



Local Plan 2032

Planning for the future

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.

This form should be submitted electronically if possible. Please return as a WORD document and use a separate form for each site. Site submission forms may be sent preferably via email to planningpolicy@bedford.gov.uk, or alternatively by post to:

Bedford Borough Council
Consulting Bedford
FREEPOST ANG5840
Bedford
MK40 1ZD

This is a freepost address and no stamp is required. All responses (electronic and paper) must be received by 5 pm on 24 February 2014. Your suggested site cannot be considered if you do not send along with the completed submission form a **location plan** which clearly identifies the site boundary and access to a public highway. 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).

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.

This form and any information it contains will be published on the council's website in due course. Contact information will also be kept on the Planning Policy database for the purposes of communication on future development of this and other planning policy documents unless you tell us that you do not want us to contact you further. This would mean that you would not receive notifications about the progress of this, or future, documents.

CONTACT DETAILS			
	Personal details		Agent's details (if applicable)
Title	Mr and Mrs		
Name	Nichols		
Job title (if applicable)			
Organisation (if applicable)			Optimis Consulting
Address			16 St Cuthbert's Street Bedford
Postcode			MK43 3JG
Telephone no			01234 330 624
Email			phillippa@optimis-consulting.co.uk
If you are using an agent, who would you prefer any correspondence to go to?	Contact agent <input checked="" type="checkbox"/>	Contact client <input type="checkbox"/>	Contact both <input type="checkbox"/>
Your interest (please indicate)	Land owner <input checked="" type="checkbox"/>	Agent <input type="checkbox"/>	Other (please specify) <input type="checkbox"/>

Current owner's name and address	As per site
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SITE DETAILS

a)	Address of site <i>Please attach location plan on an Ordnance Survey base clearly showing site boundaries and access to an adopted highway.</i>	Priory Farm Turvey	d)	Adjoining land uses, if known.	North Agri South Resi East Agri West Resi
b)	Gross site area (hectares)	1.6 ha	e)	Has the site been developed previously?	Yes <input checked="" type="checkbox"/> In part – tennis court No <input type="checkbox"/>
c)	Current use of the land <i>Please refer to glossary for definition of use classes.</i>	Field			

2 PROPOSED USE

2.1	What do you think the site should be used for?				
a)	What is the primary use you propose for the site? <i>Please refer to glossary for definition of use classes.</i>	Residential	b)	For mixed use proposals, what further uses do you propose for the site? <i>Please refer to glossary for definition of use classes.</i>	Community facilities Local retail/employment opportunities
2.2	What type and scale/quantum of development do you propose on this site? <i>For mixed use proposals complete all relevant sections. For housing proposals please ensure you answer questions 4 – 6.</i>				
a)	For housing (C2/C3 use classes) sites please indicate...				
	The number of dwellings the site could provide.	40		The type of housing you are proposing	Family houses <input checked="" type="checkbox"/> Self-build homes <input type="checkbox"/>
	What density you have assumed?	25 per ha			Older people housing <input checked="" type="checkbox"/>

					Flats <input type="checkbox"/>
	The tenures you are proposing?	<u>Market housing</u> Owner occupied <input checked="" type="checkbox"/> Private rented housing <input type="checkbox"/>			
		<u>Affordable Housing</u> Affordable rent <input checked="" type="checkbox"/> Shared ownership <input checked="" type="checkbox"/> Other <input type="checkbox"/> <i>Please specify</i>			
b)	For Gypsy and Traveller sites please indicate...				
	If you are proposing the site as a permanent site or transit site. <i>Please refer to glossary for definition.</i>	N/A		If the site is privately owned.	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
	The number of pitches the site could accommodate. <i>Please refer to glossary for definition.</i>	N/A			
c)	For Travelling Showpeople sites please indicate...				
	The number of plots the site could accommodate. <i>Please refer to glossary for definition.</i>	N/A			
d)	For employment (B1/B2/B8 use classes) sites please indicate...				
	The type of employment the site could provide.	Starter units for SME		The gross floor space the site could provide.	Market dependant
e)	For retail sites (A1 only) please indicate ...				
	The type of retail you are proposing.	Local shop		The net floor space that the site	c.5000 sq ft

		Pub/restaurant		could provide.	
	The gross floor space that the site could provide.	Market dependant			
f)	For hotel (C1 use class) sites please indicate ...				
	The number of hotel rooms the site could accommodate.	N/A			
g)	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.	Dependant on Parish Council needs		Fully describe the use here	
3 SITE SUITABILITY <i>Please refer to glossary for definition.</i>					
3.1	Are there any access constraints to developing the site?				
	No access to an adopted highway. <i>Please refer to glossary for definition.</i>	<input type="checkbox"/>		Please enclose a map clearly showing how access to an adopted highway will be provided and provide details here	Access off Bedford Road
	Current access unsuitable/requires improvement	<input type="checkbox"/>			
3.2	Are there any physical, environmental or other constraints to developing the site?				
a)	Please indicate any known physical constraints to developing the site.				
	Flood risk <input type="checkbox"/>	Ground conditions, such as steep slopes etc. <input type="checkbox"/>		If there are any other known physical constraints, please provide details here.	None
	Contamination, pollution or hazardous risks <input type="checkbox"/>	Public rights of way within or adjoining the site <input type="checkbox"/>			
b)	Please indicate any known environmental constraints to developing the site.				

	Heritage assets, conservation or archaeological interests <input checked="" type="checkbox"/> Sites of Local Importance <input type="checkbox"/>	Landscape impacts <input type="checkbox"/> Vegetation on the site and water bodies <input checked="" type="checkbox"/>		If there are any other known environmental constraints, please give details here.	Adjacent to a Listed Building Hedgerows around site contained within the landscape.
c)	Please indicate any known infrastructure constraints to developing the site.				
	Drainage <input type="checkbox"/> Gas <input type="checkbox"/>	Water Supply <input type="checkbox"/> Electricity <input type="checkbox"/>		Telecommunications <input type="checkbox"/>	Sewerage <input type="checkbox"/>
d)	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.	None	e)	Could the constraints indicated in <i>Section 3 Site Suitability</i> be overcome? If so, please provide details here.	Yes – subject to necessary technical assessments.
f)	Would the development of the site produce any environmental/amenity impacts, such as noise or odour, on surrounding occupants and neighbours?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>	g)	If you have ticked yes to question f) please provide details here.	
4 AVAILABILITY AND ACHIEVABILITY CONSIDERATIONS <i>Please refer to glossary for definition of terminology.</i>					
a)	Is the site available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>	b)	Is the site currently subject to a planning application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
c)	Is the site currently being marketed?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>	d)	Please provide details of any evidence of market interest in the type of development you are proposing on this site?	Market evidence may be obtained on request.

5 DELIVERABILITY AND DEVELOPABILITY CONSIDERATIONS						
a)	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?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Don't know <input type="checkbox"/>	b) If you have ticked yes to question 5 a), please provide details here.	
c)	Do you think there is a reasonable prospect that the development will be delivered within...	1-5 years <input checked="" type="checkbox"/>	6-10 years <input checked="" type="checkbox"/>	11-15 years <input type="checkbox"/>	d) Please explain the reasons for your answer to question 5c) here.	The site may require engagement with the Parish Council plus the marketing of the site may mean that units are delivered between years 5 + 6.
e)	When do you expect development to take place? <i>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.</i>	YR1 – obtain PP YR2 – secure sale YR3/4 – provide community facilities + 10 dwellings YR5 – 20 dwellings FR6 – 10 dwellings				