



# 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](mailto:planningforthefuture@bedford.gov.uk) (please return as a WORD document) or by post to:

Bedford Borough Council  
Planning Policy Team  
Borough Hall,  
Cauldwell 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	c/o Agent		Mr
Name			██████████
Job title (if applicable)			██████
Organisation (if applicable)	██████████		██████████
Address			The Exchange, Colworth Science Park, Sharnbrook, Bedford
Postcode			MK44 1LZ
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	c/o Agent		

1. 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 between Hookhams Land and Ravensden Road, Salph End, Renhold	d)	<b>Adjoining land uses, if known.</b>	Please see covering letter
b)	<b>Gross site area (hectares)</b>	19.65ha	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			
2 PROPOSED USE					
<b>2.1 What do you think the site should be used for?</b>					
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"/>	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 checked="" type="checkbox"/> Land for a 2FE primary school
<b>2.2 What type and scale/quantum of development do you propose on this site? Please complete all relevant sections below.</b>					
<b>a) For housing (C2/C3 use classes) sites please indicate...</b>					
i)	The number of dwellings the site could provide.	Up to 400	iii)	The density you have assumed	30-40dph

ii)	The type of housing you are proposing	Family houses X Self-build/Custom build homes X Older people housing X Flats X Other X <i>Please specify Any as required</i>	iv)	The tenures you are proposing	<u>Market housing</u> Owner occupied X Private rented housing X <u>Affordable Housing</u> Affordable rent X Shared ownership X Other X <i>Please specify Mix to meet local plan requirements</i>
<b>b)</b>	<b>For Gypsy and Traveller sites and Travelling Showpeople sites please indicate...</b>				
i)	If you are proposing the site as a permanent site or transit site.	No	ii)	If the site is privately owned.	Yes X 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.				
<b>c)</b>	<b>For employment (B1/B2/B8 use classes) sites please indicate...</b>				
i)	The type of employment the site could provide.		ii)	The gross floor space the site could provide.	
<b>d)</b>	<b>For retail sites (A1 only) please indicate ...</b>				
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.				

<b>e)</b>	<b>For hotel (C1 use class) sites please indicate ...</b>			
i)	The number of hotel rooms the site could accommodate.			
<b>f)</b>	<b>For all other types, including leisure and recreation (D2 use class), community uses (D1 use class) and other uses please....</b>			
i)	Quantify the amount of development you propose		ii)	Fully describe the use here
<b>3 ACCESS</b>				
<b>3.1</b>	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"/>	<b>3.2</b>	Where will the site's access point(s) be? <i>Please give details here and show access on the site location plan.</i> Via the existing dwelling to be demolished at 25 Hookhams Lane and onto Ravensden Road to the north.
<b>4 AVAILABILITY AND ACHIEVABILITY CONSIDERATIONS</b>				
<b>4.1</b>	Is the site available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>	<b>4.2</b>	Is the site currently subject to a planning application? Yes <input checked="" type="checkbox"/> – currently subject of appeal (please see covering letter) No <input type="checkbox"/> Don't know <input type="checkbox"/>
<b>4.3</b>	Is the site currently being marketed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't know <input type="checkbox"/>	<b>4.4</b>	Please provide details of any evidence of market interest in the type of development you are proposing on this site Confidential initial discussions with a number of developers have taken place and are ongoing

4.5	Are you the landowner of the site?	Yes <input type="checkbox"/>	4.6	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"/>		
		No <input checked="" type="checkbox"/>	Please provide details	

#### 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>	<table border="0"> <tr> <td>Years</td> <td>No. dwgs</td> </tr> <tr> <td>1-5 years (2024/25-2028/29)</td> <td>330</td> </tr> <tr> <td>6-10 years (2029/30-2033/34)</td> <td>70</td> </tr> <tr> <td>11-15 years (2034/35-2039/40)</td> <td></td> </tr> <tr> <td>16+ years (2040 onwards)</td> <td></td> </tr> </table>	Years	No. dwgs	1-5 years (2024/25-2028/29)	330	6-10 years (2029/30-2033/34)	70	11-15 years (2034/35-2039/40)		16+ years (2040 onwards)		5.2	<table border="0"> <tr> <td>What year, post adoption, would you expect development to start on site?</td> <td>1 year after</td> </tr> </table>	What year, post adoption, would you expect development to start on site?	1 year after
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#### 6 CLIMATE CHANGE

6.1	The council has declared a climate emergency. Please explain how your proposal will respond to climate change (see <a href="#">Local Plan 2030 Policy 51S</a> )	All relevant measures set out in current policy 51S can be addressed. A sustainability and energy statement can be provided in due course.
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