



This proposition has now been withdrawn by the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-S010
Land adjacent to Bidwell Lane between Manor Farm and Poplars Farm, Caldecott				
Site OS grid reference	Northing: Latitude:	268898 52.30908	Easting: Longitude:	498959 -0.54989
Site area (hectares)	Whole site:	0.29ha	Area proposed for development:	0.29ha
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-S010
Current or previous land use(s) List existing structures and detail what would happen to these structures and the functions they perform (e.g. demolition or relocation)	Currently used for grazing- no structures on site	
Planning history List previous applications relating to the site	None	
Site Constraints: Are there any limitations that may prevent or constrain development on this site? (please give details)		
Access Issues (e.g. limitations or problems relating to site access)	Access from Bidwell Lane	
Topography or ground conditions (e.g. site slopes, varying site levels etc)	None	
Contamination/ Pollution/ Hazardous Uses (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.	
Flood risk (liability of site to flooding)	None	
Legal/ Operational Constraints (e.g. ownership constraints, covenants, tenancies, 'ransom strips' or operational requirements of landowners)		

Site Constraints Continued		Site Code:
		NDP-S010
Environmental Constraints (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. No designations on site.	
Utilities and Infrastructure Provision (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 and working farms	
Planning Policy Constraints (e.g. based on adopted policy, designations or protected areas including Local Nature Reserves / County Wildlife Sites)	None	
Other considerations (any other issues that may affect the developability of the site)	None	
Can the constraints be overcome and are any of them likely to affect the achievability or timing of the development? (Please give details)		
No constraints on site that would prevent or delay development		

Proposed Development / Land Use <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		Site Code:	
		NDP-S010	
Proposed use	Details		
Residential (including social housing provision)	Single plot site for attractive detached property in keeping with the design of the surrounding area		
Specialist Residential (care homes etc)			
Community Facilities			
Leisure / Recreation businesses			
Retail outlets			
Transport related business			
Manufacturing facilities			
Warehousing facilities			
Agricultural diversification			
Renewable Energy			
Other <i>(please specify)</i>			
Site Achievability <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?	Not applicable for phasing as single unit		
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



The site would provide small scale infill development with an attractive detached property. The access is already established and the building can be sited to reduce the impact from the surrounding agricultural activities.







