giving conditional support. Conditional support related to the importance of following the existing building line, providing low level properties to be in-keeping with the street scene and guarding against backland development in the future. Concern was also expressed that traffic speeds needed to be moderated to provide safe access and that <i>Sawyers Crescent</i> should be widened as part of this scheme.</p>
<p>Conclusion: This site meets the criteria for sustainable development if the development is delayed until 2025. The phasing of this site’s release is in accordance with CSS Policy 7. It would provide a dormer bungalow style properties, suitable for existing elderly residents who wished to downsize. Two other preferred option sites had significantly greater community support. These would provide up to 10 dwellings. There are two permissions already granted in Chelveston and the five vacant/derelict properties being brought back into use. This would bring 17 new properties onto the market in the first period of the plan. Phasing of developments is necessary to ensure that new residents can be effectively and sustainably assimilated into the community.</p>	

NDP-S007 Water Lane, Chelveston	
Present use	This site is agricultural, part arable (0.13Ha) part field access area. The land is not of grade 1 agricultural quality.
No./type dwellings proposed	Single detached dwelling on a large plot.
Flood risk	Part zone 3 - the site adjacent to the Chelveston Brook. The road outside the site does flood regularly but not the site itself.
Topography, Site Contamination	Flat site, no known contamination issues
Highways/Rights of Way	There are no Rights of Way across the site. There is existing access from the highway to the site. Future access to the fields behind for farm machinery will need to be via the existing <i>Sawyers Crescent/St Georges Row</i> entrance. This is already used by farm machinery.
Landscape/Visual Assessment	Development on this site has the potential to impact on the sensitive street scene as defined in policy H4e , with the adjacent <i>Hall Farm House</i> being an important (recently restored) feature of that street scene.
Heritage	The site has no particular heritage value
Bio-diversity	There are mature hedgerows on the site but no TPOs in place.
CSS/NPPF Conformity	<p>Chelveston is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1c for Chelveston.</p> <p>This site is adjacent to a property that has historically formed the settlement boundary of Chelveston. However, there is no natural land feature to define this historical boundary. Under policy H1c, the course of Chelveston brook is defined as the new settlement boundary. Site NDP-S007 is then in-fill within that boundary.</p>
Community view	The inclusion of the proposed site in the Neighbourhood Plan was supported by 62% of residents. The site is large enough that all associated parking can be accommodated off-road.
<p>Conclusion: This site meets the criteria for sustainable development in the first period of the plan (2016-2025). The plot is intended for use by the retired farmer who owns the land and the fields behind. The early development of this plot would potentially release two properties onto the market, the existing farmhouse in <i>Wateryard</i> and the adjacent derelict cottage which is now being brought back into use. Although arable land is being used, it is of medium quality and only 0.13 Ha will be lost.</p>	

NDP-S013 JST Fork Trucks, Higham Road, Chelveston	
Present use	This is used as commercial/light industrial premises for the sale and maintenance of fork trucks. Historically it has also been a fuel garage.
No./type dwellings proposed	Up to 9 2/3 bedroomed properties, with a mixture of detached and semi-detached.
Flood risk	Formally defined as Zone 1 – however, a culvert runs under the site and this has flooded within the last 20 years when blocked by vegetation.
Topography, Site Contamination	Flat site, known contamination issues, with two fuel tanks under the forecourt and some minor contamination as a result of sustained industrial use
Highways/Rights of Way	There are no Rights of Way across the site. There is existing access from the highway to the site.
Landscape/Visual Assessment	Development on this site has the potential to impact on sensitive street scenes as defined in policy H4a and H4b , with the 305 th War Memorial and Local Green Space LGS14 being opposite.
Heritage	The site has no particular heritage value
Bio-diversity	There are two mature ash trees on the site which are subject to a TPO
CSS/NPPF Conformity	<p>Chelveston is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1c for Chelveston.</p> <p>This site is well within the settlement boundary of Chelveston and is previously developed land. CSS Policy 9 provides support for the re-use of such land in preference to green-field sites.</p>
Community view	The inclusion of the proposed site in the Neighbourhood Plan was supported by 71% of residents with an additional 12% giving conditional support. The site is large enough that all associated parking can be accommodated off-road.
<p>Conclusion: This site meets the criteria for sustainable development in the first period of the plan (2016-2025). It involves the re-use of previously developed land (in preference to the green-field site NDP-S006 which is allocated for later development). The development will remove a traffic hazard from the centre of the Village, improving the quality of life for all residents. The site is suited to smaller properties which are necessary to bring younger residents into the Village and to provide housing for the children of existing residents who wish to remain in the village.</p>	

NDP-S019c Chelston Rise, in-fill locations	
Present use	These locations are open verges between existing properties. They are not part of residential gardens.
No./type dwellings proposed	Up to four 2/3 bedroomed properties, with a mixture of detached and semi-detached.
Flood risk	Zone 1 – no known flood risks
Topography, Site Contamination	Flat site, no known contamination
Highways/Rights of Way	There are no Rights of Way across the site. There is existing access from the (unadopted) road to the sites.
Landscape/Visual Assessment	Development on these sites has the potential to impact on sensitive street scenes as defined in policy H4i , which seeks to preserve the “open plan American sub-urban” style of the dwellings.
Heritage	The design of Chelston Rise reflects its occupation by the US Air Force and is a link back to the long association of the Parish with US forces.
Bio-diversity	There no features of note
CSS/NPPF Conformity	<p>Chelston Rise is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1a for Chelston Rise.</p> <p>These sites are well within the settlement boundary of Chelston Rise and their development has clear support from CSS Policy 1.</p>
Community view	The large scale development 35 dwellings on the playing fields at Chelston Rise was rejected by 51% of residents. The development of 70 dwellings on the same area was rejected by 91% of residents. However, there was a majority view that the development of 6-10 properties on the Chelston Rise estate (up to 20% growth) would be acceptable in the first period of the plan (2015-2025).
<p>Conclusion: These in-fill sites meet the criteria for sustainable development in the first period of the plan (2016-2025). There is no policy case for delaying this development as 4 additional families could easily be integrated into the newly emerging community, given the natural level of turn over that is seen on the site.</p>	

NDP-S019d Chelston Rise, Site of old school and boiler house	
Present use	The foundations of these buildings are still present and are currently un-used.
No./type dwellings proposed	Up to 6 2/3 bedroomed houses with a mixture of semi-detached or terraced to suit the site.
Flood risk	Zone 1 – no known flood risks
Topography, Site Contamination	Flat site, no known contamination
Highways/Rights of Way	There are no Rights of Way across the site. There is existing access from the (unadopted) road to the sites.
Landscape/Visual Assessment	Development on these sites has the potential to impact on sensitive street scenes as defined in policy H4i , which seeks to preserve the “open plan American sub-urban” style of the dwellings. Development also has the potential to impact on the playing fields and basketball court LGS2 .
Heritage	The design of Chelston Rise reflects its occupation by the US Air Force and is a link back to the long association of the Parish with US forces.
Bio-diversity	There no features of note
CSS/NPPF Conformity	Chelston Rise is not specifically mentioned in the CSS but falls within the classification of a Village within “ <i>the remaining rural area</i> ”. As such, development is only permitted within “ <i>village boundaries subject to criteria as set out in development plan documents</i> ”. (CSS Policy 1) There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1a for Chelston Rise. This boundary includes the site of the former school and boilerhouse (demolished in 1999). This land is clearly previously developed and there is support for its re-use from CSS Policy 9 .
Community view	The large scale development 35 dwellings on the playing fields at Chelston Rise was rejected by 51% of residents. The development of 70 dwellings on the same area was rejected by 91% of residents. However, there was a majority view that the development of 6-10 properties on the Chelston Rise estate (up to 20% growth) would be acceptable in the first period of the plan (2015-2025).
<p>Conclusion: This site meet the criteria for sustainable development. Development of this site will be delayed until 2021 to phase the 20% growth of the site across the first period of the plan (2016-2021). This will ensure that the settlement has the capacity to absorb and integrate new residents without overwhelming and diluting the emerging community spirit. The in-fill developments NDP-S019c will have priority in the first 5 years so that disruption for residents in the centre of the site is minimised. These four properties could be developed relatively quickly and then there would be a period of non-development before the properties on the edge of the estate were developed.</p>	

SECTION 3: Review of Employment and Commerce Sites

EC1a	Star & Garter Public House and Restaurant
Present use	Public House and Restaurant
Development proposed	Development/refurbishment of facilities including outbuildings
Flood risk	Zone 1 – no known flood risks
Topography, Site Contamination	Flat site, no known contamination
Highways/Rights of Way	There are no Rights of Way across the site. There is a narrow existing access to the rear from the road to the front. There is insufficient parking space to the front and rear for the level of use the pub now experiences.
Landscape/Visual Assessment	Development on this site has the potential to impact on sensitive street scenes as defined in policy H4a , which seeks to preserve the character of the centre of Chelveston. The field to the rear of the pub has been designated in this plan as a Local Green Space (LGS16). Part of this field is allocated as a (grassed) extension to the car park.
Heritage	The pub has been in use for over 300 years and is a Local Heritage Asset, as defined by ENC Planning Policy (Ref 58). The pub and field behind have been listed as Assets of Community Value by East Northamptonshire Council.
Bio-diversity	There are no features of note
CSS/NPPF Conformity	<p>Chelveston is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1c for Chelveston.</p> <p>This pub and part of its car park are within the settlement boundary of Chelveston. The field is not. The traditional outbuildings are could be re-developed as new facilities with support for this from CSS Policy 1.</p> <p>The NPPF para 28 supports the retention of public houses and the conversion of existing buildings to support the expansion of businesses.</p>
Community view	The importance of the pub as an amenity and community venue was emphasised by the respondents to the Village Poll.
<p>Conclusion: This site meets the criteria for sustainable development. A moderate growth in the capacity of the pub and restaurant could be accommodated to the rear with additional (grassed) parking spaces being positioned on part of the field.</p>	

EC1b Wildacre Residential Home, Raunds Road	
Present use	Care home for 9 adults
Development proposed	Development/refurbishment of facilities and accommodation
Flood risk	Zone 1 – no known flood risks
Topography, Site Contamination	Flat site, no known contamination
Highways/Rights of Way	There are no Rights of Way across the site. There is an existing access from the <i>Raunds Road</i> and sufficient space for off-roading parking.
Landscape/Visual Assessment	Development on this site has the potential to impact on sensitive street scenes as defined in policy H4c , which seeks to preserve the character of the approach to Chelveston from Raunds.
Heritage	No heritage value
Bio-diversity	There are no features of note
CSS/NPPF Conformity	<p>Chelveston is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1c for Chelveston.</p> <p>The settlement boundary excludes the majority of the existing annexe. This is the same treatment as adopted for the outbuildings (not domestic garages) of all the other properties along <i>Raunds Road</i>. This reflects policy H3, which seeks to prevent backland and tandem development, particularly on residential gardens in accordance with NPPF para 53.</p>
Community view	<p>The site has a chequered history. It was originally a domestic property with an integral garage. A triple garage was later added to the rear. This triple garage was defined by East Northamptonshire Council as being outside the 2003 settlement boundary of Chelveston (Ref 27). The garage was converted first to a treatment centre and then to ancillary accommodation with the condition that it could not be used as a separate dwelling. The property was later granted a certificate of lawful development for use as a C2 care home.</p> <p>A recent planning application on the site, for a large development of an 8-bedroom annexe with a conference room above, encountered resistance from local residents. They were concerned that the proposed development was out of keeping with the location and of a scale which was not subservient to the existing dwelling. The proposed extension incorporated the existing annexe but effectively more than doubled the footprint of the existing buildings and extended well back beyond the historical settlement boundary. The principle of expansion was not the issue; it was the scale and form of the proposal. A development with the settlement boundary connected to the existing dwelling would be appropriate and supported.</p>
<p>Conclusion: This site meets the criteria for sustainable development to provide additional employment opportunities provided that the developments are largely within the settlement boundary so as to protect the amenity and privacy of neighbours’ rear gardens.</p>	

EC1d Upper Higham Lane Industrial Estate	
Present use	Industrial Estate and Haulage Depot
Development proposed	New buildings/facilities for B1, B2, B8 used as required
Flood risk	Zone 1 – no known flood risks
Topography, Site Contamination	Flat site, some contamination from previous rubber fires
Highways/Rights of Way	There are no Rights of Way across the site. Upper Higham Lane is the designated route for HGV traffic to and from the former Chelveston Airfield.
Landscape/Visual Assessment	Although 400m away, development on this site has the potential to impact on sensitive street scenes as defined in policy H4i , which seeks to preserve the character of the approach to Chelston Rise, the highest point in the Parish.
Heritage	No heritage value
Bio-diversity	There are no features of note
CSS/NPPF Conformity	<p>Chelston Rise is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1a for Chelston Rise.</p> <p>The boundary for site EC1d is 400m away from Chelston Rise, a sensible separation to protect the residential area from the potential environmental nuisance associated with an industrial site.</p> <p>There is support from the NPPF para 28 for the sustainable growth of businesses in a rural area.</p>
Community view	<p>This site has been the source of considerable environmental nuisance in the past. There have been four major fires between 2001 and 2008 involving the burning of tyres. These burned for weeks. There have also been issues with noise emanating from rubber grinding facilities and refrigerant recycling plants. Enforcement action has removed these issues but there is still potential for a negative impact on the Chelston Rise and Caldecott settlements.</p> <p>Nevertheless, the relocation of the bulk of the Carr Bros Haulage business from the centre of Caldecott to this site has been well received. It is also widely recognised that there is additional space on the site which could be profitably and sustainably used for industrial or commercial use. Provided that new buildings are no higher than existing and so do not detract from the approach to Chelston Rise and Caldecott, such developments would enjoy broad support.</p>
<p>Conclusion: This site meets the criteria for sustainable development to provide additional employment opportunities provided that the developments do not impact on the nearby settlements.</p>	

EC1e Farm Diversification, Manor and Poplar Farms, Caldecott	
Present use	Diversified farming uses with other B1 and B8 uses
Development proposed	New buildings/facilities for equestrian/leisure or B1, B8 used as required
Flood risk	Zone 1 – no known flood risks
Topography, Site Contamination	Flat site, no known contamination issues.
Highways/Rights of Way	There are no Rights of Way across the sites.
Landscape/Visual Assessment	These are established diversified sites between the Caldecott settlements. Both
Heritage	The farm houses for <i>Poplar</i> and <i>Manor Farms</i> are Grade II listed. <i>Manor Farm</i> is opposite the Grade II* listed church and adjacent to the <i>Duchy Farm</i> site which contains a Grade II listed farmhouse.
Bio-diversity	There are no features of note
CSS/NPPF Conformity	<p>Caldecott is not specifically mentioned in the CSS but falls within the classification of a Village within “<i>the remaining rural area</i>”. As such, development is only permitted within “<i>village boundaries subject to criteria as set out in development plan documents</i>”. (CSS Policy 1)</p> <p>There are no development plan documents in force at a district level. The village boundaries are therefore being defined by this NDP as set out in policy H1b for Caldecott.</p> <p>The NPPF para 28 promotes the diversification of agricultural businesses in rural areas. CSS Policy 11 also supports the conversion of farm buildings for the purpose of diversification.</p>
Community view	The sustainable diversification of the two Caldecott farms enjoys wide community support and is perceived to be an integral part of the Village. Proposals to develop fields near these sites for housing were rejected by a majority of residents. The desire for a clear separation between the diversified farm sites and the residential settlements is reflected in the settlement boundaries in policy H1b .
Conclusion: This site meets the criteria for sustainable development to provide additional employment opportunities provided that the developments do not impact on the nearby settlements.	

SECTION 4: Review of Renewable Energy Facilities

REF1	Renewable Energy Facilities (Chelveston Airfield)
Present use	Grazing land, farm storage, wind turbines, solar PV arrays, waste processing, fire service training centre
Development proposed	Additional renewable energy facilities
Flood risk	Zone 1 – no known flood risks to the site itself but all run off from the former airfield needs to be managed as it runs into a limited number of drains, all of which reach the Chelveston brook before going onto the Nene.
Topography, Site Contamination	Flat site, no known contamination issues.
Highways/Rights of Way	There are several Rights of Way across the site. All are well used by residents of the Parish and by residents of neighbouring parishes, for walking cycling and horse riding.
Landscape/Visual Assessment	The site is the highest plateau in East Northamptonshire and is visible from a wide area of Northamptonshire.
Heritage	The site was the base of the 305 th Bombardment Group of the 8 th US Air Force. A number of artefacts and buildings from this era remain on the site.
Bio-diversity	Large areas of the site are naturalised green field areas where all traces of the war time use have disappeared. As such the flora and fauna are those to be expected of grazing land with peripheral wooded areas.
CSS/NPPF Conformity	The NPPF paras 17, 93, 97 encourages and requires provision for the generation of energy from renewable resources. Chelveston-cum-Caldecott has the highest concentration of these facilities in the District. This NDP proposes allocating further land for this purpose. In approving plans authorities are required by NPPF para 97 to address adverse impacts satisfactorily, including cumulative landscape and visual impacts. Our NDP addresses this by concentrating all new renewable energy facilities on the former airfield (as opposed to other locations in the Parish) Our policy also requires that new facilities are not higher than the currently permitted buildings (12.36m).
Community view	The installation of wind turbines and Solar PV areas has not been popular with a large proportion of the population. The proposal as put forward by the land owners was rejected by 78% of residents. Nevertheless, no development is not an option under the NPPF which presumes in favour of <i>sustainable</i> development. This policy defines an area in which additional low level renewable facilities can be installed sustainable which impacts which can be mitigated to some degree by appropriate planting.
Conclusion: The site as defined REN1 meets the criteria for sustainable development by allowing for the generation of electricity from renewable resources.	