



**Chelveston-cum-Caldecott Parish Council**  
**Northamptonshire**  
**Neighbourhood Development Plan Working Party**



**NDP Newsletter 2 – December 2013**

**Your Plan, Your Village, Your Future**

**21 development sites proposed by local land owners**

**135-195 additional houses and 300+ additional cars**

**How do you want the Village to develop over the next 20 years?**

**View the proposals, make your opinion count and make a difference**

**Exhibition in the Village Hall Saturday 14<sup>th</sup>/Sunday 15<sup>th</sup> December 10am to 4pm**

**Seasonal refreshments and entry to a prize draw for all attendees**

**So what's all this then?**

The Government is encouraging local communities to create their own Neighbourhood Development Plan (NDP). This plan sets out how residents want their neighbourhood to develop over the next 20 years.

Our plan is being prepared by a Working Party of local residents and will involve lots of consultation with everyone in the Village. Once finalised, it will be put to a referendum in May 2015. If approved by a majority of those voting, the plan will be formally adopted as part of the District's Local Plan. This will be used to determine **all** future planning applications in the Village. Any planning application which doesn't conform to our NDP will be refused.

**What if we don't want a Neighbourhood Plan?**

If a neighbourhood decides not to create a plan, then there will effectively be a planning "free for all". Any developer can purchase a piece of land and can propose a development. If they can show that it is "sustainable" and broadly sensible, then it will be very hard to refuse the application.

We have suffered recently in the Village from a number of planning problems precisely because the old District Plan has run out and because we haven't been able to create our own plan until now. East Northamptonshire Council has recently lost two planning appeals on our behalf. In those cases national planning inspectors decided that there were no grounds for the applications to be refused and allowed the developments to go ahead. We now have a chance to take back some control. Let's use that chance!

**What's happened so far?**

Last December we asked all households to complete a Neighbourhood Development Questionnaire to get an idea of local views. The Village has expanded by 15% in the last 20 years and so we asked residents what level of development (if any) they would

accept over the next 20 years. Some residents expressed a strong view that there should be no changes at all anywhere in the Village, but these residents were in a minority. The majority supported a moderate level of carefully planned development in specific locations.

In September we sent a call to all land owners in the Village asking them to propose what sites they might be putting forward for development over the next 20 years. We explained that residents would get a chance to vote on whether they would find these proposals acceptable.

We have now received 21 proposals for development sites – ranging from small “in-fill” plots for single houses, to larger developments of 30-40 houses. Some of the proposals have come from individual householders looking to develop large gardens. Others have come from farmers with spare land and some have come from companies who own land in the Village. In total 135-195 houses have been proposed on the 21 sites. Remember that these are only “aspirations” by the land owners – you get to decide on which sites go into the plan, and how many houses might be built.

### **So how do I see what sites have been proposed?**

- A map on the internet ([ndp.chelveston.org.uk/NDP-SITESPLAN](http://ndp.chelveston.org.uk/NDP-SITESPLAN)) shows all the sites proposed and links to all the proposal documents.
- The sites and proposals will all be on show at the Village Hall on Saturday 14<sup>th</sup> and Sunday 15<sup>th</sup> December from 10am to 4pm.
- You can ask for a personal copy of the proposals to be delivered to you if you can't attend the exhibition.

### **What happens next?**

In the New Year, we will arrange a series of consultation meetings, each covering a different part of the Village. These meetings will look in detail at each of the proposals in that area, and residents will get chance to talk to the land owners. After these meetings we will collect comments from residents and add this to our “evidence base”. We will use the evidence to help develop the full plan.

### **How can I get more involved?**

If you would like to become an active member of the Working Party, we have a position available. Meetings are held fortnightly in the Village Hall. All residents are welcome to attend these meetings to participate or just to listen.

The Clerk of the Working Party can be e-mailed at [clerk@ndp.chelveston.org.uk](mailto:clerk@ndp.chelveston.org.uk)

You can find all the latest information on the plan and meeting dates, by clicking on the NDP website ([ndp.chelveston.org.uk](http://ndp.chelveston.org.uk))

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