



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Outcome of Aspirational Development Sites Submission NDP-S007 – Knight – Water Lane

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-S007](#)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-S007 – for detail see [NDP-S007/votes](#)¹³

Vote	Votes Cast	% of voters
Support	217 (177 with no comments)	62.0%
Conditional Support	12 (1 with no comments)	3.4%
Reject	105 (65 with no comments)	30.0%
No Opinion	16 (16 with no comments)	4.6%
Total	350	100%

Your proposition received **62% full support** which was a clear **majority** of voters. **61%** of voters from *Water Lane* also supported the proposition, which is clear support from your nearest neighbours. Overall, your proposition came 4th in the popular vote.

4 Policy considerations

- (a) The development proposed is on farm land, and adjoins the historic settlement boundary of Chelveston defined in 2004 ([NDP-0041](#)¹⁴). 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 recent development of *Spinney Barn* at the B645 end of *Water Lane* was justified on the grounds that it re-used derelict agricultural buildings and improved the visual amenity for all residents using *Water Lane*. This has certainly been the case.

When *Spinney Barn* was permitted it was stressed that this development would **not** set a precedent for the further in-fill development of *Water Lane* up to *Hall Farm House*. However, this proposition seeks to be an exception to this position.

The proposition is for a single dwelling for the land owner to reside in. The land owner is the retired farmer (living in *Wateryard*) who owns this land. He recently sold the majority of the land opposite the historic settlement of *Wateryard* (between NDP-S007 and *Spinney Barn*) with a covenant preventing building for 80-years. This covenant will protect an important street scene that residents wish to see conserved ([NDP-0177](#)¹² – paragraph 4a iv).

The proposition site is immediately adjacent to another property and development would extend the settlement boundary. However, the stream opposite *Wateryard* (which continues along the western boundary of the proposition site) would then form a new, and more natural, settlement boundary. This would accord with the position on *Raunds Road*, where the land drain forms the natural boundary for development on the eastern side of the road.

Allowing this development would permit the retired farmer to vacate his current farm house and would bring another adjoining derelict property back into use. This

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establishes a local housing need, with the added benefit of increasing the housing stock by an additional dwelling without development.

- (b) This is a sensitive street scene ([NDP-0177](#)¹² – paragraph 4a iv) with the historic *Wateryard* to one side and *Hall Farm House* to the other. Any development would need to take this into account and avoid the mistakes made with *12 Water Lane* which had an adverse impact on the street scene.
- (c) 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. This will increase traffic on Water Lane as drivers take a short cut to the *B645*.

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.

5 Decision of the Parish Council

Only two propositions in Chelveston secured clear **majority** support. [NDP-S013](#)¹⁶ (JST – Higham Road, 8-9 dwellings) secured **72% full support** and **11% conditional support**. [NDP-S007](#)¹⁷ (Knight – Water Lane, 1 dwelling) secured **62% full support** and **3% conditional support**.

Given this majority support, the Parish Council has approved these 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.

The site NDP-S007 is therefore recommended for adoption as a preferred option for development in the period 2015-2025 with a number of policy constraints applied (a) a single dwelling (b) a design which enhances the street scene in this sensitive area and (c) all parking for residents and visitors being 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-C003>

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

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

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-S007/votes>

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

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

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

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