

Chelveston-cum-Caldecott NDP

Land Owner Propositions

NDP-S015	Steve Craythorn	Chelveston	
Location:	Paddock adjacent to Duchy Field accessed off Water Lane		
Timescale:	2015-2020	Area:	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.

