



High resolution version: [NDP-S019/High-Res](#) 28Mb

Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Address of Aspirational Site			Site Code	
<i>(Please include a plan with the boundaries of the whole site marked in blue and the area proposed for development marked in red)</i>			NDP-S019	
Chelston Rise (Formerly Chelveston Married Quarters), Caldecott, Northampton, NN9 6AU.				
Site OS grid reference	Northing: Latitude:	52.302266	Easting: Longitude:	-0.542171
Site area (hectares)	Whole site:	5.5	Area proposed for development:	2.0
Contact details of Proposer				
Name	Mr. Liam Russell			
Organisation <i>(if relevant)</i>	Liam Russell Architects			
Address	The Studios, 3 Broad Reach Mews, Ropetackle, Shoreham by Sea, BN43 5EY			
Telephone(s)	0845 180 3676 or 07971573422			
Email	liam.russell@liamrussellarchitects.co.uk			
Your Details				
You are..? <i>(Please cross all that apply)</i>	Private Landowner	<input type="checkbox"/>	Planning Consultant	<input type="checkbox"/>
	Company or partnership	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
	Charity	<input type="checkbox"/>	Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>	Architect		
Site Ownership Details				
Please list all the owners of the proposed site giving full contact details and Land Registry Title Numbers. If there are multiple titles, please provide a plan showing how they relate to each other	The William Pears Group Haskell House 152 West End Lane London NW6 1SD Tel: 44 (0) 20 7433 3333			

Neighbourhood Development Plan – Call for Aspirational Sites

Site Usage Details		Site Code:
		NDP-S019
Current or previous land use(s) List existing structures and detail what would happen to these structures and the functions they perform (e.g. demolition or relocation)	Former military accommodation and surrounding land.	
Planning history List previous applications relating to the site	The site has no relevant planning history.	
Site Constraints: Are there any limitations that may prevent or constrain development on this site? (please give details)		
Access Issues (e.g. limitations or problems relating to site access)	No.	
Topography or ground conditions (e.g. site slopes, varying site levels etc)	No.	
Contamination/ Pollution/ Hazardous Uses (e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)	No.	
Flood risk (liability of site to flooding)	No. The Site is within Flood Zone 1.	
Legal/ Operational Constraints (e.g. ownership constraints, covenants, tenancies, 'ransom strips' or operational requirements of landowners)	No. The site is owned and controlled by The William Pears Group who are committed to residential development on the site.	

Neighbourhood Development Plan – Call for Aspirational Sites

Site Constraints Continued		Site Code:
		NDP-S019
Environmental Constraints (e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland, loss of locally used open space or access to open space,)	No.	
Utilities and Infrastructure Provision (e.g. provision of services to development including gas, electricity, water, sewerage and telecommunications)	This is not a constraint to development.	
Planning Policy Constraints (e.g. based on adopted policy, designations or protected areas including Local Nature Reserves / County Wildlife Sites)	The site is constrained by adopted planning policy. This can be overcome through an allocation within the Neighbourhood Plan.	
Other considerations (any other issues that may affect the developability of the site)	No.	
Can the constraints be overcome and are any of them likely to affect the achievability or timing of the development? (Please give details)		

Neighbourhood Development Plan – Call for Aspirational Sites

Proposed Development / Land Use <i>(please give details)</i> In the details column, please specify the type of use and indicate the proposed mix of uses and number of units, plots, pitches, amount of floor space etc		Site Code:	
		NDP-S019	
Proposed use	Details		
Residential (including social housing provision)	35 - 70 units.		
Specialist Residential (care homes etc)			
Community Facilities			
Leisure / Recreation businesses			
Retail outlets			
Transport related business	N/a.		
Manufacturing facilities	N/a.		
Warehousing facilities	N/a.		
Agricultural diversification			
Renewable Energy	Renewable energy park to be developed close to the site.		
Other <i>(please specify)</i>	Traffic calming measures could be taken into consideration.		
Site Achievability <i>(please give details)</i>			
Is the site currently being marketed?	No.	Is the site under option to a developer?	site is owned by William Pears Group
Were the NDP to identify a site, but require larger developments be phased over a number of years, is the development you are proposing suitable for phasing and how?	To be discussed with the Parish Council and local community.		
Once work commences, how long would it take to complete?	12 / 18 months.		

Neighbourhood Development Plan – Call for Aspirational Sites

Please provide any additional information you think may be helpful to the Council in its consideration of this site for development.

Please also use this section if you require more space to respond to any of the earlier questions

Please refer to supporting statements and draft plans of the proposed layouts.





REVISION



Liam Russell Architects
architecture and development

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J O B CHELSTON RISE CALDECOTT NN9 6AU	CHECKED
	LRA
CLIENT THE WILLIAM PEARS GROUP	DRAWN
	MC
DRAWING NEIGHBOURHOOD PLAN	DATE
	11:13
	SCALE
	1:500 / 1:1000 @ A1 1:1000 / 1:2000 @ A3
	REVISION

CHELSTON RISE – Neighbourhood Plan Submission

CHELSTON RISE

**NEIGHBOURHOOD PLAN
SUBMISSION**



CHELSTON RISE – Neighbourhood Plan Submission

CONTENTS

PART I – Architectural Submission

Introduction

Neighbourhood Development Plans

The history of the site

The existing development

The 35 unit scheme

The 70 unit scheme

Summary

PART 2 - Neighbourhood Planning Submission (NDP)

1.0 Introduction

2.0 The Application Site and Context

3.0 The Approach to Development

4.0 Submitted Development Options

5.0 Public Consultation and Outcomes

6.0 Conclusions

Appendices

Appendix A – Public Consultation Flyer

Appendix B – Display Material

Appendix C – Public Consultation Questionnaire

Appendix D – Completed Consultation Questionnaire

CHELSTON RISE – Neighbourhood Plan Submission

INTRODUCTION

Liam Russell Architects are pleased to present proposals for the site at Chelston Rise on behalf of The William Pears Group. The site (a former Royal Air Force base) has been considered for further development for a number of years.

Chelston Rise is located in Northamptonshire. Chelveston-cum-Caldecott is a civil parish forming part of the district of East Northamptonshire in the English county of Northamptonshire its principal settlements are Caldecott, Chelveston and Chelston Rise.

The practice has been consulting within the Parish in order to develop and promote an acceptable Chelston vision for the future of the site.



Images from Northamptonshire

CHELSTON RISE – Neighbourhood Plan Submission

NEIGHBOURHOOD DEVELOPMENT PLANS

The concept of neighbourhood planning was introduced through the Localism Act 2011.

The Act allows the parish, town councils and local forums to compose a development plan for their area; it is called a neighbourhood development plan (NDP).

The idea behind neighbourhood plans is to allow local people to participate in seeking the appropriate level of development for their community. It is expected that this also take into account the local council's assessment of housing and other development needs in the area.

NDPs can set out policies and plans for their area. However they are subject to conforming to national policies, as well as local plan policies for the area and gaining support through a referendum of the local area. The plan will then be adopted as a formal part of the development plan.

The NDP establishes general planning policies for the development and use of land in the neighbourhood including the location of where new homes should be built and what they look like.

The local authority is responsible for organising the neighbourhood planning referendum. However the referendum ensures that the local community has the final say on whether a NDP comes into force in their area.

CONSULTATION EXERCISE

The practice held a preliminary consultation exercise on the 14th November 2013 in the Star in Garter Public House. We proposed indicative layouts illustrating 20, 35 & 70 unit proposals.

Letters were sent out to all properties within the Parish. The day proved to be a positive insight for the practice; that is we were able to establish a more 'rounded' opinion for the local area as well as understand what the community's intents were.

The most favoured scheme from this exercise was the 35 unit proposal followed by the 70 unit proposal. These proposals are submitted for consideration as part of this submission.



Image of LRA model.



Images of a community consultations.

CHELSTON RISE – Neighbourhood Plan Submission

HISTORY OF CHELVESTON AIRFIELD

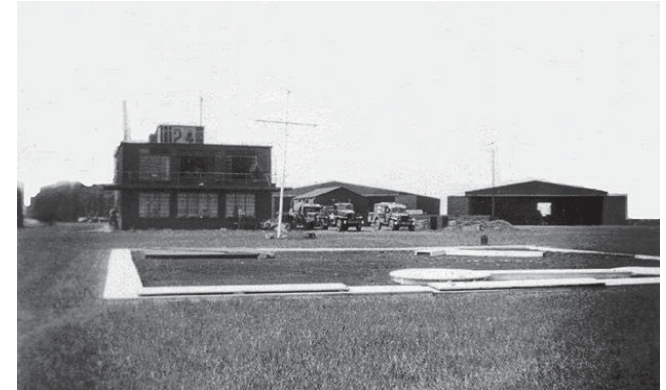
At the start of World War II, the Ministry of Defence acquired land at Chelveston for use as a wartime Royal Air Force base. Shortly after; the airfield was obtained by the American Air Force from December 1942 until July 1945 for bomber operations over occupied Europe.

With the onset of the Cold war, the airfield was taken over by the USAF Strategic Air Command in December 1952, until August 1962. The base was then retained as a reserved airfield.

In the mid 1970s, the majority of the airfield was sold by the Ministry of Defence to private landowners with the exception of a military housing area occupied by American service personnel assigned to RAF Alconbury and Molesworth. Thereafter, the US military maintained a small presence on the site as a communication centre. Later, in 2005 the remainder of the site was eventually sold by the Ministry of Defence.

Part of the former airfield site is now currently being seen to be an ideal development as a fully integrated renewable energy park. The site is to include nine wind turbines; providing a positive visual impact in the area. These are representative of the main public views of the site from the surrounding villages, roads and public footpaths.

The military housing site was purchased in 2005 by the William Pears Group, who advanced the properties for private sale. The Pears Group retained the area of site, which is the basis of this submission.



Historical images of Chelveston Airfield and image of a wind turbine.

CHELSTON RISE – Neighbourhood Plan Submission

THE EXISTING DEVELOPMENT

Chelveston boasts a very strong historic significance dating back to the 1800s, thus giving the village its picturesque scene in today's everyday life. Located to the south of the village, the subject of this proposal called Chelston Rise, is a housing estate consisting of 50 houses originally built for the American Service Personnel serving the nearby airfields.

Adjacent to the estate is an area of land which will benefit from an ingredient providing the site a breath of life; a dynamic yet charming atmosphere to which a neighbourhood can thrive and grow.

The salient features of the existing development are as follows:

- A unique layout consisting of house plots within the overall site boundaries;
- A dominant metal fence originating from the security requirements of its original occupants.
- A site layout based upon a crescent from the main entrance at the centre of the site to the emergency exit at the southern end;
- A communal play area within the site with children's equipment.
- An area to the north of the crescent where communal buildings have been removed, for the development, together with parking areas;
- Houses, which are not typically rural buildings, but have a unique quality stemming from their penultimate occupant's requirements;
- A consistency of form stemming from the use of low pitched roofs, subservient additions and the same brick used throughout;
- Located to the north of the site is a traveller site that has also been submitted as an aspirational site.



Photos of the existing site.

CHELSTON RISE – Neighbourhood Plan Submission

TRAFFIC CALMING MEASURES

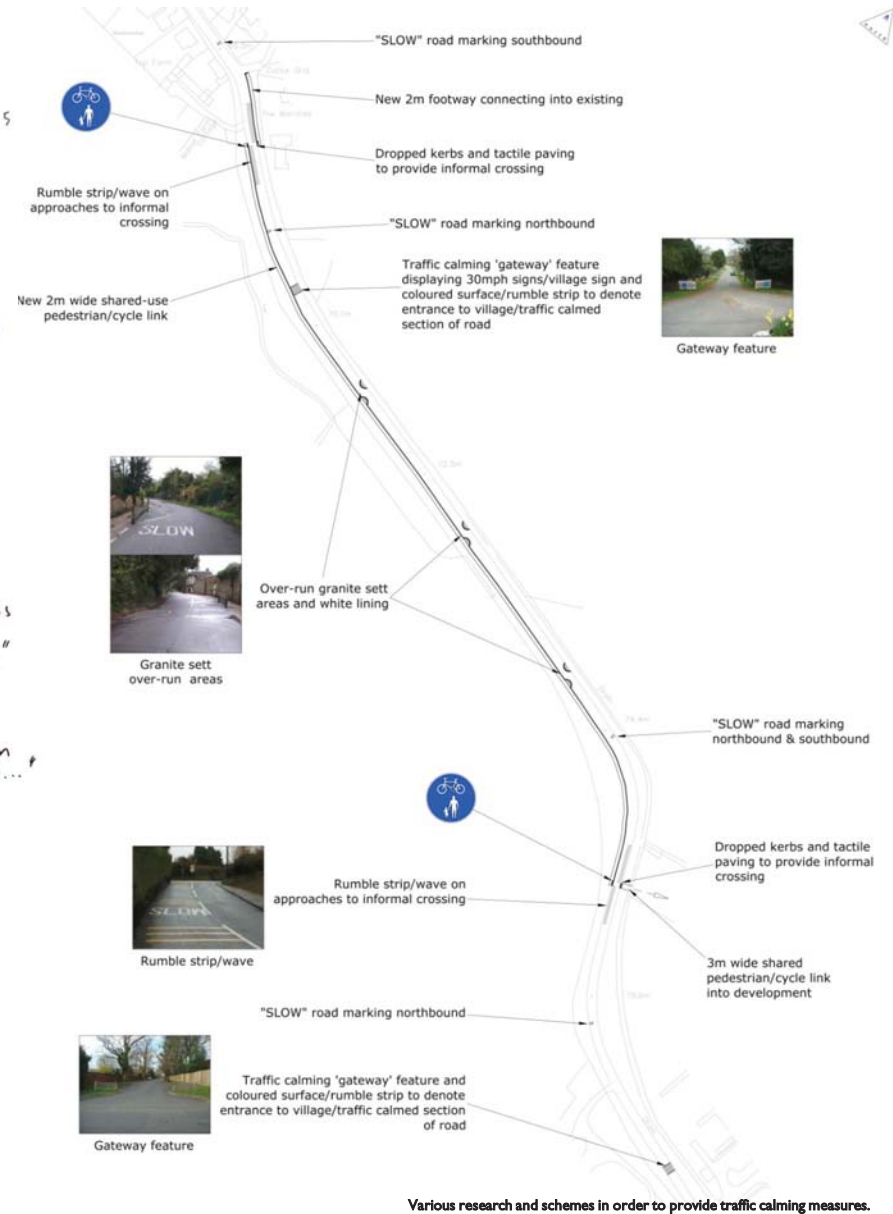
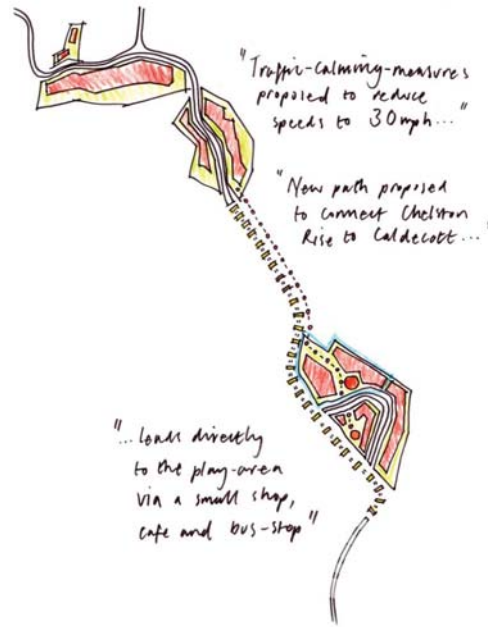
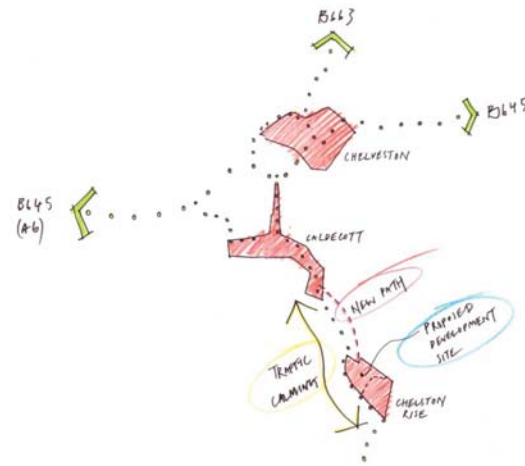
Consideration has been taken to promote the site as a sustainable location. The Travel Plan has provided the following measures:

- Provision of a new footpath / cycle way connecting the site to a new shared pedestrian / cycle link adjoining Caldecott Road;
- Cycle parking in the form of garages for all residential dwellings; and
- Telephone / broadband points in all residential dwellings to facilitate working from home, thereby reducing the need to travel;

It is recommended that the redevelopment of the site holds further initiatives/measures, which are set out in detail below:

With respect to vehicle speed and the conditions of road safety between the site and Caldecott Village, this document sets out a proposal for a traffic calming scheme between the development site and Caldecott village to address local issues along this route, whilst providing enhanced pedestrian / cycle links.

The introduction of a 'local' shop/internet cafe would further enhance the sustainable nature of the site. A nodal facility such as a shop will enable residents to obtain basic necessities without having to leave the site (hence minimising vehicular trips) - this will also allow existing residents of the Parish to benefit, further reducing trips outside the area. The shop can only be delivered as part of a 70 unit scheme.



CHELSTON RISE – Neighbourhood Plan Submission

35 UNIT SCHEME

- The 35 unit scheme provides Chelston Rise with homes ranging from two to four bedrooms; to match the existing 'types'.
- The housing assortment will be through a matter of consultation with the Parish Council and East Northamptonshire District Council;
- The scheme proposes that each unit will hold allocated parking, alongside on-street parking. However, this is to be discussed further- through consultation with the Parish Council and East Northamptonshire District Council;
- The density of the scheme will harmoniously complement existing development on site.
- The 35 unit proposal will also reference the existing development admirably through scale and massing.
- There is potential for ultra-low-carbon development; possibly zero carbon. Sustainable features such as linking The Connect Community bus service to the site, provision of a car club, electric car charging points, with most of the dwellings having a suitable orientation for PV solar panels.
- The proposal considers traffic calming measures along the access road between Chelston Rise and Caldecott. Connection the site through pathways allow users of the site to engage with surrounding settlements and areas.
- The internal road layout would be based upon a simple loop to suit the rest of the site;
- Consideration is given to provide a design solution that is contemporary whilst making references to local vernacular architecture
- Careful thought would be given to softening the perimeter of the site within its landscape. Landscaping is vital in an area such as Chelston Rise; this will display a warm and welcoming essence to the development.



Proposal of 35 unit scheme.



Proposed Images and materials of the site.

CHELSTON RISE – Neighbourhood Plan Submission

70 UNIT SCHEME

- The scheme will include 70 residential units varying from one bedroom bungalows to four bedroom houses. As with any proposal the size of houses will be the subject of consultation with the Parish Council and the East Northamptonshire District Council (ENDC).
- The proposal is based on an assessment of Northamptonshire's villages; to create a development that extols the characteristics of a present-day dormitory village, rather than a suburban estate. This is a proposal that will blend effectively within the surrounding landscape.
- Consequently, this concept will also create an environment where the car is not over dominant in the street-scene; The majority of car parking is to be in semi-public-mews areas. The car parking will be subject to consultation with Northamptonshire County Council and ENDC.
- Consideration could be given to the inclusion of a car sharing scheme and the provision of an onsite community bus stop; this will aid Chelston Rise in linking the development to surrounding town and villages.
- There is potential for ultra-low-carbon development, possibly zero carbon. Sustainable features such as linking The Connect Community bus service to the site, provision of a car club, electric car charging points, with most of the dwellings having a suitable orientation for PV solar panels.
- The proposal considers traffic calming measures along the access road between Chelston Rise and Caldecott. For example; proposals include a new pathway that is to be constructed to link the site to Caldecott.
- The density of the proposals are to be compatible with its semi-rural setting.



Proposal of 70 unit scheme.



Concept sketch of site (above).



Images of potential site Impressions.

CHELSTON RISE – Neighbourhood Plan Submission

70 UNIT SCHEME cont.

- The 'village' would contain varied plan types, building forms and use of materials.
- The intention would be to produce a modern development, but with resonances to local vernacular architecture.
- The road layout is based upon a more complex loop to suit the 'village' aspiration and close relationship between the road and the buildings.
- The possibility of working on site would be provided with the inclusion of a limited number of live/work units and home offices;
- We propose that one of the live/work units may contain a cafe/shop that will act as a community focus. This is to enhance the social aspect of the area.
- A new pathway will be provided to link the new development to the existing playground.
- The proposals would contain a 'village green' together with two other shared landscaped areas;
- The scale of the village would be mostly two storey with some variation provided,
- Consideration would be given to softening the perimeter of the site within its landscape. Landscaping is vital in an area such as Chelston Rise; this will display a warm and welcoming essence to the development.
- The mews courtyards are overlooked by flats, bungalows and home offices to provide security



Perspective view of proposed site .

CHELSTON RISE – Neighbourhood Plan Submission

SUMMARY

Liam Russell Architects propose a welcoming and hospitable environment for a community to thrive. With two alternatives brought forward for Chelston Rise, we have proposed schemes to ensure that the site will be used to its fullest; The 35 unit proposal is almost exactly continuing the layout and configuring of the current buildings whilst the 70 unit design has been brought forward with the ideology of a modern-day village.

Both schemes relate to the existing development and provide sustainable features to achieve an ultra-low-carbon development. With strong transport links to the site and surrounding villages, the new scheme for Chelston rise will fit suitably with its surroundings.



Perspective view of proposed site.

CHELSTON RISE – Neighbourhood Plan Submission

PART 2

NEIGHBOURHOOD PLANNING SUBMISSION –PARKER DANN

1.0 Introduction

- 1.1 This Statement has been prepared on behalf of The William Pears Group to accompany the Neighbourhood Plan Submission for an aspirational site at Chelston Rise, Caldecott, Wellingborough.
- 1.2 The Statement should be considered alongside the drawings of the proposal prepared by Liam Russell Architects, a of Chartered Architects practice.
- 1.3 The advent of Neighbourhood Planning marked a distinct change to our approach to the site. As opposed to submitting a speculative planning application, perhaps on the basis that the Council could not demonstrate a 5 year housing land supply, The William Pears Group is committed to bringing the development forward, in collaboration with the Parish Council and local residents, through the Neighbourhood Plan.
- 1.4 In our view, the key to any successful Neighbourhood Plan is that it genuinely reflects the community's aspirations. As such, The William Pears Group has been keen to actively engage with the residents of Chelveston-cum-Caldecott and seek their views on the form of development the site should take.
- 1.5 Chelston Rise represents a unique site and in planning terms is a 'one off'. As such we have sought to provide a creative and bespoke solution to the development of the site which can be nurtured by the local community through the future Neighbourhood Plan and deliver a legacy of important community benefits.

2.0 The Application Site and Context

- 2.1 The site is located to the south east of the village of Caldecott and falls within the Parish of Chelveston-cum -Caldecott. It lies outside of any formal development boundary where policies of countryside restraint apply.
- 2.2 There are 52 former Ministry of Defence (MoD) houses adjoining the development site to the south east. To the east of the site is a former airfield which is now owned and controlled by Chelveston Renewable Energy Park, open countryside and a haulage, storage and distribution business abuts the southern boundary of the site.
- 2.3 The site is located in an area that is predominantly rural in its character, despite this it is not afforded any special protection by way of a landscape designation. The topography of the site is flat.
- 2.4 The nearest town to the development site is Rushden which has a population of 28,300 approximately 3 miles to the west. Other surrounding urban areas include Chelveston, Higham Ferrers, Caldecott and Yelden.

3.0 The Approach to the Development

- 3.1 The development proposal for the site has been the subject of careful preparation having regard to the relevant planning policy and guidance at national and local level. There is strong support for the principle of additional residential dwellings in the National Planning Policy Framework (NPPF) which seeks to "boost significantly the supply of housing" (Paragraph 47). This is a corner stone of Neighbourhood Planning – communities can accept additional development when they believe it is right for their area and derive value from the benefits which accrue as a result. Close consideration has been given to the character of the area when designing the proposal with careful regard given to the site's rural location. Extensive efforts have been made to create a 'village feel' to the development as opposed to a suburban estate.
- 3.2 The overall guiding principles of the design and layout of the proposed development options have been to produce a viable scheme for new high quality housing that has a minimal impact on its surroundings and to ensure the development as proposed is as sustainably designed as possible.
- 3.3 Close regard has been paid to the existing local vernacular when designing the proposed scheme. Liam Russell Architects have researched thoroughly surrounding towns and villages in order to capture the local character in the proposal. Particular attention was paid to recent feedback obtained from our most recent public consultation event.

CHELSTON RISE – Neighbourhood Plan Submission

NEIGHBOURHOOD PLANNING SUBMISSION –PARKER DANN

4.0 Submitted Development Options

The 35 Unit Scheme

- 4.1 The proposal features a range of two, three and four bedroom properties which would be suitable for young families moving to the area and also older people in the twilight of their years looking to downsize but maintain a rural lifestyle.
- 4.2 The final mix of units will be determined through discussions with the Parish Council and local community. Amendments have already been made to this scheme to reflect the discussions to date with the Parish Council. The flats previously proposed have been omitted from this scheme.
- 4.3 Previous iterations of the proposals for the site featured 14 different dwelling plan types to provide a visually interesting development and a variety appropriate to foster a 'village feel'. However, this was unpopular with a number of individuals suggesting that they did not want the site to look like 'toy town'. The vernacular of the proposed dwellings is intended to align more closely with the existing development whilst still demonstrating the highest standards in contemporary architecture. This will help to create a more cohesive feel.

Benefits

- 4.4 The proposal features a number of key benefits which we believe are significant in the overall consideration of the site by the Parish Council and the local community. These weigh heavily in favour of the proposal in our view and have been taken directly from the Parish Council's own survey results.
- 4.5 Aside from the significant contribution towards the District's affordable housing needs which in itself is an important benefit of the scheme it offers:
- A new pathway to Caldecott – this is something which local people are particularly keen on. The provision of the footpath features dual benefits. Not only would it connect the proposed development to the services available in Caldecott, it also allows residents of Caldecott to benefit from access to the existing playground at Chelston Rise in a safe manner.
- 4.6 Chelveston-cum-Caldecott Neighbourhood Development Survey Results confirmed that 42 respondents said that they would like to see a footpath provided between Caldecott and Chelston Rise. This was the second highest response.
- 4.7 The provision of the footpath would also help address a need identified by 40 other respondents to access a sports / recreation field, albeit a relatively small area in the centre of the existing Chelston Rise Development.
- 4.8 We have carefully selected the benefits which we have offered as part of the scheme with reference to the Parish Council's own survey and our public consultation event. We would also welcome any further suggestions the Council or local community may have for alternative benefits which we may like to consider in order to improve the scheme from the community's perspective.

CHELSTON RISE – Neighbourhood Plan Submission

NEIGHBOURHOOD PLANNING SUBMISSION –PARKER DANN

4.0 Submitted Development Options Cont.

The 70 Unit Scheme

4.9 This scheme provides a wider range of accommodation from one bedroom units or bungalows to four bedroom family homes. This provides flexible accommodation for a range of different people at varying stages in their lives. First time buyers will have access to smaller, more affordable property as they look to get their foot on the property ladder. The four bedroom properties will cater for couples coming to the area and raising their families. Anecdotally it is apparent that the community functions best when adults have built relationships with neighbours through their children. As such the scheme provides an opportunity to develop a mixed and thriving community and retain a strong village spirit in the future.

Benefits

4.10 The scheme would feature the footpath as above and traffic calming measures along the Caldecott Road. These have been designed by professional Transport Consultants Motion.

4.11 The scheme also features the shell of a village shop. This building could equally be used as a community hall /meeting place. Combined , these two benefit- options received favourable consideration from 11 respondents.

4.12 It is important to recognise that the village is not entirely bereft of facilities. In the longer term new development will help important facilities such as the pub to continue to thrive.

4.13 Further, through the comprehensive redevelopment of the site, it may be possible to include the parcel of land to the north which was recently the subject of a planning application for travellers' pitches. This was seen as undesirable locally, as the representations on the planning application confirm. With regard to this option we note the adjacent land owner's agent indicates that *"a comprehensive scheme would make efficient use of previously developed land"*.

4.14 As above, we would also welcome any further suggestions the Council or local community may have for alternative benefits and do not see this submission as the final stage in our discussions with the Parish Council and local community on this topic.

CHELSTON RISE – Neighbourhood Plan Submission

NEIGHBOURHOOD PLANNING SUBMISSION –PARKER DANN

5.0 Public Consultation and Outcomes

- 5.1 The Localism Act contains provisions* amending the Town and Country Planning Act 1990 (1990 Act) to require pre-application consultation on certain types of planning applications made in England. Although the Localism Act is now in force, the requirements on pre-application consultation will not apply until the Secretary of State makes a further order to that effect. While this submission is not a planning application the main thrust of these provisions is to encourage a dialogue between prospective developers and those affected by the proposed development.
- 5.2 The NPPF also emphasises the benefits of pre-application consultation and collaboration. It sets out that early engagement (with both statutory consultees and the public) has the potential to improve the efficiency and effectiveness of the planning application system for all parties. Again, we believe this guidance is also applicable to the Neighbourhood Plan process. The NPPF states that applications which have been the subject of effective engagement, and where feedback is incorporated, should be viewed positively:
- 5.3 *“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of new development should be looked on more favourably.”* (Paragraph 66)
- 5.4 The approach to consultation undertaken by The William Pears Group fully adheres to the guidance set out in the NPPF.
- 5.5 The purpose of the public consultation exercise was to involve various stakeholders and members of the public in the design stage of the proposals. An important stage early in the process was to identify the different interest groups affected by the proposals. These were identified as follows:
- Parish Councillors
 - Local residents
- 5.6 Throughout the consultation process there has been an intention to respond to consultation feedback in a meaningful way and, where practicable, provide information and address concerns.
- 5.7 The consultation process has been ongoing for since 2009. Liam Russell Architects have undertaken a series of meetings with the Parish Council and interested members of the public. These took place during 2012.
- 5.8 Specifically to support the submission of this aspirational site, a public consultation event took place at The Star and Garter Public House, The Green, Chelveston, Wellingborough on Thursday 14th November 2013 between 12:00 pm and 8:00 pm. Representatives from Liam Russell Architects and Parker Dann Chartered Town Planning Consultants were in attendance to explain the rationale behind the proposals, answer questions and listen to feedback.
- 5.9 To advertise the event flyers were delivered to every house within the Parish by Northampton Marketing. A copy of the flyer can be found at Appendix A to this Statement. A copy of the material on display can be found at Appendix B.
- 5.10 Approximately 30 people attended the consultation event and 15 people filled out a short questionnaire regarding the development. A copy of the questionnaire can be found at Appendix C to this Statement. The completed questionnaires can be found at Appendix D.
- 5.11 Unanimously the exhibition was considered useful by the local community as it allowed interested parties to hear details of the proposals *“Straight from the horse’s mouth! Not rumours.”*
- 5.12 The majority of respondents (8) were supportive of the proposed plans for Chelston Rise indicating a general support for the future development of the site to provide residential accommodation. 1 respondent was very supportive, 4 were undecided while 3 were either opposed or very opposed.
- 5.13 The majority of respondents also favoured the proposed mix of 2, 3 and 4 bed units. 8 people were either very supportive or supportive. 3 individuals remained undecided and 4 were either opposed or very opposed.

* Section 122 inserts new sections 61W – 61Y of the Town and Country Planning Act 1990

CHELSTON RISE – Neighbourhood Plan Submission

NEIGHBOURHOOD PLANNING SUBMISSION –PARKER DANN

5.0 Public Consultation and Outcomes Cont.

- 5.14 When asked what they thought would be the main benefit of the development, the responses were quite mixed. 1 person felt that it would help to sustain the Parish's existing facilities, such as the pub, in the longer term, 4 people indicated that it would help the District Council to meet its housing targets, 2 respondents asserted that it would help to provide affordable housing, 1 person believed it would be unobtrusive and make use of 'brownfield' land, a further 3 people opined it would help prevent unwanted development elsewhere in the Parish, 1 respondent declared it would provide additional benefits for the Parish, 1 person stated it could provide all of the residential development that could take place in the Parish over the next 20 years and 4 people did not think there would be any benefits. From this we can conclude that the majority of community members that responded believed there would be a variety of benefits.
- 5.15 Respondents were asked if they had any concerns with our proposed plans for Chelston Rise. Issues were raised in relation to the capacity of the sewerage system. This is not considered to be a barrier to development as the Water Industry Act 1991 requires water companies to meet the requirements of the plan-led system and infrastructure. 3 respondents indicated that they did not wish to see the provision of a subsidised shop as part of the scheme. 2 respondents inferred that 70 units would be too many for the proposed area. It was also clear that the final design of the units would need to be carefully considered to respect the existing development. Please refer to the Neighbourhood Plan Submission document produced by Liam Russell Architects for images of materials. 2 individuals raised concerns over additional traffic that could be generated with 1 suggesting that a third entrance to the Chelston Rise site should be explored. 1 respondent indicated they did not wish to see any traffic calming measures.
- 5.16 Despite the contrasting opinions on traffic calming measures, we remain committed to their provision (subject to a commensurate quantity of units) and taking full account of the implications of the development on the local road network and to delivering enhancements where possible.
- 5.17 We were pleased with the response to the public consultation and certainly do not envisage this being the end of the The William Pears Group's engagement regarding the proposals with the local community.
- 5.18 Perhaps the most important outcome of the Consultation Event was that well in excess of 50 % of people were supportive of the proposed plans for 35 homes at Chelston Rise. This being significant because 50 % support is required at the referendum stage of a Neighbourhood Plan in order for it to become adopted.

6.0 Conclusions

- 6.1 The site at Chelston Rise provides the Neighbourhood Plan, the Parish Council and local community with an opportunity to deliver a genuinely unique development that will provide a range of additional housing and help to assist the creation of a sustainable community.
- 6.2 Community consultation has been diligently undertaken to inform the design process and explain the scheme thoroughly. The outcomes from this consultation are reflected in our submissions.
- 6.3 Our public consultation exercise revealed that the vast majority of respondents support the development of the site (9/15) and that only 3 people oppose it. The most popular option for development was the 35 unit scheme with 7 out of 15 respondents selecting this. This is important as it is over the 50 % required for a Neighbourhood Plan to pass at a referendum.

CHELSTON RISE – Neighbourhood Plan Submission



Liam Russell Architects

architecture and development

0318/PA/NDP Consultation

07th November 2013

Resident
 Chelveston-cum-Caldecott
 Wellingborough
 Northamptonshire

Dear Resident,

Re: Chelveston-cum-Caldecott Parish Council Neighbourhood Development Plan (NDP)

We are writing to all of the Parish's residents regarding our submission for 'an aspirational site' to the Parish Council, for the Neighbourhood Development Plan, at the end of November 2013/this month.

Our site, a large area of land within Chelston Rise, represents a unique site and in planning terms is a 'one off' as:

- Chelston Rise could accommodate all of the Parish's requirements for the next 3 decades and beyond...
- Chelston Rise is already regarded as a likely development site unlike some other aspirational sites
- Chelston Rise's development would have minimal affect on other parts of the Parish
- Chelston Rise's development can provide wider benefits such as a subsidised village shop, a pathway to Caldecott, a package of proposed traffic management measures for Caldecott and a new play-area for Chelveston

As such we have sought to provide a creative and bespoke solution to the development of the site which can be nurtured by the local community through its future Neighbourhood Plan. In response to pre-NDP discussions and the Neighbourhood Survey we are presenting three proposals. The proposals are for approximately:

- 70 houses with a high-level of wider benefits (as identified by the Neighbourhood Survey)
- 35 houses with some benefits (as identified by the Neighbourhood Survey)
- 20 houses

The 70 house proposal will create a 'village feel' providing family housing with large gardens and ample parking whilst the 35 and 20 houses proposals will replicate the pattern of the existing housing at Chelston Rise.

The team is going to be on-hand to discuss our draft proposals in a consultation-event at The Star and Garter PH, The Green, Chelveston, Wellingborough, Northamptonshire NN9 6AJ on 14th November 2013 from midday until 2000Hrs.

Following our consultation-event (and utilising the feedback we receive) our draft proposals will be submitted to the Council's Working Party at the end of November.

Yours,



Liam Russell RIBA MIOd
 Managing Director

On behalf of The William Pears Group



“Introduction...”

Taken from invitation letter...

Our site, a large area of land within Chelston Rise, represents a unique site and in planning terms is a ‘one off’ as:

- Chelston Rise could accommodate all of the Parish’s requirements for the next 3 decades and beyond...
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- Chelston Rise’s development can provide wider benefits such as a subsidised village shop, a pathway to Caldecott, a package of proposed traffic management measures for Caldecott and a new play-area for Chelveston

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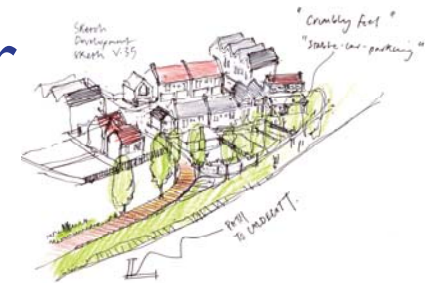
- 70 houses with a high-level of wider benefits (as identified by the Neighbourhood Survey)
- 35 houses with some benefits (as identified by the Neighbourhood Survey)
- 20 houses

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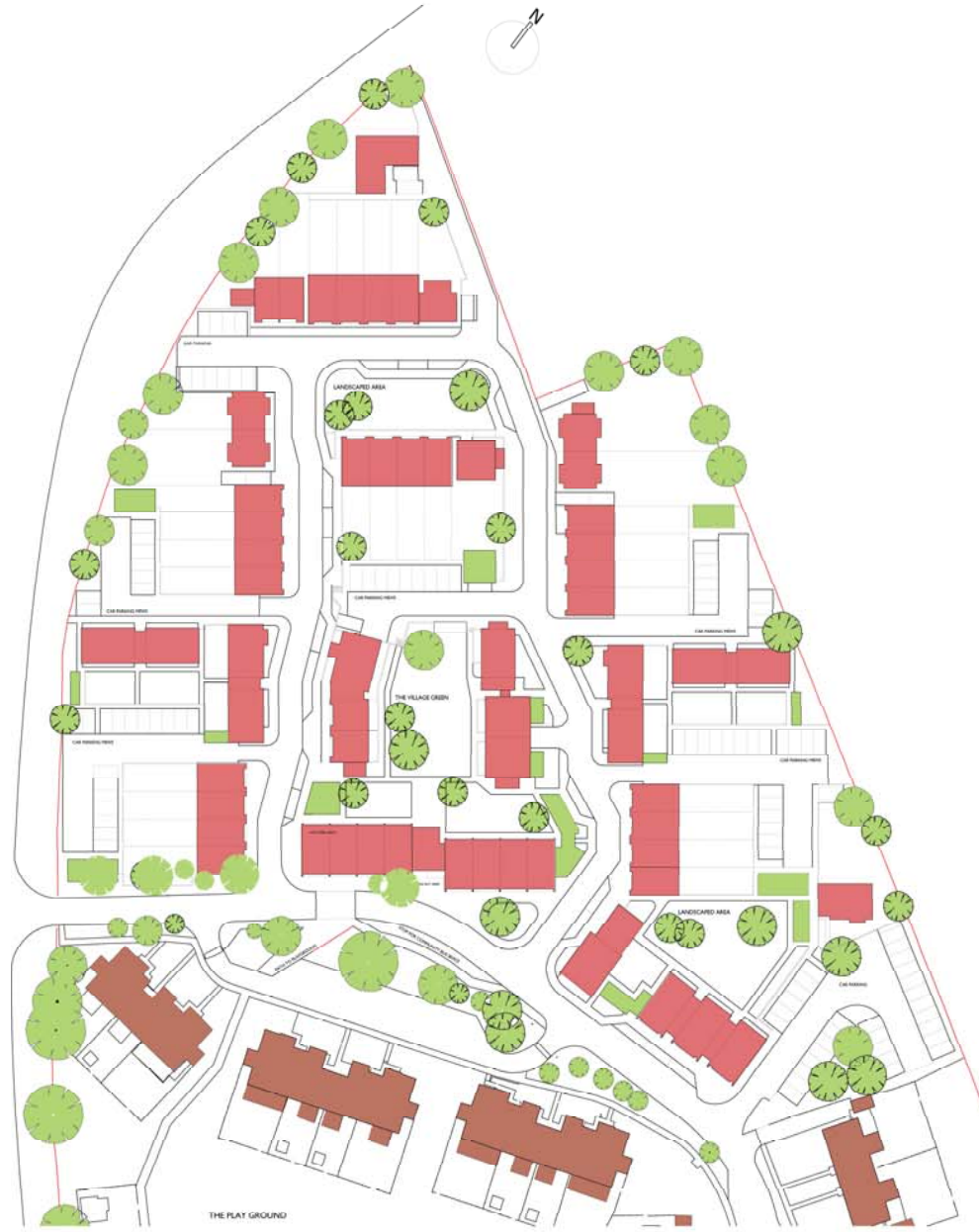
“Proposals...”

Chelston Rise has the capacity to provide new family houses and smaller affordable homes for now and the future. We can provide...

- A varied street layout in order to create a mixture of buildings – just like the surrounding villages
- Courtyards and intimate-public spaces as if ‘time’ had dictated the evolution of the layout
- A localised design-character
- A safe path for cycling and walking to connect Chelston Rise with Caldecott
- Traffic calming between Chelston Rise and Caldecott
- An exemplary low-energy development
- A new shop, park and possibly other amenities such as café, creche and work-spaces



“Proposals – master-plan for 70 Units...”



+PL site plan of 70 unit proposal - scale 1:500
 Scale in Meters
 0 5 10 15 20 30 40 50



+PL site plan showing existing development and 70 unit proposal - scale 1:1000

Only figured dimensions are to be used. All dimensions to be checked on site.

Please note: Refer to 'type' of drawing below; planning drawings should only be treated as such.

EXISTING DEVELOPMENT ■
 PROPOSED DEVELOPMENT ■

- NOTES
- 70 UNIT SCHEME COMPRISING:
 - VILLAGE LAYOUT MASTERPLAN TO CREATE SENSE OF COMMUNITY WITH COMMUNAL VILLAGE GREEN AND LANDSCAPED AREAS
 - UNITS VARYING BETWEEN 1 & 5 BEDROOM
 - SCALE MOSTLY TWO STOREY WITH SOME SINGLE STOREY AND VERY LIMITED THREE STOREY
 - VARIED USE OF FORM TO REFLECT VILLAGE CONCEPT
 - PARKING MOSTLY IN HEWS AREAS OFF ROAD
 - A LIMITED NUMBER OF LIVE WORKING UNITS ALLOWING FOR SMALL BUSINESS USE ON SITE INCLUDING A SHOP/CAFE
 - SOME UNITS TO HAVE HOME OFFICES TO ALLOW FOR HOME WORKING

REVISION



Liam Russell Architects
 architecture and development

The Studio, 2 Broad Road, Pinner, Registered, Boundaries by the River, Pinner, Middlesex, HA5 2JY, UK
 Tel: +44 (0)208 346 1474 Fax: +44 (0)208 346 1475 Email: info@liamrussellarchitects.com
 Liam Russell Architects Ltd registered in England and Wales 04732616

JCR	CHECKED
CHRYSTON-RICE CALDECOTT NN9 6AU	LRA
	PR & VLR
	MC
CLIENT	DATE
THE WILLIAM PEARS GROUP	11.13
	SCALE
	1:500 (1:1000 @ A1) 1:1000 (1:2000 @ A3)
DRAWING	REVISION
NEIGHBOURHOOD PLAN SUBMISSION	
70 UNIT PROPOSAL	NUMBER
	0318-NP-003

DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS COPYRIGHT ©

“Proposals – master-plan for 35 Units...”

Only figured dimensions are to be used. All dimensions to be checked on site.

Please note: Refer to 'type' of drawing below; planning drawings should only be treated as such.



+PL site plan of 35 unit proposal - scale 1:500
Scale in Meters
0 5 10 15 20 30 40 50



+PL site plan showing existing development and 35 unit proposal - scale 1:1000

REVISION



Liam Russell Architects
architecture and development

The Studio, 8 Broad Street, Newport, Gwent, NP23 5SE, UK
t +44 (0)1493 380303 f +44(0)1493 380307 www.liamrussellarchitects.com
Liam Russell Architects Ltd registered in England and Wales 04738616

J O B CHELSTON RISE CALDECOTT NN9 6AU	CHECKED LRA DRAWN PC
CLIENT THE WILLIAM PEAR'S GROUP	DATE 11.12
DRAWING NEIGHBOURHOOD PLAN SUBMISSION	SCALE 1:500 (1:1000 @ A1 1:1000 (1:2000) @ A3
35 UNIT PROPOSAL	REVISION NUMBER 0318-AP-002

“Proposals – master-plan for 20 Units...”

Only figured dimensions are to be used. All dimensions to be checked on site.

Please note: Refer to 'type' of drawing below; planning drawings should only be treated as such.



+PL site plan of 20 unit proposal - scale 1:500
Scale in Meters
0 5 10 15 20 30 40 50



+PL site plan showing existing development and 20 unit proposal - scale 1:1000

EXISTING DEVELOPMENT ■
PROPOSED DEVELOPMENT ■

NOTES
20 UNIT SCHEME COMPRISING:
MOSTLY 4 & 5 BEDROOM DETACHED TWO STOREY HOUSES WITH DOUBLE GARAGES
A SMALLER NUMBER OF 3 BEDROOM DETACHED TWO STOREY HOUSES WITH PARKING IN MEWS AREA

REVISION



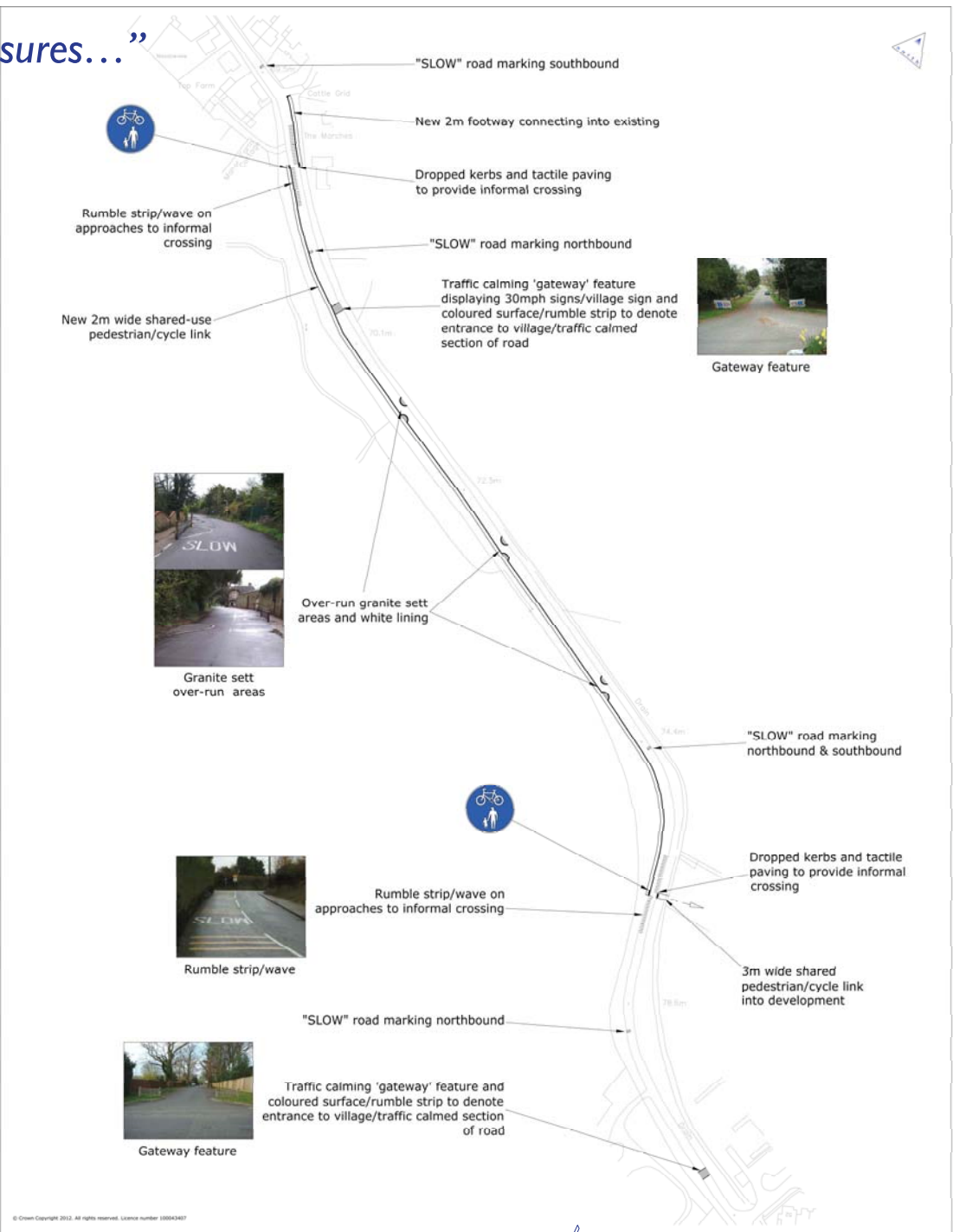
Liam Russell Architects
Architecture and Development

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T +44 (0)1392 392 2474 F +44(0)1392 392 2475 www.liamrussellarchitects.com
Liam Russell Architects Ltd registered in England and Wales 10718628

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CHELSTON RISE CALDECOTT NN9 6AU	LRA
	DRAWN
	HC
CLIENT	DATE
THE WILLIAM PEARSON GROUP	11/13
	SCALE
	1:500 (1:1000 @ A1 1:1000 (1:2000) @ A3
DRAWING	REVISION
NEIGHBOURHOOD PLAN SUBMISSION	NUMBER
20 UNIT PROPOSAL	0318NP-001

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“Traffic calming measures...”



“Summary...”

Working with you...

...We believe that Chelston Rise represents a very real and exciting opportunity to provide modern housing for future generations with real benefits for the residents within the Parish.



Chelston Rise – Proposed Residential Development

Consultation Questionnaire

Your views are important to us. We would be grateful if you could take a few moments to complete this short questionnaire and provide us with any comments you have.

1. How do you feel about our proposed plans for at Chelston Rise?

- Very supportive*
 Supportive
 Undecided
 Opposed
 Very opposed

2. How do you feel about the proposed mix of houses?

- Very supportive*
 Supportive
 Undecided
 Opposed
 Very opposed

3. What do you think would be the main benefit of the development would be? (please tick one option)

- It would help to sustain the Parish’s existing facilities in the longer term*
 It would help the District Council to meet its housing targets
 It would help provide affordable housing
 It would be unobtrusive and make use of ‘brownfield’ land
 It would help prevent unwanted development elsewhere in the Parish
 It would provide additional benefits for the Parish
 It could provide all of the residential development that could take place in the Parish over the next 20 years
 I don’t think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

.....

.....

5. Which option for the development of Chelston Rise do you favour?

A
 B
 C
 Other

6. Have you found this exhibition useful?

Yes
 No

Please tell us why:

Please use this space for any further comments or questions:

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If you have asked us a question, please provide your contact details below so we can contact you with a response.

Please tell us your postcode. This will only be used to analyse the feedback we receive.

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If you would like to be kept up to date with news on the project, please tell us your name and enter you email address or your postal address (we do not need both) below.

Name.....

Email Address.....

Postal Address:

.....

Thank you for your feedback

Please return this questionnaire to us before you leave



Chelston Rise – Proposed Residential Development

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 Very opposed

2. How do you feel about the proposed mix of houses?

- Very supportive
 Supportive
 Undecided
 Opposed
 Very opposed

3. What do you think would be the main benefit of the development would be? (please tick one option)

- It would help to sustain the Parish's existing facilities in the longer term *have none*
- It would help the District Council to meet its housing targets
- It would help provide affordable housing *depends on price of houses built*
- It would be unobtrusive and make use of 'brownfield' land
- It would help prevent unwanted development elsewhere in the Parish *unsubstantiated*
- It would provide additional benefits for the Parish *not for Chelveston.*
- It could provide all of the residential development that could take place in the Parish over the next 20+ years
- I *think there is* don't think there would be *minimum* any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

.....

.....

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

Yes

No

Please tell us why:

Please use this space for any further comments or questions:

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Name..... ..

Email Ad

Postal Ac

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 Supportive
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 Opposed
 Very opposed

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- It would help to sustain the Parish's existing facilities in the longer term
 It would help the District Council to meet its housing targets
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 It would be unobtrusive and make use of 'brownfield' land
 It would help prevent unwanted development elsewhere in the Parish
 It would provide additional benefits for the Parish
 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

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5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

- NONE

6. Have you found this exhibition useful?

Yes

No

Please tell us why:

Please use this space for any further comments or questions:

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Email Ac

Postal A

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2. How do you feel about the proposed mix of houses?

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 Supportive
 Undecided
 Opposed
 Very opposed

3. What do you think would be the main benefit of the development would be? (please tick one option)

- It would help to sustain the Parish's existing facilities in the longer term
 It would help the District Council to meet its housing targets
 It would help provide affordable housing
 It would be unobtrusive and make use of 'brownfield' land
 It would help prevent unwanted development elsewhere in the Parish
 It would provide additional benefits for the Parish
 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

..... WOULD HOPE THAT 20 OR 35 UNITS PREFERRED

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

 Yes No

Please tell us why:

Please use this space for any further comments or questions:

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 It would help the District Council to meet its housing targets
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 It would provide additional benefits for the Parish
 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

70 house development would be to many for the proposal
 area.....

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

 Yes

 No

Please tell us why:

Better understanding of the proposal + layout

Please use this space for any further comments or questions:

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If you have asked us a question, please provide your contact details below so we can contact you with a response.

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Postal Address:

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3. What do you think would be the main benefit of the development would be? (please tick one option)

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 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

..... Yes, the new units must fit in with the existing
 houses.

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

 Yes No

Please tell us why: I CAN SEE THE PROPOSED LAY OUT

Please use this space for any further comments or questions:

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Email Address.....

Postal Address.....

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 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

SEWERAGE SYSTEMS

LAND DRAINAGE RUN OFF TOWARDS CALDECOTT

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

Yes

No

Please tell us why: USEFUL TO DISCUSS PROPOSED PLANS

Please use this space for any further comments or questions:

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Please tell us your postcode. This will only be used to analyse the feedback we receive.

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Name.....

Email Address.....

Postal Address:

Thank you for your feedback

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 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

.....

.....

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

 Yes No

Please tell us why: *Explained the development proposals more clearly*

Please use this space for any further comments or questions:

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If you have asked us a question, please provide your contact details below so we can contact you with a response.

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Name.....

Email Addi

Postal Add

.....

Thank you for your feedback

Please return this questionnaire to us before you leave



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 Very opposed

2. How do you feel about the proposed mix of houses?

- Very supportive
 Supportive
 Undecided
 Opposed
 Very opposed

3. What do you think would be the main benefit of the development would be? (please tick one option)

- It would help to sustain the Parish's existing facilities in the longer term
- It would help the District Council to meet its housing targets
- It would help provide affordable housing
- It would be unobtrusive and make use of 'brownfield' land
- It would help prevent unwanted development elsewhere in the Parish
- It would provide additional benefits for the Parish
- It could provide all of the residential development that could take place in the Parish over the next 20+ years
- I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

The proposal for 70 units with "village feel" and subsidised shop is an exaggerated proposal. 70 new units will adversely affect the aesthetic, architectural layout and "swamp" (take over) the existing pleasant living environments. However, 20 units (no shop!) of the same or similar architectural design is realistic and not detrimental to existing residents.

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

Yes No

Please tell us why: I had the opportunity to discuss proposals, plans and thought processes of both the owners, architects and planning consultant.

Please use this space for any further comments or questions:

The path from Chelston Rise to Caldercott (proposed) would be unnecessary as Chelston Rise residents have no desire to visit Caldercott - they can use existing routes and public footpaths.

If you have asked us a question, please provide your contact details below so we can contact you with a response.

Please tell us your postcode. This will only be used to analyse the feedback we receive.

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Name.. ..

Email A ..

Postal Address: ..

Thank you for your feedback

Please return this questionnaire to us before you leave



Chelston Rise – Proposed Residential Development

Consultation Questionnaire

Your views are important to us. We would be grateful if you could take a few moments to complete this short questionnaire and provide us with any comments you have.

1. How do you feel about our proposed plans for at Chelston Rise?

- Very supportive
 Supportive
 Undecided
 Opposed
 Very opposed

ONLY REGARDING DEVELOPMENT OF 20 UNITS - SEPARATE ACCESS REQUIRED

2. How do you feel about the proposed mix of houses?

- Very supportive
 Supportive
 Undecided
 Opposed
 Very opposed

IF IN KEEPING WITH ORIGINAL DEVELOPMENT @ CHELSTON RISE

3. What do you think would be the main benefit of the development would be? (please tick one option)

- It would help to sustain the Parish's existing facilities in the longer term
- It would help the District Council to meet its housing targets
- It would help provide affordable housing
- It would be unobtrusive and make use of 'brownfield' land - Is it brownfield? → PLEASE CHANGE. IT IS NOT A BROWNFIELD SITE APART FROM A SMALL PROTECTION - 2 PLOTS
- It would help prevent unwanted development elsewhere in the Parish
- It would provide additional benefits for the Parish
- It could provide all of the residential development that could take place in the Parish over the next 20+ years

I don't think there would be any benefits - NOT DEFINITELY FROM THIS LIST!

Other (please state) IS A LARGE PARISH! What benefit to us in asking the whole quota for one lot?

4. Do you have any concerns with our proposed plans for Chelston Rise?

TRAFFIC FLOW OVER A 24 HR PERIOD. IS IT DISTURBED
200/300 HOUSING EST. POSSIBLY OF ANOTHER (PR) ENTRANCES
ON R.T.D.

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

 Yes

 No

Please tell us why:

It 'appears' you are willing to listen to local opinion - good & will come later!

Please use this space for any further comments or questions:

Honesty is always the best policy - try not to camouflage any of the proposals or try to maintain a healthy disfect with your supporters/objectors. Not sure about the planning 'sweeteners' of a subsidised shop - everything as far as your concerned has it's merits!

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1. How do you feel about our proposed plans for at Chelston Rise?

- Very supportive
 Supportive
 Undecided
 Opposed
 Very opposed
for smaller development *to both larger proposals*

2. How do you feel about the proposed mix of houses?

- Very supportive
 Supportive
 Undecided
 Opposed
 Very opposed
proposed mix not very clear

3. What do you think would be the main benefit of the development would be? (please tick one option)

- It would help to sustain the Parish's existing facilities in the longer term
- It would help the District Council to meet its housing targets
- It would help provide affordable housing
- It would be unobtrusive and make use of 'brownfield' land
- It would help prevent unwanted development elsewhere in the Parish
- It would provide additional benefits for the Parish
- It could provide all of the residential development that could take place in the Parish over the next 20+ years
- I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

May preclude/prevent other development in village - not necessarily a good thing!

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

small development in proportion to other development throughout parish

6. Have you found this exhibition useful?

Yes No

Please tell us why: Allows chance to see proposals + discuss

Please use this space for any further comments or questions:

- Will any development at Chelston Rise - or proposals - provide 'appropriate' accommodation for new residents?
- Will houses be affordable and/or attractive to purchasers?
- Is access to site likely to increase traffic on the road - despite proposed traffic calming measures?
- Will houses attract families? if so there are no social facilities (school, etc) or public transport.

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2. How do you feel about the proposed mix of houses?

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 Undecided
 Opposed
 Very opposed

3. What do you think would be the main benefit of the development would be? (please tick one option)

- It would help to sustain the Parish's existing facilities in the longer term*
 It would help the District Council to meet its housing targets
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 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

.....

.....

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

 Yes

 No

Please tell us why:

Please use this space for any further comments or questions:

No to the Calming measures
 purely on the issue of the
 proposed travel site.
 No shop!!!

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Postal Add

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 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

..... NO

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

 Yes No

Please tell us why:

Please use this space for any further comments or questions:

NO SHOP

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Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

.....

.....

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

Yes

No

Please tell us why:

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 It could provide all of the residential development that could take place in the Parish over the next 20+ years
 I don't think there would be any benefits

Other (please state)

4. Do you have any concerns with our proposed plans for Chelston Rise?

THIS WOULD BE COVERED IN DETAILED PLANNING.

5. Which option for the development of Chelston Rise do you favour?

70 Units

35 Units

20 Units

Other

6. Have you found this exhibition useful?

Yes

No

Please tell us why: STRAIGHT FROM THE HORSES MOUTH! NOT RUMOURS.

Please use this space for any further comments or questions:

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CHELSTON RISE























CHELSTON RISE



