



# Local Plan 2032

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## 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. If you would like to put forward a potential Local Green Space for consideration please visit the website [www.bedford.gov.uk/localplan2032](http://www.bedford.gov.uk/localplan2032) for further information.

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](mailto:planningpolicy@bedford.gov.uk), or alternatively by post to:

Bedford Borough Council  
Local Plan 2032 consultation  
Planning Policy Team  
Borough Hall,  
Bedford, MK42 9AP

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

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).

**IF YOU PREVIOUSLY SUBMITTED A SITE IN 2014 PLEASE NOTE THERE IS NO NEED TO RE-SUBMIT 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.**

**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
Name			Andrew
Job title (if applicable)			Parry
Organisation (if applicable)	Arlesey Ltd		DLP Planning Limited
Address	c/o Agent		4 Abbey Court Fraser Road Priory Business Park Bedford
Postcode			MK44 3WH
Telephone no			01234 832740
Email			Bedford@dlpconsultants.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 type="checkbox"/>	Agent <input checked="" type="checkbox"/>	Other (please specify) <input type="checkbox"/>

Current owner's name and address	Arlesey Ltd
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**SITE DETAILS**

<b>a)</b>	<b>Address of site</b> <i>Please attach location plan on an Ordnance Survey base clearly showing site boundaries and access to an adopted highway.</i>	Land off Station Road, Turvey, Bedfordshire	<b>d)</b>	<b>Adjoining land uses, if known.</b>	North : Residential South: Open Agricultural Land East: Open Agricultural Land West: Open Agricultural Land
<b>b)</b>	<b>Gross site area (hectares)</b>	2.6	<b>e)</b>	<b>Has the site been developed previously?</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>c)</b>	<b>Current use of the land</b>	Vacant plot of previously developed land			

**2 PROPOSED USE**

<b>2.1</b>	<b>What do you think the site should be used for?</b>				
<b>a)</b>	What is the primary use you propose for the site?	Residential development	<b>b)</b>	For mixed use proposals, what further uses do you propose for the site?	NA
<b>2.2</b>	<b>What type and scale/quantum of development do you propose on this site? Please complete all relevant sections below.</b>				
<b>a)</b>	<b>For housing (C2/C3 use classes) sites please indicate...</b>				
	The number of dwellings the site could provide.	Up to 49 dwellings		The type of housing you are proposing	Family houses <input checked="" type="checkbox"/> Self-build homes <input type="checkbox"/> Older people housing <input type="checkbox"/> Flats <input type="checkbox"/>
	What density you have assumed?	27 dwelling/ha			
	The tenures you are proposing?	<u>Market housing</u> Owner occupied <input type="checkbox"/>			

		Private rented housing <input type="checkbox"/>			
		<u>Affordable Housing</u> Affordable rent <input type="checkbox"/>  Shared ownership <input type="checkbox"/>  Other <input checked="" type="checkbox"/> <i>A range of market and affordable housing types will be available.</i>			
<b>b)</b>	<b>For Gypsy and Traveller sites please indicate...</b>				
	If you are proposing the site as a permanent site or transit site.	NA		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.	NA			
<b>c)</b>	<b>For Travelling Showpeople sites please indicate...</b>				
	The number of plots the site could accommodate.	NA			
<b>d)</b>	<b>For employment (B1/B2/B8 use classes) sites please indicate...</b>				
	The type of employment the site could provide.	NA		The gross floor space the site could provide.	NA
<b>e)</b>	<b>For retail sites (A1 only) please indicate ...</b>				
	The type of retail you are proposing.	NA		The net floor space that the site could provide.	NA
	The gross floor space that the site could provide.	NA			

<b>f)</b>	<b>For hotel (C1 use class) sites please indicate ...</b>			
	The number of hotel rooms the site could accommodate.	NA		
<b>g)</b>	<b>For all other types, including leisure and recreation (D2 use class), community uses (D1 use class) and other uses please....</b>			
	Quantify the amount of development you propose.	NA	Fully describe the use here	NA
<b>3 SITE SUITABILITY</b>				
<b>3.1</b>	<b>Are there any access constraints to developing the site?</b>			
	There is no access to an adopted highway.	<input type="checkbox"/>	Please enclose a map clearly showing how access to an adopted highway will be provided and provide details here	
	The current access is unsuitable/requires improvement	<input type="checkbox"/>		
<b>3.2</b>	<b>Are there any physical, environmental or other constraints to developing the site?</b>			
<b>a)</b>	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.	NA
	Contamination, pollution or hazardous risks <input type="checkbox"/>	Public rights of way within or adjoining the site <input checked="" type="checkbox"/>		
<b>b)</b>	Please indicate any known environmental constraints to developing the site.			
	Heritage assets, conservation or archaeological interests <input checked="" type="checkbox"/>	Landscape impacts <input checked="" type="checkbox"/>	If there are any other known environmental constraints, please give details here.	NA
	Sites of Local Importance <input type="checkbox"/>	Vegetation on the site and water bodies <input type="checkbox"/>		
<b>c)</b>	Please indicate any known infrastructure constraints to developing the site.			

	Drainage <input type="checkbox"/>	Water Supply <input type="checkbox"/>		Telecommunications <input type="checkbox"/>	Sewerage <input type="checkbox"/>
	Gas <input type="checkbox"/>	Electricity <input type="checkbox"/>			
<b>d)</b>	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.	NA	<b>e)</b>	Could the constraints indicated in <i>Section 3 Site Suitability</i> be overcome? If so, please provide details here.	<u>Public rights of way:</u> Are to be maintained. <u>Heritage:</u> The development will be seamlessly integrated with the near-by listed building with landscaping and nearby dwellings to be sensitive to and sympathetic with this feature; taking key design cues from this building. <u>Landscaping:</u> The site will be appropriately designed to preserve the existing landscaping to the boundaries where ever possible and will include additional planting within the site. The effect of this will soften the visual impact of the development, particularly when seen externally from Prior Close and surrounding countryside.
<b>f)</b>	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"/>	<b>g)</b>	If you have ticked yes to question f) please provide details here.	NA
<b>4 AVAILABILITY AND ACHIEVABILITY CONSIDERATIONS</b>					
<b>a)</b>	Is the site available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>	<b>b)</b>	Is the site currently subject to a planning application?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>

<b>c)</b>	Is the site currently being marketed?	Yes <input type="checkbox"/>	<b>d)</b>	Please provide details of any evidence of market interest in the type of development you are proposing on this site?	NA
		No <input checked="" type="checkbox"/>			
		Don't know <input type="checkbox"/>			
<b>5 DELIVERABILITY AND DEVELOPABILITY CONSIDERATIONS</b>					
<b>a)</b>	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"/>	<b>b)</b>	If you have ticked yes to question 5 a), please provide details here.	NA
		No <input checked="" type="checkbox"/>			
		Don't know <input type="checkbox"/>			
<b>c)</b>	Do you think there is a reasonable prospect that the development will be delivered within...	1-5 years <input checked="" type="checkbox"/>	<b>d)</b>	Please explain the reasons for your answer to question 5c) here.	The land is in single ownership, assisting in the delivery of this site. Marketing and development of the site will commence on the granting of planning approval.
		6-10 years <input type="checkbox"/>			
		11-15 years <input type="checkbox"/>			
<b>e)</b>	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>	Development could commence within 2-5 years			