

Chelveston-cum-Caldecott NDP

Land Owner Propositions

NDP-S021	Stuart Carr	Chelveston	
Location:	Duchy Field – adjacent to Duchy Close, Higham Road and Water Lane		
Timescale:	2015-2018	Area:	2.85 Hectare (7.05 Acre)

Residential and community development, including up to 50 dwellings (affordable and open market) and village hall and recreation land.

Housing, a village hall and recreation land are proposed, with up to 50 dwellings, both affordable and open market. The site's size would allow a range of property types to be included – 2, 3 and 4 bed houses and bungalows.

The layout is indicative only and the owner would work with the community to design a scheme, and housing mix, that was appropriate for the village. The proposed number of dwellings is a maximum figure, which makes effective use of land and respects the density of adjacent development. The number could be reduced, if preferred by the community, provided the scheme viability still enabled the provision of the community facilities – the NDP Questionnaire results showed that a large number of residents thought that such facilities were required.

Housing density would vary across the site, with lower density on the countryside edges and higher density nearer the village. Architectural style and materials would be traditional.

There are no known technical constraints and the proposed access arrangements have been agreed with the highway authority. The remaining land in the same ownership would continue in agricultural use, with substantial native planting along the development boundary and the footpath retained.

The community facilities would offer significant benefits for the village. The hall could be used for various community purposes and the recreation land could be multi-use, including play facilities, depending upon the community's aspirations. The need for planning obligations (e.g. a financial contribution towards education), to mitigate the impact of the development, is accepted.

