

Final propositions now available: [NDP-S020a/v2.0](#), [NDP-S020b/v2.0](#)

27 November 2013



Mark Hunter
Clerk to Chelveston-cum-Caldecott Parish Council
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Dear Mr Hunter,

Chelveston-cum-Caldecott Neighbourhood Development Plan

I refer to your Council's 'Call for Aspirational Development Sites'.

[NDP-0073](#)

I can confirm that your map is generally accurate in showing the land owned by our clients, Chelveston Renewable Energy Ltd, within the Parish.

As you will be aware, the former Chelveston airfield is now well established as a renewable energy park, with the windfarm constructed and commissioned; two solar PV arrays being implemented; the Kier waste collection base in operation; and permissions for an anaerobic digestion facility with associated electricity generating plant and Bioliq liquid fuel power generation. The fire brigade also have their training facility on site.

It is our clients' intention to carry out further complementary development, though with constant changes in technology and Government energy policy, it is impossible to predict what they will propose when. I suggest, therefore, that for the neighbourhood plan to be sound, the existence and potential for further development of the renewable energy park should be acknowledged.

I shall be pleased to discuss this further if it would be helpful to do so. In the meantime, I shall be grateful if you will acknowledge receipt of this letter.

Yours sincerely

Roger Hepher
Head of Division



From: [Adrian Dale](#)
To: "Roger Hepher"
Cc: Clerk@chelveston.org.uk; chair@ndp.chelveston.org.uk
Subject: NDP-S020b - CRE - Chelveston Aifield - Second Acknowledgement
Date: 13 December 2013 14:51:17

Dear Mr Hepher

Thank you for your response which will be made available to residents.

Your comments are noted but, for the avoidance of doubt. The Parish Council's previous responses to your client's planning applications have disputed that:

1. The whole of the former airfield can be considered as previously developed land
2. That the permissions so far granted have established this site as an industrial area/business park
3. That the existing planning permission for the anaerobic digester gave explicit permission for the site to become a general waste processing site

Your client's explicit and implied aspirations for the site are noted and will be discussed with residents and the ENC planning policy team.

Regards

Cllr Adrian Dale
 Chairman of the Parish Council
 Chelveston-cum-Caldecott

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Paper: Creatifica House, 21 Water Lane, Chelveston, Wellingborough, Northants, NN9 6AP, UK

From: Roger Hepher [mailto:RHepher@savills.com]

Sent: 13 December 2013 09:30

To: 'adrianrdale@gmail.com'

Subject: Re: NDP-S020a - CRE - Chelveston Aifield - Acknowledgement and Request for further information

Dear Councillor Dale,

I understand your desire to have more information, and would like to help, but I'm afraid I don't see what more I can provide you with at this stage.

The former airfield site is a brownfield site, and it is now well established as a renewable energy park. There will doubtless be various opportunities in the future to further develop the site's potential, and these will have to be assessed by the planning system for their appropriateness. However, the energy business is such that forward planning is very problematical: technology is constantly developing; Government policy (especially in relation to the financial provisions) changes frequently; and many developments are contingent upon contracts being secured. Our clients fervently wish it were otherwise!

As an example of this, solar PV technology was not a viable proposition for the site until recently. However, because of improvements in the technology, and the cost of the hardware, it is now

viable (despite adverse changes in Government-set tariffs). Hence, our clients are currently implementing the two permissions for solar PV arrays that were granted earlier this year.

Please be aware that we are also in the process of preparing applications for extensions to these arrays, which will be submitted shortly.

For all these reasons, the only logical way of dealing with the site for development plan purposes is to show it as a zone within which energy/waste development may be expected. This is, of course, a well-established approach - industrial areas/business parks are generally treated in this way, essentially for the same reason: the planners endorse the acceptability in principle of what is shown, but cannot anticipate exactly who will propose what, when.

I hope this helps, albeit I appreciate it doesn't provide you with the degree of detail you would like. For the record, by the way, you refer to our clients being criticised at the windfarm inquiry. All manner of allegations were made at that inquiry (as tends to happen at public inquiries), but I don't recall the inspector accepting the criticisms as justified.

Please feel free to revert to me if I can be of further assistance.

Regards.

From Roger Hephher, Head of Planning and Regeneration, Savills (+44 7802 416175)

From: [Adrian Dale](#)
To: rhepher@savills.com
Cc: Clerk@chelveston.org.uk; chair@ndp.chelveston.org.uk; [David Henson](#)
Subject: NDP-S020a - CRE - Chelveston Aifield - Acknowledgement and Request for further information
Date: 30 November 2013 10:08:57

Dear Mr. Hepher

The Parish Council has received your client's NDP submission and published it today as [NDP-S020](#). There will be an exhibition of all sites submitted in the Village Hall on 14th/15th December 2013. This will be the beginning of consultation with residents and other interested parties.

If you have additional supporting material for your submission, please let us have it so that it can be published and exhibited. Your submission is currently disappointingly short on detail and makes it very hard for residents understand what might be proposed for the site. I am sure that you are aware that CRE was criticised for weak consultation during the public enquiry on the wind farm. They were also criticised for submitting piece meal applications without a properly published overarching plan for the site. This NDP process is an opportunity for land owners to formulate long term plans and for a constructive dialogue with residents. We provided a long lead in time for this to allow land owners to prepare thorough submissions.

We look forward to your further input

Cllr Adrian Dale
Chairman of the Parish Council
Chelveston-cum-Caldecott

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