



# Land Owner Propositions



Published by Chelveston-cum-Caldecott Parish Council  
as part of a consultation process.

This booklet contains all of the propositions put forward by land owners in the Parish for consideration by residents. Registered electors will vote on which of these propositions should be go forward as “preferred options” into the Neighbourhood Plan.

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This document is available online as:  
<http://ndp.chelveston.org.uk/NDP-PROPS>



# Chelveston-cum-Caldecott Parish Council Northamptonshire Neighbourhood Development Plan



## Your Plan, Your Village, Your Future Your chance to VOTE for what you want

### This is important for your future!

The residents of Chelveston-cum-Caldecott need to create and adopt a **Neighbourhood Plan**. This plan will determine what developments can be permitted in the Village for the next 20 years. If we don't have this plan, then developers will be free to buy up land in the Village for development. You will then have little say over where development happens and what is developed.

### So why haven't we had a plan before?

We did have! East Northamptonshire Council did have a Local Plan covering this Village, but it has now lapsed. Unfortunately, it could be several years before a new plan comes into force, and until then we are vulnerable. As a result of the national housing crisis, the Government has swept away many planning restrictions and developers are targeting districts without a valid Local Plan. However, under a new law introduced in 2012, villages can now create their own plan, taking control of their own futures. That's what we are doing.

### Why do we need to allow any development?

We are not in a conservation area and so it would be impossible to try and prevent all development in the Village. However, Chelveston is classified as a "smaller village", with Caldecott and Chelston Rise classified as "open countryside". These classifications have allowed us to apply restrictions on development for the last 20 years.

Under the old Local Plan, housing development in Chelveston-cum-Caldecott was restricted to "in-fill" only – building on small plots of land between existing properties. Most of the development has been single houses, with the exception of Cornerhouse Cottages (4 cottages) and Disbrowe Court (6 detached houses).

- In Chelveston, 22 new properties have been built in 25 years and 1 more has outline permission on Kimbolton Road. There will then be **155** houses.
- In Caldecott, no new houses have been built in 25 years. Duchy Farm is currently being redeveloped to add 3 barn conversions and there is outline permission for 1 more house at Haleworth. Caldecott will then have **25** houses.
- Chelston Rise has always had **50** houses and also had a school building/ community centre until the late 1990s. The foundations of this still remain.

The Village will then have **230** dwellings, a 13% growth over the last 25 years. In the previous 25 years, growth was around 30% (Duchy Close and Britten Close.)

**The question for you to answer is what sort of Village do you want to live in and what level of development should be permitted over the next 20 years?**

## What do you have to do next?

This pack contains the propositions that land owners now wish residents to consider. Some of the propositions are exactly the same as those originally submitted in November, at the start of this process. Others have been “tweaked” following the consultation process and residents’ feedback. No **new** propositions have been accepted, but where a land owner included **options** in their original submission, we have separated these into two propositions. This will allow you to vote on each of the options.

So now you need to do the following:

1. Consider how you would like to see the Village evolve over the next 20 years.
  - What level of growth are you prepared to see?
  - What type of housing do we need?
  - What sort of developments should be permitted?
  - Where should development be permitted?
  - What changes are needed to accommodate this?
2. Look at the maps to see the overall picture of what has been proposed.
3. Read each proposition carefully and then give your opinion on it in the survey.

Each registered voter has been sent a personalised survey which can be completed using the paper form or online – whichever you prefer. The results are completely confidential and individual responses will be anonymised before being shared or published.

## Summary of Propositions

Caldecott Propositions			12-15 new dwellings
Proposition	Applicant	Location	Summary
NDP-S001	Duchy of Lancaster	Bidwell Lane, Caldecott	6 detached dwellings
NDP-S004a	Sue Chapman	The Barns, Caldecott	1 barn conversion or barn rebuilding
NDP-S004b	Sue Chapman	The Barns, Caldecott	1 two-storey 2-3 bedroom cottage, sharing site
NDP-S018a	Patricia & Pieter Mommersteeg	Land on Caldecott Road between Church House and Bidwell Lane	3 detached dwellings
NDP-S018b	Patricia & Pieter Mommersteeg	Land on Bidwell Lane opposite Manor Farm	2 detached or 4 semi-detached bungalows

Chelston Rise Propositions			41-78 new dwellings
Proposition	Applicant	Location	Summary
NDP-S014	Michael Allen	Land adjacent to Chelston Rise	6-8 affordable dwellings
NDP-S019a	William Pears Group	Chelston Rise	35 mixed dwellings
NDP-S019b	William Pears Group	Chelston Rise	70 mixed dwellings
NDP-S020a	Chelveston Renewable Energy	Chelveston Renewable Energy Park	Additional renewable energy & waste applications
NDP-S020b	Chelveston Renewable Energy	Chelveston Renewable Energy Park	Residential & employment opportunities

Chelveston Propositions Raunds Road/Sawyers Crescent/Water Lane			24-31 new dwellings
Proposition	Applicant	Location	Summary
NDP-S005	John & Brenda Eildred	Goldcrest, St Georges Row	3-4 dwellings
NDP-S006	Raymond Knight	Land adjoining Raunds Road and Sawyers Crescent	8-10 dwellings
NDP-S007	Raymond Knight	Land next to Hall Farm House, Water Lane	1 dwelling
NDP-S008	Keith Carr	Land fronting Raunds Road	12-16 dwellings
Chelveston Propositions Duchy Close/Higham Road/Water Lane			60 new dwellings
NDP-S013	JST Fork Trucks	Higham Road	9 dwellings 2-3 bedrooms
NDP-S015	Stephen Craythorn	Paddock adjacent to Duchy Field accessed off Water Lane	1 dwelling
NDP-S021	Stuart Carr	Duchy Field – adjacent to Duchy Close, Higham Road & Water Lane	Up to 50 dwellings, village hall & recreation land
Chelveston Propositions Britten Close/Kimbolton Road			8 new dwellings
NDP-S002	Keith & Patricia Oliver	Land behind 4 Britten Close, accessed off Kimbolton Road	2 dwellings
NDP-S017	David Bagley, Marie Coote, Mike Woolhead	Land behind 1, 2, 3 Britten Close, accessed off Britten Close	6 bungalows

<b>Caldecott Propositions</b>		12-15 new dwellings
<b>Chelston Rise Propositions</b>		41-78 new dwellings
<b>Chelveston Propositions</b>		92-99 new dwellings
<b>Totals</b>		<b>146–192 new dwellings</b>

**Plus unspecified number on the old airfield site**

Please study the maps, and then read each of the propositions carefully. You need to decide whether the developments proposed would be appropriate to create the Village you want.

You have three choices for each of the propositions:

- Support the proposition as stated
- Reject the proposition completely
- Would support the proposition with modifications (which you must list)

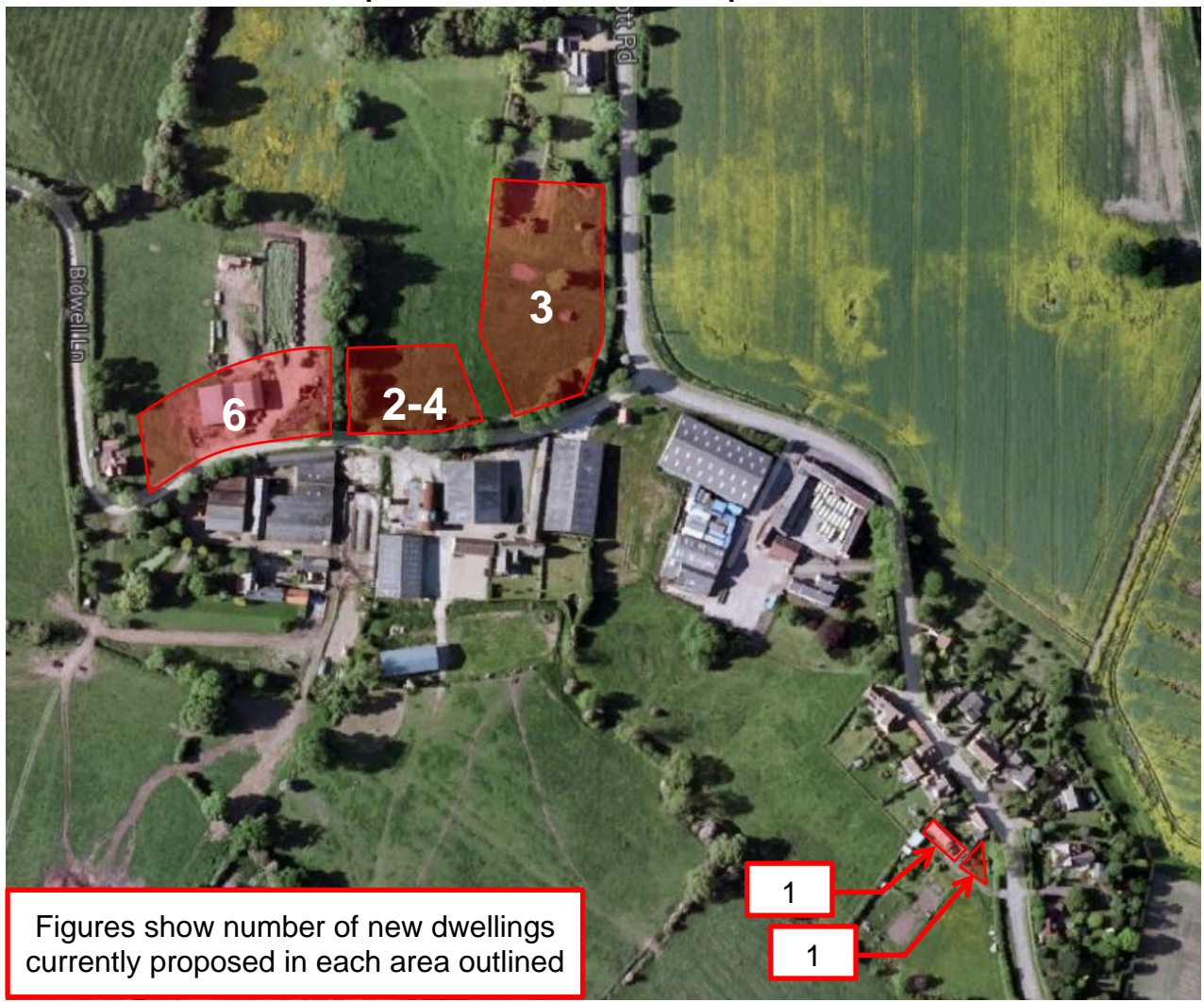
**Please note:** If you **don't vote** on a particular proposition, then you will be assumed to have **no objection** to that proposition.

If you **don't participate** at all in the survey you will be assumed to have **no objection** to any developments proposed in Chelveston-cum-Caldecott.

Remember it's:

**YOUR PLAN, YOUR VILLAGE, YOUR FUTURE**

### Map of Caldecott Propositions



### Proposals for 13-15 new dwellings

Caldecott has 21 dwellings today with 3 under construction at Duchy Farm and 1 granted outline permission at Haleworth

<b>NDP-S001</b>	Duchy of Lancaster	<b>Caldecott</b>	
<b>Location:</b>	Bidwell Lane, Caldecott, NN9 6AR		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	0.4 Hectare (1 Acre)

**Redevelopment of farm buildings and field opposite Duchy Farm**

The Duchy of Lancaster has suggested this site as a suitable location for a small development of about 6 high quality homes. Should the site be allocated we have no doubt that current structures on the site could be replaced with a sensitive residential design that fits with the existing character of the area. No detailed plans have been prepared at this very early stage but dialogue with the local community would be a very important step in developing our ideas should the land be allocated.

We would also consider what happens to the remaining land forming part of this field parcel, what wider impact there might be and the need for enhanced landscaping. However, it is not envisaged that a small development of this nature which replaces an existing use would lead to any significant increase in traffic impact or require changes to local highways. Any other impacts that are identified would normally be resolved through a S106 legal agreement as appropriate at the planning application stage. This would ensure an acceptable form of development.

The site is both available now and deliverable.



<b>NDP-S004a</b>	Sue Chapman	<b>Caldecott</b>	
<b>Location:</b>	The Barns, Caldecott, NN9 6AR		
<b>Timescale:</b>	2018+	<b>Area:</b>	0.02 Hectare (0.05 Acre)

**Conversion or rebuilding of existing barn building**

The ideal outcome would be the conversion of the existing barn. If a structural report deems this to be either impractical or financially unviable the alternative is to rebuild.

The new structure would be a rebuild of the existing barn. i.e. Stone/old brick with a pan tiled roof. All light for the property would be south facing (no additional windows facing other properties).

All services are present as the barn has been lived in for over 15 years. There would be the addition of new sewerage pipes connected directly to the mains.



<b>NDP-S004b</b>	Sue Chapman	<b>Caldecott</b>	
<b>Location:</b>	The Barns, Caldecott, NN9 6AR		
<b>Timescale:</b>	2018+	<b>Area:</b>	0.02 Hectare (0.05 Acre)

**New development of 2 storey, 2/3 bedroomed cottage at The Barns**

The plot is 28m (roadside) x 21m (drive) x 21m (wall). This area should be substantial enough for a modest 2 storey 2/3 bed cottage with an attached single storey annex.

The back of the property would ideally be facing the road in keeping with the buildings in the village.

Ideally most of the property will be of stone construction to be in keeping with the other properties, or stone and rendering in keeping with the property opposite.

The property will not be exposed modern brick as not only is this not consistent with the rest of the village but also not something we would want.

All services are present and there would be the addition of a new sewerage pipe connected directly to the mains.



<b>NDP-S018a</b>	Patricia & Pieter Mommersteeg	<b>Caldecott</b>	
<b>Location:</b>	Caldecott Road, Caldecott, NN9 6AT		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	0.55 Hectare (1.35 Acre)

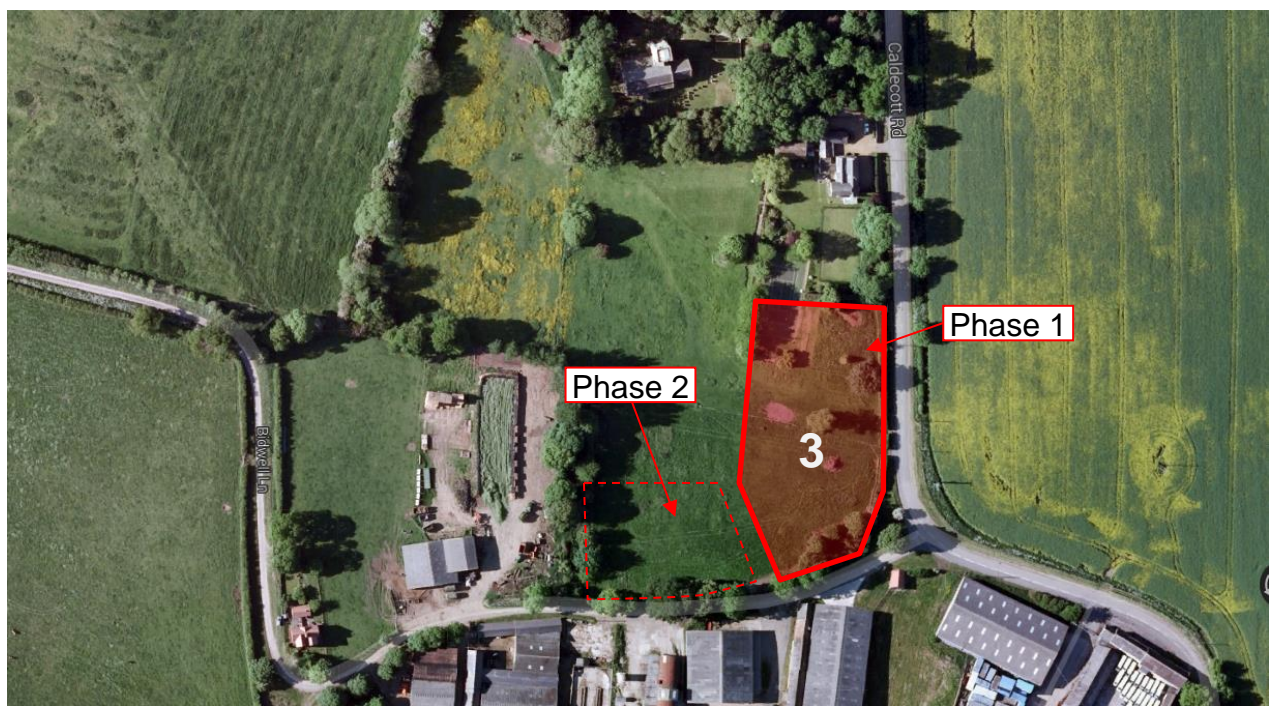
**Phase 1: Three detached houses or two houses and one bungalow**

The proposed dwellings, the houses four bedroomed, will be constructed in stone, and be in keeping with the some of existing buildings on Caldecott Road. They will reflect the Caldecott village character. Generous plot sizes have been proposed which will be covenanted to exclude further development at the rear of the properties. Access for the houses will be onto Caldecott Road, either singly or shared; an existing access is available.. The bungalow may be accessed via Bidwell lane. All details to be agreed with the Highways Agency. The depth of the plot is approx 60 meters which is in keeping with other properties along Caldecott Road. Properties therefore do not need to be constructed close to the verge. The existing footpath (M11) will be retained as is or moved, subject to agreement, some 5 metres towards Caldecott.

This development will provide a natural link between the established village hall, the Church and the existing three houses - Chelveston-cum-Caldecott, on the one hand and the potential ongoing developments of Bidwell Lane - Caldecott, on the other.

Overall the addition to the number of households and importantly cars resulting from this development would be 6-8 which is not significant to the total amount of traffic.

In terms of the effect on the ‘rural’ aspects, I believe that these dwellings will blend in well providing village continuity whilst retaining access to existing footpaths.



<b>NDP-S018b</b>	Patricia & Pieter Mommersteeg	<b>Caldecott</b>	
<b>Location:</b>	Caldecott Road, Caldecott, NN9 6AT		
<b>Timescale:</b>	2030-2035	<b>Area:</b>	0.3 Hectare (0.73 Acre)

**Phase 2: Two bungalows or four semi-detached bungalows**

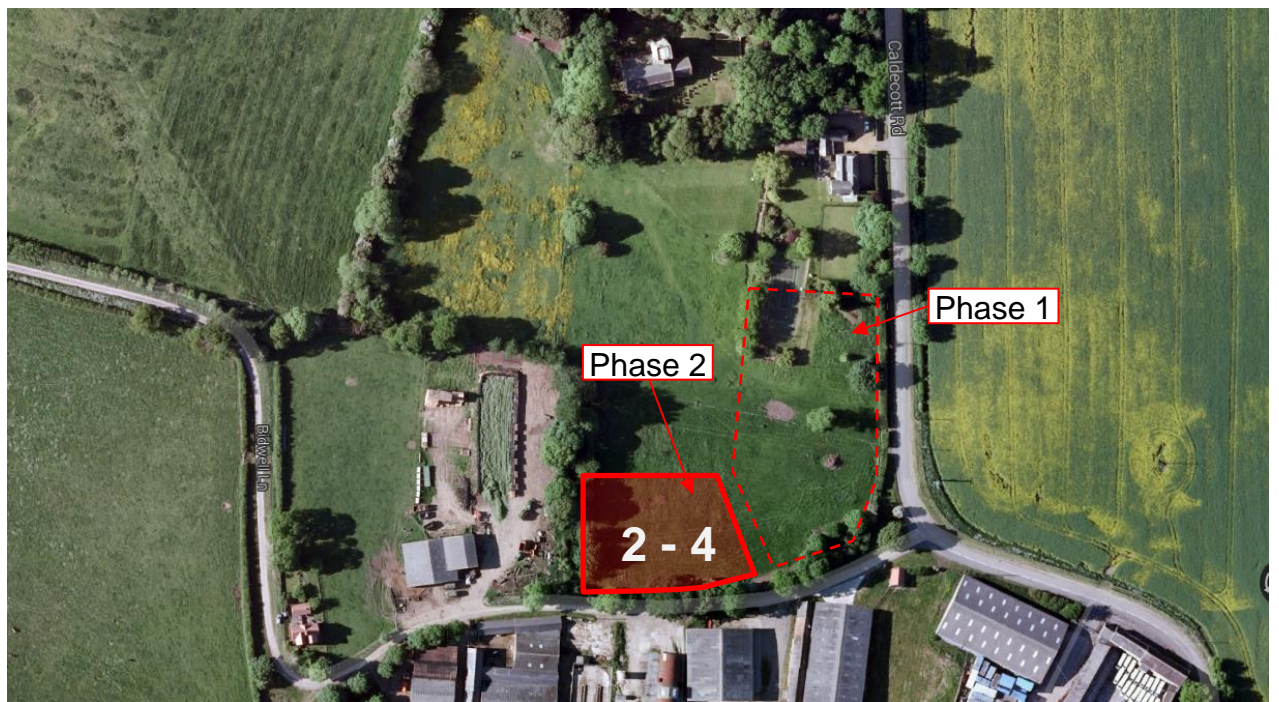
The proposed dwellings will be constructed in stone but any final decision on type or material construction should await the outcome of possible further developments along Bidwell Lane.

Bungalows have been proposed here because they provide a less obtrusive and more open framework for views rather than 2 story houses.

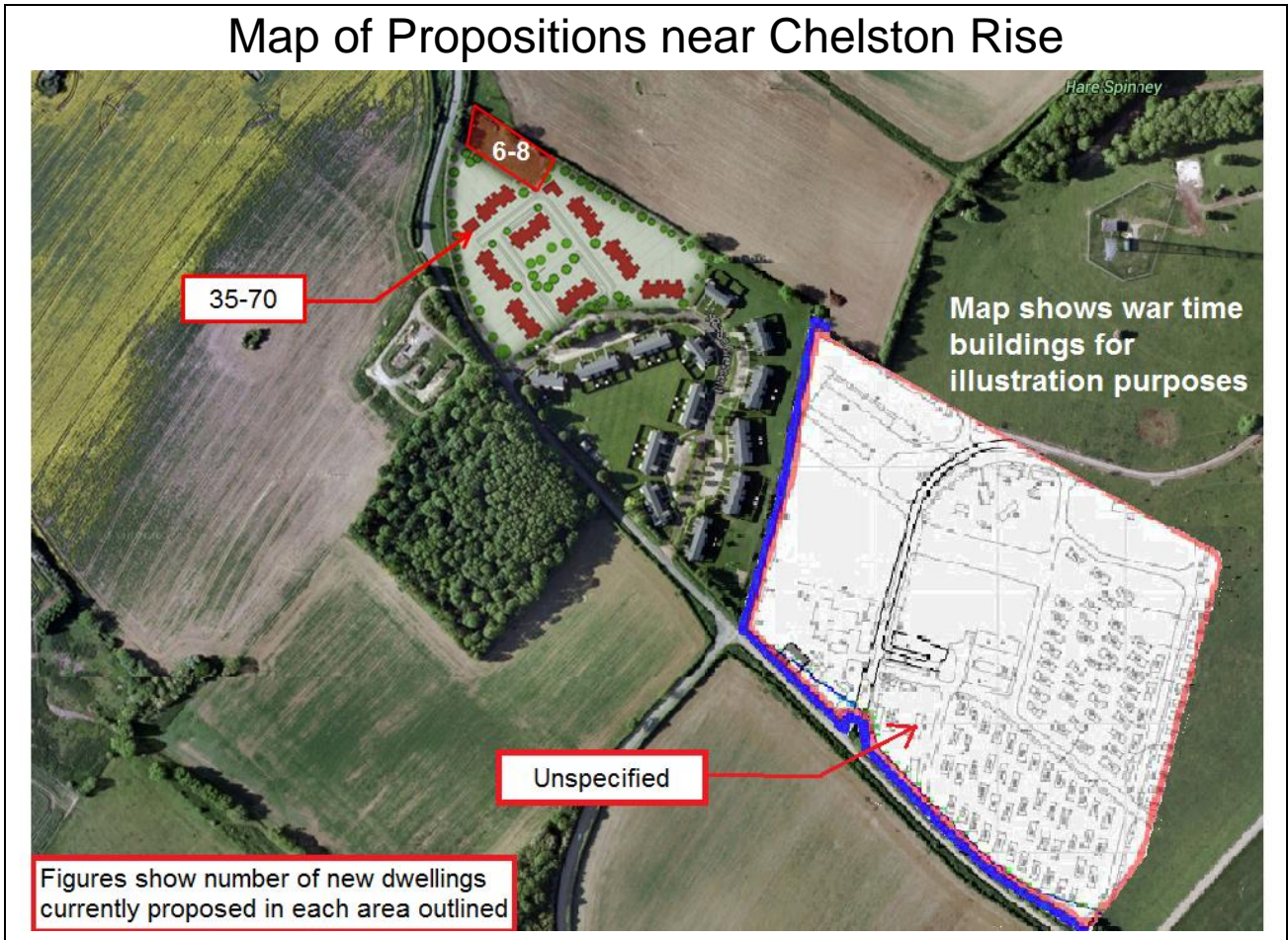
They provide housing with lower ‘upkeep’ demands.

The ongoing developments at Duchy Farm and the existing Equestrian centre at Manor Farm and the Rushden golf club extension has focussed attention to potential development along Bidwell lane; a factor reinforced by the Duchy’s aspirational site, NDP-S001.

Phase 2 is proposed as a longer term and sympathetic development in keeping with a 20 year plan.



### Map of Propositions near Chelston Rise



Proposals for 41-78 new dwellings specified on the Chelston Rise Site

Unspecified number of dwellings proposed on Renewable Energy Park Site

Chelston Rise has 50 dwellings today

<b>NDP-S014</b>	Michael Allen	<b>Chelston Rise</b>	
<b>Location:</b>	Land adjacent to Chelston Rise, NN9 6AU		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	0.23 Hectare (0.56 Acre)

**6-8 affordable dwellings**

The District Council's Core Spatial Strategy allows for new housing development within the rural areas, specifically to meet local needs and support local services. For Chelveston this will mean small scale development, commensurate with the size of the existing village, and can either take place within or adjoining the village or, as proposed, on brownfield land at Chelston Rise. The former option will result in a change to the character and appearance of Chelveston or Caldecott, whereas the proposed development would take place within the original boundaries of an existing residential estate, on land formerly accommodating a sub-station, where a small amount of additional development would have no effect upon the character of the above-mentioned settlements, or have any material effect on the character, appearance or amenities of Chelston Rise.

The proposed development would provide 6-8 dwellings, of which 2-3 would have to be affordable homes in order to accord with Policy H5 of the Core Strategy. A small number of homes would become available for occupation by local families who might otherwise have to leave the village in order to find affordable accommodation, and the remaining dwellings would help to bring new blood into the area and support local services. It is envisaged that a short cul-de-sac of mews housing, designed to resemble a traditional range of two-storey brick farm buildings, would be provided, enclosing a cobbled courtyard. Such a development would allow for an appropriate scale of growth, whilst respecting the area's rural traditions.



<b>NDP-S019a</b>	William Pears Group	<b>Chelston Rise</b>	
<b>Location:</b>	Chelston Rise, NN9 6AU		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	2.0 Hectare (4.86 Acre)

**35 dwellings**

Our proposal (a) is for 35 new homes: 3 beds with some 2 beds and single storey – as identified in the consultation events in the Parish. The number of houses is based upon the layout of the existing housing at Chelston Rise. The style and materials will match the existing housing – again this was confirmed in the consultation events. Our proposals are made on the basis that Chelston Rise has long been considered the most suitable setting for development in the Parish – we started reviewing options for the site since 2011. As the site is already established the area proposed for building is a natural extension of the existing pattern. Our development can provide benefits most suited to the Parish and the amount and range will relate to the number of houses. Discussions to-date have included drainage improvements, highways improvements to reduce speeding alongside a connecting path to Caldecott, a play area in Chelveston and even the possibility of providing a contribution to subsidise a small village shop in the Parish. Any proposal for planning approval will be so that the final design has been developed with the Parish to ensure it is representative of the Parish’s requirements. The benefit of a larger development at Chelston Rise is to bring new families to the area, keep existing families with a range of housing types, whilst maintaining the aspects of each of the villages that make up the Parish. The diagram below can retain existing houses No’s 43, 45, & 47.



<b>NDP-S019b</b>	William Pears Group	<b>Chelston Rise</b>	
<b>Location:</b>	Chelston Rise, NN9 6AU		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	2.0 Hectare (4.86 Acre)

**70 dwellings**

Our proposal (b) is for 70 new homes; 3 beds with some 2 beds and single storey – as identified in the consultation events in the Parish. The number of houses is based upon an excellent design alongside the most benefits for the Parish. The style and materials will be developed with the Parish – as confirmed in the consultation events. Our proposals are made on the basis that Chelston Rise has long been considered the most suitable setting for development in the Parish. As the site is already established the area proposed for building is a natural extension of the existing pattern. A development of 70 homes can provide the most benefits suited to the Parish and the amount and range will offer the widest benefits: including drainage improvements, highways improvements to reduce speeding alongside a path to Caldecott, a play area in Chelveston and a contribution to subsidise a small shop in the Parish. Any proposal for planning approval will be on the basis that the final design will have been developed with the Parish so that it is representative of the Parish’s aspirations. The benefit of a larger singular development at Chelston Rise is to bring new families to the area, keep existing families by providing a range of housing types for up-sizing and down-sizing, whilst maintaining the particular aspects of each of the villages that make up the Parish. As a slight departure from the diagram below we can retain existing houses No’s 43, 45, & 47.

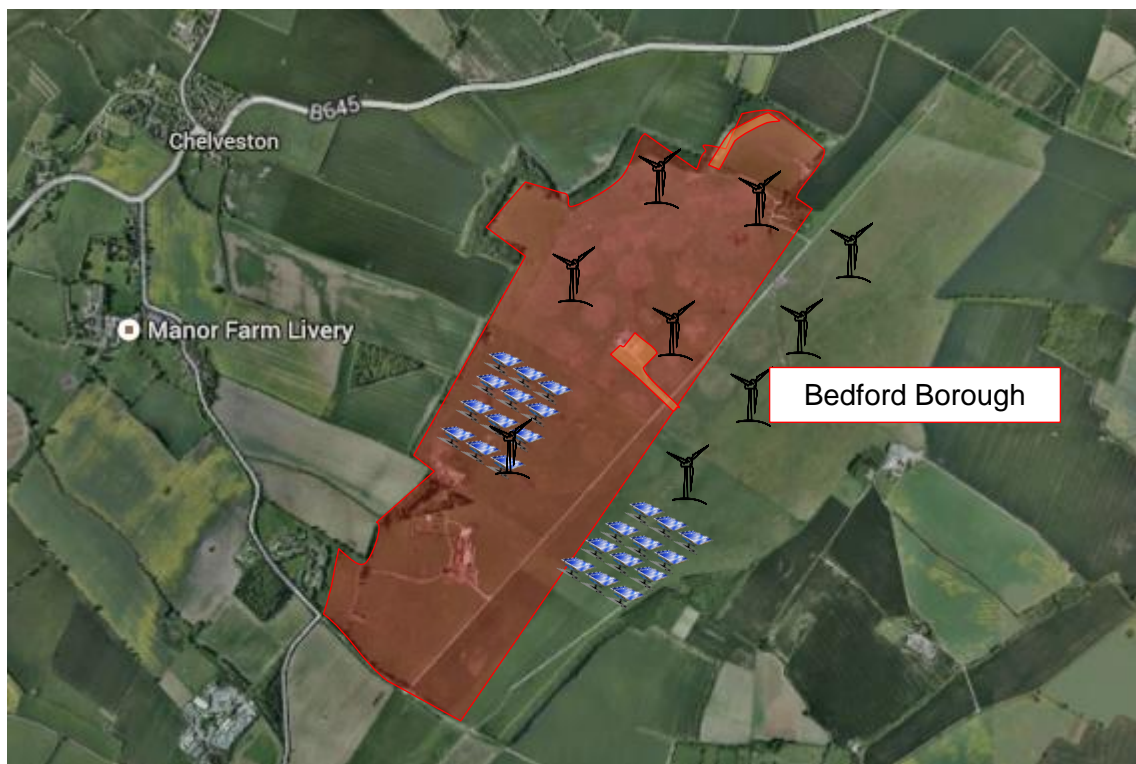


<b>NDP-S020a</b>	Chelveston Renewable Energy	<b>Chelveston Renewable Energy Park</b>	
<b>Location:</b>	Chelveston Renewable Energy Park		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	143 Hectares (353 Acres)

**Additional renewable energy & waste applications**

The former airfield site (part of which lies outside the Parish) is now well established as a renewable energy park, with wind turbines installed, solar arrays being installed, and planning permission (partially implemented) for an anaerobic digestion plant and bio-fuel electricity generator engines. There is further potential for renewable energy generation (potentially involving waste processing), and the owners intend to bring forward proposals over the next few years.

Such is the nature of the renewable energy sector - where technology is advancing rapidly but unpredictably, and the fiscal arrangements are constantly changing - that it is impossible to predict with any confidence what will be proposed when. Hence, the logical (and conventional) approach is to zone the site as a renewable energy park; acknowledge that any development proposals will have to satisfy rigorous scrutiny through the planning system; and note that mitigating any adverse effects upon local residents and the countryside must be a high priority.



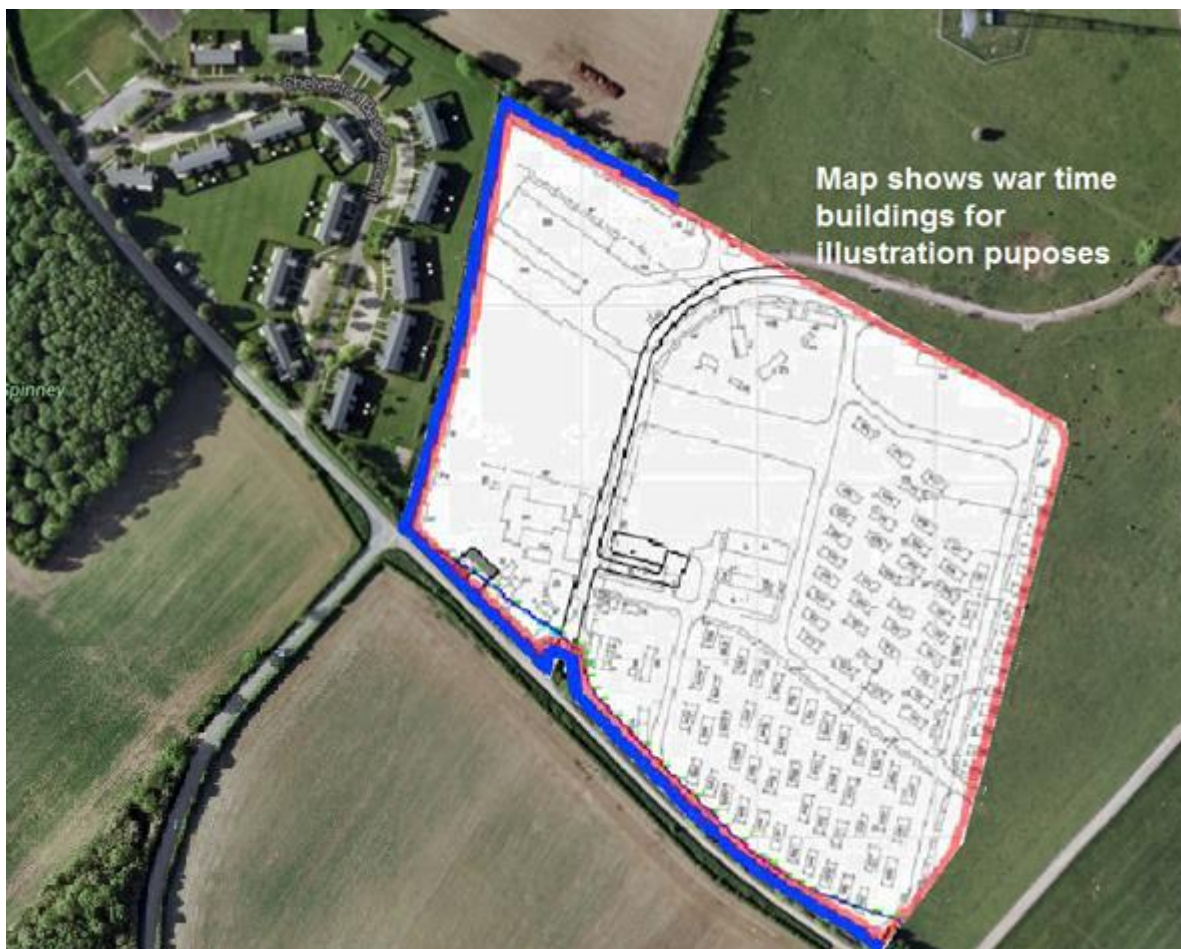
<b>NDP-S020b</b>	Chelveston Renewable Energy	<b>Chelveston Renewable Energy Park</b>	
<b>Location:</b>	Former Military Accommodation Site, Chelveston Airfield		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	9.6 Hectares (23.7 Acres)

**Residential and Employment Opportunities**

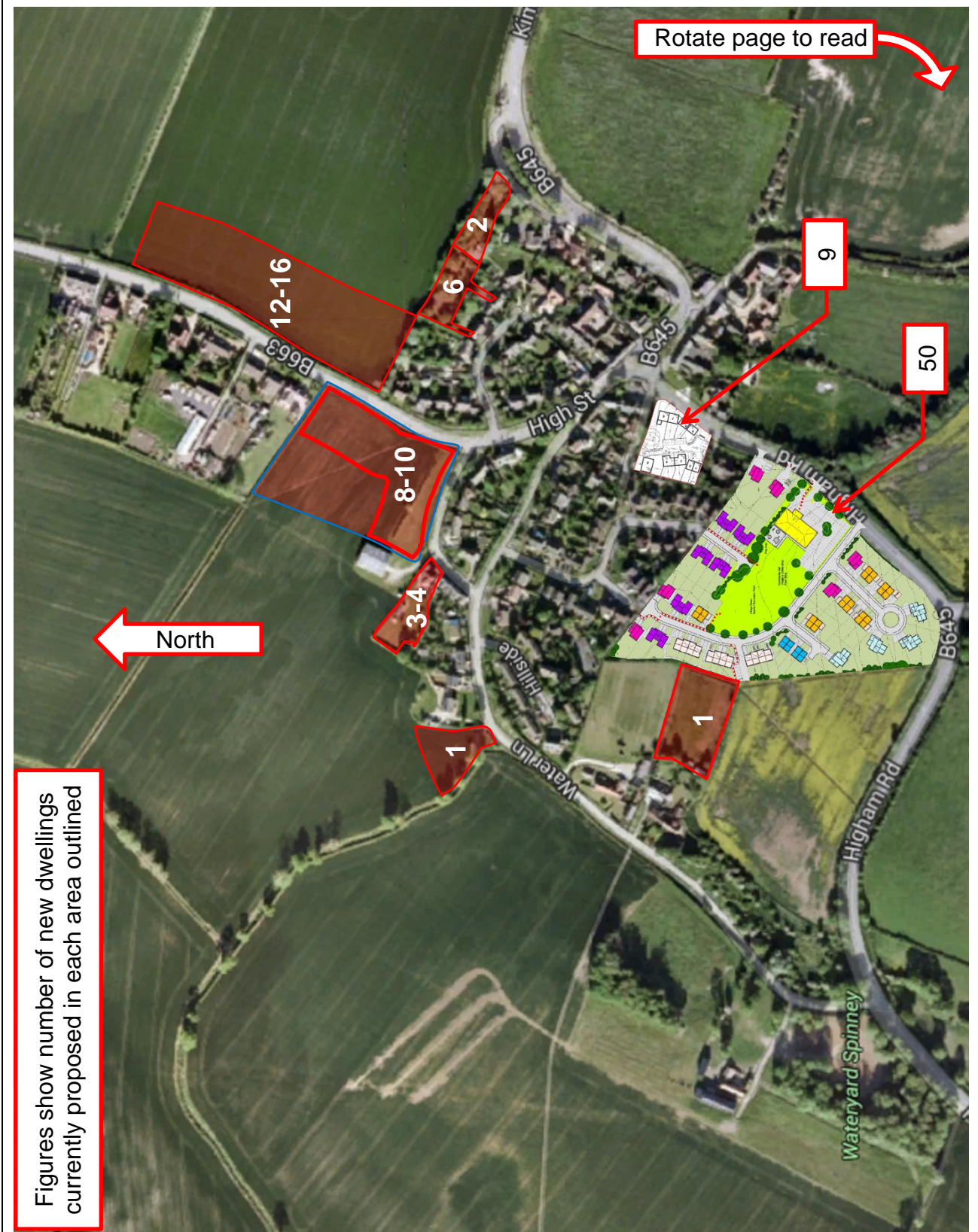
The area edged red was largely used for housing for military personnel while the airfield was in operational use. It would now be appropriate for this brownfield site to be redeveloped for housing/mixed use purposes, complementing the neighbouring Chelston Rise estate. Such redevelopment would create more critical mass of residential population, which should strengthen the sense of local community, and help to support local infrastructure (e.g. shop, healthcare surgery), which would in turn would make for more sustainable development. The redevelopment could include employment space for small businesses, community facilities, and other elements.

The site would need to be masterplanned, and the masterplan would need to show (amongst other things) appropriate structural landscaping to minimise the visibility of development, and circulation arrangements that would ensure good road safety. The density of development would depend upon the nature of what was built.

Any redevelopment would need to secure planning permission in the usual way.



### Map of Chelveston Propositions



Proposals for 92-99 new dwellings  
Chelveston currently has 155 dwellings

<b>NDP-S005</b>	John & Brenda Eildred	<b>Chelveston</b>	
<b>Location:</b>	Goldcrest, St Georges Row, NN9 6AE		
<b>Timescale:</b>	2015-2025	<b>Area:</b>	0.19 Hectare (0.46 Acre)

**3 or 4 dwellings on the Goldcrest Plot, replacing the current house and garage**

The existing house and garage are not in keeping with the cottages in St. Georges Row. The garage is in front of the building line and the house is above the roof line. We propose replacing them with a small-scale in-fill development of 3 or 4 dwellings on the Goldcrest plot. This development would improve the character of Chelveston and would not extend the Village outside current boundaries.

The type/size of the proposed dwellings would be finalised during the planning application process with local consultation. However, all properties would be designed in a style and materials that complement the surrounding older dwellings. There will be full garaging/off road parking for the properties, to be accessed by a private drive skirting Goldcrest’s outer perimeter, including a turning area.

Several layout options of 3 or 4 dwellings would be possible. Option A shows:

- 1 small two-storey property at the front of the plot in keeping with St. Georges Row
- 2 two/three bedroom dwellings to be of a low roof-line
- 1 four bedroomed dormer bungalow at the rear for our own occupation

Options B and C are variations on this and we are happy to discuss alternatives.

Whilst there would be a small increase in vehicles using Sawyers Crescent for access, the removal of the current house and garage would open up the blind corner and improve visibility. There is widespread acknowledgement that Sawyers Crescent needs widening and option C would give scope and land to start the widening at the bend.



**Option A – 4 Dwellings**



**Option B – 3 Dwellings**



**Option C – 4 Dwellings**

<b>NDP-S006</b>	Raymond Knight	<b>Chelveston</b>	
<b>Location:</b>	Land adjoining Raunds Road and Sawyers Crescent		
<b>Timescale:</b>	2015-2025	<b>Area:</b>	1.3 Hectare (3.16 Acre)

**8-10 dwellings**

It is proposed to construct this site as a linear residential development to match the existing building line. In light of the concern regarding back land development, it is suggested that the properties follow the existing building and garden line (shown in red) to create a clear ‘boundary’ to the village. Restrictions can be enforced to prevent garden development once properties are constructed.

Dependant on the number of new dwellings required in the plan, this site can accommodate between 8-10 properties along Raunds Road and Sawyers Crescent. Should the village not require this number of dwellings to meet local need, a smaller development can take place within the site boundary.

A suitable mix of properties would consist of bungalows and 2 storey detached/semi-detached properties to match the surrounding house types. Ideally materials would consist of brick with a slate/tile roof, again to match the surrounding properties in this part of the village. A traditional style property would fit well here and provide a visually consistent approach into the village centre.

The line of the existing footpath can be moved and the access to the footpath improved to allow more users to enjoy the countryside. (See green line)

Concern was raised over the traffic implications of this proposal. The highways authority will not permit an unsafe development and therefore significant pre-application discussions will need to take place to determine whether back access, direct road access or a combination of the 2 is most suitable here.



<b>NDP-S007</b>	Raymond Knight	<b>Chelveston</b>	
<b>Location:</b>	Land next to Hall Farm House, Water Lane		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	0.18 Hectare (0.44 Acre)

**1 dwelling**

It is proposed to construct a single dwelling on this site for the land owner to reside in. The existing access point onto Water Lane will be used. A potential design could take cues from the 2 storey red brick/slate roof properties in the vicinity. However there is a mix of property design in this area, so a restriction on materials and form is not necessarily required as long as the property is of a suitable size and scale.

A flood risk assessment will be required to assess the best location for the property within the site. Flood maps do not indicate that the site is undevelopable, and expert advice on this matter will establish the most suitable option. The planning department will also require this information in the determination of a planning application.

It is acknowledged that the neighbouring property has concerns over the loss of views. The site and wider landscape is large enough to prevent all of their views being affected and the property will be able to become a part of this landscape rather than dominate it.



<b>NDP-S008</b>	Keith Carr	<b>Chelveston</b>	
<b>Location:</b>	Land fronting Raunds Road		
<b>Timescale:</b>	2030-2035	<b>Area:</b>	1.8 Hectare (4.4 Acres)

**12-16 dwellings**

It is proposed to construct this site as a linear residential development. In light of the concern regarding the potential link road proposal, we are happy for this reference to be removed.

Dependant on the number of new dwellings required in the plan, this site can accommodate between 12-16 properties along Raunds Road. The higher figure would include smaller ‘starter’ properties. Should the village not require this number of dwellings to meet local need, a smaller development can take place within the site boundary and still include a mix of sizes.

A suitable mix of properties would consist of bungalows and 2 storey detached/semi-detached properties to match the surrounding house types. Ideally materials would consist of brick with a slate/tile roof, again to match the surrounding properties in this part of the village. A traditional style property would fit well here and provide a visually consistent approach into the village centre.

Concern was raised over the traffic implications of this proposal. The highways authority will not permit an unsafe development and therefore significant pre-application discussions will need to take place to determine whether back access, direct road access or a combination of the 2 is most suitable here. This will also include the pedestrian access requirements to the properties and the village.



<b>NDP-S013</b>	JST Fork Trucks Ltd	<b>Chelveston</b>	
<b>Location:</b>	Higham Road, NN9 6AH		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	0.27 Hectare (0.65 Acre)

**9 dwellings**

We are proposing a new development of 8 no 2 storey 2 and 3 bedroom dwelling houses and a 2 bedroom bungalow with onsite parking, and a shared access-way to replace the current JST Fork Lifts workshop and offices. The dwellings will be built to a high level of specification and will sit comfortably within the village, using appropriate local materials. The proposal will have a positive impact on the community allowing for the relocation of the fork lift business while providing high quality residential development.



<b>NDP-S015</b>	Stephen Craythorn	<b>Chelveston</b>	
<b>Location:</b>	Paddock adjacent to Duchy Field, accessed off Water Lane		
<b>Timescale:</b>	2015-2020	<b>Area:</b>	0.35 Hectare (0.85 Acre)

**1 dwelling**

The site of approximately 0.35ha offers an ideal opportunity for a single bespoke-designed property, which by way of appropriate siting, design, landscaping, materials and the specification of micro-generating renewables would ensure a harmonious and low-carbon response to the site-specific opportunities for development.

From a planning policy perspective; the criteria of East Northants Local Plan Policy H10 allows for new residential development within Chelveston (a ‘Restricted Infill Village’) subject to there being no impact upon size, form, character or setting of the village and not being upon ‘best’ agricultural land.

National planning guidance in the form of the National Planning Policy Framework (NPPF) includes a presumption in favour of Sustainable Development and advises that in rural areas new housing can enhance vitality & viability of settlements. Density of development is also best left to site-specific appraisal rather than trying hit a notional target.

The land is not identified at being at risk of flooding and could see safe and workable access arrangements made. Whilst this may require agreement over exact detailing and finishes to be reached with adjoining owners and County Highways, it is not thought this would be problematic. However, the nature of the access and relationship with adjoining properties is considered to act as a natural break upon the number of properties that could be accommodated on the land. As such, the site should be considered as a single plot ready to be delivered, rather than as part of a wider development.



<b>NDP-S021</b>	Stuart Carr	<b>Chelveston</b>	
<b>Location:</b>	Duchy Field, adjacent to Duchy Close, Higham Road and Water Lane		
<b>Timescale:</b>	2015-2018	<b>Area:</b>	2.85 Hectare (7.05 Acre)

**Residential and community development, including up to 50 dwellings (affordable and open market) and village hall and recreation land.**

Housing, a village hall and recreation land are proposed, with up to 50 dwellings, both affordable and open market. The site’s size would allow a range of property types to be included – 2, 3 and 4 bed houses and bungalows.

The layout is indicative only and the owner would work with the community to design a scheme, and housing mix, that was appropriate for the village. The proposed number of dwellings is a maximum figure, which makes effective use of land and respects the density of adjacent development. The number could be reduced, if preferred by the community, provided the scheme viability still enabled the provision of the community facilities – the NDP Questionnaire results showed that a large number of residents thought that such facilities were required.

Housing density would vary across the site, with lower density on the countryside edges and higher density nearer the village. Architectural style and materials would be traditional.

There are no known technical constraints and the proposed access arrangements have been agreed with the highway authority. The remaining land in the same ownership would continue in agricultural use, with substantial native planting along the development boundary and the footpath retained.

The community facilities would offer significant benefits for the village. The hall could be used for various community purposes and the recreation land could be multi-use, including play facilities, depending upon the community’s aspirations. The need for planning obligations (e.g. a financial contribution towards education), to mitigate the impact of the development, is accepted.



<b>NDP-S002</b>	Keith & Patricia Oliver	<b>Chelveston</b>	
<b>Location:</b>	Land behind 4 Britten Close, accessed off Kimbolton Road		
<b>Timescale:</b>	2015-2017	<b>Area:</b>	0.2 Hectare (0.5 Acre)

**2 dwellings**

Our proposal is for two dwellings that will be built within the garden of our current home. Our current plot is approximately 0.85acres and therefore each house would have a generous plot of 0.25-0.30acres.

Britten Close and the immediate surrounding houses all have generous plots and we feel any development that comes forward must be sympathetic and maintain the village feel.

We have an aspiration to build our own home and this opportunity means we could build a home for ourselves. The second dwelling would be sold along with our current home thus providing two good sized 4 bedroom family houses with gardens. The houses will be designed and orientated to ensure minimal overlooking. We would like to see a mix of building materials used to provide interest whilst maintaining the character of the area. Rainwater will be dealt with onsite in accordance with applicable building regulations through the construction of soakaways on site.

We are confident that our proposal will have a minimal impact on the community and immediate neighbours. Both properties will have double garages and there will be ample parking within the site. As access is from Kimbolton Road, it is very unlikely that the construction traffic will cause inconvenience. The impact of the houses once occupied also will have a minimal impact on the community and therefore we consider that our proposal would bring the benefit of additional housing in an area which would fit in seamlessly with the existing village.

We hope that the residents of Chelveston will support our proposal and our aspiration to build our own home.



<b>NDP-S017</b>	David Bagley, Marie Coote, Mike Woolhead	<b>Chelveston</b>	
<b>Location:</b>	Land behind 1, 2, 3 Britten Close, access to be determined and agreed		
<b>Timescale:</b>	2020-2025	<b>Area:</b>	0.26 Hectare (0.63 Acre)

**6 bungalows**

Our proposition would provide 6 bungalows ideal for retired people. Each property would incorporate generous living accommodation including two bedrooms, a single garage and additional parking and each would benefit from views over open fields.

We feel that these bungalows would fulfil some of the future needs of the village and improve the current range of properties available, which in the main are 3 or 4 bedroom houses.

Other benefits include:-

- built within the current confines of the village.
- the size of the site would not afford the opportunity for any further development at a later stage.
- low level build making them unobtrusive to the rest of the village including nearby houses in Britten Close.
- constructed to a high standard with external brickwork etc to match with other properties in Britten Close.
- local residents wishing to downsize would have the opportunity to do so and still live in the village.
- other dwellings have already been added with no detrimental effect to residents and with minor impact on traffic flows in and out of the village.

Britten Close is a cul-de-sac with no through traffic making it ideal for a small development of this nature. Six bungalows built in 5-10 years time offer a low risk but significant contribution to the 20 year village plan.

Without a viable village plan the local authority planning officials will probably have to grant permission to allow developments that most of us don't want in what are now open green fields.

