



# **Chelveston-cum-Caldecott Neighbourhood Plan Update**

Health Check Report

February 2022

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# 1. Introduction

## Background

- 1.1. The purpose of this health check review is to provide a high-level analysis of the existing policies within the Chelveston-cum-Caldecott Neighbourhood Plan (2017). This report considers whether the adopted Neighbourhood Plan (2017) policies:
  - a. conform with the National Planning Policy Framework (NPPF) and Local Plans (including the North Northamptonshire Joint Core Strategy [2016] and the emerging East Northamptonshire Local Plan Part 2 [2021]);
  - b. are effective and clear, both for developers, applicants and planning officers; and
  - c. have remained relevant and up to date since adoption. The outcomes of the health check are presented in the proceeding chapters.
  
- 1.2. To complement the health check, a review of recent planning applications has been undertaken to better understand how the Neighbourhood Plan policies has materially affected planning decisions within the Parish. This included analysis of 41 planning applications that were submitted since the making of the Neighbourhood Plan. Further analysis was also undertaken to establish how comments made by the Parish Council on the planning applications were interpreted by planning officers and/or the Planning Committee. A summary of this analysis is provided in Chapter 3 of this report and the full analysis can be found at Appendix 1.
  
- 1.3. As part of the research and engagement stage of this work, the project team met with Chelveston-cum-Caldecott Parish Council on 21<sup>st</sup> January and with North Northamptonshire Council Officers on 7<sup>th</sup> February 2022. The purpose of these meetings was to establish whether the existing Neighbourhood Plan policies a) were effective and b) aligned with the emerging Local Plan Part 2 policies.

## Updating a Neighbourhood Plan

- 1.4. Where a made Neighbourhood Plan is to be reviewed and updated, national guidance outlines the circumstances that might trigger a review and the implications of this in terms of consultation and examination. The guidance below has been extracted from National Planning Practice Guidance<sup>1</sup> (NPPG), providing further information to support the implementation of the National Planning Policy Framework (NPPF).

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<sup>1</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2> (Paragraph: 106 Reference ID: 41-106-20190509, Revision Date 09.05.19)

### ***“Why will it be necessary to review and update a Neighbourhood Plan?”***

*A neighbourhood plan must set out the period for which it is to have effect (section 38B(1)(a) of the Planning and Compulsory Purchase Act 2004). Neighbourhood plan policies remain in force until the plan policy is replaced.*

*There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust. To reduce the likelihood of a neighbourhood plan becoming out of date once a new local plan (or spatial development strategy) is adopted, communities preparing a neighbourhood plan should take account of latest and up-to-date evidence of housing need, as set out in guidance.*

*Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it. The neighbourhood area will already be designated, but the community may wish to consider whether the designated area is still the most suitable area to plan for”<sup>2</sup>.*

### ***“Updating a Neighbourhood Plan***

*There are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:*

- ***Minor (non-material) modifications*** to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- ***Material modifications which do not change the nature of the plan or order*** would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.

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<sup>2</sup> Planning Practice Guidance (2019), Paragraph: 084 Reference ID: 41-084-20190509, Revision date: 09 05 2019

- **Material modifications which do change the nature of the plan or order** would require examination and a referendum. This might, for example, involve allocating significant new sites for development<sup>3</sup>.

<b>MODIFICATION TYPE</b>	<b>Requires Examination</b>	<b>Requires Referendum</b>
A) Minor (non-material modifications)	X	X
B) Material modifications which <u>do not</u> change the nature of the neighbourhood plan	✓	X
C) Material modifications which <u>do</u> change the nature of the neighbourhood plan	✓	✓

Table 1: The three types of modification that can be made to a neighbourhood plan or order

### **Material modifications (types B and C from Table 1)**

If the Parish Council (qualifying body) wishes to make modifications which will materially affect policies within the Neighbourhood Plan, the following process is required:

*STAGE 1: when the modified plan is submitted to the local planning authority, the qualifying body must state and justify whether they believe that the modifications made are significant enough to change the nature of the plan.*



*STAGE 2: when sending the modified plan to the independent examiner, the local planning authority must state and justify whether they believe that the modifications made are significant enough to change the nature of the plan.*



*STAGE 3: the qualifying body must decide whether to proceed with the examination, based on the examiners final decision on whether the modifications made changed the nature of the plan”.*

Figure 1: How more substantive neighbourhood plan updates are made – the process for updates (modifications) which do materially affect the policies in the plan.

<sup>3</sup> Planning Practice Guidance (2019). Paragraph: 106 Reference ID: 41-106-20190509, Revision date: 09 05 2019

- 1.5. As highlighted above, the degree of proposed modifications have differing requirements (possibly including independent examination and referendum), and therefore it is recommended that this forward process is carefully considered when updating the Neighbourhood Plan. A recommendation on what type of modification might be necessary to update the Chelveston-cum-Caldecott Neighbourhood Plan is provided in Chapter 5 below.
- 1.6. It should also be noted that neighbourhood planning groups who are seeking to update a 'made' neighbourhood plan are eligible to apply for Neighbourhood Planning Grant Funding and Technical Support. Further information on grant funding and technical support packages can be found on the Locality website<sup>4</sup>.

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<sup>4</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/neighbourhood-planning-grant-technical-support-guidance-notes/>

## 2. Policy Context

2.1. The Chelveston-cum-Caldecott Neighbourhood Plan sets out the non-strategic policies for the Parish. In order for the Plan to be formally 'made', the Plan must conform with higher-level policies. The higher-level policy documents which are relevant to the Chelveston-cum-Caldecott Neighbourhood Plan include the following:

- National Planning Policy Framework (NPPF, 2021)<sup>5</sup>
- North Northamptonshire Core Strategy (2016)<sup>6</sup>
- North Northamptonshire Minerals and Waste Local Plan (2017)<sup>7</sup>
- East Northamptonshire Local Plan Part 2 (currently under examination. The Local Plan Part 2 was submitted to the Secretary of State for Housing, Communities and Local Government in March 2021).

2.2. The Chelveston-cum-Caldecott Neighbourhood Plan was formally 'made' after the adoption of both the North Northamptonshire Core Strategy and the North Northamptonshire Minerals and Waste Local Plan and is thus in conformity with those. However, the East Northamptonshire Local Plan Part 2 is yet to be adopted, and therefore once 'made' the strategic policies of the Local Plan Part 2 will become the most up-to date policies which the Neighbourhood Plan policies will need to align with. With this in mind, this health check considers whether the Neighbourhood Plan complies with policies in the emerging Local Plan Part 2. This will help to establish whether the Neighbourhood Plan policies are fit for purpose and complement the emerging strategic policies within East Northamptonshire.

2.3. The North Northamptonshire Joint Planning Committee recently endorsed a draft scope of a new North Northamptonshire Strategic Plan, which promises to provide a spatial vision for North Northamptonshire up to 2050. The Strategic Plan is likely to address the following strategic priorities: the approach to climate change, the spatial strategy for the distribution of development, the housing requirement, economic growth, town centres, strategic infrastructure, strategic development locations and opportunities, place shaping/sustainable development and the built and natural environment<sup>8</sup>. The latest Local Development Scheme<sup>9</sup> indicates that the Strategic Plan is due to be adopted in Summer 2024. With this in mind, the health check has not taken into account the Strategic Plan as it is in its infancy.

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)

<sup>6</sup> [http://www.nnjpdu.org.uk/site/assets/files/1086/joint\\_core\\_strategy\\_2011-2031\\_high\\_res\\_version\\_for\\_website.pdf](http://www.nnjpdu.org.uk/site/assets/files/1086/joint_core_strategy_2011-2031_high_res_version_for_website.pdf)

<sup>7</sup> <https://www.northamptonshire.gov.uk/councilservices/environment-and-planning/planning/planning-policy/minerals-and-waste-planning-policy/PublishingImages/Pages/update-of-the-adopted-minerals-and-waste-local-plan/MWLP%20for%20adoption%20final%20REDUCED%20wCOVER.pdf>

<sup>8</sup> [https://www.kettering.gov.uk/meetings/meeting/1890/north\\_northamptonshire\\_joint\\_planning\\_committee](https://www.kettering.gov.uk/meetings/meeting/1890/north_northamptonshire_joint_planning_committee)

<sup>9</sup> <http://www.nnjpdu.org.uk/news/update-on-the-north-northamptonshire-strategic-plan/>

### 3. Planning Applications Review: Key Findings

3.1. A total of 41 planning applications have been submitted to the local planning authority since the making of the Chelveston-cum-Caldecott Neighbourhood Plan on 17th July 2017. These planning applications and their associated outcomes have been reviewed and are presented in Appendix 2. The key findings are as follows:

- Of the 41 planning applications, 32% were for extensions and/or conversions, 25% were for garages/outbuilding development, 12% related to residential new build development and another 12% related to minor external changes (e.g., boundary treatment alterations, re-surfacing etc.). A breakdown of planning applications by development type is provided in Figure 2.

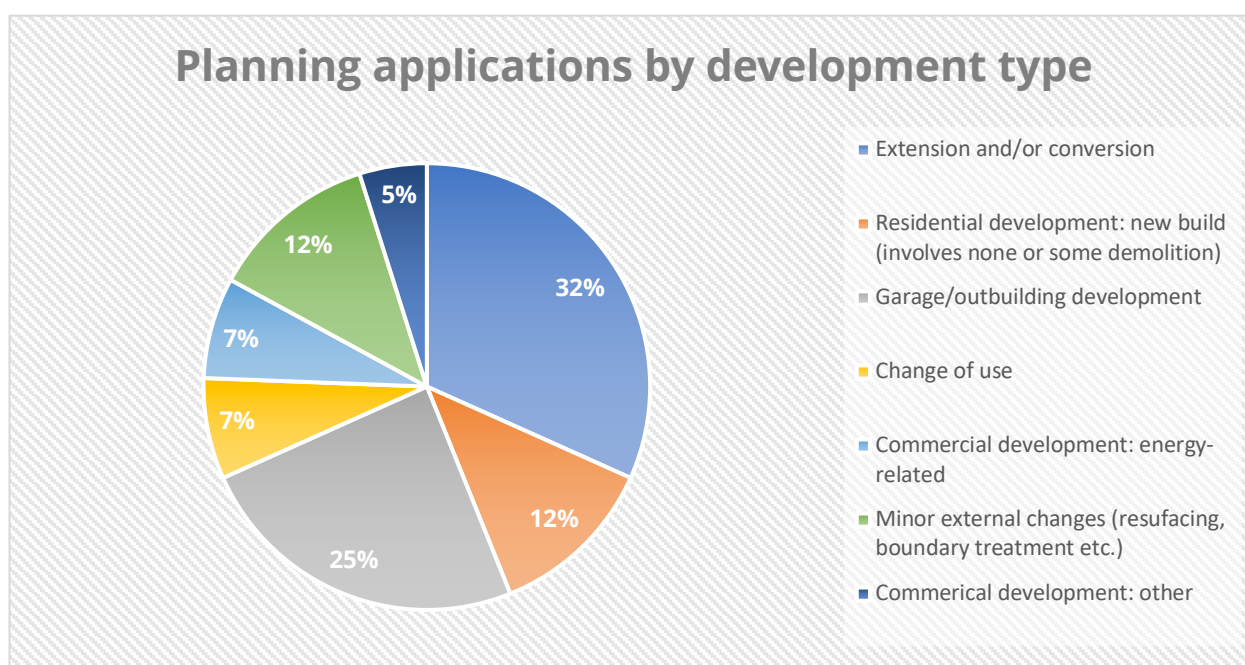


Figure 2: Planning applications by development type in Chelveston-cum-Caldecott (2017-2021)

- Neighbourhood Plan policies were found to be explicitly stated as a material consideration in 46% of planning applications within the Parish (i.e., where Neighbourhood Plan policies were explicitly referenced in the Officer's and/or Committee Reports). This may be partially due to the high number of extension and/or conversion and garage/outbuilding development planning applications, of which Neighbourhood Plan policies have limited relevance as the current Neighbourhood Plan policies address matters relating to new housing, allotments, local green spaces, employment and renewable energy. The breakdown of Neighbourhood Plan policy mentions within Officer's and/or Committee reports is shown in Figure 3.



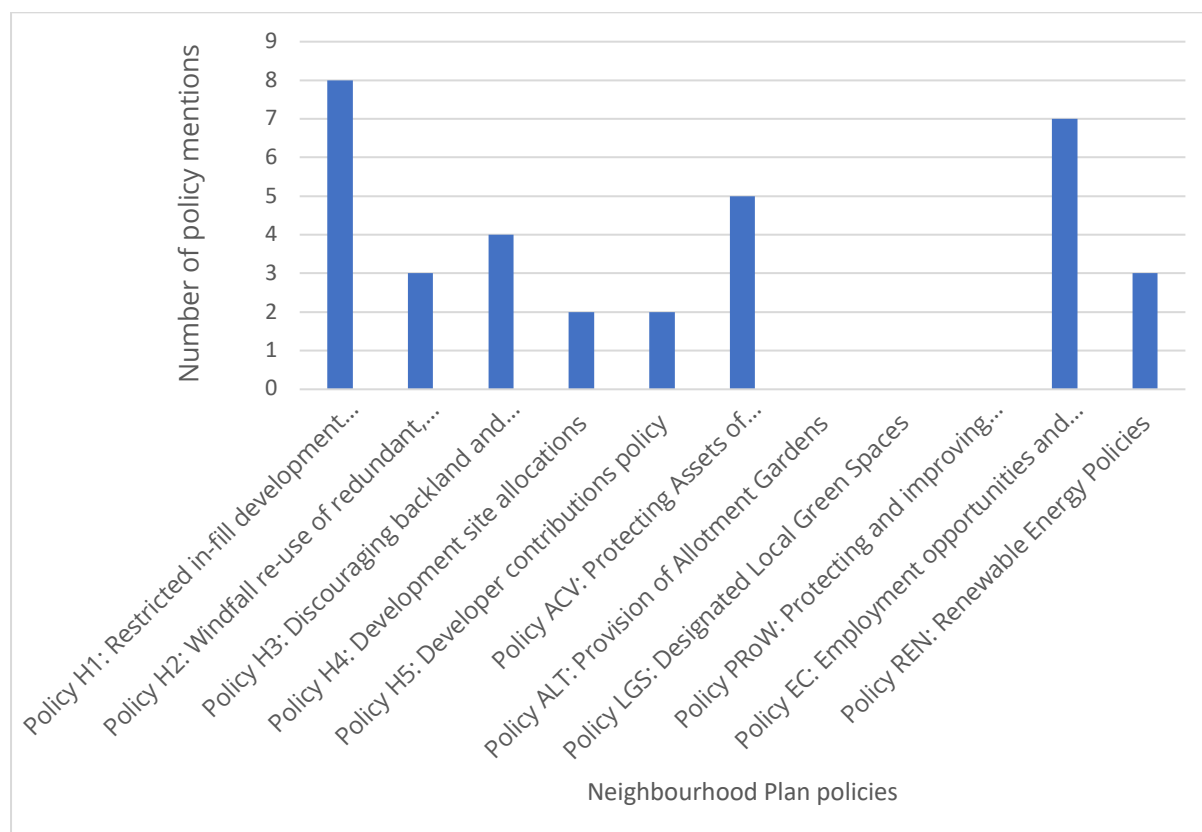


Figure 3: Breakdown of Neighbourhood Plan policy mentions in Officer and/or Committee Reports

- Policy H1 (restricted infill development within clearly defined settlement boundaries) was the most frequently referenced Neighbourhood Plan policy in Officer and/or Committee Reports. Comments regarding Policy H1 tended to relate to the impact of the proposed development on the relevant settlement boundary. Matters such as proposed massing, scale and their impact on visual harm were raised. Policy H1 was also applied as an exercise to establish whether the proposed development was situated within the ascribed settlement boundaries. In cases where development was proposed outside settlement boundaries, they were often only permitted if they were classified as rural diversification schemes.
- Policy EC (employment opportunities and commercial activities) was the second most frequently referenced Neighbourhood Plan policy in Officer and/or Committee Reports. In particular, Policy EC1e (farm diversification – Manor Farm and Poplar Farm) was often raised, with the Officer’s/Committee’s Report stating that uses which fall under former B1 use (light industrial and offices), and equestrian leisure activities/use are considered appropriate at Manor Farm, as these uses are suitable near to a residential area and their associated developments would not lead to external changes to existing buildings. Often, Policy EC1e was considered in response as to whether the proposal fulfilled the Council’s views on its ‘principle of development’. In the instance of Policy EC1e,

commentary centred upon whether the proposed development and its proposed uses and activities met the uses prescribed in the farm diversification policy (EC1e).

- Policy ACV (protecting assets of community value and local heritage assets) was referenced a total of five times in Officer and/or Committee Reports. Commentary typically focused on the impact of the proposed development on nearby local heritage assets, and, in one instance (20/01697/FUL), the Case Officer recommended that the applicant withdrew their planning application on the grounds that the proposed outbuilding should have its footprint reduced to ensure that it is more sympathetic to its site and surroundings.
- Policy H3 (discouraging backland and tandem development) was less frequently referenced (four mentions). Where Policy H3 was raised, it was often in relation to the impact on residential amenity. The reports often centred around appropriate boundary treatments and elevations to ensure that the proposal would not adversely impact the amenity of surrounding properties.
- Policies ALT (provision of allotment gardens), LGS (designated local green spaces) and PRow (protecting and improving Rights of Way) were not referenced in any of the Officer and/or Committee Reports. This is likely explained by the very nature of these policies, as each strictly concerns more strategic environmental matters which are less likely to be relevant to small-scale planning applications.
- In terms of policy mentions by development type (as shown in Figure 4), residential new build applications were often weighed up against Policy H1 (restricted infill development within clearly defined settlement boundaries). Comments raised were in relation to the scale and potential visual impact of the development in the context of its associated settlement.
- Policy EC (employment opportunities and commercial activities) was often referenced in change of use or garage/outbuilding development. This again was in relation to whether the outbuilding/new proposed use conformed with the uses ascribed within Policy EC.

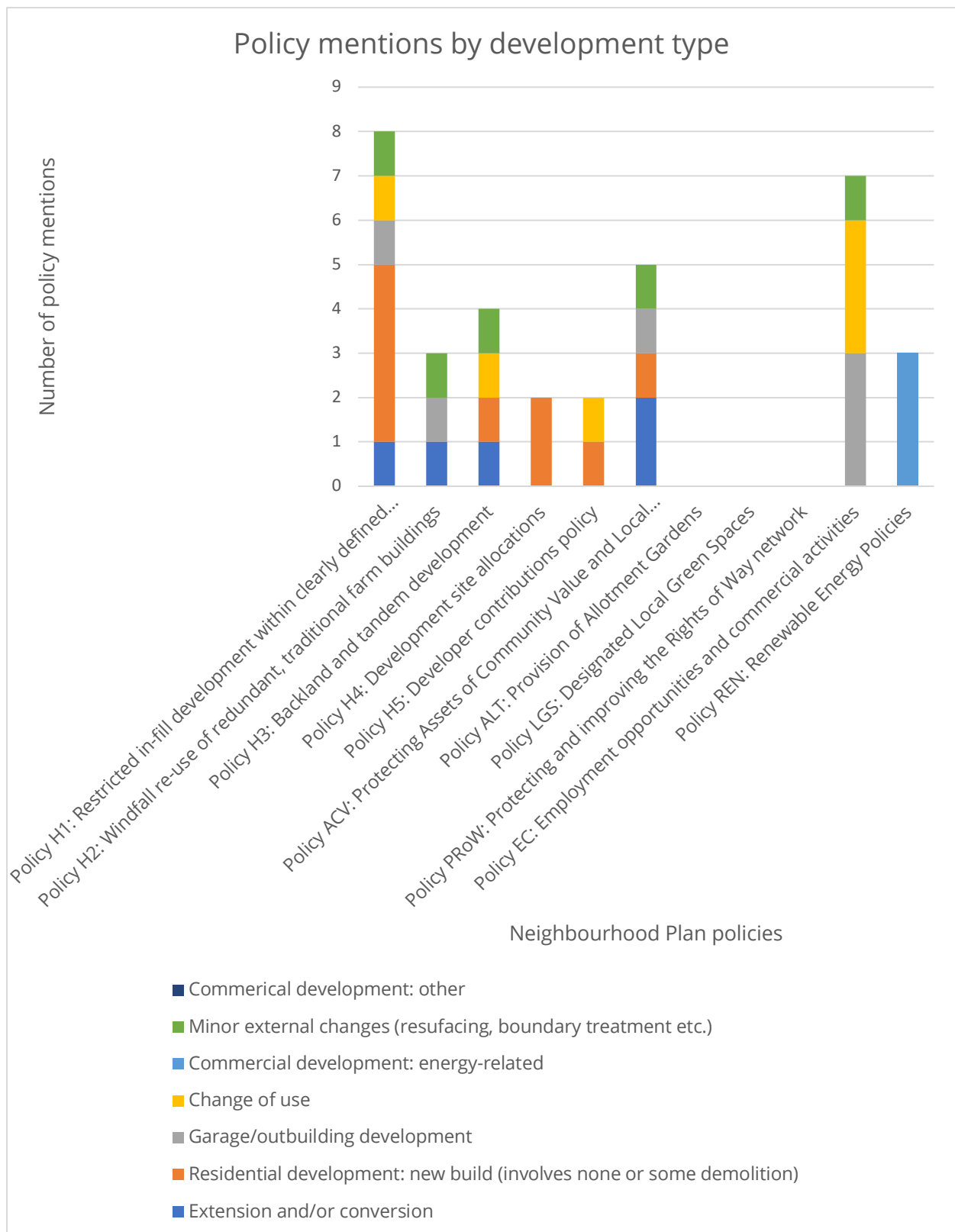


Figure 4: Neighbourhood Plan policy mentions by development type in Chelveston-cum-Caldecott (2017-2022)

## **Interpretation of Parish Council comments by Planning Officer's/the Committee**

- 3.2. A summary of whether Chelveston-cum-Caldecott Parish Council's comments on planning applications were taken into account by North Northamptonshire Council (formerly East Northamptonshire District Council) is presented in Appendix 1. The summary also provides a summary of whether the Parish Council's comments materially affected the planning application outcome for a select number of planning applications that were submitted since the adoption of the Neighbourhood Plan (2017-2022).
- 3.3. In summary, the key findings from the review of material in Appendix 1 are as follows:
- North Northamptonshire Council (formerly East Northamptonshire Council) often aligned with and were supportive of the Parish Council's concerns regarding the residential amenity or harm to heritage assets of conversion and/or extension proposals.
  - In some instances, North Northamptonshire failed to acknowledge that a planning application was in contravention of a Neighbourhood Plan policy, however, the Officer did then often refer to themes associated with those policies. As a result, the planning outcome often complied with the Neighbourhood Plan, despite the Officer stating that the planning application was not applicable to the Neighbourhood Plan.
  - Both North Northamptonshire and the Parish Council shared concerns relating to the visual impact and commercial style of proposals. Often, both parties were in alignment and therefore such proposals were refused on those grounds.
  - The Chelveston Renewable Energy Park (CREP) was found to be a contentious site, where North Northamptonshire Council often deviated from comments submitted by the Parish Council. It was often cited that the CREP offered opportunities for wider economic benefits and therefore CREP proposals aligned with higher policies within both the Joint Core Strategy and NPPF. With this in mind, it is recommended that renewable policies within the Neighbourhood Plan are tightened to ensure that any proposals on the CREP site offer genuinely renewable and low-carbon energy solutions. In addition, design criteria could also be added to the existing renewable energy policies to ensure that potential visual impacts are minimised..

## 4. Review of Policies

- 4.1. In this section we comment on the policies within the made Neighbourhood Plan. For ease of reference, this follows the structure of the Neighbourhood Plan, with comments summarised in Table form. Each table entry includes commentary on whether the respective policies have achieved the following:
- a) compliance with higher-level policies and guidance and
  - b) are effective, clear and relevant (i.e., have achieved what they have set out to and have not been subject to on the ground changes since the Plan has been ‘made’.
- 4.2. It is worth noting that this commentary has been informed by the planning application review (summarised in Chapter 3 above) as well as meetings held with the Parish and local authority officers. Where appropriate, potential opportunities and/or directions of change have been highlighted.

Neighbourhood Plan Policy	Commentary
<p><b>POLICY H1: – Restricted in-fill development within clearly defined settlement boundaries. This policy includes the following sub-policies:</b></p> <p><b>Policy H1a – Chelston Rise Settlement Boundary</b></p> <p><b>Policy H1b – Caldecott Settlement Boundaries</b></p> <p><b>Policy H1c – Chelveston Settlement Boundary.</b></p> <p>POLICY OBJECTIVE: To maintain the distinctive rural characters of the three settlements in the Parish, whilst allowing managed growth of each settlement at an appropriate pace.</p>	<p><b>Compliance with higher-level policies and guidance</b></p> <p>This policy will need to be reworded to ensure it aligns with paragraph 80 of the NPPF (currently the NDP policy fails to make reference to key worker housing). The policy justification text should also provide a definition of ‘rural exception schemes’ in line with the NPPF.</p> <p>This policy will also need to align with Policy EN3 of the Local Plan Part 2 and could be updated to include more non-strategic priorities for development in each of the settlement boundaries e.g., emphasis on key worker housing etc.</p> <p><b>Effective, Clear and Relevant</b></p> <p>Policy H1 was frequently referenced in Planning Officer/Committee reports and was generally effective at containing urban development within the countryside.</p> <p>This policy will need to be revisited to establish whether the boundaries need to be redrawn to ensure that any recent developments which have taken place outside the existing settlement boundaries are included within the newly defined settlement. If this is not the case, the settlement boundaries can remain as they are currently drawn.</p>

	<p>Policy H1 would benefit from including a single overview map which highlights the relevant settlement boundaries. To be clear, this map should not include any other policies but could include zoomed in insets to reveal higher resolution details of each settlement such as the urban form and road network.</p>
<p><b>POLICY H2 – Windfall re-use of redundant, traditional farm buildings.</b></p> <p>POLICY OBJECTIVE: To permit the re-use of existing, but redundant, farm buildings, as residential dwellings whilst preserving the essential character of the settlements.</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>This policy is supported by and builds on paragraphs 84 and 85 of the NPPF, Policy 25 (Rural Economic Development and Diversification) of the North Northants Joint Core Strategy and Policy EN5 (Development on the Periphery of Settlements with a Defined Settlement Boundary and Rural Exceptions Housing).</p> <p>Part i) of the policy will need to align with clauses a) and b) of Policy EN13 (Design of buildings/extensions) of the Local Plan Part 2.</p> <p><b>Effectiveness and relevance</b></p> <p>Policy H2 is a little confusing as it only allows for the reuse of traditional farm buildings and not modern farm buildings. This oversight fails to recognise that the reuse/redevelopment of modern farm buildings could transform their appearance so that development responds to the rural character of the parish.</p> <p>It might be beneficial to make this policy more flexible to enable redevelopments of all farm buildings, with the inclusion of design principles. This could ensure that any redevelopments use local materials and colour palettes etc. It was also apparent that a modern farm building falls within site allocation NDP-S001, however, this policy does not allow modern farm buildings to be redeveloped. Further clarity is needed in such cases to ensure that the NDP policies do not contradict one another.</p> <p>This policy could also benefit from having one standalone map which highlights relevant farm buildings.</p> <p>The policy wording ‘approach to settlements’ should be reworded to ‘landscape setting’ or similar. ‘Open green land’ should be reworded to ‘countryside’. Accompanying maps need to be updated to reflect the current state of planning permissions and should be renamed ‘NDP Policy Map’. Where appropriate, it is recommended that each policy has</p>

	<p>a separate map where only relevant map layers are presented.</p>
<p><b>POLICY H3 – Backland and tandem development</b></p> <p>POLICY OBJECTIVE: To prevent the development of land behind, or in front of, the established ribbon developments in the Parish, which would substantially alter the “open” character of the settlements and would create isolated dwellings without direct highway or footway frontages.</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>This policy is ineffective as it is unclear what is classified as ‘land behind or in front’.</p> <p>Policy H3 complies with paragraph 71 of the NPPF, which states that “Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”.</p> <p>With the above in mind, it is clear that Policy H3 fails to put in place a limit/threshold for how much land ‘behind or in front of or in the gardens of existing dwellings’ could be developed. It is therefore recommended that the policy wording is updated to include ‘curtilage’. This would ensure that there is a clearly defined extent to which a new development could extend to. If this policy relates to a specific area within the Parish (e.g., ribbon development along Raunds Road), it would be beneficial to add further text which clarifies the areas this applies to and any relevant design principles which should be adhered to. This could include accompanying maps, diagrams and sketches to ensure that the policy is effective and clear.</p> <p>Parts ii) and iii) of this policy will need to align with Policy EN13 (Design of Buildings/Extensions) of the Local Plan Part 2. This policy could build in a series of more locally specific design criteria for conversions and extensions. A design code/guide could underpin this policy.</p> <p><b>Effectiveness and relevance</b></p> <p>This policy is overly subjective and would benefit from a more refined set out design criteria. See above for further information.</p>
<p><b>POLICY H4 – Development site allocations</b></p> <p>POLICY OBJECTIVE: To achieve the managed growth of the Parish at a</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>This policy complies with paragraph 70 of the NPPF.</p> <p>This policy also aligns with Policy 29 (Distribution of New Homes) within the Joint Core Strategy. Policy 29 states that “other than small scale infilling (Policy 11) or rural exceptions schemes (Policy 13), levels of housing</p>

<p>pace which promotes the effective integration of new residents into the community, and in locations which preserve and enhance the character of each settlement, without extending the existing settlement boundaries.</p>	<p>development in excess of the identified requirements for the named Villages and Rural Areas (of which Chelveston-cum-Caldecott is categorised as) will only be permitted where tested and supported through Part 2 Local Plans or Neighbourhood Plans. These plans should also identify the phasing of individual housing sites in the rural areas to ensure that development opportunities are not exhausted early in the plan period”.</p> <p>Policy H4 allocates a sufficient number of homes (36 units) over the Plan period and generally aligns with figure provided in Table 18 of the Local Plan Part 2 (30 units) in Chelveston-cum-Caldecott over a 20-year period. The Local Plan Part 2 does not include any site allocations within Chelveston-cum-Caldecott.</p> <p><b>Effectiveness and relevance</b></p> <p>The policy could be improved by listing all site allocations within the main body of the policy text. The policy wording ‘subject to conditions’ should be reworded to ‘subject to the following design principles’. This policy could be developed into a general design policy that applies to all developments within the Parish. This policy could be strengthened by the creation and inclusion of site-specific design codes that could be incorporated as an appendix to this NDP. Policy H4 could provide a hook to these design codes to ensure they are complied with.</p> <p>The design policy would be most effective if it was underpinned by evidence and principles sourced from a local design guide and/or North Northamptonshire Council’s emerging Design Charter.</p> <p>There is also potential to include specific wording in relation to housing mix, size and tenure. This should be underpinned by a Housing Needs Assessment and should aim to meet local identified needs over the Plan period.</p>
<p><b>POLICY H4a - NDP-S001 - Bidwell Lane, Caldecott</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy H4 above.</p> <p><b>Effectiveness and relevance</b></p> <p>Site currently under construction. Remove site allocation in future iterations of the NDP.</p>



<p><b>POLICY H4b – NDP-S002 – Kimbolton Road, Chelveston</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy H4 above.</p> <p><b>Effectiveness and relevance</b></p> <p>Site currently under construction. Remove site allocation in future iterations of the NDP.</p>
<p><b>POLICY H4c – NDP-S004a – The Barns, Caldecott</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy H4 above.</p> <p><b>Effectiveness and relevance</b></p> <p>Site not currently under construction. Retain site allocation in future iterations of the NDP.</p> <p>The policy wording ‘subject to conditions’ should be reworded to ‘subject to the following design principles’.</p>
<p><b>POLICY H4d – NDP-S004b – The Barns, Caldecott</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy H4 above.</p> <p><b>Effectiveness and relevance</b></p> <p>Site not currently under construction. Retain site allocation in future iterations of the NDP.</p> <p>The policy wording ‘subject to conditions’ should be reworded to ‘subject to the following design principles’.</p>
<p><b>POLICY H4e – NDP-S006 – Raunds Road/Sawyers Crescent, Chelveston</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy H4 above.</p> <p><b>Effectiveness and relevance</b></p> <p>Site not currently under construction. Retain site allocation in future iterations of the NDP.</p> <p>The policy wording ‘subject to conditions’ should be reworded to ‘subject to the following design principles’.</p> <p>Principle/criteria iv) contradicts with Policy H3 and should therefore be removed or reworded.</p>
<p><b>POLICY H4f – NDP-S013 – JST Fork Trucks Site</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy H4 above.</p>

	<p><b>Effectiveness and relevance</b></p> <p>Site not currently under construction. Retain site allocation in future iterations of the NDP.</p> <p>The policy wording ‘subject to conditions’ should be reworded to ‘subject to the following design principles’.</p>
<p><b>POLICY H4g – NDP-S019c and NDP-S019d – Chelston Rise</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy H4 above.</p> <p><b>Effectiveness and relevance</b></p> <p>Site currently under construction. Remove site allocation in future iterations of the NDP.</p>
<p><b>POLICY H5 – Developer contributions policy</b></p> <p>POLICY OBJECTIVE: To ensure that new developments contribute directly to the infrastructure changes required to support that development.</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>It is unclear how Policy H5 relates to Policy 10 of the Joint Core Strategy (Provision of Infrastructure), as Policy 10 states that <i>“developers will either make direct provision or will contribute towards the provision of infrastructure required by the development either alone or cumulatively with other developments”</i>.</p> <p>Paragraph 11.7 of the Local Plan part 2 adds that:</p> <p><i>“S106 contributions, unlike CIL payments (which take the form of tariff payments), are directly related to individual planning permissions The CIL Regulations specifically define the scope of “planning obligations” (s106 agreements) These require that S106 planning obligations must be:</i></p> <ul style="list-style-type: none"> <li><i>• necessary to make the development acceptable in planning terms;</i></li> <li><i>• directly related to the development; and</i></li> <li><i>• fairly and reasonably related in scale and kind to the development”</i>.</li> </ul> <p>For clarity, the tests listed above are sourced from paragraph 57 of the NPPF.</p> <p>With the above in mind, it is unclear why additional street lighting, footways and highway changes are listed in Policy H5 as additional requirements to those sought via S106 contributions.</p> <p><b>Effectiveness and relevance</b></p>

	<p>It is acknowledged that the local planning authority imposed a condition to provide a street light in accordance with Policy H5 under planning application reference 18/01359/FUL.</p> <p>The policy wording ‘infrastructure changes’ should be reworded to ‘infrastructure improvements’.</p> <p>This policy should be moved to the end of the NDP and should be reframed as community aspirations for the spending of any CIL funding the Parish Council receives or other wider projects that they are keen to work on, potentially in partnership with public sector partners, such as the Local Authority and or County Council.</p>
<p><b>POLICY ACV – Protecting Assets of Community Value and Local Heritage Assets</b></p> <p>POLICY OBJECTIVE: To protect from inappropriate development and loss to the community those assets that have been listed as Assets of Community Value (ACVs) or Local Heritage Assets (LHAs) (Ref 58) by East Northamptonshire Council.</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Policy ACV complies with The Assets of Community Value (England) Regulations 2012.</p> <p>Policy ACV complies with paragraph 189 (heritage) of the NPPF.</p> <p>Policy ACV complies with Policy 2 (Historic Environment) of the Joint Core Strategy, which states that “the distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced.”</p> <p>Policy ACV builds on Policy EN15 2 (Non-Designated Heritage Assets) of the Local Plan Part by providing a list of all non-designated heritage assets within the Parish in the justification text.</p> <p><b>Effectiveness and relevance</b></p> <p>This policy should be divided into two, with one policy renamed ‘community facilities’ and another named ‘heritage assets’.</p> <p>Dividing this policy in two would be beneficial for two reasons:</p> <ul style="list-style-type: none"> <li>a) the evidence and supporting material to underpin these two contrasting topics (heritage assets and community facilities) differs and this therefore warrants separate policies with a clear rationale and justification for each, and</li> </ul>

	<p>b), having policies which relate to one topic only would provide greater certainty to applicants/developers as to which policy may apply to their respective site.</p> <p>The community facilities policy could set out a flexible approach to maintaining and enhancing community facilities, where the co-location of facilities and services is supported and ACVs are protected.</p> <p>The policy on heritage assets should list out all statutory and non-statutory local heritage assets that are to be protected. An accompanying map which includes all heritage assets would help provide further context.</p>
<p><b>POLICY ALT – Provision of Allotment Gardens</b></p> <p>POLICY OBJECTIVE: To allocate land for the ongoing provision and expansion of Allotment Gardens.</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Policy ALT complies with paragraph 92c) of the NPPF, which states that “planning policies and decisions should aim to achieve healthy, inclusive and safe places which [...] enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of [...] allotments”.</p> <p>Policy ALT complies with Policy 7 (Community Services and Facilities) of the Joint Core Strategy. Policy 7 states that there should be no net loss of allotments unless the facility is surplus to requirements, would be replaced or would be replaced for development which provide alternative sports and recreation facilities.</p> <p>Table 8 of the Local Plan Part 2 states that there is a requirement for 0.79ha of allotment space per 1,000 population/417 households in rural areas (including Chelveston-cum-Caldecott). Policy ALT is considered to support this requirement.</p> <p><b>Effectiveness and relevance</b></p> <p>For clarity, the proposed extension to Disbrowe Court should be demarcated on an accompanying map. For clarity, policy wording ‘enhance and expand’ should be removed from the policy text to read as ‘land to the rear of Disbrowe Court is allocated for the provision of Allotment Gardens [...]’.</p>
<p><b>POLICY LGS – Designated Local Green Spaces</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p>

<p>POLICY OBJECTIVE: To protect those Local Green Spaces of the Parish which are most important to the street scene, the setting of listed buildings, or have amenity value in the Parish.</p>	<p>The Policy Objective should be reworded to align with paragraph 102 of the NPPF (i.e., should list out the local green space designation criteria in full).</p> <p>This policy complies with paragraph 3.89 of the Joint Core Strategy, which states that “green areas identified through local assessments as being of particular importance to the community may also be designated for special protection as Local Green Space (LGS) through Part 2 Local Plans or Neighbourhood Plans”.</p> <p>Policy LGS also complies with Policy EN9 of the Local Plan Part 2, which stipulates that “in accordance with the National Planning Policy Framework guidance, Local Green Space may be designated through Neighbourhood Plans, where it fulfils the following criteria [...]”.</p> <p><b>Effectiveness and relevance</b></p> <p>Local green spaces designated within the NDP have been tested and accepted and as such there is no need to review these again. Instead, this policy would benefit from rewording to align with the renumbering of paragraphs in the NPPF and to provide clarity as to which sites are designated.</p> <p>The policy should be reworded to ‘the following areas are designated as Local Green Spaces: (list local green spaces). Development that causes harm to Local Green Spaces will not be permitted, except in very special circumstances’.</p> <p>Listed local green space designations should be numbered consecutively.</p>
<p><b>POLICY RoW – Protecting and improving the Rights of Way network</b></p> <p>POLICY OBJECTIVE: To enable residents to enjoy an active outdoor life and to connect all the settlements in the Parish by safe walking routes.</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Policy RoW complies with paragraph 100 of the NPPF, which states that “planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users”.</p> <p>Rights of Way are not covered by any policies within the Joint Core Strategy or the Local Plan Part 2.</p> <p><b>Effectiveness and relevance</b></p> <p>This policy should become a project/aspiration, where points ii) and iii) are elaborated on and indicative routes are highlighted on an accompanying map. This is considered</p>

	<p>necessary as points ii) and iii) do not directly relate to a development policy.</p> <p>Point i) should be reworded with a positive tone and should instead state that developments which propose to alter PRowS should provide appropriate diversions that are of a similar quantity and quality to the existing PRowS. The updated point i) should be moved below each of the projects/aspirations.</p>
<p><b>POLICY EC – Employment opportunities and commercial activities</b></p> <p>POLICY OBJECTIVE: To create and maintain local employment and commerce opportunities, whilst preserving the quiet, rural nature of the Parish and protecting the amenity of residents.</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Policy EC complies with paragraph 81 of the NPPF which states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.</p> <p>Policy EC also complies with Policy 22c) (Delivering Economic Prosperity) of the Joint Core Strategy, which states that a sustainable economy will be sought through safeguarding existing and committed employment sites for employment use.</p> <p>Policy EC will need to align with Policy EN20 (Relocation and/or Expansion of Existing Businesses) of the Local Plan Part 2, which states that “proposals for the extension of existing business premises beyond their current curtilages will be supported, provided that these do not result in unacceptable impacts upon the amenities of neighbouring properties”. With this in mind, please see below section on how this policy can be made more locally specific.</p> <p><b>Effectiveness and relevance</b></p> <p>References to the Star and Garter Public House should be removed, as its inclusion is confusing, and any extensions to this facility may not strictly relate to commercial activities or employment opportunities. References to the Wildacre residential home should also be removed as this facility has since been converted into a private residential home and it is therefore no longer relevant to this policy . The first sentence should read as ‘development proposals that extend commercial activities or create local employment opportunities will be supported within the settlement boundaries. Outside the settlement boundaries [...]’.</p>

	<p>New policy wording should be added to introduce the new Use Class Order and to state which uses are appropriate where.</p>
<p><b>POLICY EC1a – Star &amp; Garter Public House and Restaurant</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy EC above.</p> <p><b>Effectiveness and relevance</b></p> <p>It is unclear as to what ‘additional amenity space’ is defined as. This policy should be subsumed into the proposed ‘community facilities’ policy (please see commentary on Policy ACV). The resultant policy should explicitly reference the Star &amp; Garter Public House and Restaurant as a list of facilities that are to be protect and/or enhanced. General design principles set out within this existing policy should be moved to the proposed design policy (see commentary on Policy H4).</p>
<p><b>POLICY EC1b – Wildacre Residential Home – Raunds Road</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy EC above.</p> <p><b>Effectiveness and relevance</b></p> <p>This policy should be removed as the Wildacre residential home has since been converted into a private residential home and is therefore no longer considered an employment opportunity.</p>
<p><b>POLICY EC1c – Home based businesses</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Please see commentary for Policy EC above.</p> <p><b>Effectiveness and relevance</b></p> <p>Policy can remain as is.</p>
<p><b>POLICY EC1d – Upper Higham Lane Industrial Estate</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>The use classes listed in the first sentence need to be updated to align with the most recent Use Class Order.</p> <p>Please see commentary for Policy EC above.</p> <p><b>Effectiveness and relevance</b></p> <p>Point iii) could be improved by clarifying what the current permitted amount of HGV movements are on site.</p>

	<p>For consistency, references to ‘green fields’ should be updated to ‘countryside’.</p>
<p><b>POLICY EC1e – Farm diversification – Manor Farm and Poplar Farm</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>References to former use classes need to be updated to reflect the most recent Use Class Order. Policy wording should be updated to clarify which uses are appropriate and which uses are not appropriate.</p> <p>Please see commentary for Policy EC above.</p> <p><b>Effectiveness and relevance</b></p> <p>Point Biii) conflicts with paragraph 105 of the NPPF as it fails to acknowledge that “opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making”. As such, point Biii) should be removed. It is recommended that further evidence on existing HGV movements are monitored and/or set out in the NDP to justify the policy.</p>
<p><b>POLICY REN - Renewable Energy Policies</b></p> <p>POLICY OBJECTIVE: To support the generation of electricity from renewable sources, whilst preserving the quiet, rural nature of the Parish and protecting the amenity of residents.</p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Policy REN complies with paragraph 152 of the NPPF which supports renewable and low carbon energy and associated infrastructure.</p> <p>This policy builds on Policy 26 (Renewable and Low Energy Generation) of the Joint Core Strategy, which states that “proposals for sensitively located renewable and low carbon energy generation will be supported where it can be demonstrated that the proposal meets all of the following criteria”.</p> <p>This policy aligns with Local Plan Part 2 Outcome 2, which states the following: ‘low carbon growth will be delivered through policies that seek the highest viable standards for energy efficiency, renewable energy and sustainable construction’.</p> <p><b>Effectiveness and relevance</b></p> <p>The policy should add a definition of renewable energy to ensure that any developments which propose to generate energy via non-renewables on the site are not permitted.</p>



<p><b>POLICY REN1 – Specific Policy Statements relating to the former Chelveston Airfield</b></p>	<p><b>Compliance with higher-level policies and associated guidance</b></p> <p>Policy REN1 complies with paragraph 152 of the NPPF which supports renewable and low carbon energy and associated infrastructure.</p> <p>This policy aligns with Local Plan Part 2 Outcome 2, which states the following: ‘low carbon growth will be delivered through policies that seek the highest viable standards for energy efficiency, renewable energy and sustainable construction’.</p> <p>This policy builds on Policy 26 (Renewable and Low Energy Generation) of the Joint Core Strategy, which states that “proposals for sensitively located renewable and low carbon energy generation will be supported where it can be demonstrated that the proposal meets all of the following criteria”.</p> <p>Chelveston Airfield (known as the Chelveston Employment and Innovation Park) is not designated as a protected employment area within the Local Plan Part 2, but is regarded as a ‘strategic employment site’. The Local Plan Part 2 does not have any specific policies which relate to this site. Despite this, it should be noted that paragraph 7.22 of the Local Plan Part 2 states that Chelveston Airfield (known as the Chelveston Employment and Innovation Park) states that between 2021-2031 the Chelveston Employment and Innovation Park will ‘deliver zero-carbon solutions for industry, integrating high energy consumer businesses with large scale direct-supply renewable energy (estimated around 800 jobs).</p> <p><b>Effectiveness and relevance</b></p> <p>Part A of Policy REN1 should be removed as it is already covered by Policy RoW.</p> <p>For consistency, references to ‘green field’ should be updated to ‘countryside’.</p> <p>Policy REN1 is being given limited weight by the local planning authority due to the site’s classification as a ‘strategic employment site’ in the Local Plan Part 2. With this in mind, it is recommended that this policy is updated to include additional design principles to ensure that, whilst not undermining the delivery of the Local Plan part 2 priorities, the scale and ongoing operations at the site do</p>
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	not compromise the residential amenity of those living within the Parish.
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*Table 2: Neighbourhood Plan Policy Review*

## 5. Summary

- 5.1. To summarise, it is evident that the majority of policies have been relatively successful in managing and shaping development within the Parish since the making of the Plan. However, the planning application review highlights that Neighbourhood Plan policies were found to have materially affected the outcome of just 46% of planning applications within the Parish. Many planning applications involved conversions and/or extensions which were not explicitly covered by Neighbourhood Plan policies. There is an opportunity to include a design policy which addresses both smaller-scale and major planning applications, as currently the Neighbourhood Plan contains limited guidance and/or policies to inform and shape the overall design of a scheme. Further design guidance and codes could be appended to the NDP to provide clarity on what is acceptable in design terms on specific sites within the Parish.
- 5.2. Elsewhere in the Plan, it is considered that separating the existing Policy ACV into two to form a community facilities policy and heritage assets policy would also be beneficial as further local evidence and detail can be added to justify and expand on each respective topic. The community facilities policy could address future community needs and Assets of Community Value (ACV), and the heritage assets policy would help to protect and enhance designated and non-designated heritage assets within the Parish by making it clear which assets are subject to that policy.
- 5.3. The Chelveston Renewable Energy Park (CREP) was found to be a contentious issue within the Parish, as North Northamptonshire Council often overrode the Parish Council's concerns by citing and emphasising the strategic importance and wider economic opportunities of the site. It is recommended that future iterations of the Neighbourhood Plan provide clearer renewable policies which provide further detail on what types of developments might be considered appropriate for the CREP site.
- 5.4. The health check also recommends a number of minor mapping updates and policy re-wording to strengthen the policies and bring the Neighbourhood Plan up to date. The health check recommends that the Neighbourhood Plan policies include supporting maps which highlight mapping layers that are only applicable to that particular policy.
- 5.5. Based on the recommendations above, it is likely that the Neighbourhood Plan Update would trigger the need for (re)examination and referendum, as it is likely that the proposed changes would be deemed 'material considerations which change the nature of the neighbourhood plan'. However, this recommendation is subject to the outcome and key findings of the Parish Council's subsequent Neighbourhood Plan review. The type of modification would of course need to be confirmed through the Neighbourhood Plan Update process with North Northamptonshire and the Examiner.

## Appendix 1: Planning application review: interpretation of Parish Council comments by the Local Planning Authority

Table 3 provides a summary of whether Chelveston-cum-Caldecott Parish Council's comments on planning applications were taken into account by North Northamptonshire Council (formerly East Northamptonshire District Council) and whether these comments materially affected the outcome of those planning applications.

Planning Application Reference	Summary of Parish Council comments	Summary of how the Parish Council's comments were taken into account by the Planning Officer/Committee	Did the Parish Council's comments materially affect the planning application outcome?
<p><b>NE/21/00969/FUL</b> - Single storey rear extension; first floor extension to create an additional bedroom and addition of front canopy. <i>Manorfields</i>, Caldecott, Chelveston, Wellingborough, Northamptonshire, NN9 6AR.</p>	<p><i>Melrose Cottage</i> is a small stone built semidetached cottage from 1800, whilst <i>Manorfields</i> is a large brick built detached house from 1967. The 6.178m roofline of the proposed first floor extension will be closer to the boundary of <i>Melrose Cottage</i>, than the current sloping or chalet roof ridge. As such, when viewed from the public highway, the extended <i>Manorfields</i> will appear proximate to <i>Melrose Cottage</i>. Currently the use of the sloping or chalet roof provides a clear visual separation between the two (see image below), as per its original design in 1967.</p> <p>The supporting text to section 5.1 Housing Development Policies of the adopted Chelveston-cum-Caldecott Neighbourhood Development Plan (NDP) states that "<i>Development should not detract from the street scenes which define the form and character of the settlements in the Parish</i>".</p> <p>Accordingly this Council objects to the adverse impact on the street scene by the visual coalescing of two very different buildings dated 167 years apart, contrary to section 5.1 of the adopted NDP.</p> <p>This Council objects to the application as submitted. However, there are parts of the application that this Council does not object to, and the applicant should be encouraged to amend the application, such that the issues with the first-floor extension are overcome.</p>	<p>N/A. Planning application decision yet to be determined.</p>	<p><b>N/A. Planning application decision yet to be determined.</b></p>
<p><b>20/01697/FUL</b> - Single storey multi use outbuilding. <i>White House</i>, The Green, Chelveston, Northamptonshire, NN9 6AJ.</p>	<p>This Council believes the application would harm the setting of the two LHAs, contrary to the adopted NDP Policy ACV and the adopted NNJCS Policy 2, and the building of it on the turning facility of the <i>White House</i> would be contrary to condition 8 of consented 17/00776/FUL and 18/00591/FUL.</p> <p>The proposed development could not be built under Permitted Development Rights, as these were removed by condition 3 of consented 17/00776/FUL and 18/00591/FUL.</p> <p>Accordingly this Council requests that this application be refused.</p>	<p><b>Decision Notice Correspondence from Officer:</b> There was also a strong objection from the Parish Council regarding the impact of a building of that size and style on the setting of the Local Heritage Assets which are afforded protection even though they are not within a Conservation Area or Listed [...]. I would recommend withdrawing the application and either submitting a pre-app advice or re-submitting for a building with a reduced footprint that is more sympathetic to the site which addresses the concerns that have been raised.</p>	<p><b>Yes</b></p> <p><b>Outcome:</b> East Northamptonshire Council took the Parish Council's comments relating to Policy ACV (local heritage assets) into account and subsequently recommended that the application should be withdrawn. In this case, the Parish Council's comments and NDP Policies materially affected the outcome.</p>

<p><b>20/00844/FUL</b> - Detached garage / workshop. 1 Pretoria Cottages, Raunds Road, Chelveston, Wellingborough, Northamptonshire, NN9 6AB.</p>	<p>With respect to the adopted Neighbourhood Development Plan (NDP), the location is outside the Chelveston settlement boundary in Policy H1c, however the application is not a dwelling.</p> <p>Two parts of NDP Policy H3 are relevant:</p> <p><i>H3 – The development of land or buildings behind, or in front of, or in the gardens of existing dwellings will be supported where they meet the following criteria:</i></p> <p><i>i. the use of the development is for domestic purposes only;</i></p> <p><i>iii. the development will not adversely affect residential amenity.</i></p> <p>The height of the workshop makes it likely a vehicle lift will be installed, to enable works to be carried out to the underside of the vehicles, and whilst not present in the majority of “ordinary” garages, they do appear in motor enthusiast’s workshops. The proposed roof height will be lower than 1 Pretoria Cottages and the adjacent <i>Wildacre</i> Annex. It will be set back from the Raunds Road by the cottages themselves and the existing garage, so is unlikely to be overbearing.</p> <p>The position next to the <i>Wildacre</i> annex could give rise to residential amenity impact if not conditioned e.g. from fumes / gases (no heating system is shown on the drawings, but in a vehicle workshop it is not inconceivable for (say) a waste oil burner to be fitted for heating or (say) a fume extractor for spray painting or exhaust gas removal) and noise.</p> <p>Vehicles parked on the shared access, waiting to go into the workshop for repair, could give rise to residential amenity impact if not conditioned e.g. blocking access to 2-3 Pretoria Cottages. This would also be true if they were parked on the Raunds Road adjacent to the shared access, blocking the view for drivers trying to pull out.</p> <p>Therefore, if ENC is minded to grant the application, in order to comply with NDP Policy H3, this Council would like to request the following conditions –</p> <p>That the use of the development shall be domestic, not commercial.</p> <p><i>Reason: To comply with NDP Policy H3(i) and to prevent an inappropriate development in a residential area.</i></p> <p>That the development should not impact the residential amenity of the <i>Wildacre</i> annex or neighbouring properties in Pretoria Cottages.</p> <p><i>Reason: To comply with NDP Policy H3(iii), to prevent an inappropriate development in a residential area, and to prevent installations in the workshop fit out that would impact the residential amenity.</i></p>	<p><b>Officer’s Report:</b> confirms that none of the Neighbourhood Plan policies are relevant to this application. This diverges from the justification and commentary made by the Parish Council.</p> <p>However, the LPA do refuse planning permission for the following reasons (see relevant commentary below):</p> <p>Visual impact (scale and design): The proposed garage/workshop building would be positioned away from Raunds Road and Pretoria Cottages, behind the rear garages, in order to try to minimise the visual impact. However, its unacceptable commercial style design, which is out of character with the buildings in the surrounding area, exacerbated by its excessive scale means that the proposed building would be visually prominent to the rear of the surrounding dwellings and would have a negative impact on the character and appearance of the area. The proposed development should be refused for this reason.</p> <p>The properties in the village are a mixture of stone, brick and render. The proposed materials are traditional with brick to damp proof course level and then painted render walls. The host dwelling is painted render with the rest of the terrace a mixture of brick and painted brick finish. The use of red roof tiles just on the pitched slopes at either end of the roof will pick up on the existing red concrete tile roof materials at the neighbouring <i>Wildacre</i> annex building, but this is the only appropriate similarity. The scale and design of the neighbouring <i>Wildacre</i> annexe, with a full pitched roof and red roof tiles, is more visually appealing than the proposed building and it appears in keeping with the residential character and appearance of the immediate area.</p> <p>Residential amenity: Whilst the proposed garage/workshop building would be visible from the rear garden and windows of the <i>Wildacre</i> Care Home, but is unlikely to cause harm to the amenity of the neighbouring occupiers. The associated <i>Wildacre</i> Annex building would remain the closest neighbouring property to the proposal and the scale and position of the proposed garage/workshop would mean that it would have an overbearing impact in relation to the windows serving the rear habitable rooms, and rear garden/patio area of the Annex. This would cause harm to the amenity of the occupiers of the Annex.</p>	<p><b>Yes</b></p> <p><b>Outcome:</b> Planning permission refused on grounds raised by the Parish Council.</p> <p>Both East Northamptonshire Council and the Parish Council recognise that the proposed garage is likely to have an adverse impact on the residential amenity of the adjacent Annex. Both parties also share concern that the proposal would create an out-of-character commercial style building.</p> <p>East Northamptonshire Council and the Parish Council tend to align on their respective interpretations of the proposal, however the LPA fails to recognise that the reasons for refusal also form part of NDP Policy H3.</p>
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	<p>That the shared access should remain clear of parked vehicles (using the workshop) at all times.</p> <p><i>Reason: To comply with NDP Policy H3(iii), and to prevent excess vehicles being parked outside the workshop on the shared access that would impact the residential amenity.</i></p> <p>That the Raunds Road adjacent to the shared access should remain clear of parked vehicles (using the workshop) at all times.</p> <p><i>Reason: To comply with NDP Policy H3(iii), and to prevent excess vehicles being parked outside the workshop on the public highway that would impact the residential amenity.</i></p>		
<p><b>19/01781/FUL</b> - Hybrid application comprising: Site 1. Federal Estates land off Newton Road, Higham Ferrers: demolition of industrial buildings and redevelopment to create 120 dwellings with highway works, battery storage area, landscaping, acoustic fencing and bunding. (Full planning permission). Site 2. Phased development of land at the Chelveston Renewable Energy Park with. (2a) 10,000sqm of replacement employment space -six buildings in B2/B8 Use Class - and a 4,900sqm building for vertical farming in horticultural/agricultural use with highway works, and landscaping (Full planning permission); and (2b) Development of up to 18,000sqm of employment space - B1/B2/B8 Use Classes - with a maximum of 2,000sqm of B1 Use - and provision of a primary substation (Outline planning permission all matters reserved except Access. Federal Estates,</p>	<p>The Chelveston-cum-Caldecott Neighbourhood Development Plan 2016–2031 (NDP) was “made” by ENC in July 2017 and must be taken into consideration when determining applications within the parish. NDP Policies EC and REN1 are relevant to this location.</p> <p>Figure 5.1 of the adopted NDP shows the proposed industrial estate is located outside the settlement boundaries and is not identified for development under any NDP policies.</p> <p><b>NDP Policy EC</b> – <i>Development proposals that extend commercial activities or create local employment opportunities will be supported within the settlement boundaries, and in particular at the Star and Garter public house; the Wildacre residential home; and in home based businesses where they do not significantly adversely affect residential or visual amenity and subject to the conditions set out in Policy EC1a, Policy EC1b, and Policy EC1c. Outside the settlement boundaries commercial and industrial proposals will be supported at Upper Higham Lane Industrial Estate and through farm diversification at Manor Farm and Poplar Farm subject to conditions set out in Policy EC1d and Policy EC1e.</i></p> <p>As per the highlighted sentence, since the proposed industrial estate is not located at the Upper Higham Industrial Estate, there is no support in NDP Policy EC for this proposal.</p> <p>From <b>NDP policy REN1</b> (Specific Policy Statements relating to the former Chelveston Airfield)</p> <p><i>B. The site to the north of footpaths MM16 is allocated for further renewable energy installations and activities...</i></p> <p>Since the proposed industrial estate is not a renewable energy installation or activity and nor is it located north of ROW MM16, so there is no support in NDP Policy REN1 for this proposal.</p> <p>This Council believes that the industrial estate element of the submitted application EN/19/01781/FUL is contrary to policy for the reasons stated above, and requests that this part of the application is refused.</p>	<p><b>Committee Report:</b> Chelveston cum Caldecott Neighbourhood Plan (CNP) Policy REN1 is outweighed by the considerable weight of strategic priorities in JCS Policy 22(a) for developing and expanding renewable and low carbon energy and green technologies. JCS Policy 26 supports this in bringing forward a project that is not elsewhere being delivered.</p> <p>The policy framework would normally seek to direct new employment development to urban areas. However, this needs to be considered in the context of the unique opportunity that siting the innovation park adjacent to the CREP provides. It will enable the new proposed employment development to be supplied with renewable energy to meet 100% of its future demands. This development would be innovative, market leading and simply could not be achieved at any other site given the requirement to be located adjacent to the renewable energy generation source. This is a significant material planning consideration when assessing the planning balance.</p>	<p><b>No</b></p> <p><b>Outcome:</b> East Northamptonshire Council overrides the Parish Council's objection to the proposal on the grounds that in conflicts with Policy REN1 by stating that there is considerable weight of strategic priorities for developing and expanding renewable and low carbon energy and green tech, such as JSC Policy 22(a). This decision was justified due to the strategic and ambitious nature of the proposal.</p> <p>Although not specifically mentioned in the Committee Report, it is clear that the LPA also override NDP Policy EC (where commercial and industrial proposals cannot take place outside settlement boundaries) on the grounds that the proposal brings a unique economic opportunity. .</p>

<p>Newton Road, Higham Ferrers, Northamptonshire.</p>	<p><b>19/01093/FUL</b> - Construction and operation of a reciprocating engine peak lopping electricity generating station and associated exhaust stacks, cooling plant, access from an existing private track, and security measures. Chelveston Renewable Energy Park, The Airfield, Chelveston, Northamptonshire, NN9 6AR.</p> <p>The adopted Neighbourhood Development Plan (NDP) supports renewable energy schemes at the CRE site. Policy REN – <i>The generation of electricity from renewable resources in appropriate locations will be supported.</i> The four natural gas fuelled engines total 40MW, being 85.1% of the total power station output. Thus, depending on whether the dual fuel engine is running on natural gas or bio-fuel, the renewable electricity element will either be 0% or 14.9% of the total power station output.</p> <p>As covered in the previous section, there is unlikely to be anything in planning terms to prevent the applicant running the power station 24/7/365 with all 5 engines powered by natural gas (being the most cost-effective fuel mode).</p> <p>Accordingly, this Council considers it absurd to claim compliance of the NDP policy REN for electricity generation from a non-renewable fuel source. The application is contrary to policy REN.</p> <p>The proposed power station is a permanent structure, unlike the wind turbines with a 25 year life. This is contrary is to the cumulative impact restriction accepted during the examination of the NDP. The application is contrary to policy REN1 B(i).</p> <p>The five exhaust stacks are 20m high (PDAS section 3.3.10) in order to allow the engine fumes to disperse. These are over x1.5 the building height restriction accepted during the examination of the NDP. This element of the application is contrary to policy REN1 B(ii).</p> <p>Accordingly, this Council finds the use of natural gas fuel, the addition of permanent buildings adding to cumulative impact and the height of the stacks to be contrary to the NDP policies. This Council objects to the application, as being contrary to the ethos of a renewable energy site, contrary to policy and further piecemeal industrialisation of the CRE site, and requests that ENC refuse the application accordingly.</p>	<p><b>Committee Report:</b> The Neighbourhood Plan Strategy provides for commercial opportunities only in limited locations outside settlement boundaries (Policy 'EC'). The present site is not one of those locations.</p> <p>The proposal has been measured against the Chelveston Neighbourhood Plan (Policy REN1) that aims to prevent new permanent buildings as a control on visual impact. It is concluded there would be very limited visibility of the proposed building beyond the CREP site. Within the site the existing and consented solar arrays essentially prevent views of the proposed building from the public rights of way that cross the CREP site. From the north and west, mature woodland screens the site. The planted hedges, in time would also add a further screen. The proposals were identified as resulting in the loss of a small area of grassland, but such loss is of low significance given the change to character would be consistent with the existing built form in its immediate context. Consequently, the proposed development would have very little effect on landscape features, landscape character and views. Consequently, there would be no increased visual impact as the building, although large, would be clustered with others.</p> <p>The development is an integral part of a larger energy park designed to deliver renewable energy. The particular plant applied for uses a fossil fuel (natural gas) but this is as part of a challenging national drive for increased energy sustainability.</p>	<p><b>No</b></p> <p><b>Outcome:</b> The Parish Council's comments are refuted by the Committee.</p> <p>The Parish Council note that Policy REN1(b) only allows for temporary structures on the CREP site. The Committee acknowledge that the proposal would result in a permanent structure but state that the visual impact will be appropriate as the site is sufficiently screened by woodland and solar array sites. The Committee adds that temporary buildings may result in greater visual impact due to their varied appearance.</p> <p>The Committee also overrides the Parish Council's objection on the grounds that the proposal seeks to generate energy through non-renewables (fossil fuels) by stating that this application forms part of a much larger renewable scheme, and that overall, the scheme offers opportunities for low carbon energy. The Committee also acknowledge that fossil fuels will be used to complement renewable sources as a means of reducing vulnerability and providing resilience. This Committee argue that this matter conforms with the higher policies of the NPPF.</p>
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Table 3: Planning application review: interpretation of Parish Council comments by the Local Planning Authority

## Appendix 2: Full Review of Planning Applications Submitted between 2017-2021 in Chelveston-cum-Caldecott

Table 4 below provides an analysis of 41 planning applications that were submitted since the adoption of the Neighbourhood Plan. This includes relevant comments made by the Parish Council and a summary of how these comments were interpreted by Planning officers/Committee when making planning decisions.

Planning Application:	Parish Council comments (selected planning applications only):	Outcome:	Neighbourhood Plan policies referenced in the Officer's Report:	References to Neighbourhood Plan policies:	Summary of how Parish Council's comments were taken into account (if applicable):
<b>NE/21/01703/FUL</b> - Removal and replacement of existing two storey extension with a larger part 2 storey part single storey extension, and barn conversion to habitable space ancillary to existing dwelling. 12 High Street, Chelveston, Wellingborough, Northamptonshire, NN9 6AS.		Validated on 3 <sup>rd</sup> December 2021.  Decision not yet made as of 19 <sup>th</sup> January 2022.	N/A	N/A	
<b>NE/21/01191/FUL</b> - 5 new houses and one detached garage. Land Adjacent 47 The Crescent Chelston Rise, Caldecott, Northamptonshire.		Validated on 5 <sup>th</sup> August 2021.  Decision not yet made as of 19 <sup>th</sup> January 2022.	N/A	N/A	
<b>NE/21/00969/FUL</b> - Single storey rear extension; first floor extension to create an additional bedroom and addition of front canopy. <i>Manorfields</i> , Caldecott, Chelveston, Wellingborough, Northamptonshire, NN9 6AR.	<i>Melrose Cottage</i> is a small stone built semidetached cottage from 1800, whilst <i>Manorfields</i> is a large brick built detached house from 1967. The 6.178m roofline of the proposed first floor extension will be closer to the boundary of <i>Melrose Cottage</i> , than the current sloping or chalet roof ridge. As such, when viewed from the public highway, the extended <i>Manorfields</i> will appear proximate to <i>Melrose Cottage</i> . Currently the use of the sloping or chalet roof provides a clear visual separation between the two (see image below), as per its original design in 1967.	Validated on 24 <sup>th</sup> June 2021.  Decision not yet made as of 19 <sup>th</sup> January 2022.	N/A	N/A	N/A. Planning application decision yet to be determined.



	<p>The supporting text to section 5.1 Housing Development Policies of the adopted Chelveston-cum-Caldecott Neighbourhood Development Plan (NDP) states that <i>"Development should not detract from the street scenes which define the form and character of the settlements in the Parish"</i>.</p> <p>Accordingly this Council objects to the adverse impact on the street scene by the visual coalescing of two very different buildings dated 167 years apart, contrary to section 5.1 of the adopted NDP.</p> <p><u>Conclusion</u></p> <p>This Council objects to the application as submitted. However, there are parts of the application that this Council does not object to, and the applicant should be encouraged to amend the application, such that the issues with the first-floor extension are overcome.</p>				
<b>NE/21/00857/FUL</b> - Erect a single storey timber frame garage to the side of the property. 3 Peters Close, Chelveston, Northamptonshire, NN9 6GS.		<p>Validated on 3rd June 2021.</p> <p>Planning permission granted on 29<sup>th</sup> July 2021.</p>	None	No reference to NP policies in Decision Notice.	
<b>NE/21/00159/FUL</b> - Single storey side extension to form kitchen extension, bathroom and hallway. 1 Duchy Cottages, Bidwell Lane, Caldecott, Chelveston, Wellingborough, Northamptonshire, NN9 6AR.		<p>Validated on 12<sup>th</sup> February 2021.</p> <p>Planning permission granted on 9<sup>th</sup> April 2021.</p>	None	No reference to NP policies in Officer's Report or the Decision Notice.	
<b>NE/21/00077/FUL</b> - Single storey side extension and erection of porch to allow for the conversion and redevelopment of existing		<p>Validated on 5<sup>th</sup> February 2021.</p>	H2 -Windfall re-use of redundant, traditional farm buildings	Officer's Report: Although the proposal is not within a conservation area and is not within the curtilage of the listed building, the Chelveston-cum-Caldecott Neighbourhood Plan identifies Church House as a non-designated heritage asset. The separation	

<p>former stable block to form a granny annexe for ancillary use to the main dwelling. <i>Church House</i>, Caldecott Road, Chelveston, Wellingborough, Northamptonshire, NN9 6AT.</p>		<p>Planning permission granted on 26<sup>th</sup> March 2021.</p>	<p>H3 – Discouraging backland and tandem development</p> <p>ACV – Protecting Assets of Community Value and Local Heritage Assets</p>	<p>distance between the proposed extension to the main dwelling would be approximately 8.8 metres. The single storey nature, sympathetic design and separation distance would ensure that the proposal did not have a detrimental impact on the host dwelling.</p>	
<p><b>20/01696/FUL</b> - Single storey extension to rear. <i>White House</i>, The Green, Chelveston, Northamptonshire, NN9 6AJ.</p>		<p>Validated on 23<sup>rd</sup> December 2020.</p> <p>Planning permission granted on 16<sup>th</sup> February 2021.</p>	<p>ACV – Protecting Assets of Community Value and Local Heritage Assets</p>	<p>Officer’s Report: The host dwelling is not listed or within a Conservation Area, however the building is recognised as being one of only two thatched dwellings remaining in Chelveston and is noted for its historic use as a butchers shop. It is therefore recognised as a Local Heritage Asset and is also afforded special protection under Policy ACV of the Neighbourhood Plan [...]. As the proposal is to erect a single storey un room of the extended element of the property it is considered that in this instance hat the proposal is acceptable in terms of its impact on the heritage asset and would not have a detrimental impact on the key historic features [...].</p>	
<p><b>20/01697/FUL</b> - Single storey multi use outbuilding. <i>White House</i>, The Green, Chelveston, Northamptonshire, NN9 6AJ.</p>	<p>The <i>White House</i>, Kimbolton Road, is one of the only two remaining thatched dwellings in Chelveston and whilst not listed, it is on ENC Local Heritage Assets (LHA) list, as is the adjacent dwelling, Middle Farm House, The Green.</p> <p>The adopted NDP policy ACV requires that the LHA status of a site or property will be treated as a material planning consideration in determining any planning application relating to that site or property.</p> <p>This Council is concerned that the previously open area between the two LHAs is harmed by the infill created by the two applications, more so by this application, which stands away from the <i>White House</i> and will therefore make the</p>	<p>Validated on 23<sup>rd</sup> December 2020.</p> <p>Application withdrawn/declined 23<sup>rd</sup> February 2021.</p>	<p>Not specifically referenced but implied to relate to ACV – Protecting Assets of Community Value and Local Heritage Assets</p>	<p>Decision Notice Correspondence from Officer: There was also a strong objection from the Parish Council regarding the impact of a building of that size and style on the setting of the Local Heritage Assets which are afforded protection even though they are not within a Conservation Area or Listed [...]. I would recommend withdrawing the application and ither submitting a pre-app advice or e-submitting for a building with a reduced footprint that is more sympathetic to the site which addresses he concerns that have been raised.</p>	<p>LPA took the Parish Council’s comments relating to Policy ACV (local heritage assets) into account and subsequently recommended that the application should be withdrawn. In this case, the Parish Council’s comments and NDP Policies materially affected the outcome.</p>

	<p>built environment extend across the currently open area.</p> <p>The outbuilding would also be prominent when viewed from Kimbolton Road (looking through the driveways between the <i>White House</i> and <i>Fallow View</i>), as this view is not limited by hedges, etc.</p> <p><u>Conclusion</u></p> <p>This Council believes the above application would harm the setting of the two LHAs, contrary to the adopted NDP Policy ACV and the adopted NNJCS Policy 2, and the building of it on the turning facility of the <i>White House</i> would be contrary to condition 8 of consented 17/00776/FUL and 18/00591/FUL.</p> <p>The proposed development could not be built under Permitted Development Rights, as these were removed by condition 3 of consented 17/00776/FUL and 18/00591/FUL.</p> <p>Accordingly this Council requests that this application be refused.</p>				
<p><b>20/01324/FUL</b> - Change of use of agricultural building to Class E light industrial - Manor Farm Buildings, Bidwell Lane, Caldecott, Chelveston, Northamptonshire, NN9 6AR.</p>		<p>Validated on 29th October 2020.</p> <p>Planning permission granted on 25<sup>th</sup> January 2021.</p>	<p>EC1e – Farm diversification – Manor Farm and Poplar Farm</p>	<p>Officer’s Report: Policy EC1e (paragraph a.) of the adopted Chelveston-cum-Caldecott Neighbourhood Plan states that farm diversification at Manor Farm will be supported for a number of uses. The most appropriate use listed within this policy is B1 uses, the policy goes on to clarify this as uses including, offices and light industrial uses provided that these uses were appropriate near a residential area. The Neighbourhood Plan was adopted in 2017, but in 2020 the use class order was revised and re categorised. All uses formerly covered by B1 are therefore covered by class E of the new use class order. Whilst the new class E covers a broader spectrum of uses than B1, it encompasses light industrial use and uses that would</p>	

				<p>be classed as being appropriate in or near to a residential area.</p> <p>Paragraph C.i of Policy EC1e of the neighbourhood plan also states that the reuse and conversion of farm buildings will be supported where the buildings remain of a form and design appropriate to the location and do not detract from the nearby listed and traditionally constructed farm buildings. Given that the proposal seeks to re-use an existing building with no external changes it is considered that the proposal would not have a negative impact on the nearby listed and traditional buildings.</p> <p>Paragraph c.ii of Policy EC1e of the neighbourhood plan requires any additional parking requirements to be accommodated off the road. The applicant has submitted a plan showing twelve off road parking spaces which is the number of spaces required for a light industrial unit of this size as prescribed by the Northamptonshire County Council Local Highway Authority Parking Standards (2016).</p> <p>Paragraph c.iii of Policy EC1e requires that development does not detract from the amenity of neighbouring properties. Given that the existing permitted use is agricultural which would include the storage and maintenance of heavy farming equipment, vehicles and machinery, it is not considered that a use within class E, which is deemed as suitable in a residential area, would have a greater impact on neighbouring amenity than the existing and permitted use.</p> <p>As the application relates to the re-use of an existing building and in light of all of the above points, it is considered that the principle of development is acceptable.</p>	
<p><b>20/01118/FUL</b> - Single storey rear extension to provide increased kitchen, dining/family area and extended master bedroom.</p>		<p>Validated on 21<sup>st</sup> September 2020.</p>	<p>None</p>	<p>Committee Report: Confirms that none of the Neighbourhood Plan policies are relevant to this application.</p>	

<p><i>Gardenfields</i>, Raunds Road, Chelveston, Wellingborough, Northamptonshire, NN9 6AB.</p>		<p>Planning permission granted on 25<sup>th</sup> November 2020.</p>			
<p><b>20/01029/FUL</b> - Erection of a new farmyard including hardcore yard area, straw shed, cattle shed and new entrance from Upper Higham Lane. Land Adjacent Upper Higham Lane, Rushden, Northamptonshire.</p>		<p>Validated on 21<sup>st</sup> July 2020.  Planning permission granted on 26<sup>th</sup> November 2020.</p>	<p>Officer error: Officer's report refers to Rushden Neighbourhood Plan.</p>	<p>N/A</p>	
<p><b>20/00844/FUL</b> - Detached garage / workshop. 1 Pretoria Cottages, Raunds Road, Chelveston, Wellingborough, Northamptonshire, NN9 6AB.</p>	<p>With respect to the adopted Neighbourhood Development Plan (NDP), the location is outside the Chelveston settlement boundary in Policy H1c, however the application is not a dwelling.</p> <p>Two parts of NDP Policy H3 are relevant –</p> <p><i>H3 – The development of land or buildings behind, or in front of, or in the gardens of existing dwellings will be supported where they meet the following criteria:</i></p> <p><i>i. the use of the development is for domestic purposes only;</i></p> <p><i>iii. the development will not adversely affect residential amenity.</i></p> <p>The height of the workshop makes it likely a vehicle lift will be installed, to enable works to be carried out to the underside of the vehicles, and whilst not present in the majority of “ordinary” garages, they do appear in motor enthusiast’s workshops. The proposed roof height will be lower than 1 Pretoria Cottages and the adjacent <i>Wildacre</i> Annex. It will be set back from the Raunds Road by the cottages themselves and the existing garage, so is unlikely to be overbearing.</p>	<p>Validated on 2<sup>nd</sup> September 2020.</p> <p>Planning permission refused on 29<sup>th</sup> September 2020.</p>	<p>None</p>	<p>Officer’s Report: confirms that none of the Neighbourhood Plan policies are relevant to this application. This diverges from the justification and commentary made by the Parish Council.</p> <p>However, the LPA do refuse planning permission for the following reasons (see relevant commentary below):</p> <p>Visual impact (scale and design): The proposed garage/workshop building would be positioned away from Raunds Road and Pretoria Cottages, behind the rear garages, in order to try to minimise the visual impact. However, its unacceptable commercial style design, which is out of character with the buildings in the surrounding area, exacerbated by its excessive scale means that the proposed building would be visually prominent to the rear of the surrounding dwellings and would have a negative impact on the character and appearance of the area. The proposed development should be refused for this reason.</p> <p>The properties in the village are a mixture of stone, brick and render. The proposed materials are traditional with brick to damp proof course level and then painted render walls. The host dwelling is painted render with the rest of the terrace a mixture of brick and painted brick finish. The use of red roof tiles just on the pitched slopes at either end of the roof will pick up on the existing red concrete tile roof materials at the neighbouring <i>Wildacre</i> annex building, but this is the only appropriate similarity. The scale and design of the neighbouring <i>Wildacre</i></p>	<p>Planning permission refused on grounds raised by the Parish Council.</p> <p>Both the LPA and Parish Council recognise that the proposed garage is likely to have an adverse impact on the residential amenity of the adjacent Annex. Both parties also share concern that the proposal would create an out-of-character commercial style building.</p> <p>The LPA and Parish Council tend to align on their respective interpretations of the proposal, however the LPA fails to recognise</p>

	<p>The position next to the <i>Wildacre</i> annex could give rise to residential amenity impact if not conditioned e.g. from fumes / gases (no heating system is shown on the drawings, but in a vehicle workshop it is not inconceivable for (say) a waste oil burner to be fitted for heating or (say) a fume extractor for spray painting or exhaust gas removal) and noise.</p> <p>Vehicles parked on the shared access, waiting to go into the workshop for repair, could give rise to residential amenity impact if not conditioned e.g. blocking access to 2-3 Pretoria Cottages. This would also be true if they were parked on the Raunds Road adjacent to the shared access, blocking the view for drivers trying to pull out.</p> <p>Therefore, if ENC is minded to grant the application, in order to comply with NDP Policy H3, this Council would like to request the following conditions –</p> <p>That the use of the development shall be domestic, not commercial.</p> <p><i>Reason: To comply with NDP Policy H3(i) and to prevent an inappropriate development in a residential area.</i></p> <p>That the development should not impact the residential amenity of the <i>Wildacre</i> annex or neighbouring properties in Pretoria Cottages.</p> <p><i>Reason: To comply with NDP Policy H3(iii), to prevent an inappropriate development in a residential area, and to prevent installations in the workshop fit out that would impact the residential amenity.</i></p> <p>That the shared access should remain clear of parked vehicles (using the workshop) at all times.</p>			<p>annexe, with a full pitched roof and red roof tiles, is more visually appealing than the proposed building and it appears in keeping with the residential character and appearance of the immediate area.</p> <p>Residential amenity: Whilst the proposed garage/workshop building would be visible from the rear garden and windows of the Wildacre Care Home, but is unlikely to cause harm to the amenity of the neighbouring occupiers. The associated Wildacre Annex building would remain the closest neighbouring property to the proposal and the scale and position of the proposed garage/workshop would mean that it would have an overbearing impact in relation to the windows serving the rear habitable rooms, and rear garden/patio area of the Annex. This would cause harm to the amenity of the occupiers of the Annex.</p>	<p>that the reasons for refusal also form part of NDP Policy H3.</p>
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	<p><i>Reason: To comply with NDP Policy H3(iii), and to prevent excess vehicles being parked outside the workshop on the shared access that would impact the residential amenity.</i></p> <p>That the Raunds Road adjacent to the shared access should remain clear of parked vehicles (using the workshop) at all times.</p> <p><i>Reason: To comply with NDP Policy H3(iii), and to prevent excess vehicles being parked outside the workshop on the public highway that would impact the residential amenity.</i></p>				
<p><b>20/00803/PNA</b> - Steel Portal Frame - Dutch barn style building. Site 442 - Sewage Works, Upper Higham Lane, Rushden, Northamptonshire.</p>		<p>Validated on 8<sup>th</sup> July 2020.</p> <p>Planning permission granted on 4<sup>th</sup> August 2020.</p>	None	Application to establish whether prior approval is required. No reference to Neighbourhood Plan policies in the Decision Notice.	
<p><b>20/00602/FUL</b> - Car port to rear of property. <i>Redwood</i>, Raunds Road, Chelveston, Wellingborough, Northamptonshire, NN9 6AB.</p>		<p>Validated on 27<sup>th</sup> May 2020.</p> <p>Planning permission granted on 17<sup>th</sup> July 2020.</p>	None	Officer's Report: Confirms that none of the Neighbourhood Plan policies are relevant to this application	
<p><b>20/00096/FUL</b> - Erection of an agricultural building to store machinery and equipment. Manor Farm Buildings, Bidwell Lane, Caldecott, Chelveston, Northamptonshire, NN9 6AR.</p>		<p>Validated on 24<sup>th</sup> January 2020.</p> <p>Planning permission granted on 14<sup>th</sup> April 2020.</p>	Policy EC - Employment opportunities and commercial activities Policy EC1E - Farm diversification - Manor Farm and Poplar Farm	<p>No explicit reference to Policy EC in the discussion chapter of the Officer's Report.</p> <p>Officer's Report: Policy EC1e of the Neighbourhood Plan states that:</p> <p>The re-use and conversion of farm buildings for commercial use will be supported provided that:</p> <p>i. the buildings remain of a form and design appropriate to the location and do not detract from the nearby listed and traditionally constructed farm buildings;</p>	

				<p>ii. additional vehicle parking requirements are accommodated off-road;</p> <p>iii. the development does not detract from the amenity of neighbouring properties.</p> <p>Whilst the proposal is not for conversion or re-use of a building it would replace a former burned down building and as such the principle of development is appropriate subject to the criteria of the policy being met. These matters are discussed further in this report.</p>	
<p><b>20/00048/FUL</b> - Single storey rear and side extension. <i>Fieldview</i>, Raunds Road, Chelveston, Wellingborough, Northamptonshire, NN9 6AB.</p>		<p>Validated on 17<sup>th</sup> January 2020.</p> <p>Planning permission granted on 9th March 2020.</p>	None	<p>Officer's Report: Confirms that none of the Neighbourhood Plan policies are relevant to this application</p>	
<p><b>20/00045/FUL</b> - Change of use of the rear building from care home (C2) to residential dwelling (C3) while still retaining C2 use for the main care home. Annex <i>Wildacre</i>, Raunds Road, Chelveston, Northamptonshire, NN9 6AB.</p>		<p>Validated on 15<sup>th</sup> January 2020.</p> <p>Planning permission granted on 20th April 2020.</p>	<p>H1 - Restricted in-fill development within clearly defined settlement boundaries</p> <p>H3 - Backland and tandem development</p> <p>HS - Developer contributions policy</p> <p>EC1b -Wildacre Residential Home - Raunds Road</p>	<p>Officer's Report: Policy EC1b of the Chelveston-cum-Caldecott Neighbourhood Plan details that additional amenities and accommodation at the Wildacre Residential Home would be supported provided that the developments are wholly ancillary to the use of the main house as a care home, however this ancillary accommodation is existing.</p> <p>In addition Policy H3 i) ii) and iii) of the Neighbourhood Plan states that development of buildings behind or in the gardens of existing dwellings will be supported where the development is for domestic purposes only; both the existing and new dwellings are wholly visible from, and have direct access to, the highway; the development will not adversely affect residential amenity. The proposal would be inline with parts i) and iii) and would satisfy part ii) with regard to the direct access to the highway; however the proposed dwelling would not be wholly visible from the highway. It is noted however that the building is already there and was considered acceptable in terms of design and visual impact when it was assessed. This proposal</p>	



				<p>would not result in any increase in footprint; in addition it would result in a reduction in bedrooms from three to two providing a more affordable property.</p> <p>Most importantly but the care home is not an existing Class C3 dwellinghouse, and nor is the annexe. Policy H3 clearly states - <i>"The development of land or buildings behind, or in front of, or in the gardens of existing dwellings will be supported where they meet the following criteria:</i></p> <p><i>i) the use of the development is for domestic purposes only;</i></p> <p><i>ii) both the existing and new dwellings are wholly visible from, and have direct access to, the highway;</i></p> <p><i>iii) the development will not adversely affect residential amenity."</i></p> <p>No explicit reference to Policies H1 or HS in the discussion chapter of the Officer's Report.</p> <p>Whilst this policy is noted, it clearly refers to residential gardens and therefore this policy does not apply, as whilst the site is residential in nature it is an established business use.</p>	
<p><b>19/01781/FUL</b> - Hybrid application comprising: Site 1. Federal Estates land off Newton Road, Higham Ferrers: demolition of industrial buildings and redevelopment to create 120 dwellings with highway works, battery storage area, landscaping, acoustic fencing and bunding. (Full planning permission). Site 2. Phased development of land at the Chelveston Renewable Energy Park with.</p>	<p><b>ORIGINAL COMMENTS:</b> The Chelveston-cum-Caldecott Neighbourhood Development Plan 2016–2031 (NDP) was “made” by ENC in July 2017 and must be taken into consideration when determining applications within the parish. NDP Policies EC and REN1 are relevant to this location.</p> <p>Figure 5.1 of the adopted NDP shows the proposed industrial estate is located outside the settlement boundaries and is not identified for development under any NDP policies.</p>	<p>Validated on 28<sup>th</sup> November 2019.</p> <p>Planning permission granted on 30<sup>th</sup> March 2021.</p>	<p>Site 1: No relevant Neighbourhood Plan policies (site situated in Higham Ferrers)</p> <p>Site 2: Policy REN</p>	<p>Committee Report:</p> <p>The principle of developing land in the countryside will need to be considered against the site specific Chelveston cum Caldecott Neighbourhood Plan (CNP) Policy REN1 where it states:</p> <p><i>"The site to the north of footpaths MM16 is allocated for further renewable energy installations and activities, provided that... no new permanent buildings are erected on the green-field areas beyond those already</i></p>	<p>The LPA overrides the Parish Council's objection to the proposal on the grounds that in conflicts with Policy REN1 by stating that there is considerable weight of strategic priorities for developing and expanding renewable and low</p>

<p>(2a) 10,000sqm of replacement employment space -six buildings in B2/B8 Use Class - and a 4,900sqm building for vertical farming in horticultural/agricultural use with highway works, and landscaping (Full planning permission); and (2b) Development of up to 18,000sqm of employment space - B1/B2/B8 Use Classes - with a maximum of 2,000sqm of B1 Use - and provision of a primary substation (Outline planning permission all matters reserved except Access. Federal Estates, Newton Road, Higham Ferrers, Northamptonshire.</p>	<p><b>NDP Policy EC</b> – <i>Development proposals that extend commercial activities or create local employment opportunities will be supported within the settlement boundaries, and in particular at the Star and Garter public house; the Wildacre residential home; and in home based businesses where they do not significantly adversely affect residential or visual amenity and subject to the conditions set out in Policy EC1a, Policy EC1b, and Policy EC1c. <b>Outside the settlement boundaries commercial and industrial proposals will be supported at Upper Higham Lane Industrial Estate and through farm diversification at Manor Farm and Poplar Farm subject to conditions set out in Policy EC1d and Policy EC1e.</b></i></p> <p>As per the highlighted sentence, since the proposed industrial estate is not located at the Upper Higham Industrial Estate, there is no support in NDP Policy EC for this proposal.</p> <p>From <b>NDP policy REN1</b> (Specific Policy Statements relating to the former Chelveston Airfield)</p> <p><i>B. The site to the north of footpaths MM16 is allocated for further renewable energy installations and activities...</i></p> <p>Since the proposed industrial estate is not a renewable energy installation or activity and nor is it located north of ROW MM16, so there is no support in NDP Policy REN1 for this proposal.</p> <p><u>Conclusion</u></p> <p>This Council believes that the industrial estate element of the submitted application EN/19/01781/FUL is contrary to policy for the reasons stated above, and requests that this part of the application is refused.</p>			<p><i>permitted, so as to minimise the cumulative impact on the rural landscape".</i></p> <p>This development conflicts with this policy as it would increase both the physical extent of Chelveston Renewable Energy Park into the open countryside and provide a significant amount of new employment land that does not generate energy.</p> <p>There is a considerable weight of strategic priorities for developing and expanding renewable and low carbon energy and green technologies, such as JCS Policy 22(a). Reference should also be made to other strategic policies from the JCS (particularly policies 11 and 25) that provide support for development that support a diverse rural economy or increases sustainable food production. In this case, it is considered the weight of JCS Policy 22 therefore outweighs the CNP Policy REN1</p> <p>The reasons for giving such weight in favour of the development is because its scale is strategic in nature, although consideration would still need to be given to the non- strategic policies in the CNP in determining the principle of development. In this case, JCS Policy 22 provides clear direction. Para 8.9 provides further guidance on certain sectoral strengths) and opportunities (low carbon energy and green technologies) and states that</p> <p><i>"Capitalising on these opportunities will be important to ensure that North Northamptonshire provides new, high quality jobs in sectors that are attractive to the market."Policy 26 (Renewable &amp; Low Carbon Energy) is not directly relevant to Commercial Site 2 as it does not involve new proposals for energy generation. However, the supporting text (paras 8.33, 8.44) offers material policy considerations that recognise the potential for " Energy Parks', comprising a mix of complementary employment uses related to renewable and low carbon energy generation. This is to support the development of green industries and a</i></p>	<p>carbon energy and green tech, such as JSC Policy 22(a). This decision was justified due to the strategic and ambitious nature of the proposal.</p> <p>Although not specifically mentioned in the Committee Report, it is clear that the LPA also override NDP Policy EC (where commercial and industrial proposals cannot take place outside settlement boundaries) on the grounds that the proposal brings a unique economic opportunity. .</p>
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	<p><b>FURTHER COMMENTS</b></p> <p>No reference to NDP policies.</p> <p>Comments focused on the Parish Council's concerns on the following matters:</p> <p>Non-compliance with NPPF and Local Policy NCC review of access route on behalf on ENC for the Gladman's site in Upper Higham lane (the proposal would likely cause a high volume of HGV movements along Newton Road/Upper Higham Lane. Landscaping improvements (proposed improvements would not sufficiently mitigate the noise and traffic impacts.</p> <p><u>Conclusion</u></p> <p>This Council believes that as the industrial estate element of the submitted application EN/19/01781/FUL has been accepted by ENC as contrary to policy, being a departure from the Development Plan, there are no material considerations that indicate the Development Plan should not be followed, and accordingly requests that this part of the application is refused.</p>			<p>sustainable and stable supply of energy. JCS paragraph 8.9 refers to one of the sectoral priorities as:</p> <p><i>"Renewable and low carbon energy and green technologies including wind, solar, biomass and other technologies, and associated research and development, food production and food production benefits".</i></p> <p>The current project is delivering an ambitious project that is only being contemplated by this policy (elsewhere it is unfortunate that Burton Wold/Kettering's Energy Park is not the subject of any planning application nor has advanced discussions).</p> <p><u>Conclusion on the Principle of Development</u></p> <p>Chelveston cum Caldecott Neighbourhood Plan (CNP) Policy REN1 is outweighed by the considerable weight of strategic priorities in JCS Policy 22(a) for developing and expanding renewable and low carbon energy and green technologies. JCS Policy 26 supports this in bringing forward a project that is not elsewhere being delivered.</p> <p>The policy framework would normally seek to direct new employment development to urban areas. However, this needs to be considered in the context of the unique opportunity that siting the innovation park adjacent to the CREP provides. It will enable the new proposed employment development to be supplied with renewable energy to meet 100% of its future demands. This development would be innovative, market leading and simply could not be achieved at any other site given the requirement to be located adjacent to the renewable energy generation source. This is a significant material planning consideration when assessing the planning balance.</p>	
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<p><b>19/01272/PDE</b> - Single storey flat-roofed extension with lantern-style rooflight including internal alterations. To extend 6 metres beyond rear wall of the dwelling. Maximum height 3 metres. Height at eaves 2.6 metres. <i>Storfield House</i>, 1C Kimbolton Road, Chelveston, Northamptonshire, NN9 6AN.</p>		<p>Validated on 23<sup>rd</sup> July 2019.</p> <p>Planning permission granted on 30<sup>th</sup> August 2019.</p>	<p>N/A</p>	<p>Application to establish whether prior approval is required. No reference to Neighbourhood Plan policies in the Decision Notice.</p>	
<p><b>19/01231/FUL</b> - Removal of rear boundary hedge and erection of a 2 metre high fence. (Boundary treatment conditioned (conditions 7 and 11) as part of previously approved application 16/00263/OUT). 2 Peters Close, Chelveston, Northamptonshire, NN9 6GS.</p>		<p>Validated on 2<sup>nd</sup> August 2019.</p> <p>Planning permission granted on 27<sup>th</sup> September 2019.</p>	<p>Policy H3 – Backland and tandem development</p>	<p>Officer's Report: The neighbour to the rear, at No.3 Britten Close shares a boundary with the application site and would be the only property which is likely to be affected by the proposal. Concern has been raised that the removal of the natural boundary screening between the application site and this neighbouring property, which had been conditioned to be retained in perpetuity, would have an adverse effect on the privacy of the neighbouring garden. No. 2 Peters Close (the application site) has windows to the first floor which face onto the side boundary with this neighbour at number 3 Britten Close, a boundary which is lined with tall trees. The dwelling and main amenity area of number 3 Britten Close is situated at approximately 28 metres from the applicant's rear elevation, an uncommonly large distance in a residential setting. Therefore it is considered that the replacement of a 3 metre high hedge with a 2.1 metre high fence would not result in a detrimental level of overlooking to this neighbouring property from the rear windows of the existing dwelling. There may be a degree of overlooking to the end of the neighbour's garden, but this is common in residential areas and would not justify a reason for refusing permission.</p> <p>A site visit confirmed that the hedge is circa 2.5m in height and is in a poor condition; therefore its continued lifespan cannot be assured. Beyond the hedge, the neighbouring garden is lined by a number of tall, mature trees, along the adjoining boundary. Furthermore, given that this proposal is for a boundary fence there would be no significant</p>	

				overshadowing or overbearing impact on adjacent neighbours.	
<b>19/01170/FUL</b> - Resurfacing the driveway giving access to the churchyard and establishment of a new path giving access from the existing hardstanding at the north-east corner of the churchyard to the main entrance at the south porch of the church; Introduction of a new mains water supply to the church from Caldecott road. St John the Baptist Church, Caldecott Road, Chelveston, Wellingborough, Northamptonshire, NN9 6AT.		Validated on 24th July 2019.  Planning permission granted on 18 <sup>th</sup> September 2019.	Policy ACV – Protecting Assets of Community Value and Local Heritage Assets	No explicit reference to Policy ACV within the discussion chapter of the Officer's Report.  The Report does however state the following: once completed the visual impact of the clear mac drive and footpath will be minimal given its similar appearance to a standard gravel surface; the scale and form, together with its location/positioning would not be considered to cause harm to the significance of the listed building.	
<b>19/01093/FUL</b> - Construction and operation of a reciprocating engine peak lopping electricity generating station and associated exhaust stacks, cooling plant, access from an existing private track, and security measures. Chelveston Renewable Energy Park, The Airfield, Chelveston, Northamptonshire, NN9 6AR.	The adopted Neighbourhood Development Plan (NDP) supports renewable energy schemes at the CRE site. Policy REN – <i>The generation of electricity from renewable resources in appropriate locations will be supported.</i> The four natural gas fuelled engines total 40MW, being 85.1% of the total power station output. Thus, depending on whether the dual fuel engine is running on natural gas or bio-fuel, the renewable electricity element will either be 0% or 14.9% of the total power station output.  As covered in the previous section, there is unlikely to be anything in planning terms to prevent the applicant running the power station 24/7/365 with all 5 engines powered by natural gas (being the most cost-effective fuel mode).  Accordingly, this Council considers it absurd to claim compliance of the NDP policy REN for electricity generation from a non-renewable fuel source. The application is contrary to policy REN.	Validated on 2 <sup>nd</sup> August 2019.  Planning permission granted on 7 <sup>th</sup> February 2020.	Policy REN1	The Committee Report states the following:  The Neighbourhood Plan Strategy provides for commercial opportunities only in limited locations outside settlement boundaries (Policy 'EC'). The present site is not one of those locations.  The proposal has been measured against the Chelveston Neighbourhood Plan (Policy REN1) that aims to prevent new permanent buildings as a control on visual impact. It is concluded there would be very limited visibility of the proposed building beyond the CREP site. Within the site the existing and consented solar arrays essentially prevent views of the proposed building from the public rights of way that cross the CREP site. From the north and west, mature woodland screens the site. The planted hedges, in time would also add a further screen. The proposals were identified as resulting in the loss of a small area of grassland, but such loss is of low significance given the change to character would be consistent with the existing built form in its immediate context. Consequently, the proposed development would have	The Parish Council's comments are refuted by the Committee.  The Parish Council note that Policy REN1(b) only allows for temporary structures on the CREP site. The Committee acknowledge that the proposal would result in a permanent structure but state that the visual impact will be appropriate as the site is sufficiently screened by

	<p>The adopted NDP policy REN1 has specific policy statements relating to the CRE site.</p> <p><i>B. The site to the north of footpaths MM16 is allocated for further renewable energy installations and activities, provided that:</i></p> <p><i>i. no new permanent buildings are erected on the green-field areas beyond those already permitted, so as to minimise the cumulative impact on the rural landscape;</i></p> <p><i>ii. new structures newly permitted do not exceed the height of the currently permitted buildings (12.36m), so as to minimise the cumulative impact on the rural landscape.</i></p> <p>The proposed power station is a permanent structure, unlike the wind turbines with a 25 year life. This is contrary is to the cumulative impact restriction accepted during the examination of the NDP. The application is contrary to policy REN1 B(i).</p> <p>The five exhaust stacks are 20m high (PDAS section 3.3.10) in order to allow the engine fumes to disperse. These are over x1.5 the building height restriction accepted during the examination of the NDP. This element of the application is contrary to policy REN1 B(ii).</p> <p>Accordingly, this Council finds the use of natural gas fuel, the addition of permanent buildings adding to cumulative impact and the height of the stacks to be contrary to the NDP policies.</p> <p><u>Conclusion</u></p> <p>This Council objects to the application, as being contrary to the ethos of a renewable energy</p>			<p>very little effect on landscape features, landscape character and views. Consequently, there would be no increased visual impact as the building, although large, would be clustered with others.</p> <p>Arguably the Neighbourhood Plan support for temporary buildings only (such as shipping containers, exposed infrastructure or temporary modular buildings) would result in development of greater visual impact given their varied materials and varied appearance.</p> <p>Since establishment as the Chelveston Renewable Energy Park, the former airfield has had significant investment in boundary planting to mitigate the effects of development. This includes planting of woodland blocks along the CREP boundary, and rows of hedgerows planted alongside public rights of way. Given that the site is situated relatively distant from public vantage points, and within the core of the renewable energypark, it is not considered that any additional planting is necessary to proportionally mitigate the limited landscape and visual effects that would result from the development.</p> <p>Conclusions: Visual impact is acceptable. This area of built development occupies a small part of the CREP, which will retain a largely open and pastoral character. The proposed building is large but located within the centre of the renewable energy park with existing buildings, approved buildings not yet built, established vegetation or prospective new planting acting to screen the site. A detailed visual assessment provides photographic montage work that shows this.</p> <p>The development is an integral part of a larger energy park designed to deliver renewable energy. The particular plant applied for uses a fossil fuel (natural gas) but this is as part of a challenging national drive for increased energy sustainability.</p>	<p>woodland and solar array sites. The Committee adds that temporary buildings may result in greater visual impact due to their varied appearance.</p> <p>The Committee also overrides the Parish Council's objection on the grounds that the proposal seeks to generate energy through non-renewables (fossil fuels) by stating that this application forms part of a much larger renewable scheme, and that overall, the scheme offers opportunities for low carbon energy. The Committee also acknowledge that fossil fuels will be used to complement renewable sources as a means of reducing vulnerability and providing resilience. This Committee argue that this matter conforms with the</p>
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	site, contrary to policy and further piecemeal industrialisation of the CRE site, and requests that ENC refuse the application accordingly.			<p>The development will support the move to low carbon energy generation. It will do this by complementing the renewable energy generation at the CREP during times when they are not operating, or are not able to generate enough electricity to meet demand. This will minimise vulnerability and improve resilience of the wider electrical infrastructure.</p> <p>This accords with the NPPF which aims to minimise vulnerability and provide resilience to climate change. The Council should not require applicants to demonstrate the overall need for renewable or low carbon energy and should recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions. The Council is generally advised to approve the application if its impacts are (or can be made) acceptable.</p>	higher policies of the NPPF.
<b>19/00692/FUL</b> - Re-surfacing of the driveway giving access to the churchyard and establishment of a new path giving access from the existing hardstanding at the north-east corner of the churchyard to the main entrance at the south porch of the church. St John the Baptist Church. Caldecott Road. Chelveston, Wellingborough, Northamptonshire, NN9 6AT.		<p>Validated on 1<sup>st</sup> May 2019.</p> <p>Planning application withdrawn/declined 30<sup>th</sup> May 2019.</p>	None	No reference to Neighbourhood Plan policies in the Decision Notice.	
<b>19/00499/FUL</b> - Two storey rear extension and conversion of first floor of detached garage to habitable room with two new dormer windows. <i>East View</i> , Raunds Road, Chelveston, Wellingborough, Northamptonshire, NN9 6AB.		<p>Validated on 8<sup>th</sup> April 2019.</p> <p>Planning permission granted on 31st January 2020.</p>	Policy H1 – Restricted in-fill development within clearly defined settlement boundaries	<p>Committee Report: The proposed two storey extension would be highly visible in the street scene given that the existing dwelling sits forward of its two neighbouring properties. Whilst it would be subservient, with regards to its height, to the main dwelling, its length would add more than double the length of the existing rear protrusion. Therefore, the depth that it extends (4.8 metres, with the existing rear protrusion being approximately 4.13 metres) to the rear of the property would not be subservient and would detract from the main dwelling resulting in visual harm. The proposed extension would dominate the existing building and not appear as a subservient</p>	

				<p>extension and would drastically alter the proportions of the house impacting on its character.</p> <p>It can be seen that the applicant has attempted to reduce the bulk of the proposed extension by adding in windows which are equally spaced, but there is still a high proportion of brick expanse on both the south and north elevations, which would add to the prominence of the extension in the street scene.</p> <p>Overall, the proposed extension, by reasons of its design, location, bulk and length, would result in a proposal which would have a detrimental visual impact on the character and appearance of the host dwelling and the street scene.</p> <p>Note: planning application was subsequently approved.</p>	
<p><b>18/02415/FUL</b> - Convert outbuildings into residential annexe -home office. 37 - 39 Water Lane, Chelveston, Northamptonshire, NN9 6AF.</p>		<p>Validated on 9<sup>th</sup> January 2019.</p> <p>Planning permission granted on 6<sup>th</sup> March 2019.</p>	<p>Policy EC1 – Home-based businesses</p>	<p>Officer’s Report: The proposal involves the conversion of an existing building and as such the principle of development is considered to be acceptable as it would be ancillary to the use of the main dwelling. The development is of a modest scale that would not be suitable for conversion to a dwelling at a later date. In order to ensure that the home office remains ancillary to the host dwelling, it is recommended that a condition be added to secure this to prevent it from being rented out to a business, where there are other material considerations that would need to be reviewed.</p>	
<p><b>18/02142/FUL</b> - Construction of an agricultural worker's dwelling. Land North East Of Lancaster Farm, Higham Road, Chelveston, Northamptonshire.</p>		<p>Validated on 27<sup>th</sup> November 2018.</p> <p>Planning permission granted on 15<sup>h</sup> April 2019.</p>	<p>Policy H1 – Restricted in-fill development within clearly defined settlement boundaries</p>	<p>No explicit reference to Neighbourhood Plan Policy H1 in the Officer’s Report. However, the Officer does note the following:</p> <p>The scale of the proposed dwelling appears to be excessive for its intended occupier. However, it is appreciated that the worker's family may increase in size and additional accommodation may be necessary</p>	



				<p>in the future. In addition, there are examples very close to the application site that have been assessed by the Council's Agricultural Consultant and appear to have very similar circumstances. As such, it would be difficult to insist that the proposed dwelling is inappropriate because of its scale.</p> <p>As set out above, the applicant has been able to demonstrate that all relevant tests associated with the provision of a permanent agricultural worker's dwelling have been met. The proposed development would therefore be acceptable in principle, subject to a condition to ensure that the proposed dwelling remains linked to the management of the associated farm, and subject to satisfying all other material planning considerations as set out below.</p> <p>The proposed dwelling would be repositioned in comparison to the previously refused application. The dwelling would now be positioned closer to the existing agricultural buildings within the site and from outside the site, the dwelling would now be less prominent and would assimilate well against the agricultural backdrop. The proposed dwelling would still be large in scale but now that it would be set against the larger buildings, the dwelling would not have a significant detrimental impact on the local landscape.</p> <p>The proposed dwelling is designed with a traditional form, including a subservient element to one gable, and includes quality design elements to ensure a high quality result. The materials proposed for the dwelling would be acceptable in this context and a condition is recommended to ensure that the development is carried out in accordance with the proposed materials.</p>	
<p><b>18/02043/FUL</b> - Construction of a hydrogen fuelling building with on-site hydrogen generation, storage, ancillary</p>		<p>Validated on 31<sup>st</sup> October 2018.</p>	<p>Policy REN - Renewable Energy Policies: To support the generation of</p>	<p>Committee Report: The development is supported by Policy REN1 of the Chelveston Neighbourhood Plan which supports the generation of electricity from renewable sources, whilst preserving the quiet, rural</p>	

<p>maintenance and storage units, security fencing, and hardstanding. Chelveston Renewable Energy Park, The Airfield, Chelveston, Northamptonshire, NN9 6AR.</p>		<p>Planning permission granted on 19<sup>h</sup> February 2019.</p>	<p>electricity from renewable sources, whilst preserving the quiet, rural nature of the Parish and protecting the amenity of residents.</p>	<p>nature of the Parish and protecting the amenity of residents.</p> <p>However, the Plan is cautious about scale and impact of new buildings, addressed in the next section below in 7.10-7.12. 7.5 Chelveston Parish Council questions the practice of the use of hydrogen suggesting that unwanted pollutants are still possible. This is not supported by general policy at national and local levels that support renewable energies.</p> <p>The proposal has been measured against the Chelveston Neighbourhood Plan (Policy REN1) that aims to prevent new permanent buildings as a control on visual impact. It is concluded there would be very limited visibility of the proposed building beyond the CREP site. Within the site the existing and consented solar arrays essentially prevent views of the proposed building from the public rights of way that cross the CREP site. From the north and west, mature woodland screens the site. The planted hedges, in time would also add a further screen. The proposals were identified as resulting in the loss of a small area of grassland, but such loss is of low significance given the change to character would be consistent with the existing built form in its immediate context. Consequently, the proposed development would have very little effect on landscape features, landscape character and views. Consequently, there would be no increased visual impact as the building, although large, would be clustered with others.</p> <p>Arguably the Neighbourhood Plan support for temporary buildings only (such as shipping containers, exposed infrastructure or temporary modular buildings) would result in development of greater visual impact given their varied materials and varied appearance. Chelveston Parish Council seemed to have recognised this in their consultation response on the adjacent battery storage building (application reference 17/00784/FUL), where they recorded:</p>	
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				<p>“The (parish) Council has considered the application in light of the NPPF and policy REN1 of the NDP. The (parish) Council considers the application is generally in conformity, recognising the safety and security requirements for the fencing around the transformers outweighs policy REN1 part vii all fencing is of a form appropriate for a rural environment.”</p> <p>Since establishment as the Chelveston Renewable Energy Park, the former airfield has had significant investment in boundary planting to mitigate the effects of development. This includes planting of woodland blocks along the CREP boundary, and rows of hedgerows planted alongside public rights of way. Given that the site is situated relatively distant from public vantage points, and within the core of the renewable energy park, it is not considered that any additional planting is necessary to proportionally mitigate the limited landscape and visual effects that would result from the development.</p>	
<p><b>18/01359/FUL</b> - Demolition and removal of existing agricultural buildings and hard standing to facilitate the erection of 5 No. Dwellings and associated garages and supporting infrastructure. Site 949 Former Quarry, Bidwell Lane, Caldecott, Chelveston, Northamptonshire.</p>		<p>Validated on 19<sup>th</sup> July 2018.</p> <p>Planning permission granted on 11<sup>th</sup> October 2018.</p>	<p>Policy H4a: development site allocations, Bidwell Lane</p> <p>Policy H1b: Caldecott settlement boundary</p> <p>Policy H5: developer contributions</p>	<p>Officer’s Report: The Chelveston-cum Caldecott Neighbourhood Plan refers specifically to the application site giving it the title NDP-S001. Policy H4a of the Neighbourhood Plan allows for a total of 5 dwellings at the application site subject to the housing enhancing the streetscene and providing that all required parking is contained within the application site. It is acknowledged by the Parish Council that small level development is required in village locations and that services can be accessed at nearby settlements.</p> <p>The application site is within the settlement boundary for Caldecott as newly defined in the recently made Neighbourhood plan under Policy H1b. As such, the application site is considered as being suitable for new housing development in principle. All other relevant material planning considerations that have a bearing on the final recommendation are discussed below.</p>	

				The Parish Council has requested that one street light is provided to serve the development as set out in Policy H5 of the Neighbourhood Plan. A condition will be included that requires the developer to detail how this lighting is to be provided and to give details of how the lighting will be managed in perpetuity, in agreement with the Parish Council. The lighting will need to be provided at an appropriate location within the application site and shall be provided prior to the first occupation of any of the five dwellings.	
<b>18/01144/FUL</b> - To erect a judging box next to the new manege. Manor Farm Buildings, Bidwell Lane, Caldecott, Chelveston, Northamptonshire, NN9 6AR.		Validated on 6 <sup>th</sup> June 2018.  Planning permission granted on 30 <sup>th</sup> July 2018.	Policy H1 – Restricted in-fill development within clearly defined settlement boundaries  H2 -Windfall re-use of redundant, traditional farm buildings  Policy EC1E - Farm diversification - Manor Farm and Poplar Farm	Officer’s Report: Whilst the site is situated outside of the settlement boundary as defined in the Chelveston-cum-Caldecott Neighbourhood Plan (NOP), the site lies within a designated employment and commerce site (as defined by the NOP) and Policy EC1e supports the continued diversification of Manor Farm through equestrian leisure activities/ uses, including "stabling, horse riding and horse/ rider training". The proposed judging box would be used in connection with the existing equestrian establishment; therefore, the principle of the development is considered to be acceptable subject to the issues set out below (issues set out are not relevant).	
<b>18/00708/FUL</b> - 9 new houses and one detached garage. Land Adjacent 47 The Crescent, Chelston Rise, Caldecott, Northamptonshire.		Validated on 17 <sup>th</sup> April 2018.  Planning permission granted on 1 <sup>st</sup> August 2018.	Policy H4g: Development Site Allocations, Chelston Rise  Policy H1a: Chelston Rise Settlement Boundary	Committee’s Report: The Chelveston-cum Caldecott Neighbourhood Plan allows for new housing in approximately the locations subject to this application. Policy H4g allows for a total of 10 dwellings in these locations subject to the housing being in harmony with the open plan American suburban style and respecting building lines of adjacent existing properties.	

				<p>The proposal is located outside the village of Chelveston in an area historically regarded in Policy terms as open countryside. It is, however, within a large established group of 50 dwellings originally constructed for the adjacent Chelveston airfield. As such, Chelston Rise is considered as being suitable for new housing development in principle. Indeed, the Council has recently approved two outline planning applications for housing on parts of the sites subject to this application and another was allowed on appeal. Furthermore, these sites roughly equate to ones that are identified as being suitable for housing in the Chelveston cum Caldecott Neighbourhood Plan and all are already subject to existing permissions for housing. The principle of the development is therefore acceptable.</p> <p>Seven detached dwellings and one semi detached pair are proposed. Five of the properties would have 4 bedrooms and the remaining four would have 3 bedrooms. They are of a design that is considered in keeping with the other existing dwellings in the Crescent. In response to concerns that they are too large and smaller properties are what the Neighbourhood Plan is seeking, they are of a size that helps them to be in keeping with the American style of other properties that exist in Chelston Rise as required by the Neighbourhood Plan. There is also considered to be a need for 3 and 4 bedroomed properties. It is noted that one of the grounds of objection is that buff brick is to be used and this will be out of character with the wooden cladding that exists on some properties. However, the predominant material on the existing development is buff brick and therefore the proposal is in keeping with this. The precise detail of materials can be secured via planning condition.</p> <p>It is also noted that this is not quite where the Neighbourhood Plan shows a dwelling to be. However, it is roughly level with the front of the dwelling to the other side (number 43) and if it is brought forward it could impact on the light at the front of that property. As it is roughly level with</p>	
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				<p>number 43, it is considered that the dwelling proposed for plot 6 is not out of character in this location.</p> <p>[...] They are also concerned that Plots 1 to 5 will remove a parking area at the entrance to Chelston Rise for the existing properties and there are concerns about the private parking area in front of plot 9. In response to the first of these points, Policy H1a of the Neighbourhood Plan recognises to preserve the parking spaces at this location. In response to this, some parking provision will be retained here and the new houses that are to be built at this location will have their parking provision in approximately this location. This is considered sufficient to address this point because, in any event, the existing development is at a low density with plenty of parking provision.</p>	
<p><b>18/00611/FUL</b> - Proposed loft conversion. 6 Disbrowe Court, Chelveston, Wellingborough, Northamptonshire, NN9 6RA.</p>		<p>Validated on 26<sup>th</sup> March 2018.</p> <p>Planning permission granted on 18<sup>th</sup> May 2018.</p>	None	<p>No reference to Neighbourhood Plan policies in the Officer's Report.</p>	
<p><b>18/00591/FUL</b> - Erection of detached dwelling, alterations to existing access and parking for both existing and new dwelling, re submission of previously approved application 17/00766/FUL. <i>White House</i>, The Green, Chelveston, Northamptonshire, NN9 6AJ.</p>		<p>Validated on 26<sup>th</sup> April 2018.</p> <p>Planning permission granted on 18<sup>th</sup> June 2018.</p>	<p>Policy H1 - Restricted in-fill development within clearly defined settlement boundaries</p> <p>Policy H3 - Backland and Tandem Development</p> <p>Policy ACV - Protecting Assets of Community Value</p>	<p>The proposal would be visible in the street scene but would be set back from the main road. Views of it would not be prominent when approaching the site from the west as the White House would obscure them. The design has been chosen to reflect that of the neighbouring property known as The Shielling. It includes features such as a pitched roof front porch, front facing dormer windows and materials to match this neighbouring property. Therefore, it is not considered to be out of keeping with the character and appearance of the surrounding area.</p> <p>This application proposes an increase in the height of the building. This change would not be a significant one and as such would not result in any more of an impact on the street scene or surrounding area than</p>	

			and Local Heritage Assets	<p>the approved dwelling. The increased height does not therefore cause any concerns.</p> <p>The White House, adjacent to the proposal, is a locally listed building and therefore the impact of the proposal on it needs to be considered. Policy ACV of the Neighbourhood Plan states that the development of sites that have been listed by East Northamptonshire Council as Local Heritage Assets will be resisted where they involve any loss of amenity to the community. The proposal to erect a dwelling within the curtilage of The White House would not result in the loss of an asset and as such the proposal is not contrary to this policy.</p>	
<p><b>18/00349/NCC &amp; 18/00006/WASFUL</b> - Construction of a plastic recycling and recovery facility involving the conversion of waste plastic by pyrolysis into diesel petrol and LPG. Works At Upper Higham Lane, Rushden, Northamptonshire.</p>		<p>18/00349/NCC</p> <p>Validated on 22<sup>nd</sup> February 2018.</p> <p>Planning permission granted on 19<sup>th</sup> October 2018.</p> <p>18/00006/WASFUL</p> <p>Not on planning application database.</p>	<p>18/00349/NCC</p> <p>None</p> <p>18/00006/WASFUL</p> <p>N/A</p>	<p>No reference to Neighbourhood Plan policies in the Committee Report for 18/00349/NCC.</p>	
<p><b>18/00249/FUL</b> - Erection of a stable block containing 6 stables, tack room, rug room, teaching room, storage room and farrier/clipping bay. Manor Farm Buildings, Bidwell Lane, Caldecott, Chelveston, Northamptonshire, NN9 6AR.</p>		<p>Validated on 13<sup>th</sup> February 2018.</p> <p>Planning permission granted on 10<sup>th</sup> April 2018.</p>	<p>Policy H1 – Restricted in-fill development within clearly defined settlement boundaries</p>	<p>Officer’s Report: The principle of the provision of stables on the site was established under ref: 14/01904/FUL, although this permission has expired. Whilst the site lies outside of the settlement boundary as defined in the Chelveston-cum-Caldecott Neighbourhood Plan (NP), the site lies within a designated employment and commerce site (as defined by the NP) and Policy EC1e supports the continued diversification of Manor Farm through</p>	

			H2 -Windfall re-use of redundant, traditional farm buildings  Policy EC1E - Farm diversification - Manor Farm and Poplar Farm	equestrian leisure activities/ uses, including "stabling, horse riding and horse/ rider training". Therefore, the principle of the development is considered to be acceptable subject to the issues set out below.  There is no explicit reference the Policies H1 or H2 in the discussion chapter of the Officer's Report.	
<b>17/02416/FUL</b> - Demolish Outbuildings and rebuild as annexe(for use of No 43 only ), plus shed and wood-store (lean-to against boundary wall ) (Revised scheme to 17/02235/FUL). 43 Water Lane, Chelveston, Wellingborough, Northamptonshire, NN9 6AF.		Validated on 15 <sup>th</sup> November 2017.  Planning permission granted on 25 <sup>th</sup> January 2018.	None	No reference to Neighbourhood Plan policies in the Officer's Report.	
<b>17/02284/FUL</b> - Construction of side/rear single storey extension. 1 Duchy Cottages, Bidwell Lane, Caldecott, Chelveston, Wellingborough, Northamptonshire, NN9 6AR.		Validated on 9 <sup>th</sup> November 2017.  Planning permission granted on 2 <sup>nd</sup> January 2018.	None	No reference to Neighbourhood Plan policies in the Officer's Report.	
<b>17/02235/FUL</b> - Demolish outbuildings and rebuild to provide annex (only for use of no 43). 43 Water Lane, Chelveston, Wellingborough, Northamptonshire, NN9 6AF.		Validated on 2 <sup>nd</sup> November 2017.  Application withdrawn/declined 15 <sup>th</sup> November 2017.	None	No reference to Neighbourhood Plan policies in the Decision Notice.	
<b>17/02180/FUL</b> - Erection of a booster pumping station kiosk, metering cabinet, telemetry mast, transformer, boundary treatment, upgrade access point off unnamed		Validated on 13 <sup>th</sup> October 2017.  Planning permission granted	None	No reference to Neighbourhood Plan policies in the Officer's Report	



road to the east of the development site, creation of new access road and double gates. Pumping Station, SP 99404 67123, Upper Higham Lane, Rushden, Northamptonshire.		on 8 <sup>th</sup> December 2017.			
<b>17/01910/FUL</b> - Two-storey side extension and alterations. 28 Duchy Close, Chelveston, Wellingborough, Northamptonshire, NN9 6AW.		Validated on 12 <sup>th</sup> September 2017.  Planning permission granted on 3 <sup>rd</sup> November 2017.	None	No reference to Neighbourhood Plan policies in the Officer's Report.	
<b>17/01616/FUL</b> - Single storey rear extension. 4 Britten Close, Chelveston, Wellingborough, Northamptonshire. NN9 6AY		Validated on 4 <sup>th</sup> August 2017.  Planning permission granted on 29 <sup>th</sup> September 2017.	None	No reference to Neighbourhood Plan policies in the Officer's Report.	
<b>17/01551/PNA</b> - Portal steel framed agricultural building for storage and overwintering of animals. SP98234 69261, Higham Road, Chelveston, Northamptonshire.		Validated on 28 <sup>th</sup> July 2017.  Planning permission granted on 22 <sup>nd</sup> August 2017.	None	Application to establish whether prior approval is required. No reference to Neighbourhood Plan policies in the Decision Notice.	
<b>PLANNING APP REF UNKNOWN</b>  The Vistry Group public consultation proposals for approximately 145 new homes off the Chelveston Road, Raunds.	No reference to NDP policies – planning application is in relation to a site north of Chelveston.  Comments focused on the Parish Council's concerns over the potential highways and traffic impacts of the proposal. In particular, the Parish Council raised matters on the following:  Access via a fourth arm of the roundabout Construction Traffic Management Plan Traffic calming at the Chelveston village entrance	N/A	None	Planning application falls outside the Parish boundary.	

	Speed reminder once in the village Conversion of Sawyers Crescent, Chelveston to 'One-Way'				
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*Table 4: Full Review of Planning Applications Submitted between 2017-2021 in Chelveston-cum-Caldecott*