

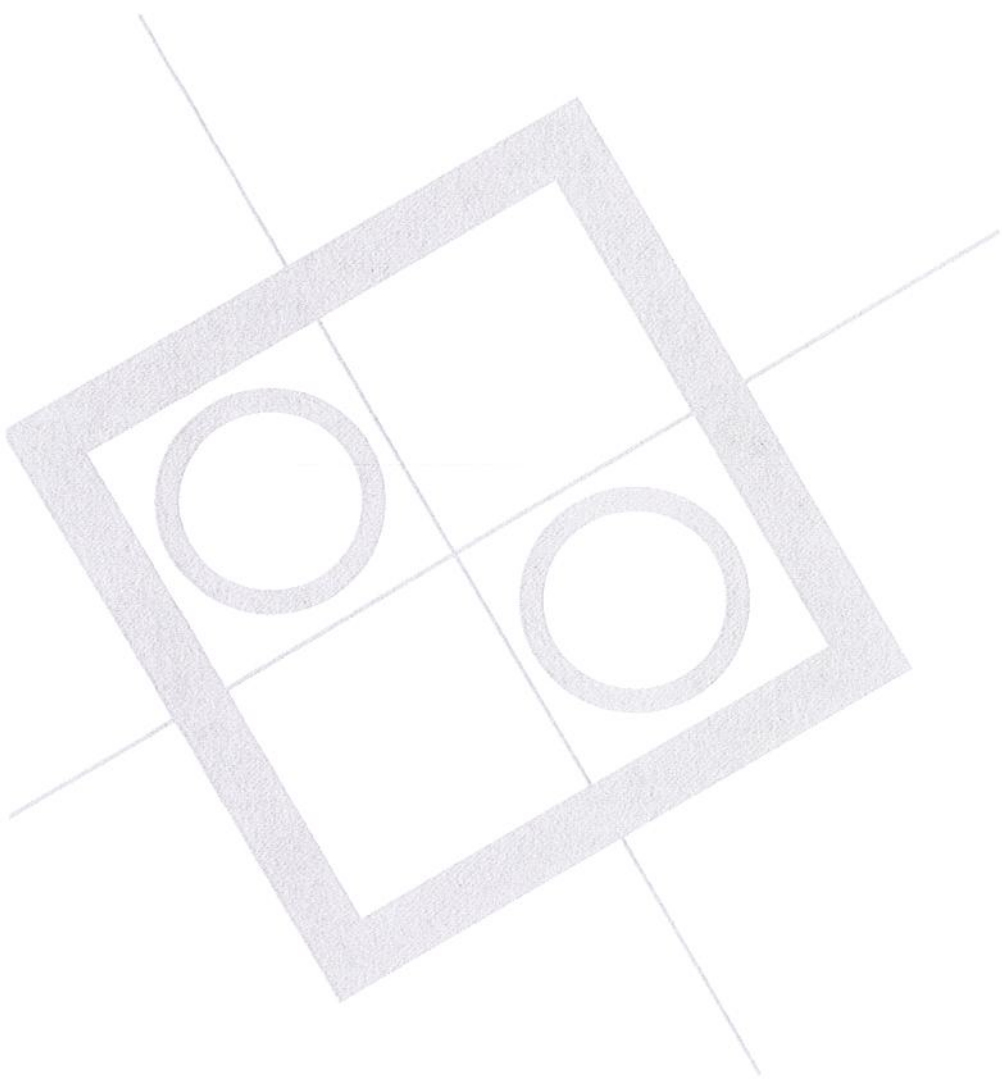
**CHELVESTON-CUM-CALDECOTT
NEIGHBOURHOOD DEVELOPMENT PLAN 2016-2031**

**APPENDICES TO
OBJECTION TO POLICY LGS19
& FAILURE TO INCLUDE A SETTLEMENT
BOUNDARY AT CALDECOTT ROAD
ON BEHALF OF MR P MOMMERSTEEG**

LAURENCE WILBRAHAM Dip TP MRTPI

MAY 2016

LW/N5036P



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Ref Parish Council meeting 8th February

I am writing to you now because I am unable to attend this important meeting;

At that meeting, the final consultation document for the NDP is being submitted and with reference to that, I wish make a proposal which concerns **LGS19**. In brief, I propose the area covered in this designation is divided into two as shown in the diagram attached together with the rationale behind it.

I believe this 'compromise' proposal is both sensible and practical and provides a way forward which will satisfy both parties.


Pieter Mommersteeg

NDP-0242

Neighbourhood Development Plan LGS 19

The working party is proposing in the Plan that the whole area, LGS 19, as shown in the attached diagram, is designated Local Green Space. Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.¹ The last consultation document (2.0) submitted states 'There is however support for strengthening the protection of the paddock adjacent to the Church to assure its long term setting. This has now been reflected in the designation of the paddock as **LGS 19** affording long term protection to these views of a 13th century Church in a unique pastoral setting'²

LGS proposed designation states a site should not be an 'extensive tract of land'. In my opinion LGS 19 is large, c1.6Ha, and extensive in respect to the overall conurbation of Caldecott/ Chelveston. It comprises an 80m stretch along Bidwell Lane and 190m between Bidwell Lane and the Church.

The proposed designation states the views are very special and by implication LGS 19 Bidwell lane is the only way of securing such views. There are however other sites which provide such opportunities. The most obvious are the 3 public footpaths readily available, well used and all leading directly to the Church. All the footpaths provide excellent uninterrupted views of the Church.

With this in mind I am proposing that LGS19 is divided into two parts. LGS19a which is that part of the field closest to the Church and would remain designated Green Space, LGS19a. This preserves the views and pastoral setting and protects it from any form of development. That part of LGS19 which covers the area from Bidwell lane to LGSa is essentially agricultural land and remains 'open countryside'. This would not be designated LGS.

¹ National Planning Guidelines

² NDP-Our-Plan/v2.0 p68

The proposed NDP is concerned about uncontrolled in-fill development using the LGS to re-enforce that. However there are in place strict national and local planning policies available to prevent such development and these will be re-enforced with an approved NDP. In my opinion, these policies are strong enough and the LGS designation is inappropriate. In effect, it prevents development in perpetuity and that is unjust to present and future owners.

I believe this proposal, a compromise, provides a sensible and practical way forward which I hope will satisfy both parties.

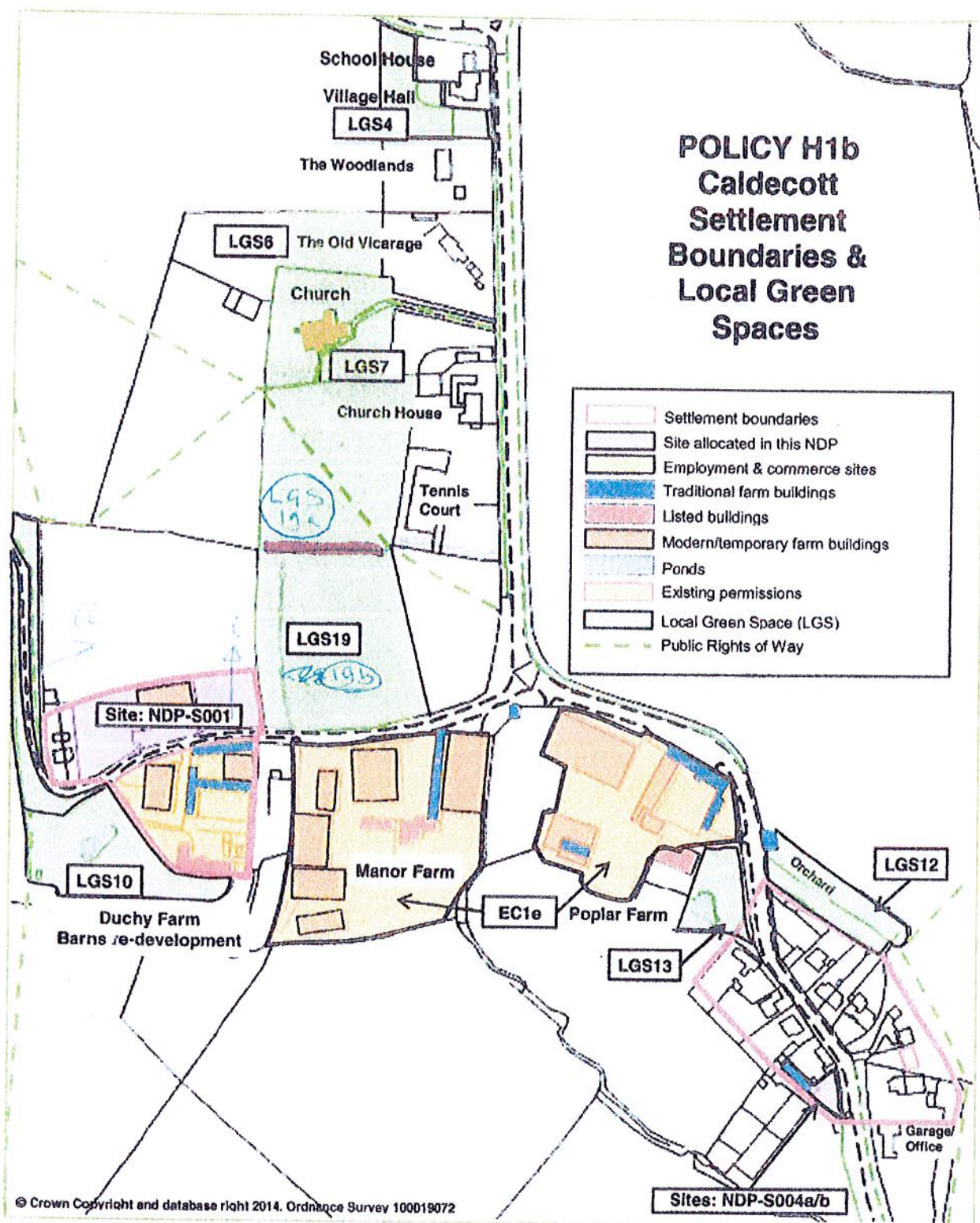


Figure 5.3 – Policy H1b – Caldecott Settlement Boundaries

The subsequent voting on the compromise proposal, PC meeting 8th February, was 3 for and 3 against and the Chair of the meeting then voted (a second time) against the proposal. Cllr Harwood was unable to attend and so could not vote.

Mommersteeg

From: Glenn Harwood [gharwood@east-northamptonshire.gov.uk]
Sent: 06 February 2016 14:21
To: Pieter Mommersteeg [REDACTED]
Subject: FW: PARISH COUCIL MEETING MON 08 FEB 2016 - AGENDA ITEM 12

Pieter,

For your info.....

Regards

Glenn

G Harwood

Cllr Glenn Harwood MBE
Deputy Leader East Northamptonshire Council
District Councillor Higham Ferrers Lancaster Ward

From: Glenn Harwood
Sent: 06 February 2016 14:19

Cc: Clerk@chelveston.org.uk
Subject: PARISH COUCIL MEETING MON 08 FEB 2016 - AGENDA ITEM 12

Parish Councillors,

Unfortunately, I'm at a series of meetings at ENC this coming Monday which conflict with our Parish Council meeting, so I have sent my apologies to both Chair and Clerk.

You may recall that I had announced at the previous Parish Council meeting that I would speak on behalf of Pieter Mommersteeg, who cannot attend on Monday next, in respect of his objections to a section of the NDP, specifically, the recommendation for Local Green Space 19.

As I cannot now attend the meeting myself, but still wishing to support Pieter Mommersteeg's representations and objections on the matter, I sought the guidance of our Clerk on how I can achieve that. Our Clerk has advised me to make the following declaration to avoid any risk of pre-determination; ...'I state that, had I been able to attend the meeting, I would have spoken in support of the Landowners proposal at Agenda Item 12, subject to, of course, any new or compelling argument that might arise at the meeting'....

In essence; Parish Councillors are asked at Agenda Item 13 to review and agree whether or not the NDP should proceed to the next stage, i.e. Regulation 16 Consultation. Overall, I think the document is very good indeed, albeit still a draft document and so can be amended. That aside for a moment, I think those who have put so

11/02/2016

much time and effort into producing the NDP, which ultimately will shape the very future of our village, should be congratulated on their work, and their efforts recognised by way of a formally recording the thanks of the Parish Council.

However; within the NDP, there is one recommendation I have not agreed with from the start, specifically that which proposes Local Green Space (LGS) 19 which is found at page 33 of the NDP document. I have spoken on the matter before and in my role as the Landowner's District Councillor, have continued to advise the Landowner of procedure and process and in particular, how to object and make representation against this proposal.

I have always felt the amount of land involved in the NDP proposal for LGS 19 was rather large, and whilst I understood the issues about protecting the views and heritage of the Church, could not understand why LGS 19 ran all the way down to Bidwell Lane. The NPPF says (para 77) Local Green Space designation will not be appropriate for most green areas or open space – and currently, the LGS 19 area is already covered by the 'open countryside' designation in planning terms, so already has protection from unwelcome development.

Very recently, the Landowner, of his own accord, put forward an alternative proposal for LGS 19 which in my view, is a most sensible, pragmatic and satisfactory proposal effectively splitting in half the original amount of land proposed. The northern half would receive LGS status, the southern half not.

The benefits are that all the issues of protecting the views and vistas of the important heritage asset, the Church, are still achieved, whilst the longer term aspirations of the Landowner would still be possible in the future and beyond the life of the NDP; a compromise in the true sense and one that effectively and efficiently satisfies those issues both parties had concerns about.

In sum, I seek your support of the 'alternative proposal' on Monday evening next. I genuinely believe the offered 'compromise' is the most sensible way ahead and is one which might assist to prevent 'awkward' local situations arising.

I commend this alternative proposal to you.

G Harwood

Cllr Glenn Harwood MBE

Deputy Leader East Northamptonshire Council

District Councillor Higham Ferrers Lancaster Ward