



# Chelveston-cum-Caldecott Parish Council

## Northamptonshire

### Neighbourhood Development Plan



## Outcome of Aspirational Development Sites Submission NDP-S019a – WPG – 35 dwellings at Chelston Rise

### 1 Introduction

Following consultation with residents on 22<sup>nd</sup> January 2014 (Meeting: [NDP-C002](#)<sup>1</sup>) and subsequent [question/answer](#)<sup>2</sup> exchanges, you submitted a revised proposition [NDP-S019a](#)<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-S019a – for detail see [NDP-S019a/votes](#)<sup>13</sup>

Vote	Votes Cast	% of voters
Support	106 (80 with no comments)	30.3%
Conditional Support	52 (1 with no comments)	14.9%
Reject	180 (101 with no comments)	51.4%
No Opinion	12 (9 with no comments)	3.4%
<b>Total</b>	<b>350</b>	<b>100%</b>

Your proposition received **30% full support** from the whole Parish, which was a clear **minority** of all voters. **15%** of voters gave the proposition *conditional* support. Where conditional support was received, it was clear that a significant reduction in numbers of new dwellings proposed would be required before full support could be given. 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 **18% full support** from Caldecott voters and **13% conditional support** from Caldecott voters. From Chelston Rise voters, there was only **23% full support** and **18% conditional support**. The proposition was rejected by **66%** of Caldecott voters and **58%** of Chelston Rise voters. This represents a clear **majority** rejection from the nearest neighbours.

Many of the rejections focussed on the potential impact on the emerging community of such a large development, and on the loss of amenity of the playing field on which the development is proposed.

### 4 Policy considerations

- (a) This proposition is clearly a substantial development, on largely undeveloped land, outside the confines previously established around the settlement in 2002 during the last planning policy round ([NDP-0109](#)<sup>14</sup>).

Accepting this proposition would be unsound as it contravenes Policy 1 of the NNJPU Core Spatial Strategy (CSS - [NDP-0037](#)<sup>15</sup>) which 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. There is no established need for 35 additional dwellings at Chelston Rise and no amenities and services to support this.

- (b) 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 USAF school and boiler house. The foundations for these are clearly visible from aerial photographs. In the surveys conducted for the previous local plan ([NDP-0109](#)<sup>14</sup>), school

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(but not the boiler house) was shown as being within the settlement boundary of the estate. The former playing fields and playground were clearly outside these confines. There have never been any structures on that land.

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.

- (c) 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>16</sup>) encourage developments on previously developed land or when existing buildings are re-used. The NPPF specifically excludes playing fields from the definition of previously developed land.

The Parish Council does not accept the need to build on the playing fields and believe that these are important open green spaces. With the amenity of the airfield site being lost due to the construction and waste traffic, these playing fields are the only amenity that Chelston Rise has. They should be protected.

- (d) The Working Party has recommended a policy that requires development to be carefully phased in Chelveston-cum-Caldecott ([NDP-0177](#)<sup>12</sup> – 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. Chelston Rise has only recently been re-established as a settlement. In the view of residents and the Parish Council, the settlement should be given further time to become established before additional development is undertaken.

### 5 Decisions of the Parish Council

On the basis of the vote, the Parish Council has decided that there is no popular support for this proposition as submitted. There are also no overriding policy considerations that would require us to include the proposition as a *preferred option* in the Neighbourhood Plan.

However, the Parish Council recognises the previously developed status of the old USAF school and boiler house. We also recognise that a majority of residents would be prepared to accept 6-10 houses in the period 2015-2025, but believe that such development should be delayed until the period 2021-2025. Were this development to happen, Chelston Rise would then have expanded by up to 20%, but at a pace which promotes effective integration of new families.

None of the other propositions for housing development in, and around, Chelston Rise have been accepted as preferred options for adoption.

***On the basis that: (a) the site NDP-S019a received a majority rejection, (b) this would be a development in open countryside contrary to Policy 1 of the CSS, (c) the loss of amenity of the playing field and (d) that the proposition would exceed the numbers of new properties that would be accepted in Chelston Rise, this proposition is rejected for adoption as currently proposed.***

***On the basis that: (e) there was a majority support for 6-10 houses being developed at Chelston Rise, (f) the previously developed status of the old school and boiler house (g) the need to protect the amenity value of the playing fields and (h) that the majority of the development would be within boundaries of the existing built up area on the site, up to 10 houses will be permitted for development on the site of the old school and boiler house at Chelston Rise in the period 2021-2025.***

***Additional local policy constraints would be applied which (i) require the development to be in the same "open plan American suburban style" as the existing properties (j) require the development to follow the line of The Crescent (k) protect the amenity value of the playing fields and (l) delay the development until 2021 to allow the existing re-settlement of the site to become established as a community.***

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### 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

1 <http://ndp.chelveston.org.uk/NDP-C002>

2 <http://ndp.chelveston.org.uk/view/NDP-S019>

3 <http://ndp.chelveston.org.uk/NDP-S019a>

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-S019a/votes>

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

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

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