



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Outcome of Aspirational Development Sites Submission NDP-S004b – Chapman – 2/3 bedroom cottage

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-S004b](#)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-S004b – for detail see [NDP-S004b/votes](#)¹³

| Vote | Votes Cast | % of voters |
|---------------------|----------------------------|-------------|
| Support | 230 (182 with no comments) | 65.7% |
| Conditional Support | 10 (0 with no comments) | 2.9% |
| Reject | 95 (52 with no comments) | 27.1% |
| No Opinion | 15 (13 with no comments) | 4.3% |
| Total | 350 | 100% |

Your proposition received **66% full support** from the whole Parish, which was a **majority** of all voters. Your proposition only received **45% full support** from Caldecott voters and **3% conditional support** from Caldecott voters. **68%** of Chelston Rise voters expressed *full support*. The proposition was rejected by **47%** of Caldecott voters, a significant number, but still a **minority**.

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 other development should be strictly limited during the first period of the plan (2015-2025)

- (b) Your site (NDP-S004b) has traditionally been considered to be outside the boundary of Caldecott ([NDP-0042](#)¹⁴), and hence in open countryside. It was for this reason that your 3 previous planning applications for a barn conversion were rejected in the 1980s.

The Core Spatial Strategy (CSS – [NDP-0037](#)¹⁵ – 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.

The National Planning Policy Framework (NPPF - [NDP-0141](#)¹⁶) gives precedence to the reuse of existing buildings and development on previously developed land. However,

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residential gardens are specifically excluded from the definition of previously developed land by the NPPF.

Your site (NDP-S004b) is therefore not previously developed. It remains in open countryside and as such, a policy exception would need to be demonstrated.

In the view of the Parish Council, there is a local housing need which gives rise to a policy exception. Three of your family (two generations) are currently living on the site with none of the accommodation being formally of habitable quality.

- (c) The approach to Caldecott from Chelston Rise has been identified as a sensitive location ([NDP-0177](#)¹² – paragraph 4b vi), and as such, the street scene needs protecting and enhancing. Any barn conversion undertaken must protect and enhance this street scene and not detract from the amenity of neighbouring properties.

5 Decision of the Parish Council

Given that your proposition came third in the popular poll, it clearly has wide support. Providing that the development is undertaken sensitively, there is also policy support for the proposition.

The Parish Council has therefore decided that a plan for development could come forward for consideration in the first period of the plan (2015-2025). If the Neighbourhood Plan is approved at the referendum in May 2015, then you will be able to apply for planning permission to undertake the development, subject to the usual planning guidelines and the local policy constraints outlined below.

After taking into account the decision on your other proposition ([NDP-S004a](#)¹⁷), the Parish Council would define these two plots as being the new boundary for development in Caldecott. The remainder of your land would still be considered to be open countryside. No further development would be permitted.

The site (NDP-S004b) is therefore recommended for adoption as a preferred option for development in the period 2015-2025 with the following policy constraints (a) that the development be in the same materials as neighbouring buildings (b) that the development enhances the street scene in this sensitive area of Caldecott (c) that no windows overlook neighbouring properties (d) 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 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***

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NOTES

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

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

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

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-S004b/votes>

14 <http://ndp.chelveston.org.uk/NDP-0042>

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

16 <http://ndp.chelveston.org.uk/NDP-0141>

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