



This proposition has now been withdrawn by the  
land owner following public consultation



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

Address of Aspirational Site				Site Code
<i>(Please include a plan with the boundaries of the whole site marked in blue and the area proposed for development marked in red)</i>				NDP-S009
Land adjacent to Kimbolton Road and Disbrowe Court				
Site OS grid reference	Northing: Latitude:	269573 <a href="#">52.31545</a>	Easting: Longitude:	499268 <a href="#">-0.54496</a>
Site area (hectares)	Whole site:	7.1ha	Area proposed for development:	1.9ha
Contact details of Proposer				
Name	Lisa Clements			
Organisation <i>(if relevant)</i>	Berrys			
Address	42 Headlands Kettering Northants NN15 7HR			
Telephone(s)	01536 532387			
Email	Lisa.clements@berrybros.com			
Your Details				
You are..? <i>(Please cross all that apply)</i>	Private Landowner	<input type="checkbox"/>	Planning Consultant	<input checked="" type="checkbox"/>
	Company or partnership	<input type="checkbox"/>	Land Agent	<input type="checkbox"/>
	Charity	<input type="checkbox"/>	Developer	<input type="checkbox"/>
	Other <i>(please specify)</i>			
Site Ownership Details				
Please list all the owners of the proposed site giving full contact details and Land Registry Title Numbers. If there are multiple titles, please provide a plan showing how they relate to each other	Mr Keith Carr Carr Farmers Manor Farm Chelveston Wellingborough NN9 6AR			

Site Usage Details		Site Code:
		NDP-S009
<b>Current or previous land use(s)</b> List existing structures and detail what would happen to these structures and the functions they perform (e.g. demolition or relocation)	Currently in arable agricultural use. No structures on site, if development was to take place the use can continue on the remainder of the site with no adverse impacts.	
<b>Planning history</b> List previous applications relating to the site	None	
<b>Site Constraints: Are there any limitations that may prevent or constrain development on this site? (please give details)</b>		
<b>Access Issues</b> (e.g. limitations or problems relating to site access)	Varying levels of visibility across the site however these can be addressed at detailed planning stage	
<b>Topography or ground conditions</b> (e.g. site slopes, varying site levels etc)	None	
<b>Contamination/ Pollution/ Hazardous Uses</b> (e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)	We are not aware of any contamination on site at present other than may be associated with normal agricultural activities on any farm.	
<b>Flood risk</b> (liability of site to flooding)	None	
<b>Legal/ Operational Constraints</b> (e.g. ownership constraints, covenants, tenancies, 'ransom strips' or operational requirements of landowners)		

Site Constraints Continued		Site Code:
		<b>NDP-S009</b>
<b>Environmental Constraints</b> (e.g. negative effects on local landscape wildlife designations, protected species, loss of mature woodland, loss of locally used open space or access to open space, )	None- agricultural land. If developed would not impact mature trees. Likely to impact roadside hedgerow but this can be mitigated elsewhere on site. No designations on site.	
<b>Utilities and Infrastructure Provision</b> (e.g. provision of services to development including gas, electricity, water, sewerage and telecommunications)	We understand there to be adequate supplies for electricity and water already present as the site is adjacent to residential areas	
<b>Planning Policy Constraints</b> (e.g. based on adopted policy, designations or protected areas including Local Nature Reserves / County Wildlife Sites)	None	
<b>Other considerations</b> (any other issues that may affect the developability of the site)	None	
<b>Can the constraints be overcome and are any of them likely to affect the achievability or timing of the development? (Please give details)</b>		
No constraints on site that would prevent or delay development		

<b>Proposed Development / Land Use</b> <i>(please give details)</i> In the details column, please specify the type of use and indicate the proposed mix of uses and number of units, plots, pitches, amount of floor space etc		<b>Site Code:</b>	
		<b>NDP-S009</b>	
<b>Proposed use</b>	<b>Details</b>		
<b>Residential</b> (including social housing provision)	Potential for between 5 to 10 quality detached properties to match the existing low density form of development in the immediate area		
<b>Specialist Residential</b> (care homes etc)			
<b>Community Facilities</b>			
<b>Leisure / Recreation businesses</b>			
<b>Retail outlets</b>			
<b>Transport related business</b>			
<b>Manufacturing facilities</b>			
<b>Warehousing facilities</b>			
<b>Agricultural diversification</b>			
<b>Renewable Energy</b>			
<b>Other</b> <i>(please specify)</i>			
<b>Site Achievability</b> <i>(please give details)</i>			
Is the site currently being marketed?	No	Is the site under option to a developer?	No
Were the NDP to identify a site, but require larger developments be phased over a number of years, is the development you are proposing suitable for phasing and how?	This site could be phased by initially providing up to 5 properties adjacent to the village, if required there is potential to extend the building line along Kimbolton Road. For continuity in style and design it would be more beneficial to include as many properties as possible in each phase.		
Once work commences, how long would it take to complete?	Dependent upon who takes on the development		

Please provide any additional information you think may be helpful to the Council in its consideration of this site for development.

Please also use this section if you require more space to respond to any of the earlier questions



If the site was to be developed, the properties would contribute to the existing built form of the village. There is an opportunity to provide a variety in dwelling sizes dependent on the requirements of the Neighbourhood Plan. It is appreciated that the whole site may not be required for development, and should the Neighbourhood Plan wish to only include the portion adjacent to existing residential properties this would be supported.

