



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Outcome of Aspirational Development Sites Submission NDP-S018b – Mommersteeg – Bidwell Lane

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-S018b](#)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-S018b – for detail see [NDP-S018b/votes](#)¹³

Vote	Votes Cast	% of voters
Support	145 (116 with no comments)	41.4%
Conditional Support	28 (1 with no comments)	8.0%
Reject	162 (97 with no comments)	46.3%
No Opinion	15 (12 with no comments)	4.3%
Total	350	100%

Your proposition received **41% full support** from the whole Parish, which was a **minority** of all voters. **8%** 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. Careful reading of the conditional support comments shows that some of the concerns would be difficult, if not impossible, to address and could not be counted upon for support.

Your proposition only received **18% full** support from Caldecott voters and **13% conditional support** from Caldecott voters. The proposition was rejected by **66%** of Caldecott voters, a clear **majority** of the nearest neighbours.

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 only 2 of the propositions submitted will be considered for development in the period 2015-2025. One is the refurbishment of an existing barn ([NDP-S004a](#)¹⁴) which is already occupied. The other is the construction of a small 2/3 bedroomed cottage on the same site for use by the current occupants' family ([NDP-S004b](#)¹⁵). Your proposition would exceed the number new dwellings required in Caldecott during the period 2015-2025.

One further proposition ([NDP-S001](#)¹⁶ – Duchy of Lancaster – Bidwell Lane) will be released for development in the period 2026-2035.

Over the 20 year lifetime of the Neighbourhood Plan, Caldecott will experience 48% growth, more change than in any period of its living memory. The Parish Council has decided that this level of change can be assimilated at the pace proposed but that no further development should be permitted in Caldecott in the period 2015-2035.

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- (b) The site (NDP-S018b) is green field, and clearly in a sensitive rural setting. The Core Spatial Strategy (CSS – [NDP-0037](#)¹⁷ – Policies 9 and 10) specifies that housing developments in such areas should be strictly controlled.

Policy 1 of the CSS states:

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.

Caldecott is still considered to be open countryside by North Northamptonshire Joint Planning Unit in all their work reviewing the CSS ([NDP-0036](#)¹⁸ – Appendix 4) and the proposition site has never been included within historical settlement boundaries ([NDP-0108](#)¹⁹). Changing the designation of this site and allowing development would require compelling evidence. In the Parish Council's view, there is no evidence of a local need for housing which cannot be better met elsewhere.

- (c) Caldecott was considered by voters to be a very sensitive area of the Village, with a rural character that needs protecting ([NDP-0177](#)¹² – paragraph 4b v). It was the view of many objectors that your proposition could adversely impact on the character of *Bidwell Lane*.

5 Decision of the Parish Council

The Parish Council has therefore decided that on the basis of the popular poll, it is **not** the wish of the majority of residents that your proposition should be accepted as one of the *preferred options* for inclusion in the Neighbourhood Plan. There are also no overriding policy considerations that would require us to include the site as a *preferred option* in the Neighbourhood Plan.

On the basis that: (a) the site NDP-S018b received insufficient popular support (b) this would be a development in open countryside contrary to Policy 1 of the CSS (c) development would substantially change a sensitive approach to Caldecott and (d) the proposition would exceed the numbers of new properties that would be accepted in Caldecott during the period of the plan, 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

16th 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-S018>

3 <http://ndp.chelveston.org.uk/NDP-S018b>

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-S018b/votes>

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

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

16 <http://ndp.chelveston.org.uk/NDP-S001>

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

18 <http://ndp.chelveston.org.uk/NDP-0036>

19 <http://ndp.chelveston.org.uk/NDP-0108>