



## **BEDFORD BOROUGH LOCAL PLAN SITE SUBMISSION FORM**

Please use this form if you are making a representation to the Proposed Local Plan for Submission and consider that an alternative site should be allocated in the local plan. The information you are being asked to provide in this form is needed for the council to be able to assess your site.

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 [planning.policy@bedford.gov.uk](mailto:planning.policy@bedford.gov.uk) or alternatively by post to:

Bedford Borough Council  
Local Plan 2040  
Planning Policy Team  
Borough Hall,  
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 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).

**This form and any information it contains will be published on the council's website in due course.**

CONTACT DETAILS			
	Personal details		Agent's details (if applicable)
Title			Mr
Name	C/O Agent		██████████
Job title (if applicable)			Director of Finance & Land Assets
Organisation (if applicable)			Taylor & Co Land & Property Consultants
Address			Taylor & Co, The Estate Office, Manor Farm, Astwood, Buckinghamshire, MK16 9JS
Postcode			
Telephone no			01234 391099
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	██████████ Bridge Farm, Great Barford, Beds, MK44 3LG		

SITE DETAILS				
a)	<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 on South Side of Bedford Road, Great Barford	d)	<b>Adjoining land uses, if known.</b>  North – Agricultural/C3  South – Strategic Mineral Site  East – Strategic Mineral Site  West – Agricultural (C3 Allocated)
b)	<b>Gross site area (hectares)</b>	3.95 ha (approx.)	e)	<b>Has the site been developed previously?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c)	<b>Current use of the land</b>	Agricultural (with part of the land identified within the "Bridge Farm" strategic mineral site for the supply of aggregate sands and gravels in the adopted Minerals & Waste Local Plan for Bedford Borough, Central Bedfordshire and Luton Borough Councils. The site fronting Bedford Road, Great Barford for some depth is not, however, allocated for this purpose and thus approx. 2.0 ha represents an ideal residential opportunity).		
2 PROPOSED USE				
2.1	<b>What do you think the site should be used for?</b>			
a)	What is the primary use you propose for the site?	Residential development – Use Class C3	b)	For mixed use proposals, what further uses do you propose for the site?
				N/A

<b>2.2</b>	<b>What type and scale/quantum of development do you propose on this site?</b> <i>Please complete all relevant sections below.</i>			
<b>a)</b>	<b>For housing (C2/C3 use classes) sites please indicate...</b>			
	The number of dwellings the site could provide.	60		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?	30 dph (approx.)		
	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 type="checkbox"/> Shared ownership <input type="checkbox"/> Other <input checked="" type="checkbox"/> <i>Please specify</i> Social rent		
<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.	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.	N/A		
<b>c)</b>	<b>For Travelling Showpeople sites please indicate...</b>			
	The number of plots the site could accommodate.	N/A		

<b>d)</b>	<b>For employment (B1/B2/B8 use classes) sites please indicate...</b>			
	The type of employment the site could provide.	N/A		The gross floor space the site could provide.
<b>e)</b>	<b>For retail sites (A1 only) please indicate ...</b>			
	The type of retail you are proposing.	N/A		The net floor space that the site could provide.
	The gross floor space that the site could provide.	N/A		
<b>f)</b>	<b>For hotel (C1 use class) sites please indicate ...</b>			
	The number of hotel rooms the site could accommodate.	N/A		
<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.	N/A		Fully describe the use here
<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 checked="" type="checkbox"/>		
<b>3.2</b>	<b>Are there any physical, environmental or other constraints to developing the site?</b>			
<b>a)</b>	<b>Please indicate any known physical constraints to developing the site.</b>			
	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.
	Contamination, pollution or hazardous risks <input type="checkbox"/>	Public rights of way within or adjoining the site <input type="checkbox"/>		

<b>b)</b>	Please indicate any known environmental constraints to developing the site.				
	Heritage assets, conservation or archaeological interests <input type="checkbox"/>  Sites of Local Importance <input type="checkbox"/>	Landscape impacts <input type="checkbox"/>  Vegetation on the site and water bodies <input type="checkbox"/>		If there are any other known environmental constraints, please give details here.	There are no environmental constraints on the site, but the surrounding land is identified as a strategic mineral site for the supply of aggregate sands and gravels.
<b>c)</b>	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"/>
<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.			<b>e)</b> Could the constraints indicated in <i>Section 3 Site Suitability</i> be overcome? If so, please provide details here.	There is an existing suitable access from Bedford Road, Great Barford and a section 278 Agreement will deal with the highway connection required.
<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.	
<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 type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>

c)	Is the site currently being marketed?	Yes <input type="checkbox"/> No <input checked="" 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?	
e)	Are you the landowner of the site?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>	f)	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 type="checkbox"/>
<b>5 DELIVERABILITY AND DEVELOPABILITY CONSIDERATIONS</b>					
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 type="checkbox"/> Don't know <input checked="" 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 type="checkbox"/> 11-15 years <input type="checkbox"/>	d)	Please explain the reasons for your answer to question 5c) here.	The site is greenfield land with no environmental constraints. It falls within the 'small settlements' designation of the emerging Local Plan where residential development is supported.
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>	The site is small enough to be delivered within the first five-year period of the emerging Local Plan.			

**Location Plan: Land on South Side of Bedford Road, Great Barford**

