



Local Plan Review

Have Your Say on the Future of Your Borough

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. **Be aware that all sites submitted during previous call for sites exercises must be submitted again to be considered as part of this Local Plan.**

Wherever possible, sites should be submitted electronically through the council's online consultation system. The online system allows all details to be entered and allows for location plans to be drawn using the map function. Please complete a **separate form for each site**. If you are unable to use the online system, forms can be returned by email to planningforthefuture@bedford.gov.uk (please return as a WORD document) or by post to:

Bedford Borough Council
Planning Policy Team
Borough Hall,
Caldwell Street,
Bedford, MK42 9AP

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 point of 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).

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 including site constraints. Further information can be found in the [Housing and Employment Land Availability Assessment Methodology and the Site Assessment Methodology](#).

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 regarding your site submission and the preparation of the Local Plan. Personal data will be collected and processed in accordance with the Data Protection Act and the General Data Protection Regulations. Further information can be found on the council's Data Protection webpage and in the Privacy Notices for planning policy.

CONTACT DETAILS			
	Personal details		Agent's details (if applicable)
Title			█
Name			██████████
Job title (if applicable)			Planning Director
Organisation (if applicable)	BDW Trading Ltd		Savills
Address	C/o Agent		Wytham Court, 11 West Way, Oxford
Postcode			OX2 0QL
Telephone no			██████████
Email			████████████████████
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 <i>indicate</i>)	Land owner <input type="checkbox"/>	Agent <input checked="" type="checkbox"/>	Other (please specify) <input type="checkbox"/>
Current owner's name and address	Landowner c/o Savills on Behalf of BDW Trading Ltd, which comprises Barratt Developments and David Wilson Homes.		

1. 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>	Land at Box End, West of Bedford	d)	Adjoining land uses, if known.	North Residential residential East leisure West South residential and outdoor rural
b)	Gross site area (hectares)	70 hectares	e)	Has the site been developed previously?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c)	Current use of the land	Agricultural in part			
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 tick one only</i>	Housing <input checked="" type="checkbox"/> Gypsy and Traveller Site <input type="checkbox"/> Employment <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> All other types <input type="checkbox"/>	b)	For mixed use proposals, what further uses do you propose for the site? <i>Please tick as many as apply</i>	Housing <input type="checkbox"/> Gypsy and Traveller Site <input type="checkbox"/> Employment <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> All other types <input type="checkbox"/>
2.2 What type and scale/quantum of development do you propose on this site? Please complete all relevant sections below.					
a) For housing (C2/C3 use classes) sites please indicate...					
i)	The number of dwellings the site could provide.	Approximately 1,150 dwellings	iii)	The density you have assumed	Approximately 35 dwellings per hectare based on a net area of some 32.15 hectares.

ii)	The type of housing you are proposing	Family houses <input checked="" type="checkbox"/>	iv)	The tenures you are proposing	<u>Market housing</u>
		Self-build/Custom build homes <input type="checkbox"/>			Owner occupied <input checked="" type="checkbox"/>
		Older people housing <input type="checkbox"/>			Private rented housing <input type="checkbox"/>
		Flats <input type="checkbox"/>			<u>Affordable Housing</u>
		Other <input type="checkbox"/>			Affordable rent <input checked="" type="checkbox"/>
		<i>Please specify</i>			Shared ownership <input checked="" type="checkbox"/>
					Other <input type="checkbox"/>
					<i>Please specify</i>
b)	For Gypsy and Traveller sites and Travelling Showpeople sites please indicate...				
i)	If you are proposing the site as a permanent site or transit site.		ii)	If the site is privately owned.	Yes <input type="checkbox"/>
					No <input type="checkbox"/>
					Don't know <input type="checkbox"/>
iii)	For a Gypsy and Traveller site the number of pitches and for Travelling Showpeople the number of plots the site could accommodate.				
c)	For employment (B1/B2/B8 use classes) sites please indicate...				
i)	The type of employment the site could provide.		ii)	The gross floor space the site could provide.	
d)	For retail sites (A1 only) please indicate ...				
i)	The type of retail you are proposing.		ii)	The net floor space that the site could provide.	
iii)	The gross floor space that the site could provide.				
e)	For hotel (C1 use class) sites please indicate ...				

i)	The number of hotel rooms the site could accommodate.				
f)	For all other types, including leisure and recreation (D2 use class), community uses (D1 use class) and other uses please....				
i)	Quantify the amount of development you propose	Potential for some 2.2 hectares for a primary school and some 0.5 hectares for a community hub.	ii)	Fully describe the use here	
3 ACCESS					
3.1	Can suitable access be achieved for the site?	Suitable access is achievable <input checked="" type="checkbox"/> The current access is unsuitable/requires improvement <input type="checkbox"/> There is no access to an adopted highway <input type="checkbox"/>	3.2	Where will the site's access point(s) be? <i>Please give details here and show access on the site location plan.</i>	Various points of access off the existing public highway.
4 AVAILABILITY AND ACHIEVABILITY CONSIDERATIONS					
4.1	Is the site available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>	4.2	Is the site currently subject to a planning application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>
4.3	Is the site currently being marketed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>	4.4	Please provide details of any evidence of market interest in the type of development you are proposing on this site	The site is controlled by BDW Trading Ltd and hence does not need to be marketed.

4.5	Are you the landowner of the site?	Yes	<input type="checkbox"/>	4.6	If you are not the landowner of the site you are submitting, do you have permission to submit the site for the council's consideration on their behalf?	Yes	<input checked="" type="checkbox"/>
		No	<input checked="" type="checkbox"/>			No	<input type="checkbox"/>
4.7	Are you aware of any issues that might affect the viability of developing the site?	Yes	<input type="checkbox"/>		Please provide details		
		No	<input checked="" type="checkbox"/>				

5 DELIVERABILITY AND DEVELOPABILITY CONSIDERATIONS

5.1	If the plan is adopted in December 2023 as currently proposed, when would you expect development to take place on site? <i>(please write in)</i>	Years	No. dwgs	5.2	What year, post adoption, would you expect development to start on site?	2025
		1-5 years (2024/25-2028/29)	350			
		6-10 years (2029/30-2033/34)	800			
		11-15 years (2034/35-2039/40)				
		16+ years (2040 onwards)				

6 CLIMATE CHANGE

6.1	The council has declared a climate emergency. Please explain how your proposal will respond to climate change (see Local Plan 2030 Policy 51S)	BDW Trading Ltd are committed to minimising the impacts of their operations and safeguarding the environment is a key starting point. The Vision Document submitted as part of this call for sites describes the approach to building sustainably. This starts by preparation of a masterplan which takes into consideration matters of sustainability in each area including ecology, biodiversity, drainage, landscaping, movement, etc. The location of land at Box End, West of Bedford is sustainably located for access to Kempston and Bedford.
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		<p>Masterplanning for the site includes land with potential for a primary school and a community hub thereby creating a sense of community and potential for some trips to be internalised within the development.</p> <p>Barratt Developments are a 5 star (the top level) home builder as awarded by the HBF customer satisfaction survey 2021 and previous years.</p> <p>Barratt Developments measure its socio-economic impact (more information can be provided) and recently won the RESI Awards large developer 2021.</p>
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