

Chelveston-cum-Caldecott NDP

Land Owner Propositions

NDP-S006	Raymond Knight	Chelveston	
Location:	Land adjoining Raunds Road and Sawyers Crescent		
Timescale:	2015-2025	Area:	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.

