



Chelveston-cum-Caldecott Parish Council

Northamptonshire

Neighbourhood Development Plan



Outcome of Aspirational Development Sites Submission

NDP-S021 – Stuart Carr – 50 dwellings etc. – Duchy Field

1 Introduction

Following consultation with residents on 3rd February 2014 (Meeting: [NDP-C004](#)¹) and subsequent [question/answer](#)² exchanges, you submitted a revised proposition [NDP-S021](#)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-S021 – for detail see [NDP-S021/votes](#)¹³

| Vote | Votes Cast | % of voters |
|---------------------|----------------------------|-------------|
| Support | 41 (31 with no comments) | 11.7% |
| Conditional Support | 46 (1 with no comments) | 13.2% |
| Reject | 251 (121 with no comments) | 71.7% |
| No Opinion | 12 (10 with no comments) | 3.4% |
| Total | 350 | 100% |

Your proposition received **12% full support** from the whole Parish, which was a clear **minority** of all voters. **13%** of voters gave the proposition *conditional* support. Even if the concerns of these conditional voters were addressed, you would still not be able to secure a clear majority from the whole electorate.

Your proposition received **0% full support** from *Duchy Close* and *Hillside* voters. The proposition was rejected by **87%** of voters from *Duchy Close* and *Hillside*. This represents a clear **majority** rejection from the nearest neighbours.

The rejections clearly identified that this development would be a major extension to the Chelveston settlement, well outside its natural boundaries. 50 properties proposed would be too great an expansion for the Village in a single development and would fundamentally change the character of the settlement. There was also concern that the development would set a precedent for the other half of the field to be developed, adding a further 50+ houses. Even the offer of a leased Village Hall and Village Green was not considered sufficient to warrant such a large scale expansion of the Village.

4 Policy considerations

- (a) The proposition site is farmland outside the traditional settlement boundaries of Chelveston ([NDP-0041](#)¹⁴). Policy 1 of the NNJPU Core Spatial Strategy (CSS - [NDP-0037](#)¹⁵) 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

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

- (b) Developing on this site would set a clear precedent for extending the Chelveston settlement boundary towards Caldecott, which would clearly be continued at a later date on the other half of the field. From the residents' responses in the poll, there is no appetite for merging the settlements in the Parish.
- (c) From Table 1, there is no demand for 50 new dwellings at this stage in the development of Chelveston-cum-Caldecott.

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5 Decision of the Parish Council

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

On the basis that: (a) the site NDP-S021 received insufficient popular support, (b) the proposition would extend the natural boundaries of the Chelveston settlement, (c) the proposition would set a precedent for further development of the field and (d) the proposition would exceed the numbers of new properties that would be accepted in Chelveston during the period of the plan, this proposition is rejected for adoption.

6 Development in Chelveston

Table 1 shows an appetite for 6-10 houses to be developed in Chelveston in both of the 10-year periods of the plan. Two other locations in Chelveston already have planning permission. There are also another 5 properties which are not currently habitable but which are in the process of being brought back into use. These must all be factored into the growth figures.

Two propositions in Chelveston secured clear majority support. [NDP-S013](#)¹⁶ (JST – Higham Road, 8-9 dwellings) secured **72% full support** and **11% conditional support**. [NDP-S007](#)¹⁷ (Knight – Water Lane, 1 dwelling) secured **62% full support** and **3% conditional support**.

Given this majority support, the Parish Council has approved those propositions as *preferred options* and has allocated them to be released for development in the first period of the plan (2015-2025). With the other dwellings already approved and those being redeveloped, this will fulfil the requirements for Chelveston outlined in Table 1. No other new dwellings will therefore be permitted between 2015-2025.

In the second period of the plan (2026-2035), the Parish Council has adopted two other propositions as *preferred options*. [NDP-S002](#)¹⁸ and [NDP-S006](#)¹⁹ were both able to secure majority support if they addressed concerns raised by residents. These sites will deliver an additional 10 dwellings and fulfil the aspirations outlined in Table 1 for the period 2026-2035.

7 Next steps

The preferred options will be presented to residents at the Annual Parish Assembly on 22nd April 2014, and be sent to all households as a newsletter shortly afterwards. The Working Party will then develop a draft Neighbourhood Plan for consultation with residents over the summer. The plan will be sent for inspection by an independent examiner in October 2014 and then the revised plan will be proposed for adoption to residents in a formal referendum in May 2015. If a majority of voters support the plan, then it will be formally adopted by East Northamptonshire Council as the Local Plan for this Parish. All planning applications will need to demonstrate conformance with the plan before permission can be granted.

Issued on behalf of the Parish Council

18th April 2014

Mark H Hunter
Clerk to the Parish Council

NOTES

- ¹ <http://ndp.chelveston.org.uk/NDP-C004>
- ² <http://ndp.chelveston.org.uk/view/NDP-S021>
- ³ <http://ndp.chelveston.org.uk/NDP-S021>
- ⁴ <http://ndp.chelveston.org.uk/NDP-PROPS>

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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-S021/votes>

14 <http://ndp.chelveston.org.uk/NDP-0041>

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

16 <http://ndp.chelveston.org.uk/NDP-S013>

17 <http://ndp.chelveston.org.uk/NDP-S007>

18 <http://ndp.chelveston.org.uk/NDP-S002>

19 <http://ndp.chelveston.org.uk/NDP-S006>