



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Outcome of Aspirational Development Sites Submission NDP-S001 – Duchy of Lancaster – Bidwell Lane

1 Introduction

Following consultation with residents on 15th January 2014 (Meeting: [NDP-C001](#)¹) and subsequent [question/answer](#)² exchanges, you submitted a revised proposition [NDP-S001](#)³ to be considered by residents in the poll held from 6th-20th March 2014.

Your proposition was included in the booklet distributed to all households ([NDP-PROPS](#)⁴). Each registered elector on the latest electoral roll (Dated: 21st February 2014) received personalised, security coded, voting papers (Example: [NDP-VOTE](#)⁵).

Turnout in the poll was **82%** of households and **80%** of voters. There were no spoilt ballot papers. Over 2,300 detailed comments were made by residents. These included comments on the individual propositions and details of their wishes for the future of the Village. The complete results of the poll have been published ([NDP-RESULTS](#)⁶).

The Working Party has analysed the results, and has discussed them in depth to assess which of the proposals should go forward as “preferred options” into the development plan. The full recommendation made to the Parish Council has been published ([NDP-0180](#)⁷). This recommendation was discussed and approved at the Parish Council meeting on 14th April 2014 and forms the basis of the decision made regarding the suitability of your proposition to go forward as a preferred option.

2 Basis of the analysis

As part of the poll, we asked the Village what level of development they might be prepared to accept in each settlement. The results have been analysed using the methodology published in ([NDP-RESULTS/Q6](#)⁸)

Table 1 - Q6 – Additional properties residents might accept in each settlement

	2014 Baseline	New properties by 2026	New Properties by 2035	Maximum Potential Growth
Caldecott	21 ⁹	1-5	1-5	48%
Chelston Rise	50	6-10	0	20%
Chelveston	149 ¹⁰	6-10	6-10	18%
Parish Total	220	13-25	8-20	20%

This gives a clear view that the Parish is prepared to expand at a sustainable rate of around 1% per annum over the next 20 years. For the last 20 years we have had a “restricted in-fill” status and have grown by 26 properties, approximately 18% growth, all by in-fill between existing properties. These sites are now all full, and to allow for any growth we need to accept developments on new sites in each settlement.

In the Call for Aspirational Sites ([NDP-0078](#)¹¹), we made it clear that the Parish Council was under no obligation to adopt a particular submission as a preferred site. We also made it clear that **for proposed sites to be included in the plan, they must enjoy wide support from residents** and be **supported by policy**. The results of the poll have been used to assess the level of support received.

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The Working Party has published the criteria used for the analysis ([NDP-0177](#)¹²). These criteria show how the results of the popular vote have been assessed, and the emerging policy considerations that have been formulated after analysing comments

3 Poll results for your proposition

Table 2 – Results for NDP-S001 – for detail see [NDP-S001/votes](#)¹³

Vote	Votes Cast	% of voters
Support	211 (140 with no comments)	60.3%
Conditional Support	40 (0 with no comments)	11.4%
Reject	89 (48 with no comments)	25.4%
No Opinion	10 (8 with no comments)	2.9%
Total	350	100%

Your proposition received **60%** support from the whole Parish and **32%** *full* support from Caldecott (with another **24%** *conditional* support from Caldecott). Some of the conditional support from Caldecott was concerned that too many properties had been proposed. Others wanted to see a delay in site being released for development. Nevertheless, the site clearly enjoyed wide support for development and is a strong candidate for becoming a *preferred option* if policy considerations allow.

4 Policy considerations

- (a) The Working Party has recommended a policy that requires development to be carefully phased in Chelveston-cum-Caldecott ([NDP-0177](#)¹² – paragraph 4a). This will ensure that new families can be properly integrated into Village life, and that increases in traffic volumes can be phased in. Caldecott is a small, close knit community with 19 properties currently occupied. 2 properties are currently empty whilst *Duchy Farm* is being redeveloped. Caldecott has seen only one house change hands in 10 years.

The *Duchy Farm* development will introduce 5 new families in a short time period (including the reoccupation of 1 *Duchy Farm Cottages*) and there will be another at *Haleworth* which has outline permission for one dwelling. The Caldecott population is therefore likely to increase by nearly 40% in less than 5 years (given that families are likely to occupy the new properties). This is a major change for such a small community, and one that will take some time to be assimilated properly.

Table 1 shows that the Village is only prepared to accept 1-5 new properties in Caldecott in the first 10-years of the plan. Given the level of development already underway in Caldecott, the Parish Council has decided that only 2 of the propositions submitted will be considered for development in the period 2015-2025. One is the refurbishment of an existing barn ([NDP-S004a](#)¹⁴) which is already occupied. The other is the construction of a small 2/3 bedroomed cottage on the same site for use by the current occupants' family ([NDP-S004b](#)¹⁵)

- (b) The site (NDP-S001) is green field (albeit with a temporary agricultural barn on it), and clearly in a rural setting. The Core Spatial Strategy (CSS – [NDP-0037](#)¹⁶ – Policies 9 and 10) specifies that housing developments in such areas should be strictly controlled.

Policy 1 of the CSS states:

Development adjoining village boundaries will only be justified where it involves the re-use of buildings or, in exceptional circumstances, if it can be clearly demonstrated that it is required in order to meet local needs for employment, housing or services. Development will be focussed on those villages that perform a sustainable local service centre role.

From Table 1 there is clearly further support for 1-5 houses to be built in Caldecott in the second half of the plan (2026-2035). There is also likely to be a strong demand from

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families wishing to move into such a rural setting. Caldecott therefore needs to accommodate 1-5 houses in this period.

- (c) *Bidwell Lane* has been identified as a sensitive location ([NDP-0177](#)¹² – paragraph 4b v), and as such, the street scene needs protecting and enhancing.

The site (NDP-S001) is now of reduced utility for agriculture as it is no longer connected with a nearby working farm. Its continued long term use for housing livestock is likely to impact on the amenity of the new properties under development. Its use for silage production and the untidy storage of agricultural materials has long detracted from the street scene around *Duchy Farm House*, which is a listed building.

The stone and traditional brick barns on the *Duchy Farm* site are now being restored to a very high standard and will undoubtedly improve the street scene in *Bidwell Lane*. The modern agricultural barns on site NDP-S001 will be clearly out of keeping with the more traditional restored buildings.

On this basis, there is policy support for removing the modern barns and allocating the site for a high quality housing development, in order to enhance the street scene at that end of *Bidwell Lane*.

5 Decision of the Parish Council

Your proposed site is a strong candidate to fulfil Caldecott's development needs in the period 2026-2035. The proposition enjoyed wide support from residents. It does not extend the boundaries of Caldecott and does not encroach on the sensitive views of the 3 listed properties nearby. *Bidwell Lane* is considered to be a particularly sensitive part of Caldecott, which needs to be conserved and enhanced. With careful design, governed by policy constraints, your proposition could enhance the street scene in *Bidwell Lane*.

The release of this site for development in the period 2026-2035, and the strict policy constraints to be applied, provides the necessary control required by the CSS.

The site is on a 1-year lease to Peter and Graham Hill of Stanwick, but we understand that the Duchy of Lancaster has offered a 5-year lease if the site is restored to grazing/haylage production and provided that livestock is not kept in the barn. This will significantly reduce the agricultural traffic along *Bidwell Lane*. It will also allow permanent repairs to the road to be undertaken. Years of tractor traffic and recent damage from construction vehicles have severely damaged the road. Northamptonshire Highways have been reluctant to spend significant sums on this road whilst it is still in such heavy use and subject to damage every day. A 10-year moratorium on further development in *Bidwell Lane* will allow the road surface and substructure to be properly restored, a significant improvement to the amenity of nearby properties. Tidying up this site will also enhance the amenity of the new barn conversions at *Duchy Farm* and the amenity of residents of *Duchy Farm Cottages*. On this basis, the Parish Council believes that this site should remain in (reduced) agricultural use until 2025.

The site (NDP-S001) is therefore recommended for adoption as a preferred option for the development of up to 5 properties in the period 2026-2035 with the following policy constraints (a) that the development enhances the street scene in this sensitive area of Caldecott (b) that all parking for residents and visitors be contained within the site.

6 Next steps

The preferred options will be presented to residents at the Annual Parish Assembly on 22nd April 2014, and be sent to all households as a newsletter shortly afterwards. The Working Party will then develop a draft Neighbourhood Plan for consultation with residents over the summer. The plan will be sent for inspection by an independent examiner in October 2014 and then the revised plan will be proposed for adoption to residents in a formal referendum in May 2015. If a majority of voters support the plan, then it will be formally adopted by East

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Northamptonshire Council as the Local Plan for this Parish. All planning applications will need to demonstrate conformance with the plan before permission can be granted.

Issued on behalf of the Parish Council

18th April 2014

Mark H Hunter
Clerk to the Parish Council

NOTES

1 <http://ndp.chelveston.org.uk/NDP-C001>

2 <http://ndp.chelveston.org.uk/view/NDP-S001>

3 <http://ndp.chelveston.org.uk/NDP-S001>

4 <http://ndp.chelveston.org.uk/NDP-PROPS>

5 <http://ndp.chelveston.org.uk/NDP-VOTE>

6 <http://ndp.chelveston.org.uk/NDP-RESULTS>

7 <http://ndp.chelveston.org.uk/NDP-0180>

8 <http://ndp.chelveston.org.uk/NDP-RESULTS/Q6>

9 3 additional properties are currently under construction and another 1 has outline permission. 2 properties are currently empty pending redevelopment.

10 5 properties that have been long term vacant and are in the process of being made habitable for re-occupation. 2 other properties have outline permission. These are included in the growth totals.

11 <http://ndp.chelveston.org.uk/NDP-0078>

12 <http://ndp.chelveston.org.uk/NDP-0177>

13 <http://ndp.chelveston.org.uk/NDP-S001/votes>

14 <http://ndp.chelveston.org.uk/NDP-S004a>

15 <http://ndp.chelveston.org.uk/NDP-S004b>

16 <http://ndp.chelveston.org.uk/NDP-0037>