

**From:** [Neil Hall](#)  
**To:** [planning.policy](#)  
**Subject:** Chesterton cum Caldecote Neighbourhood Plan - Submission for Duchy of Lancaster  
**Date:** 23 May 2016 15:53:22

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Dear Sir/Madam,

The following comments are submitted by the Duchy of Lancaster with regard to the emerging Plan. The Duchy has extensive land holdings in the wider area, including land directly covered by the Plan.

The Duchy recognises the efforts of the community in preparing the Plan and fully supports the allocation of its land for up to 5 dwellings at Bidwell Lane (Policy H5a, NDP-S001). It is confirmed that this land is suitable and available for a high quality development.

The Duchy has two main comments on the plan:

### **Land at Bidwell Lane**

Since the plan was originally drafted the agricultural use of the barns at Bidwell Lane has ceased and the farming activities relocated to more modern purpose built facilities. The early redevelopment of the site and redundant buildings would therefore be of benefit to the appearance of Bidwell Lane as well as providing homes. This would support wider plan policy objectives to improve the environment and under the NPPF to boost the supply of housing.

It is therefore considered that phasing the site to post 2020 in Table 5.1, Policy H4g and H5a is now unnecessary and should be deleted. The Plan is unlikely to be made until 2017 and such a short period to 2020 would not justify further investment in the site or re-use in its current form. It is requested that the text ' ... *in the period 2020 to 2031*' be deleted from the relevant policies.

### **Local Green Space**

The second concern is related to Local Green Space and what appears to be a drafting error in the Plan.

Plan 5.1 shows an extensive LGS area stretching from Duchy Farm to include the Golf Club to the west. Later plans 5.3 and 5.5 and Policy LGS 10 show and describe different and much smaller areas. The text associated with LGS10 refers only to the small area of 0.49ha associated with the garden of the listed Duchy Farm House. The plans and references should therefore be corrected to be limited to that area set out in LGS10. It is considered that the wider area shown on Plan 5.1 would not meet the criteria set out in the NPPF being an extensive tract of land and not having been shown to demonstrably special in total or in part. Should you have any queries on these points then please do not hesitate to contact me.

Neil Hall

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