



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Outcome of Aspirational Development Sites Submission NDP-S014 – Allen – Land adjacent to Chelston Rise

1 Introduction

Following consultation with residents on 22nd January 2014 (Meeting: [NDP-C002](#)¹) and subsequent [question/answer](#)² exchanges, you submitted a revised proposition [NDP-S014](#)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-S014 – for detail see [NDP-S014/votes](#)¹³

Vote	Votes Cast	% of voters
Support	104 (71 with no comments)	29.7%
Conditional Support	18 (1 with no comments)	5.1%
Reject	217 (124 with no comments)	62.0%
No Opinion	11 (8 with no comments)	3.2%
Total	350	100%

Your proposition received **30% full support** from the whole Parish, which was a clear **minority** of all voters. **5%** of voters gave the proposition *conditional* support. Even if the concerns of these conditional voters were addressed, you would still not be able to secure a clear majority from the whole electorate.

Your proposition only received **5% full support** from Caldecott voters and **11% conditional support** from Caldecott voters. From Chelston Rise voters, there was only **10% full support** and **3% conditional support**. The proposition was rejected by **82%** of Caldecott voters and **86%** of Chelston Rise voters. This represents a clear **majority** rejection from the nearest neighbours.

4 Policy considerations

- (a) The proposition asserts that the land is a previously developed site of an electricity sub-station. However, East Northamptonshire Council has determined that this site is not previously developed (EN 13/00438/FUL). Furthermore, they have determined that it is in open countryside, not linked to the Caldecott or Chelston Rise settlements and should not be developed.

- (b) Policy 1 of the NNJPU Core Spatial Strategy (CSS - [NDP-0037](#)¹⁴) states that:

In the remaining rural area development will take place on sites within village boundaries, subject to criteria to be set out in development plan documents. 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

In the view of the Parish Council, this proposition meets none of these criteria.

- (c) Paragraph 55 of the National Planning Policy Framework (NPPF – [NDP-0141](#)¹⁵) specifies that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances. In the Parish Council's view, there are no such special circumstances relating to this site.
- (d) During the consultation session and in the written exchange of questions and answers ([Q014](#)¹⁶), it was recognised by William Pears Group and Michael Allen that it would make sense for this site to be developed as part of the wider development of Chelston Rise:

(From Philip Brown Associates on behalf of Michael Allen) In response to the representation you have received, it is part of my client's case that his land should be developed as part of the larger Chelveston Base site, in order that a comprehensive development is achieved.

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The two propositions submitted by William Pears Group both failed to secure the necessary support and will not be going ahead. Your site will therefore remain in open countryside and in the view of the Parish Council is not a sustainable site for new housing. It is clear from the vision statements put forward by residents in the poll, that a strong sense of community and good integration of new residents are very important attributes of the Parish ([NDP-0177](#)¹² – paragraph a). These are features which must be maintained and strengthened. Your proposition will not help achieve that. It will setup a new isolated settlement and mitigate against effective integration.

- (e) Table 1 shows clearly that there is limited support for additional properties to be developed at Chelston Rise. 6-10 properties would be accepted in the first 10 years of the plan (2015-2025) and none thereafter. Within the Chelston Rise site, there is previously developed land on the site of the old school and boiler house. In the surveys conducted for the previous local plan ([NDP-0109](#)¹⁷), this is shown as being within the settlement boundary of the estate. It is the Parish Council's view that all development at Chelston Rise can be accommodated on this previously developed land without impacting on the open green spaces on the site, or extending the settlement towards Caldecott.

5 Decision of the Parish Council

On the basis of the vote, the Parish Council has decided that there is no popular support for development on this site. There are also no overriding policy considerations which require that we include the site as a *preferred option* in the Neighbourhood Plan.

On the basis that: (a) the site NDP-S014 received a majority rejection, (b) this would be a development in open countryside contrary to Policy 1 of the CSS and (c) the proposition would exceed the numbers of new properties that would be accepted in Chelston Rise, this proposition is rejected for adoption.

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-C002>
- 2 <http://ndp.chelveston.org.uk/view/NDP-S014>
- 3 <http://ndp.chelveston.org.uk/NDP-S014>
- 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>

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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-S014/votes>

¹⁴ <http://ndp.chelveston.org.uk/NDP-0037>

¹⁵ <http://ndp.chelveston.org.uk/NDP-0141>

¹⁶ <http://ndp.chelveston.org.uk/view/Q014>

¹⁷ <http://ndp.chelveston.org.uk/NDP-0109>