

Chelveston-cum-Caldecott NDP

Land Owner Propositions

NDP-S001	Duchy of Lancaster	Caldecott	
Location:	Bidwell Lane, Caldecott, NN9 6AR		
Timescale:	2015-2020	Area:	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.

