



# Chelveston-cum-Caldecott Parish Council

## Northamptonshire

### Neighbourhood Development Plan

<b>Address of Aspirational Site</b>				<b>Site Code</b>
<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>				<b>NDP-S018</b>
Phase 1; Caldecott Rd between Church House and Bidwell Lane(excluding footpath). Phase 2: Bidwell Lane; between perimeter of phase 1 and that of the Duchy proposal ( <a href="#">NDP-S001</a> )				
<b>Site OS grid reference</b>	Latitude:	<a href="#">52.30972</a>	Longitude:	<a href="#">-0.550491</a>
<b>Site area (hectares)</b>	Whole site:	c 4Ha	Area proposed for development:	c 0.9Ha
<b>Contact details of Proposer</b>				
<b>Name</b>	PW & Mrs PA Mommersteeg			
<b>Organisation</b> <i>(if relevant)</i>	n/a			
<b>Address</b>	Church House Caldecott NN9 6AT			
<b>Telephone(s)</b>				
<b>Email</b>				
<b>Your Details</b>				
You are..? <i>(Please cross all that apply)</i>	Private Landowner	<input checked="" type="checkbox"/>	Planning Consultant	<input 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>			
<b>Site Ownership Details</b>				
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	Land registry no; NN238115 Ownership details as above; the land is available, deliverable and suitable for the proposed development			

Site Usage Details		Site Code:
		NDP-S018
<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)	Agricultural land – the northern part of phase 1 is garden land.	
<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)	None subject to agreement with the Highways Authority about individual or shared exits to Caldecott Road (one exit existing) and Bidwell Lane.	
<b>Topography or ground conditions</b> (e.g. site slopes, varying site levels etc)	No noted constraints; land not adversely sloped or banked.	
<b>Contamination/ Pollution/ Hazardous Uses</b> (e.g. unsuitable ground conditions, previous hazardous land uses, unstable/contaminated structures)	None	
<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)	None, the site is in single ownership and without ownership constraint	

Site Constraints Continued		Site Code: NDP-S018
<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, )	<p>The overall site is well covered by 3 footpaths. which will not be affected</p> <p>The overall accessibility of the site provided by the existing footpaths will remain.</p> <p>The proposals will not result in the loss of any mature trees. The loss of any small trees will be mitigated appropriately.</p>	
<b>Utilities and Infrastructure Provision</b> (e.g. provision of services to development including gas, electricity, water, sewerage and telecommunications)	<p>We understand that electricity and water should be readily available along Caldecott Road and Bidwell lane. A gas main runs alongside Caldecott Road. The provision for gas along Bidwell lane should be comparable to that being provided for the approved development at Duchy farm</p> <p>Sewerage: Caldecott Road: connect to mains sewer, subject to satisfactory AWA agreement or individual / shared facilities disposal            Bidwell Lane: a mains sewerage pipeline is available</p>	
<b>Planning Policy Constraints</b>	<p>N/a for the purposes of this Neighbourhood Development Plan.</p>	
<b>Other considerations</b>	<p>There are no known constraints which impact on the developability of the phase 1 or phase 2 land.</p>	
<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>		
<p>This proposal is divided into two phases;</p> <p>Phase 1; Caldecott Road/Bidwell Lane corner;            Time scale: the land is available now but development likely to be within 5 years</p> <p>Phase 2 Bidwell Lane;            Time scale 10-15 years</p>		

<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 floorspace etc		<b>Site Code:</b>	
		NDP-S018	
<b>Proposed use</b>	<b>Details</b>		
<b>Residential</b> (including social housing provision)	Phase 1 3 high quality detached houses or 2 such houses and 1 bungalow Phase 2 2 bungalows or 4 semi-bungalows		
<b>Site Achievability</b> ( <i>please give details</i> )			
Is the site currently being marketed?	No but market interest has been established through informal discussions with local developers	Is the site under option to a developer?	No but could be achieved within 6 months pending the outcome of this process
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?	As per phasing plan attached to allow the village to develop organically over time.		
Once work commences, how long would it take to complete?	Within 12 months		

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

Site Code:

NDP-S018

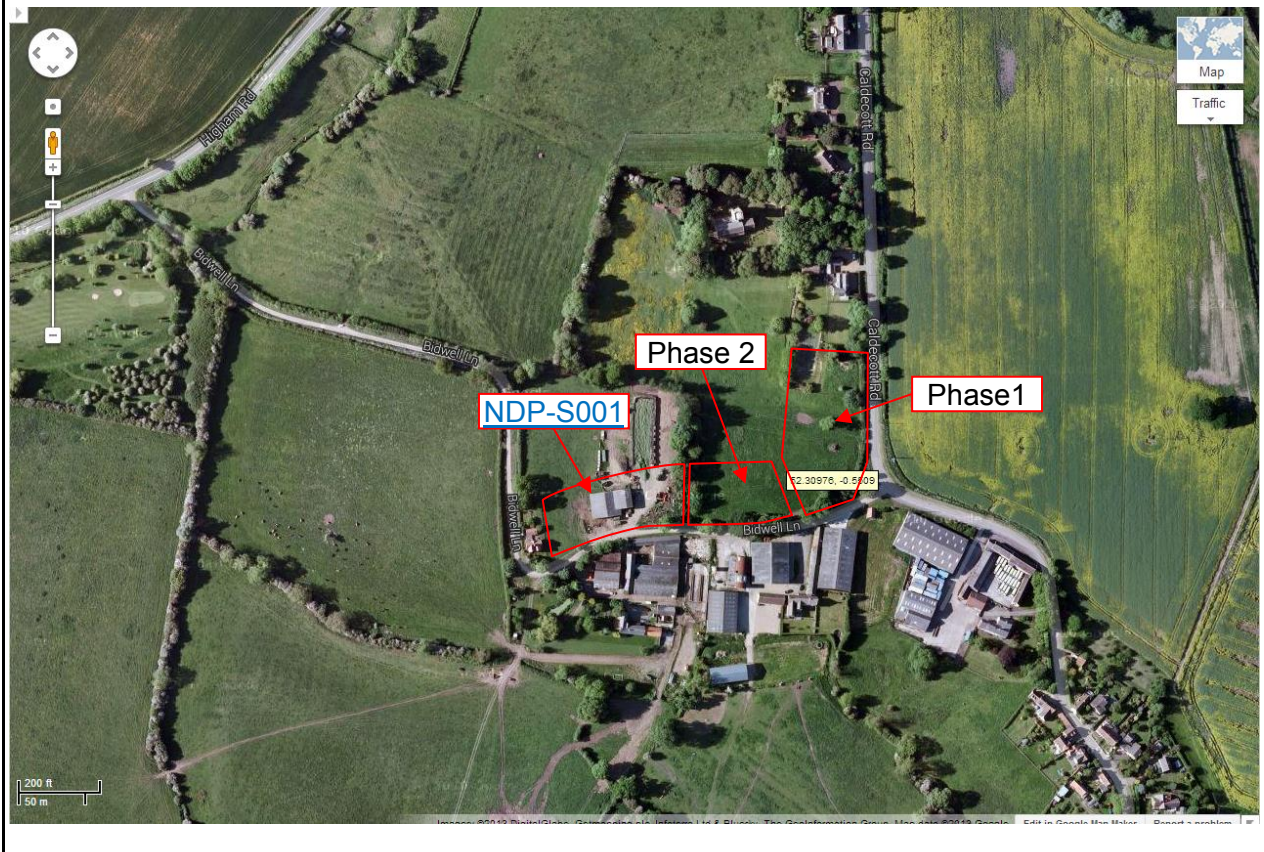
Phase1; Three detached houses or two houses and 1 bungalow, in the area as outlined phase 1 in the attached plan, will provide a visual and social link between the established village hall, the Church and the existing three houses on the one hand and the potential of Bidwell Lane with the ongoing development at Duchy Farm and its associated barns (NDP-001) on the other. Generous plot sizes have been proposed to reflect the orientation of the existing buildings and the existing village character. The proposed houses will be in keeping with the existing buildings on Caldecott Road. The plots will be covenanted to exclude further development at the rear of the properties.

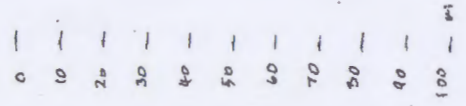
Phase 2; The bungalows along Bidwell Lane will be part of the future development of that part of Caldecott to provide housing with lower 'upkeep' demands. They will provide an option for those who wish to downsize and continue living in a village. The plots are smaller to enable older people to manage them.

There are 154 houses in Chelveston and 21 in Caldecott (+ 3 barn conversions) In assessing 'how' Caldecott and in particular Bidwell Lane could be viewed in the future, account should be taken of the benefits provided by the Equestrian centre and the proximity of the Golf club extension. These combined with sympathetic development in this part of Caldecott will contribute further to its being 'a nice place to live'.

The reason why this aspirational plan is divided into two phases, is that it should be viewed as part of potential growth over a 20 year period.

The dimensions shown reflect the proposed plan as realistically as possible at this early stage but it should not be viewed as a detailed drawing.





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