

NDP Working Party – Public Meeting Minutes – NDP-M005

constrain the Parish. If our NDP is found to be sound (well evidenced and conformant with the higher policies) and it is supported at referendum by a majority of residents, then it will be adopted by East Northamptonshire Council (ENC). ENC will formally incorporate the NDP into their Local Plan and will assess all future planning applications against the policies we have defined in the NDP. Planning applications which do not conform to NDP policies will be refused.

Barry Davies (representing Les & Stuart Carr) commented that the Village might find it difficult to resist significant development as ENC does not have a 5 year land bank as required by the NPPF. Therefore developers who had secured land would be free to propose planning applications now to meet the shortfall of housing in the District. Cllr Dale explained the ENC believes that it has more than a 5 year land bank and that the NDP planning process was still sound and would carry weight. Barry challenged this and said that ENC's land bank figures were going to be tested at appeal and might be found to be incorrect.

The meeting opened formally at 19:45

2 Welcome and introductions

The Chair welcomed everyone to the meeting

3 Apologies received

Cllr Jenny Harwood

4 Declarations of interest

Under section 6.2 of the Terms of Reference – the following interests were declared:

Working Party - None

Pieter Momersteeg – Aspirational site [NDP-S018](#)

David Bagley – Aspirational sites [NDP-S003](#) and [NDP-S017](#)

Mike Woolhead – Aspirational site [NDP-S012](#) and [NDP-S017](#)

5 Approval of the Minutes

The Minutes of the meeting [NDP-M004](#) were approved with no amendments.

6 Receipt of reports from round table and other meetings

6.1 *Actions from round table meetings* [NDP-W004](#) and [NDP-W005](#)

These were noted and are underway with drafts of the emerging plan background sections having been prepared for comment:

- Section 1 – Legal Framework – [NDP-0136](#)
- Section 2 – The Neighbourhood Plan Area – [NDP-0137](#)
- Section 3 – Portrait of the Parish – [NDP-0138](#)

Andrew Seaman has also been working on the traffic and transport part of section 3 and this will be merged into the next version.

Cllr Dale gave an outline of the analysis undertaken for Section 3. The salient points were:

- As a Parish we have experienced a significant age shift in 10 years with the numbers of young people falling by 30%.
- We have a lower than average (for the District, Region and Country) level of occupancy of housing in the Village with more than 1 bedroom per person available.
- We have a larger than average (for the District, Region, Country) number of 4 and 5 bedrooled detached houses with a correspondingly higher average house price.

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- Other than Cornerhouse Cottages and 2 houses in Duchy Close no semi-detached or terraced properties have been built since the 1960s.

All of these points need to be taken into account when planning for what kind of development we might need in the Parish. There was a vigorous debate on what indeed might be required.

6.2 **Visit of head of planning**

This was reported in file note [NDP-0133](#)

7 **NDP Boundary Proposal ([NDP-0051](#)) Update**

The boundary proposal is out for consultation by ENC and the consultation will close on 9th December.

8 **Call for Aspirational Sites - update**

The Call for Aspirational Sites has now formally closed. 21 sites have been proposed by landowners (see [NDP-SITESPLAN](#) and [NDP-SITES](#)). Between 135 and 195 houses have been proposed in the submissions although some sites could clearly accommodate significantly higher numbers than proposed. The NNJPU Core Spatial Strategy ([NDP-0037](#)) recommends that an average density of 35 houses per hectare should be the minimum for a sustainable *urban* extension. In a rural context it will be significantly less and we will need to demonstrate that the density proposed in any sites recommended in the Chelveston-cum-Caldecott NDP is sustainable and appropriate for the Village.

9 **Timeline and Summary - update**

Andrew Seaman has updated the timeline and tasks document ([NDP-TASKS/04](#))

10 **Community Engagement**

10.1 **Exhibition**

The format of the exhibition on 14th/15th December was discussed. There is a need for the following:

- A display explaining how the NDP fits into the planning process
- An explanation of how residents can get involved
- Something that invites residents to contribute to the vision
- The banner on the outside of the Village Hall to advertise
- Roadside signage
- Raffle tickets for the draw – Adrian will provide a bottle of “bubbly” and Patricia a bottle of brandy for the draw.
- Copies of the 2012 Neighbourhood Development Questionnaire
- Copies of example plans
- Copies of all submissions to be displayed
- Refreshments

Residents will be asked to complete a questionnaire about the exhibition (but will not be asked views on specific sites). They will be asked for their postcode so that we can demonstrate coverage of the Village. When they hand in their questionnaire they will be given a ticket for the draw. More than one person per household will be allowed to enter.

10.2 **Newsletter**

Some changes were suggested to the draft newsletter to increase the impact. The exhibition flyer was also discussed and it was agreed that this should have a headline which “grabs” attention to get people to attend. Caroline, Andrew and Adrian would draft this and then circulate by email for approval.

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11 Budget and Expenditure

The Parish Council has approved an additional budget to cover expenditure for the exhibition and we are currently within budget.

12 Dates of next meetings

The next formal public meeting of the Working Party will be held on the 6th January 2014
The next round table meeting is scheduled for 12th December 2013

The meeting closed formally at: 8.50pm

Issued on 3rd December 2013

Andrew K Seaman (approved on 6th January 2014)

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Previous version: <http://ndp.chelveston.org.uk/NDP-M005/v0.9>

- Minutes approved with no amendments