

NDP-S018a	Patricia & Pieter Mommersteeg	Caldecott
Location:	Caldecott Road, Caldecott, NN9 6AT	
Timescale:	2015-2020	Area: 0.55 Hectare (1.35 Acre)

Phase 1: Three detached houses or two houses and one bungalow

The proposed dwellings, the houses four bedroomed, will be constructed in stone, and be in keeping with the some of existing buildings on Caldecott Road. They will reflect the Caldecott village character. Generous plot sizes have been proposed which will be covenanted to exclude further development at the rear of the properties. Access for the houses will be onto Caldecott Road, either singly or shared; an existing access is available.. The bungalow may be accessed via Bidwell lane. All details to be agreed with the Highways Agency. The depth of the plot is approx 60 meters which is in keeping with other properties along Caldecott Road. Properties therefore do not need to be constructed close to the verge. The existing footpath (M11) will be retained as is or moved, subject to agreement, some 5 metres towards Caldecott.

This development will provide a natural link between the established village hall, the Church and the existing three houses - Chelveston-cum-Caldecott, on the one hand and the potential ongoing developments of Bidwell Lane - Caldecott, on the other.

Overall the addition to the number of households and importantly cars resulting from this development would be 6-8 which is not significant to the total amount of traffic.

In terms of the effect on the 'rural' aspects, I believe that these dwellings will blend in well providing village continuity whilst retaining access to existing footpaths.

