



# Chelveston-cum-Caldecott Parish Council

## Northamptonshire

### Neighbourhood Development Plan



## Outcome of Aspirational Development Sites Submission NDP-S013 – JST – Higham Road

### 1 Introduction

Following consultation with residents on 5<sup>th</sup> February 2014 (Meeting: [NDP-C005](#)<sup>1</sup>) and subsequent [question/answer](#)<sup>2</sup> exchanges, you submitted a revised proposition [NDP-S013](#)<sup>3</sup> to be considered by residents in the poll held from 6<sup>th</sup>-20<sup>th</sup> March 2014.

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

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](#)<sup>6</sup>).

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](#)<sup>7</sup>). This recommendation was discussed and approved at the Parish Council meeting on 14<sup>th</sup> 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](#)<sup>8</sup>)

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 <sup>9</sup>	1-5	1-5	48%
Chelston Rise	50	6-10	0	20%
Chelveston	149 <sup>10</sup>	6-10	6-10	18%
<b>Parish Total</b>	<b>220</b>	<b>13-25</b>	<b>8-20</b>	<b>20%</b>

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](#)<sup>11</sup>), 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](#)<sup>12</sup>). 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-S013 – for detail see [NDP-S013/votes](#)<sup>13</sup>

Vote	Votes Cast	% of voters
Support	251 (154 with no comments)	71.7%
Conditional Support	40 (2 with no comments)	11.5%
Reject	47 (33 with no comments)	13.4%
No Opinion	12 (12 with no comments)	3.4%
<b>Total</b>	<b>350</b>	<b>100%</b>

Your proposition received **72% full support** which was a clear **majority** of voters. Another **11% gave conditional support**, with concerns relating mainly to parking and access

Every area in the Village was in favour of the re-development of this industrial site. There is currently a live outline planning application (EN 11/00654/FUL) for 9 dwellings. The Parish Council has commented on the application, observing that improvements would be necessary in the parking provision. This is certainly reflected in the comments from residents taken from the poll. However, it is clear that this re-development would be welcomed, as it would enhance the street scene in an important part of Chelveston opposite the American Memorial.

### 4 Policy considerations

- (a) Policy 1 of the NNJPU Core Spatial Strategy ([NDP-0037](#)<sup>15</sup>) and paragraph 111 of the National Planning Policy Framework (NPPF – [NDP-0141](#)<sup>14</sup>) encourage developments on previously developed land or when existing buildings are re-used.

This proposition is clearly using previously developed land and hence has strong policy support.

- (b) Table 1 shows support for the development of 6-10 new dwellings in the period 2015-2025. This proposition enjoys strong support and potentially delivers the majority of these new dwellings.

- (c) Comments from residents ([NDP-0177](#)<sup>12</sup> – paragraph 4g) provided evidence that smaller properties would be welcomed. This would improve the mix of age groups and address the demographic problem caused by an ageing population who wish to remain in the Village. Of the 9 properties proposed in the proposition, four have already attracted interest from Chelveston residents or their families who need local accommodation.

- (d) The Working Party has recommended a policy that requires development to be carefully phased in Chelveston-cum-Caldecott. This will ensure that new families can be properly integrated into Village life.

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. It is likely that these existing developments will be complete before the redevelopment proposed in NDP-S013. The additional development of up to 9 new properties can therefore be phased appropriately

- (e) Traffic volumes were a particular concern for residents in the poll ([NDP-0177](#)<sup>12</sup> – paragraph 4e), particularly given the *Darsdale Farm* (Raunds) development of 380 houses which will shortly be started. This proposition will reduce HGV traffic using the Village.

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- (f) Parking is also a particular problem ([NDP-0177](#)<sup>12</sup> – paragraph 4f). This proposition could exacerbate this problem and this needs to be a policy consideration in the design.

### 5 Decision of the Parish Council

This proposition clearly has majority support and strong policy support. Only one other proposition in Chelveston secured clear majority support. [NDP-S007](#)<sup>15</sup> (Knight – Water Lane, 1 dwelling) secured **62% full support** and **11% conditional support**.

The Parish Council has therefore approved both propositions [NDP-S007](#)<sup>3</sup> and [NDP-S013](#)<sup>14</sup> 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 between 2015-2025.

***The site NDP-S013 is therefore recommended for adoption as a preferred option for re-development to provide up to 9 houses in the period 2015-2025 with a number of policy constraints applied (a) the need for all parking for residents and visitors to be contained within the site (b) a design which enhances the street scene in this sensitive area (c) that the housing should be 2/3 bedroomed and (d) that there be no vehicular access off Foot Lane.***

### 6 Next steps

The preferred options will be presented to residents at the Annual Parish Assembly on 22<sup>nd</sup> 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

**18<sup>th</sup> April 2014**

**Mark H Hunter**  
**Clerk to the Parish Council**

### NOTES

<sup>1</sup> <http://ndp.chelveston.org.uk/NDP-C005>

<sup>2</sup> <http://ndp.chelveston.org.uk/view/NDP-S013>

<sup>3</sup> <http://ndp.chelveston.org.uk/NDP-S013>

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

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

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

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

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

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

<sup>10</sup> 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.

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

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

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- 13 <http://ndp.chelveston.org.uk/NDP-S013/votes>
  - 14 <http://ndp.chelveston.org.uk/NDP-0141>
  - 15 <http://ndp.chelveston.org.uk/NDP-S007>