



BEDFORD
BOROUGH COUNCIL

Local Plan 2032 - Call for Sites Submission Form
Reference: BBC522568

Bedford Borough Local Plan

Call for Sites Submission Form



Please use this form to make a submission to the call for sites process and promote a site for development or redevelopment in the new Bedford Borough Local Plan. If you would like to put forward a potential Local Greenspace for consideration please visit the website www.bedford.gov.uk/localplan2032 for further information.

When navigating through the form please use 'previous' and 'next' buttons at the bottom of each page and not the 'back' button on your internet browser. Using the 'back' button will cause any information entered to be lost.

When you submit the form a pdf document of your response will appear. It is strongly advised you save this copy of your response. Please note that if this pdf doesn't appear it may be because you have a pop-up blocker on your internet browser. An email will also be sent confirming receipt of your comments. Due to data protection laws, you will be required to register with the council's secure email service to receive this email. If you do not supply an email address in your response you will not receive a confirmation.

Completed submission forms must be received by 5pm on Monday 14 December 2015.

Your suggested site cannot be considered if you do not provide a location plan which clearly identifies the site boundary and access to a public highway. You will be able to attach files throughout the form. Please be aware that the combined size of all attachments must not exceed 10mb, otherwise there may be a chance your form will not be received by the council. If you have attachments larger than this, please complete a word version of this form and send, with attachments to planningpolicy@bedford.gov.uk, again ensuring that the total size of attachments per email is 10mb or below.

The council is unable to provide blank plans for this exercise, but Ordnance Survey plans of sites may be obtained via external companies that can be identified through an internet search (there may be a charge for this service). **If you previously submitted a site in 2014 please note there is no need to resubmit this information. Please do not make submissions in more than one format or send to more than one email address. If you have sent information on a site electronically you do not need to print and post it.**

Putting a site forward does not guarantee that the council will allocate it or support its development in the future, as all sites will need to be assessed in terms of site suitability, availability and deliverability against relevant planning policy and other considerations.

Contact Details

Personal Details

Title:	Mr
Name:	Mark Vernon Smith (On behalf of owner)
Job Title (if applicable):	Achitect
Organisation (if applicable):	Taylor Smith and Company
Address:	Unit 8 Manor Farm Barns Cranfield Road Astwood Bedfordshire
Postcode:	MK19 1JS

Telephone No:

Email Address:

Are you using an Agent? *

Agent's Details

Title:

Name:

Job Title (if applicable):

Organisation (if applicable):

Address:

Postcode:

Telephone No:

Email Address:

If you are using an agent, who would you prefer any correspondence to go to?

Your interest:

Current owner's name and address:

1. Site Details

Address of site:

Meadow house
Off May road
Turvey
Bedfordshire

Please upload location plan on an Ordnance Survey base clearly showing site boundaries and access to an adopted highway.

May Road Turvey.pdf

Gross site area (hectares):

2.75 HA approx.

Current use of the land: Please refer to glossary for definition of use classes

Agricultural

Adjoining land uses, if known

North:

Agricultural

South:

Agricultural

East:

Agricultural some residential

West:

Residential

Has the site been developed previously?

No

2. Proposed Use

What do you think the site should be used for?

What is the primary use you propose for the site? Please refer to glossary for definition of use classes.

A relatively small residential development with generous landscape setting of starter or retirement homes

For mixed use proposals, what further uses do you propose for the site? Please refer to glossary for definition of use classes.

Not applicable

What type and scale/quantum of development do you propose for this site? Please complete all relevant sections below.

For housing (C2/C3 use classes) sites please indicate..

The number of dwellings the site could provide.

75

What density you have assumed?

25 - 27 DPH

The type of housing you are proposing:

- Family houses
- Self-build homes
- Older people housing
- Flats

The tenures you are proposing?

Market housing

- Owner occupied
- Private rented housing

Affordable Housing:

- Affordable rent
- Shared ownership
- Other

For Gypsy and Traveller sites please indicate..

If you are proposing the site as a permanent site or transit site. Please refer to glossary for definition.

Not applicable

The number of pitches the site could accommodate Please refer to glossary for definition.

If the site is privately owned.

Nothing selected

For Travelling Showpeople sites please indicate..

The number of plots the site could accommodate. Please refer to glossary for definition

For employment (B1/B2/B8 use classes) sites please indicate..

The type of employment the site could provide.

Not applicable

The gross floor space the site could provide.

For retail sites (A1 only) please indicate...

The type of retail you are proposing.

The gross floor space that the site could provide.

The net floor space that the site could provide.

For hotel (C1 use class) sites please indicate...

The number of hotel rooms the site could accommodate.

For all other types, including leisure and recreation (D2 use class), community uses (D1 use class) and other uses please....

Quantify the amount of development you propose.

Fully describe the use here

3. Site Suitability

Are there any access constraints to developing the site?

- There is no access to an adopted highway (Please refer to glossary for definition)
- The current access is unsuitable/requires improvement

Please upload a map clearly showing how access to an adopted highway will be provided or ensure the location plan shows this information:

Please provide details how access to an adopted highway will be provided:

Are there any physical, environmental or other constraints to developing the site?

Please indicate any known physical constraints to developing the site.

- Flood risk
- Contamination, pollution or hazard
- Ground conditions, such as
- Public rights of way within or

dous risks steep slopes etc. adjoining the site

If there are any other known physical constraints, please provide details here.

None Known

Please indicate any known environmental constraints to developing the site.

- Heritage asset, conservation or archaeological interests
- Sites of Local Importance
- Landscape impacts
- Vegetation on the site and water bodies

If there are any other known environmental constraints, please give details here

None Known

Please indicate any known infrastructure constraints to developing the site.

- Drainage
- Gas
- Sewerage
- Water Supply
- Electricity
- Telecommunications

Please provide details of any other known constraints to developing the site, including legal/ownership constraints, such as ransom strips, leases or restrictive covenants, here.

It is not considered that installation of utilities would be significantly difficult as they are routed along may road

Could the constraints indicated in Section 3 Site Suitability be overcome?

Nothing selected

Please provide details here.

Would the development of the site produce any environmental/amenity impacts, such as noise or odour, on surrounding occupants and neighbours?

No

Please provide details here.

Not applicable

4. Availability and Achievability Considerations

Is the site available for development now?

Yes

Is the site currently subject to a planning application?

No

Is the site currently being marketed?

No

Please provide details of any evidence of market interest in the type of development you are proposing on this site?

There is a significant shortage of both first time starter homes and indeed retirement homes throughout the United Kingdom and particularly in the South East, Bedford not least.

5. Deliverability and Developability Considerations

Are there any abnormal site development costs that could affect the viability of developing this site, such as costs of dealing with contamination, providing highway access or other infrastructure to the site?

No

Please provide details here:

Do you think there is a reasonable prospect that the development will be delivered within...

1-5 years

Please explain the reasons for your answer to the above question:

If the Planning process including this consultation and development management can be completed within 18 months the Site would be started by the middle of 2017 and could easily be completed in 18 months

When do you expect development to take place? Please specify the anticipated start and completion dates and, for sites that will take more than one year to develop, the amount of development / number of housing units to be completed in each year of the project.

depending upon planning a start could be made in mid to late 2017 with completion of all units by the end of 2018 early 2019.