



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Outcome of Aspirational Development Sites Submission NDP-S006 – Knight – Raunds Road/Sawyers Crescent

1 Introduction

Following consultation with residents on 23rd January 2014 (Meeting: [NDP-C003](#)¹) and subsequent [question/answer](#)² exchanges, you submitted a revised proposition [NDP-S006](#)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.

Neighbourhood Development Plan – Outcome of Aspirational Site Submission

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-S006 – for detail see [NDP-S006/votes](#)¹³

Vote	Votes Cast	% of voters
Support	126 (96 with no comments)	36.0%
Conditional Support	59 (2 with no comments)	16.9%
Reject	152 (102 with no comments)	43.4%
No Opinion	13 (13 with no comments)	3.7%
Total	350	100%

Your proposition received **36% full support** which was a **minority** of voters. However, the proposition also received **17% conditional support**. The conditional supporters were concerned that 8-10 properties were perhaps too many on the site and that there might be a risk of back land development at a later date. Some of the conditional support required bungalows be developed on the site to reduce the impact, and to link visually with *Meadowcroft*. There were also concerns about the impact on traffic and a need for *Sawyers Crescent* to be widened. If these issues were properly addressed, then the proposition could secure a majority vote but it is clearly not the preferred option for early development.

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. Traffic volumes were a particular concern for residents in the poll, particularly given the *Darsdale Farm* (Raunds) development of 380 houses which will shortly be started.

Two other locations in Chelveston already have planning permission, 1 of which is on Kimbolton Road and the other in Hillside. There are also another 5 properties which are not currently habitable but which are in the process of being brought back into use. These must all be factored into the growth figures.

Two other propositions in Chelveston secured clear **majority** support. [NDP-S013](#)¹⁴ (JST – Higham Road, 8-9 dwellings) secured **72% full support** and **11% conditional support**. [NDP-S007](#)¹⁵ (Knight – Water Lane, 1 dwelling) secured **62% full support** and **3% conditional support**.

Given this majority support, the Parish Council has approved those propositions as *preferred options* and has allocated them to be released for development in the first period of the plan (2015-2025). With the other dwellings already approved and those being redeveloped, this will fulfil the requirements for Chelveston outlined in Table 1. No other new dwellings will therefore be permitted in the period 2015-2025.

- (b) The site (NDP-S006) is green field and is actively farmed. The Core Spatial Strategy (CSS – [NDP-0037](#)¹⁶ – Policies 9 and 10) specifies that housing developments in such areas should be strictly controlled.

This site was specifically excluded from the Village confines defined in 2004 ([NDP-0041](#)¹⁷) and hence was outside the settlement boundary. These boundaries reflected a historical reluctance to complete the development of *Raunds Road*. *Raunds Road* development started in 1900 with the construction of the isolated *Pretoria Cottages* near the northern boundary of the Parish. *East View* followed nearby in 1905. There was no

Neighbourhood Development Plan – Outcome of Aspirational Site Submission

further development until 1961 when *Meadowcroft* was built at the southern end of *Raunds Road* after a 4-year debate in the Parish Council. Even then, the 1967 Village settlement boundary did not include *Meadowcroft* or the rest of *Raunds Road*.

There was no footway connecting *Raunds Road* properly with the rest of the Village and this didn't appear until *Gardenfield* was permitted in 1990. Between 1990 and 2010, all of the remaining plots on the western side of *Raunds Road* were in-filled. *Hawthorn Cottage* was built opposite in 1993 to complete the *Britten Close* related development up to the natural boundary of the land drain on the eastern side of *Raunds Road*.

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.

However, *Raunds Road* is now clearly an integral part of the Chelveston settlement and it is no longer possible to justify two distinct settlement boundaries with the site NDP-S006 between them. The site NDP-S006 should therefore now be considered to be within the Village boundary of Chelveston.

- (c) From Table 1, there is clearly support for the development of 6-10 houses in Chelveston in the period 2025-2035. From resident's comments, such development should be in-fill and not extend the natural boundaries of the Village.

There is also general support for bungalow development, to provide housing opportunities for ageing residents who might wish to downsize whilst remaining in the Village. Residents who gave *conditional support* to this site specified a ribbon development, in keeping with the existing properties, all of which are bungalows.

Several residents also expressed a wish to see *Sawyers Crescent* parking improved as a consequence of this proposition and were prepared to offer *conditional support* if this was included in any application. Similar concerns were raised about traffic management and it is clear that there would be support for using this development to introduce traffic calming features to *Raunds Road*.

5 Decision of the Parish Council

The Parish Council's view is that this green field site now falls within the settlement boundary of Chelveston. It will therefore be a suitable location for in-fill development in the period 2025-2035, to meet a local housing and service need. The need will be for smaller, low level housing (3 bedroomed bungalows with good sized gardens for active retired people) and improved parking/traffic management.

With the proviso that residents' concerns relating to the site NDP-S006 can be overcome at the detailed design stage: this site is recommended for adoption as a preferred option for development of up to 8 properties in the period 2026-2035 with a number of policy constraints applied (a) that the properties should be dormer bungalows to continue the street scene from Redwood to Meadowcroft and minimise the impact on the visual amenity of existing properties on Raunds Road and Sawyers Crescent, (b) that access should take into account the traffic issues on Raunds Road and the difficulties of exiting Sawyers Crescent and Britten Close at peak hours (c) that the widening of Sawyers Crescent is part of the proposal to alleviate the pavement parking problem (d) that all parking for residents and visitors is contained within the curtilage of the properties such that no parking is permitted on Raunds Road or on Sawyers Crescent from these properties (e) that restrictions are imposed which prevent back land development in this proposal or at a later date and (f) that the public right of way be retained and is positioned to the satisfaction of the Parish Council to assure good access and effective long term maintenance.

Neighbourhood Development Plan – Outcome of Aspirational Site Submission

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***

NOTES

¹ <http://ndp.chelveston.org.uk/NDP-C003>

² <http://ndp.chelveston.org.uk/view/NDP-S006>

³ <http://ndp.chelveston.org.uk/NDP-S006>

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-S006/votes>

¹⁴ <http://ndp.chelveston.org.uk/NDP-S013>

¹⁵ <http://ndp.chelveston.org.uk/NDP-S007>

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

¹⁷ <http://ndp.chelveston.org.uk/NDP-0041>