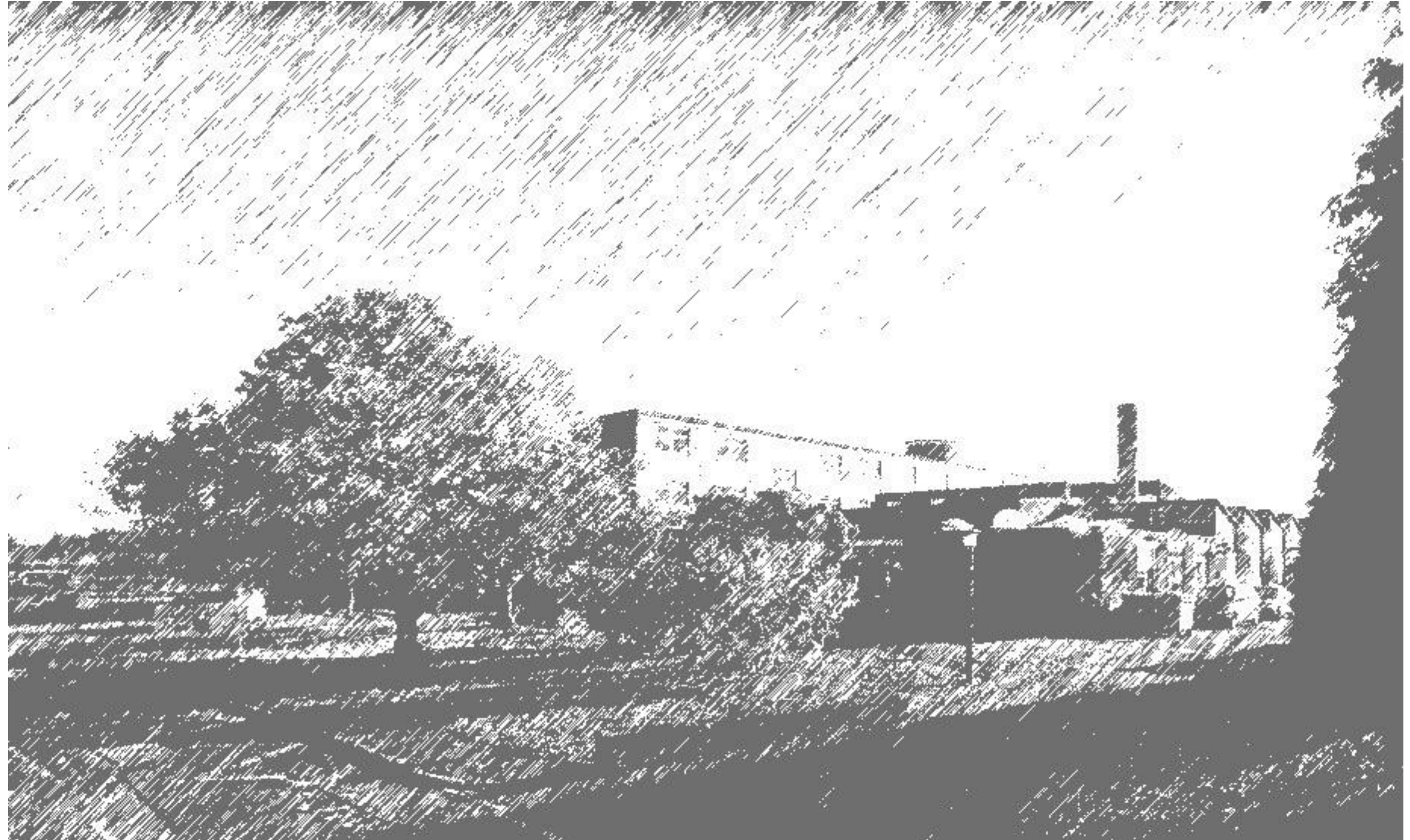


Redevelopment of the Redundant Land Associated
with the Former Margaret Beaufort Middle School, Riseley
Planning Vision Document



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1.0 Introduction:

- 1.1 Over the past four years, Bedford Borough Council has re-organised its education provision from a 3-tier system to a 2-tier system. Within Riseley, this has involved the closure of Riseley CofE Lower School and Margaret Beaufort Middle School and replacement with the Riseley CofE Primary School on the site of the former middle school on the north eastern side of the village.
- 1.2 It is now proposed to re-organise and upgrade the school site through demolishing the existing main building and replacing it with a new school building and facilities which will complement the recently constructed new classrooms. The new school site requires a smaller site area than the existing site, and it is therefore proposed by the council to dispose of the surplus land for residential development. The new school is proposed on the north eastern side of the existing site with the surplus land being the south western side of the site.
- 1.3 The council has now commissioned an appraisal of the surplus land site to consider how the site might best accommodate a residential development in compliance with the council's housing needs and design guidance. The purpose of this document is to therefore present the considerations, designations and policy framework and guidance relevant to the site and to provide the resulting initial layout for the development of the site.

- 1.4 This document has been divided into sections of analysis that are most relevant to the development proposal being presented which outline in detail the key considerations that have been referenced in the formulation of this proposal. The key planning policies that have been referenced throughout the analysis within this document have been included in the appendix section in full text. The structure of this document is as follows:

1.0	Introduction
2.0	Site Description
3.0	Description of the Development
4.0	Planning Policy
5.0	Playing Fields
6.0	Heritage
7.0	Sustainability Appraisal
8.0	Community Need
9.0	Flood Risk
10.0	Access
11.0	Conclusion
12.0	Appendix

2.0 Site Description

- 2.1 The primary school site is located at the north eastern end of the village with accesses off Swineshead Road and the High Street. The existing building, car park and playground is located on the north western portion of the site with the remainder utilised as playing fields. To the northwest, west and south west of the site are existing properties comprised within the village whilst the north east, east and south east is agricultural land.
- 2.2 The school is to be re-organised onto the north eastern side of the site following the demolition of existing building with the surplus land proposed for development being the south western part of the site. The development site will therefore be enclosed by the new school to the north east, residential properties of the existing village to the northwest and south west, and agricultural land to the south east. The aerial photo below shows the extent of the development site in relation to the existing built-up area of Riseley.

 Development Site



3.0 Description of the Development

3.1 The proposed development entails the demolition of the former Margaret Beaufort Middle School buildings, and redevelopment of the site for residential development comprising up to 34 dwellings with open space and structural landscaping.

3.2 The objective of the proposal is to secure development that would in turn generate funds to be used in the further development and enhancement of the new Primary School located to the east of the site. This will include a new administrative block, facilities building and general-purpose hall specifically designed to meet the needs of the new Primary School.

3.3 A feasibility assessment has produced an initial residential layout of 34 dwellings comprised of a variety of dwelling types and sizes and parking provision and amenity space representative of the council's requirements.

3.4 The site can be viewed in two parts as the utilisation of the "previously developed land" to the northern frontage of the site, with further development of the playing fields to the rear.

3.4 The school buildings to the front of the site will be demolished and the site cleared. The proposed dwellings will be accessed via the High Street from an access point in approximately the same location as the access into the existing school car park. There will be landscape planting introduced along the north eastern boundary with the school, whilst the southern boundary planting will also be enhanced.

2.5 the indicative layout of the site has been provided in the image to the right to show the positioning of dwellings, the access to the site and the proposed landscaping features.

- 2.6 The proposal will include for the following:
- 30% affordable housing
 - Open space provision
 - Sustainable Drainage
 - New pedestrian connections
 - Contributions towards community infrastructure

As well as the Community Infrastructure Levy



4.0 Planning Policy:

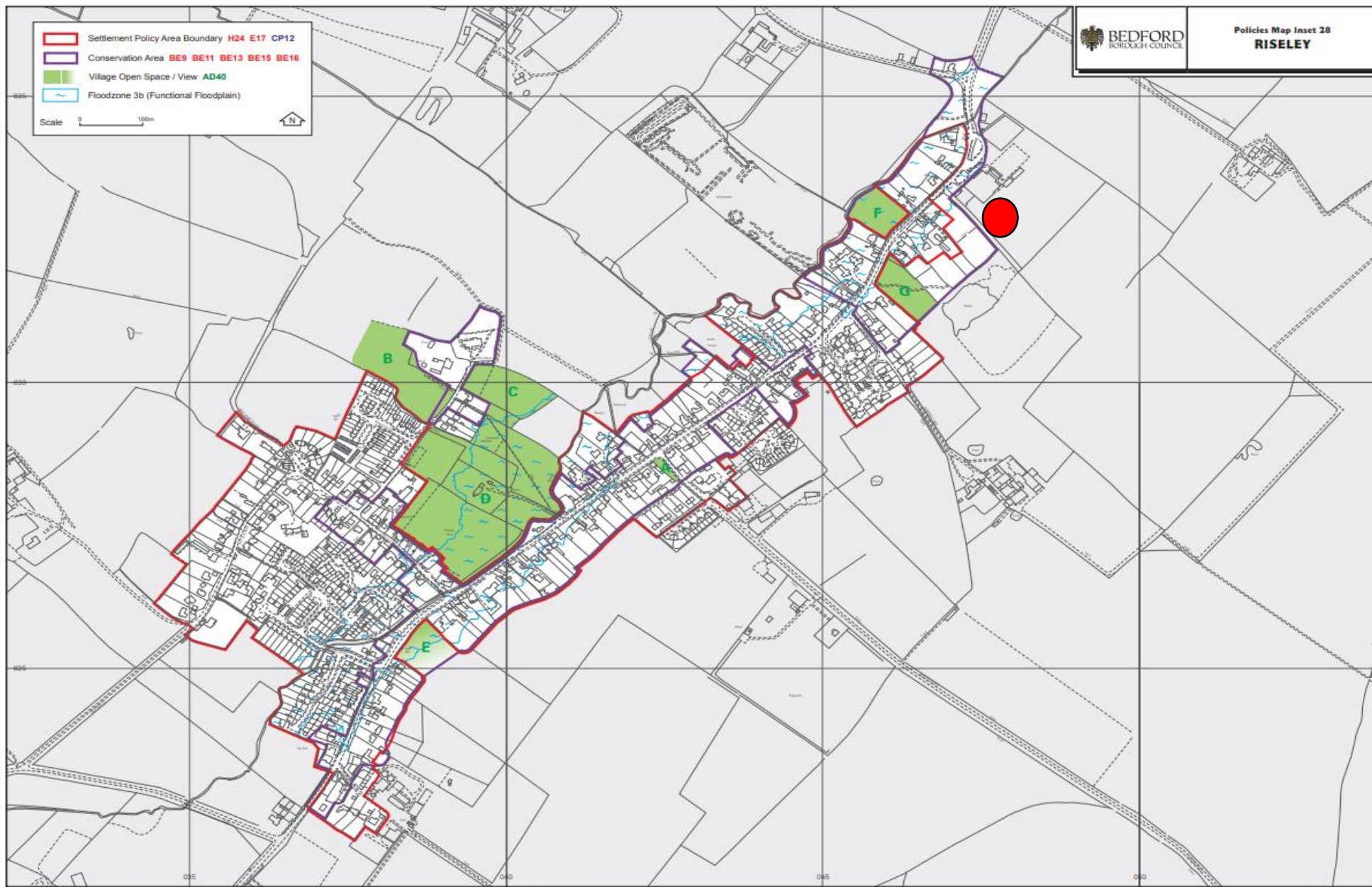
4.1 The development plan for Bedford Borough Council currently consists of the following adopted documents which guide where development can go in the borough and the types of development that are appropriate up until 2021:

- Allocations and Designations Local Plan 2013
- Core Strategy and Rural Issues Plan 2008
- Bedford Local Plan 2002

4.2 The map below depicts the key policies from the above documents that are relevant to the development of Riseley and which sections of the village they are related to. The relevant policies and designations include:

- Settlement Policy Area Boundary: **H24, E17, CP12**
- Conservation Area: **BE9, BE11, BE13, BE15, BE16**

4.3 The location of the development site has been indicated as a red circle on the map below and it can be understood that the site is not directed associated to any current policy designations.



4.4 The local planning authority is also in the process of replacing their current adopted planning documents with the Local Plan 2030 document and once approved it will supersede the policies and objectives from previous plans and will guide decision making into the future. The policy map produced for the Local Plan 2030 document has been cross referenced with the adopted policy map and there are no changes in designations that specifically cover the development site.

4.5 In emerging Policy 6S of the Local Plan 2030, it states: "Development outside defined Settlement Policy Areas and the built form of Small Settlements will be permitted if it is appropriate in the countryside in accordance with: v. Neighbourhood Development Plans which have been 'made' by Bedford Borough Council. This policy therefore clearly identifies that development beyond the SPA can be sanctioned if delivered via the Neighbourhood Plan. Furthermore, the policy goes on to identify that in exceptional circumstances proposals on sites well-related to a defined SPA can be supported where there is an identified community need, community support such as by the Parish Council, and that the site positively contributes to the character of the settlement.

4.6 In respect of this emerging policy, the proposed redevelopment of this site would also meet the objectives of Policy 6S in respect of parts vi, vii and viii in that the scheme is a response to community need and will support local facilities in enabling the further development of Riseley Primary School that will be funded through the residential development. This is coupled with the opportune location, well related to the settlement; enabling it to deliver housing that responds positively to the character of the area.

4.7 Related to this, on the 14th March 2018 the village of Riseley was designated as a Neighbourhood Area which is the first stage of the neighbourhood planning process. The pre-submission consultation for the Riseley Neighbourhood Plan has not taken place yet and therefore no site designations have currently been given. This process represents an opportunity for the Parish to consider the merits of the redevelopment of the school site and its inclusion in the emerging Neighbourhood Plan, and the Borough should make a positive submission for its inclusion.

4.8 A review into the current adopted policies and the policies of the Local Plan 2030 that are most relevant to Riseley has been conducted in order to establish which policies must be considered in the context of this development proposal. The key policy areas are as follows:

- Playing Fields
- Heritage
- Sustainability
- Community Need
- Flood Risk
- Access

These matters will be discussed in the following sections.

5.0 Playing Fields:

- 5.1 As a result of the redevelopment, a segment of the site to the southeast that currently functions as a playing field would be developed for housing. The playing field to be developed will be portioned off from a larger expanse of land that will maintain its function as open space for recreation in the form of playing fields for Riseley CofE Primary School.
- 5.2 Policy AD28 of the Allocations and Designations Local Plan 2013 concerns the provision of open space and built facilities in association with new development. It states that where new housing is likely to create a demand on open space, the council will require the provision of new facilities in accordance with certain standards related to the locality.
- 5.3 Where possible, the provision of new open space should be made onsite, however, if this cannot be accommodated then a financial contribution will be required in order to fund improvements at existing locations in the locality or will be pooled to provide new facilities.
- 5.4 Policy 103 of the Local Plan 2030 relates to the loss of existing leisure and sports facilities, and states that a loss will only be deemed acceptable if:

"evidence has been provided that demonstrates that the use is no longer needed, or the facility is to be relocated to another location which is of a similar scale as the current facility (i.e. no net loss in floor area) and still related to the community in which to serves."



Bottom Left: View onto Riseley Playing Field that could be enhanced as part of the development.

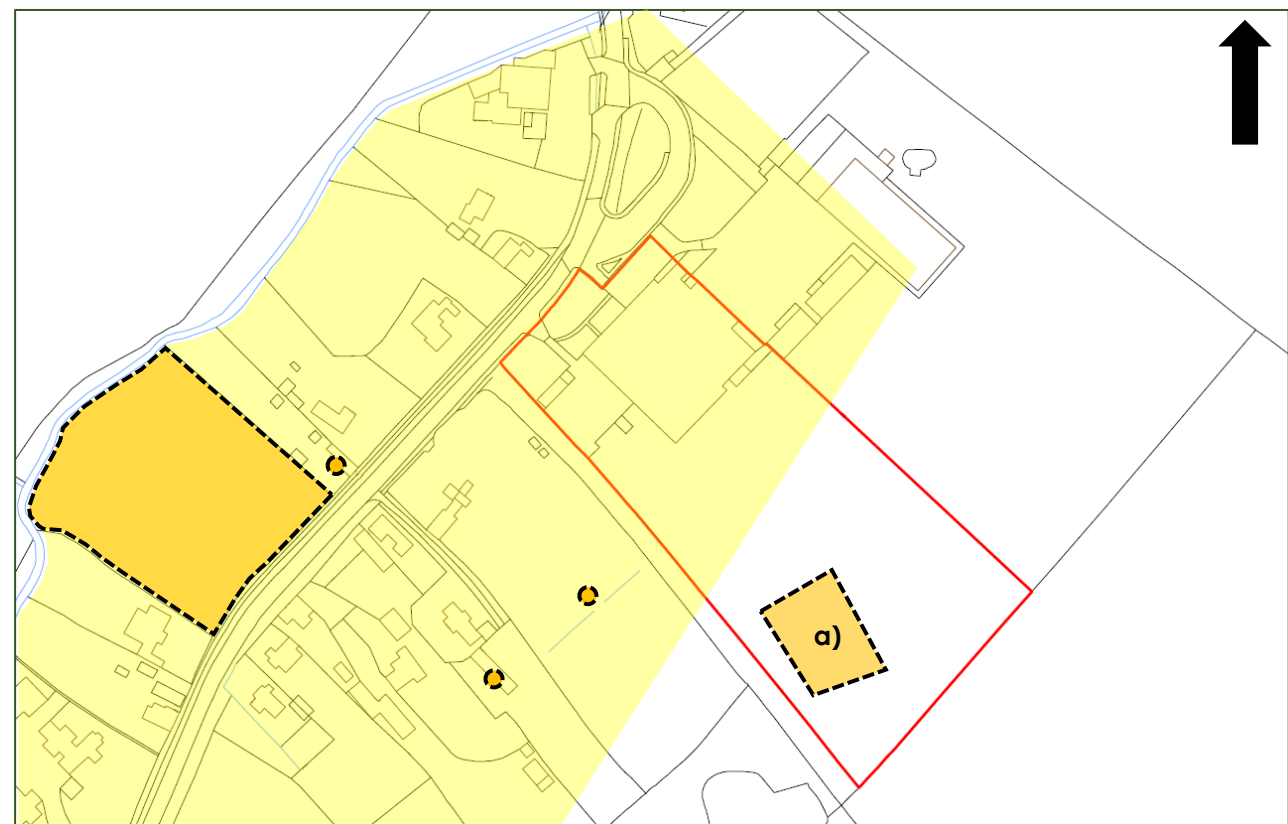
Bottom Right: The areas shaded green indicate the existing public open spaces in Riseley, and their proximity to the development site, which is shown by the red circle.







- 5.5 Local authorities are required to consult Sport England on any proposed development that would affect or lead to the loss of a sports playing field. The document "Playing Fields Policy and Guidance March 2018" outlines the five exemptions to Sport England's policy on opposing the granting of planning permission for developments that would lead to the net loss of playing fields.
- 5.6 It is recognised that the development will both remove a portion of open space, and create an increase in demand within the vicinity of Riseley, which is why there is a strong commitment to enhance and reinforce existing open space facilities in the village. Financial contributions to the strengthening of Riseley's existing open spaces will be tied into the agenda of this development, and the location and magnitude of contributions to be made will be in line with the Open Space Standards table provided with Policy AD28 of the Allocations and Designations Local Plan 2013 as a bare minimum.
- 5.7 These measures will ensure that Riseley is not at a loss in terms of open space provision because of this development, and that the community will receive funds to develop up-to-date open space facilities that are suitable to contemporary needs.

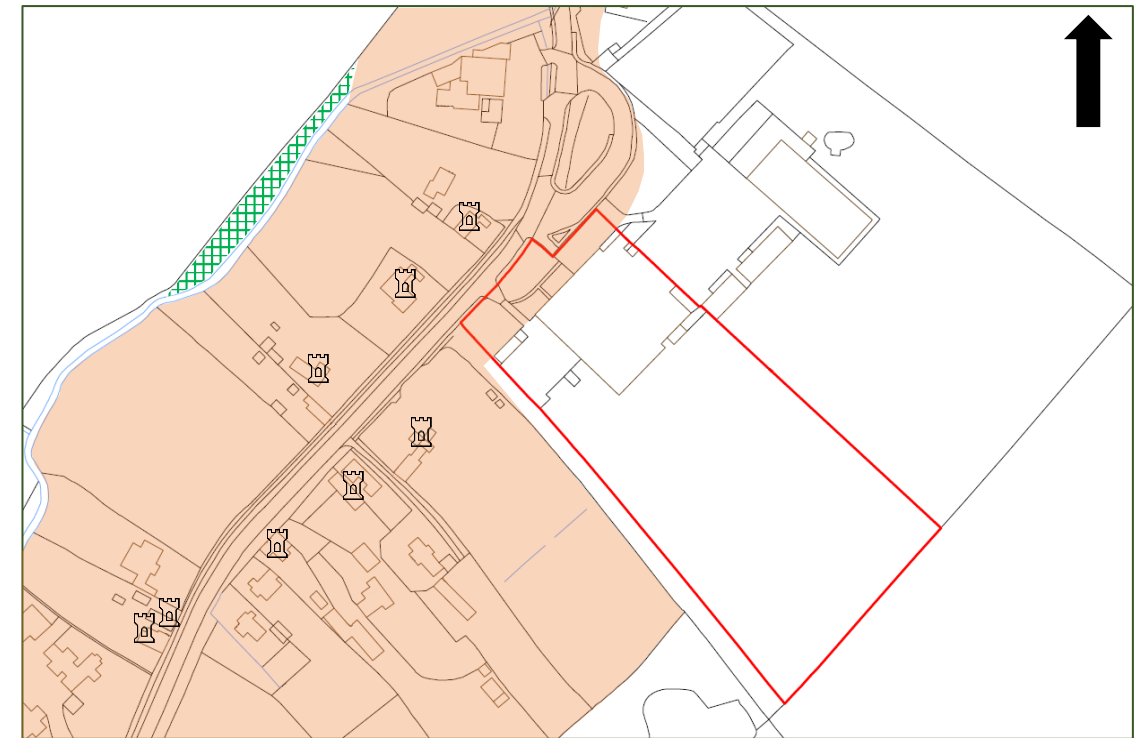


6.0 Heritage:

- 6.1 Due to the extensive history of Riseley, the village contains numerous sites that would be of interest in terms of heritage and archaeology, with some of these being directly related to the development site.
- 6.2 Although there are no listed buildings within the development site itself, there are a number of Grade II listed structures along Riseley High Street, with three of them being within a 50m radius of the development site's north-western boundary.
- 6.3 The north-western boundary of the site is also incorporated in the Riseley North Conservation Area as it forms the boundary edge with the historic High Street, meaning that approximately 800 sq m of the site is within the designated Conservation Area.
- 6.4 The Historic Environment Record for Bedford Borough Council shows that approximately 0.59ha of the northern half of the site is swept over by a designation as part of Riseley Medieval Village, however, there have been no specific sites of archaeological interest identified within this zone.



 Riseley Medieval Village	 Riseley North Conservation Area	 Grade II Listed Structure
 Area of Archaeological interest	 Tree Preservation Area	 Development Site



- 6.5 The Historic Environment Record also shows the presence of crop markings on the southern half of the site, seen at 'a)' on the diagram to the left, that were visible during aerial photography work in the 1970's. An approximate area on roughly 700 sq m within the southern portion of the site has been highlighted for the presence of crop markings, however, the true extent of the site of interest is yet to be determined and closer archaeological analysis will reveal any possible significance.
- 6.6 Policy CP2 of the Core Strategy and Rural Issues Plan 2008 concerns sustainable development principles that apply to the borough, and more specifically that the development and use of land will ensure that important historic and cultural features are protected.
- 6.7 This is developed further in Policy CP23 regarding heritage as development will be required to protect and where appropriate enhance the character of conservation areas, and other important historic or archaeological features.

- 6.8 Paragraphs 8.49, 8.50 and 8.61 of the Local Plan 2030 concern the objectives the council have regarding communication with developers during the planning process when dealing with sites that are of historical relevance. The council will support proposals that preserve, and where possible, enhance the significance of heritage assets, and that sites with demonstrable heritage significance will be treated as a material consideration in the planning process.
- 6.9 Policy 42S concerns the historic environment and heritage assets within the borough. Sites that exhibit features with heritage value will be required to undergo an appropriate level of investigation, whether that be through a desk based evaluation or a field investigation in order to assess the site's significance. Only in exceptional circumstances will a high level of loss or harm to such a heritage asset's significance be supported.
- 6.10 The site's boundary with the High Street is included within the Riseley North Conservation Area, and the mature trees within this zone are protected as such. These trees preserve the village character within the conservation area and enhance the setting of the listed buildings along the High Street. As part of the development, the significance of these trees will be protected in order to conserve the existing views to and from the listed buildings, and new trees planted in order to create a screen between the development and nearby properties.
- 6.11 Due to the presence of archaeological sites exhibited throughout Riseley, involvement from the council will be welcomed in order to constructively engage with the heritage team regarding the appropriate courses of action when incorporating heritage aspects of the site in a respectful way that would complement this historic village. Although the significance of the possible crop markings has not been determined, work will be undertaken to better understand their importance and how they relate to the history of Riseley.
- 6.12 Much of the surrounding built up landscape in Riseley is composed of structures that have their origins centuries ago and their architecture reflects the traditional building types that have existed and matured in Bedfordshire over years. This development proposal seeks to remove the unsympathetic 20th structures currently onsite, and to replace them with dwellings that are a sensitive, contextual response to the landscape that communicate more harmoniously with the village's character.



The images above depict some of the Grade II listed structures that can be found along Riseley High Street and within the vicinity of the development site.

7.0 Sustainability Appraisal:

7.1 As seen in the diagram to the right, the village of Riseley contains a Settlement Policy Area (SPA) that extends across much of the built up area, however, this zone does not currently cover the space occupied by the former middle school and therefore the development site is currently shown as being outside the settlement of Riseley and for the purposes of planning policy is described as being in the open countryside.

7.2 A sustainability appraisal has been undertaken for the development site and the walkable distance to popular amenities has been outlined below. The location of these services has been shown on the diagram on the bottom right and the location of the development site has been indicated by the red circle:



Convenience stores:

D N S Stores, 91 High St, Riseley, Bedford, MK44 1DD – **400m**



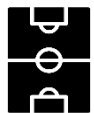
Public Houses:

The Fox & Hounds, 54 High St, Riseley, Bedford, MK44 1DT – **700m**



Community Centres:

Riseley Village Hall, Gold St, Bedford, MK44 1EG – **720m**



Playing Fields:

Riseley Playing Field, 14 Gold St, Bedford, MK44 1EG – **710m**



Religious Sites:

Church of All Saints, 16 Church Ln, Bedford, MK44 1ER – **950m**



Primary Schools:

Riseley CofE Primary School, 161 High St, Riseley, Bedford, MK44 1DR – **50m**



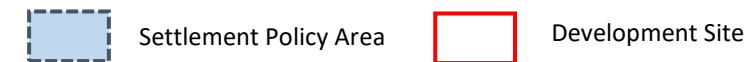
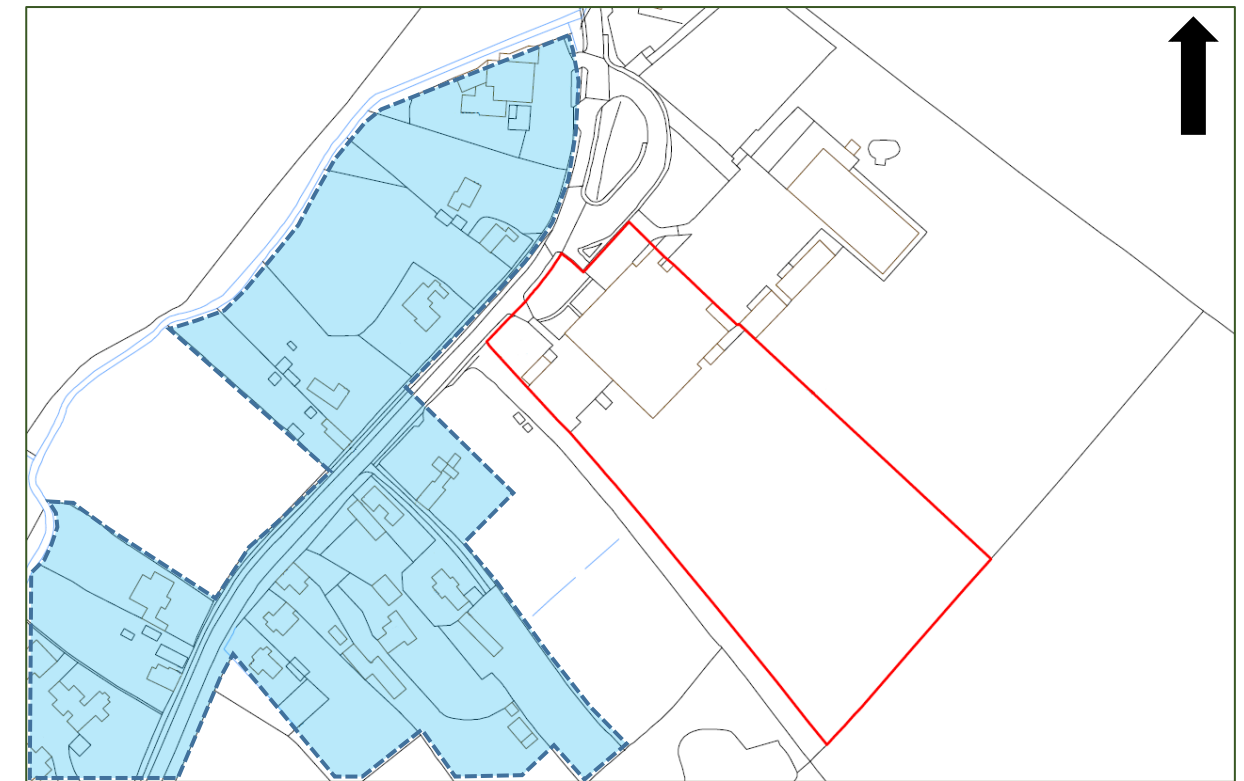
Hotels:

Coldham Cottages, Swineshead Rd, Riseley, Bedford, MK44 1BT – **500m**



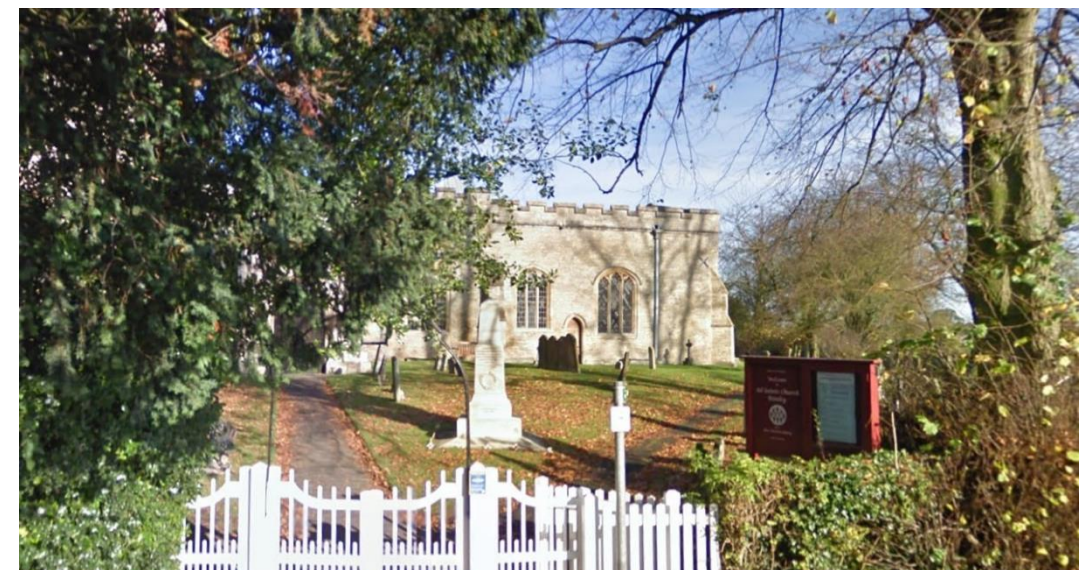
Bus Service:

No. 28 – 11x on Weekdays, 9x on Saturday (Bedford – Riseley – Kimbolton) – **70m**



7.3 Policy CP17 of the Core Strategy and Rural Issues Plan 2008, and Policy 70 of the Local Plan 2030 express the council's preference to support proposals immediately adjoining a Settlement Policy Area should affordable housing be envisioned onsite, however, the percentage of affordable housing required differs between policy documents. Although the former middle school site has been formally designated as being outside the SPA for Riseley, the development site is surrounded on three of its four sides by existing development and is adjacent to the existing SPA for the village.

7.4 Policy CP2 and CP29 of the Core Strategy and Rural Issues Plan 2008 place emphasis on the desirability to locate new development as close as possible to existing services in order to minimise private vehicle use and to promote sustainable modes of transport such as walking and cycling. The objectives of these policies is mainly to reduce average carbon emissions in order to mitigate against accelerated climate change, and to promote healthy and active communities. As can be seen in the table and associated map previously, the development site is certainly well connected to the existing amenities in Riseley and all the basic services outlined previously are under a 1km walking distance from the site.



The images to the right depict some of the local amenities in Riseley that are within walking distance of the development site.

8.0 Community Need:

8.1 The current housing composition of Riseley in terms of dwelling types has been documented in the Housing Needs Survey Report compiled for Riseley in 2019 and can be seen in the table below:

	% Riseley	% Beds Borough
Detached house	57.7	27.4
Semi-detached house	26.3	32.2
Terraced house	15.1	21.9
Flat	0.9	17.6
Caravan/other temp. accommodation	0.0	0.9

8.2 It is evident that the historical makeup of dwelling types in Riseley has favoured detached housing more when compared to the rest of the borough, and that higher density housing types feature less in the village, specifically flats.

8.3 Policy CP12 and CP13 of the Core Strategy and Rural Issues Plan 2008, and Policy 4 and 6 of the Local Plan 2030 outline the levels of development permissible within a Settlement Policy Area and the Countryside.

8.4 Support will be given to exceptional proposals that are well related to an existing SPA, that have carefully considered the current and future needs of the community, is of an appropriate scale or supports local facilities, and contributes positively to the character of the settlement involved.

8.5 All development in the countryside must protect the intrinsic character and beauty of the countryside and must not give rise to other impacts that would adversely affect the use and enjoyment of the countryside by others.

8.6 The proposal being presented has been created by cross referencing the Housing Needs Survey Report compiled for Riseley in 2019 and the housing composition for the site can be seen on the diagram on the following page. The report identified in section 6.6 that the properties in highest demand in Riseley were 2 or 3 bedroom houses, therefore 68% of the houses being presented for this site cater for that demand which matches the 68% of respondents that stated their preference for this in the survey.

8.7 65% of respondents that took part in the survey also expressed a strong desire for the property they were seeking to be a house, rather than a flat / apartment or a bungalow / retirement property. The composition of the development being proposed therefore takes heed of this by offering 29 of the 34 dwellings to be either terraced, semi-detached or detached housing.

8.8 As mentioned previously, the location of the development site is located in close proximity to the existing SPA for Riseley and developed currently exists on three of its four sides, therefore this housing development will fit into the existing fabric of Riseley by reusing previously developed land and ensuring the existing built up area of the village is maintained.

8.9 The community need in terms of housing has been established through the Housing Needs Survey Report 2019 and the scale of development that would be suitable to the village has been identified. The research done into the findings of the report has been used to create the accommodation schedule for this development to ensure the responses from residents were considered when calculating the needs of the community.

8.10 The proposal has also been developed with respect to the community need that has arisen from the former middle school being made redundant. An appropriate course of action has been formulated to ensure that this land and the buildings associated with it do not fall into disrepair as they will not be utilised by the new Riseley CofE Primary School. Therefore, in order to fund the continued development of the new primary school whilst also ensuring this previously developed land does not remain vacant, this development proposal will guarantee the development of Riseley in a sustainable way.

8.11 The character of the village has been defined by its close links to the countryside and the distinctive buildings of the built up area. The current composition of the site for redevelopment is of a scale and massing that is not distinctly reminiscent of a historical village and the buildings of the former middle school do not evoke the same character as neighbouring buildings. This development proposal being presented breaks up the concentrated mass of the former middle school and offers a sensitive and contextual response to its location within Riseley.

8.12 Due to the proximity of the wider countryside to the development site, careful consideration was given to ensure that any redevelopment would not cause adverse changes to the intrinsic character and beauty currently enjoyed. Landscaping and the layout of the site have been a priority at the design stage to ensure the new development is screened with vegetation and that existing views onto the site are enhanced to preserve the visual tranquillity of the countryside.

Illustrative Housing Layout:

Accomodation Schedule			
Plot No.	Type	Beds	Area
P1	Apartment	2 Bed	750
P2	Apartment	2 Bed	750
P3	Apartment	1 Bed	500
P4	Terraced	2 Bed	800
P5	Terraced	2 Bed	800
P6	Terraced	2 Bed	800
P7	Semi-Detached	3 Bed	975
P8	Semi-Detached	3 Bed	975
P9	Semi-Detached	3 Bed	975
P10	Semi-Detached	3 Bed	975
P11	Detached	4 Bed	1200
P12	Bungalow	2 Bed	750
P13	Bungalow	2 Bed	750
P14	Terraced	3 Bed	800
P15	Terraced	3 Bed	800
P16	Terraced	3 Bed	800
P17	Semi-Detached	3 Bed	975
P18	Semi-Detached	3 Bed	975
P19	Semi-Detached	3 Bed	975
P20	Semi-Detached	3 Bed	975
P21	Detached	4 Bed	1200
P22	Detached	4 Bed	1200
P23	Detached	4 Bed	1200
P24	Detached	4 Bed	1200
P25	Detached	4 Bed	1200
P26	Detached	4 Bed	1200
P27	Detached	4 Bed	1200
P28	Semi-Detached	3 Bed	975
P29	Semi-Detached	3 Bed	975
P30	Detached	4 Bed	1200
P31	Semi-Detached	3 Bed	975
P32	Semi-Detached	3 Bed	975
P33	Detached	4 Bed	1200
P34	Detached	4 Bed	1200
			33200



8.13 The diagram and housing schedule depicted below outlines the housing mix being offered as part of this proposal. The range of housing sizes being offered are as follows:

1x One Bedroom

7x Two Bedroom

15x Three Bedroom

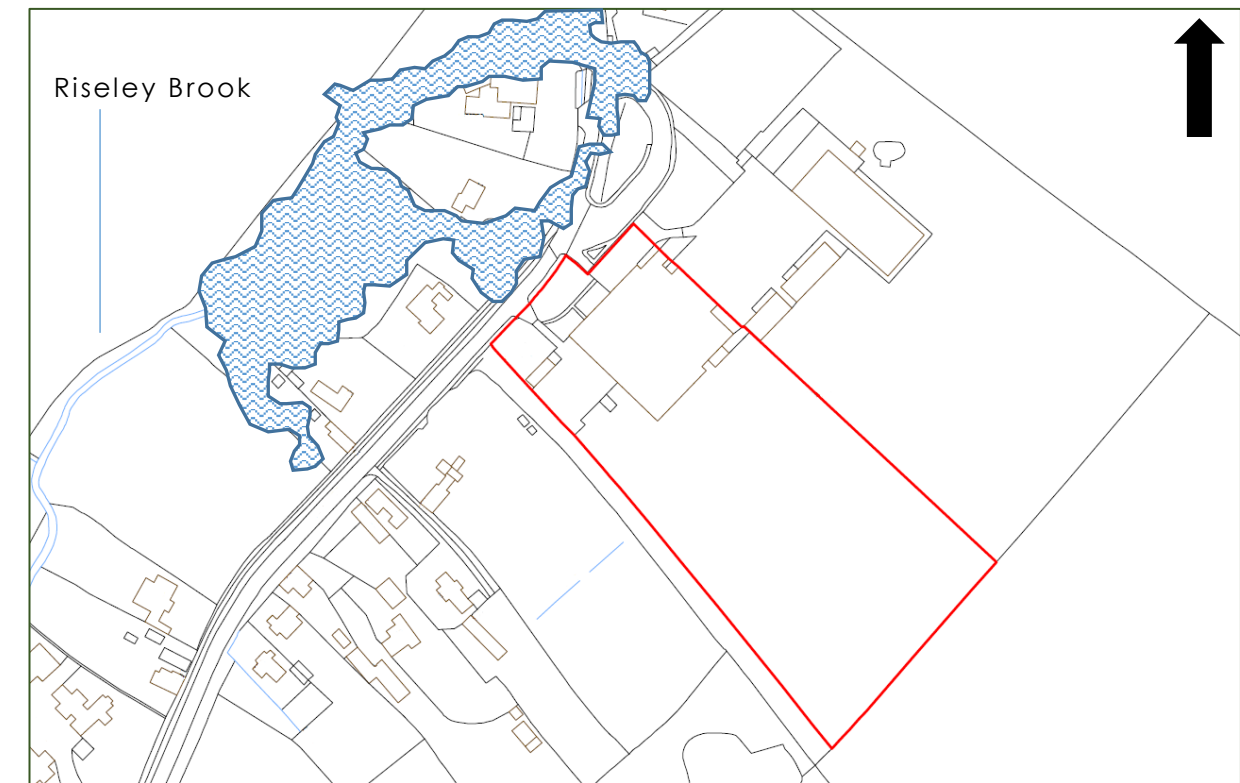
11x Four Bedroom

9.0 Flood Risk:

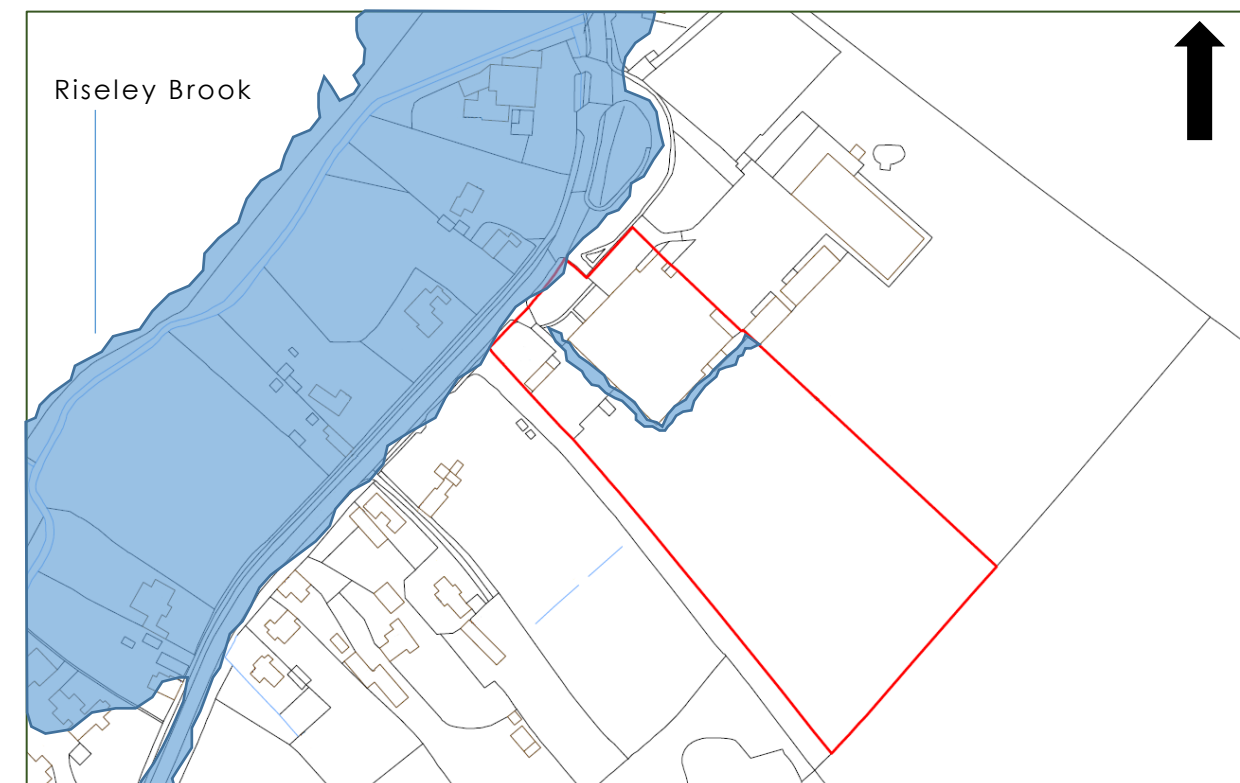
- 9.1 As depicted in the diagrams opposite, the northern section of the development site is impacted by a similar magnitude of flood risk as existing buildings along Riseley High Street. The source of the fluvial (river) flooding has been identified as being from the Riseley Brook which is located behind the properties on the opposite side of the High Street to the development site. Due to the site not directly abutting the watercourse, the severity of flooding is lower than the existing built up area in this part of Riseley and as shown on the diagram opposite the potential for fluvial flooding does not affect land within the site boundary.
- 9.2 With regards to pluvial (surface water) flooding, a similar situation is present as with fluvial flooding onsite as the land closest to the watercourse of Riseley Brook is at a greater risk and the principle access to the site is in close proximity to the higher risk flood zones 2 & 3. A high risk of flooding is also present around the perimeter of the existing buildings onsite that were previously occupied by the former middle school.
- 9.3 Policy CP26 of the Core Strategy and Rural Issues Plan 2008, and policies 96 and 97 of the Local Plan 2030 concern the management of flood waters and the impact had on proposed developments and existing communities. Development should be directed towards areas of lower flood risk in order to minimise the likelihood of associated flood damage. When new development is proposed, the impact on existing properties in the vicinity should be understood in order to predict how the movement of water will be affected if a development is approved. To aid the attenuation of flood water there must be suitable and sustainable drainage systems in place that allows water to soakaway in a managed approach that ensures the quality of the water entering the ground is not compromised.
- 9.4 In order to respond to the risk of surface water flooding that has been identified in certain areas of the site, this development proposal has incorporated sustainable urban drainage systems (SUDS) at the design stage to ensure that measures are in place to remove surface water in a managed way by allowing portions of land to be devoted to drainage.

Top right: The diagram shows the extent of flood waters that have been predicted from a flood event associated with the Riseley Brook.

Bottom right: The diagram shows the extent of flood waters that have been predicted from a flood event associated with surface water flooding.



Fluvial Flooding Pluvial Flooding (Flood Zones 2 & 3) Development Site



- 9.5 The congregation of surface water around the perimeter of the former middle school site suggests that the existing structure is contributing to the pooling of water in the vicinity. The development proposal being presented is for the complete demolition of the current structures and for remedial work to be undertaken so that the configuration of the new development works with the natural drainage of the land so that damage to properties in times of flooding is kept to a minimum.
- 9.6 Breaking up of the concentrated, built-up mass of the former middle school and incorporating green areas into the northern section of the site will have the effect of allowing surface water to soakaway into the ground rather than pooling around the new structures or moving to another area of Riseley. By allowing rain water to disperse naturally through sustainable drainage systems, this proposal will ensure that the burden of surface water flooding will not be pushed onto existing properties in the vicinity.
- 9.7 As the site is not intersected by a watercourse, nor does it abut land that is, the redevelopment of the site will have a negligible impact on levels of fluvial flooding in Riseley and will not have an impact on the levels of flooding associated with Riseley Brook.
- 9.8 When compared to the existing built up area in this northern part of Riseley, it can be concluded that the overall risk of flooding from surface water and from the nearby watercourse is significantly lower for the development site, and therefore future developments in Riseley should be prioritised on sites such as this that are the least likely to be impacted when such events occur.



Top: The image depicts the existing layout of the access to the former middle school site and the placement of mature trees either side of it.

Bottom: The image depicts the location of the field access that exists to the south west of the development site.

10.0 Access:

10.1 The current access to the site from the High Street was used by the former middle school and will be utilised by the new development to provide access to the proposed dwellings. The screening provided by the mature trees that are situated adjacent to the High Street and fall within the Conservation Area will be preserved and enhanced, and the path of the new lane created will be rough perpendicular but separate to the existing field access that runs along the southwestern boundary of the site. The field access will not be impacted as part of this development.

10.2 The existing access can be increased in width to serve the new development; and offer pedestrian and cycle pathways into the development site. It is also located at an optimum point on the curve of the road providing substantial visibility splays in either direction which will enable safe access to and from the site.



The image above is a photo taken adjacent to the school access looking southwest down the High Street.

11.0 Conclusion:

- 11.1 The principle of the development being proposed is to redevelop the site of the former Margaret Beaufort Middle School which has become redundant due the reorganisation of education provision in the borough. Part of the site now functions as the new Riseley CofE Primary School which has replaces the former Riseley Lower School, however, the entirety of the site is not needed and the surplus of land that will not be used will therefore be redeveloped as part of this proposal. The proposal on the previously developed land will contribute to the housing need within Riseley and will further fund the ongoing development at Riseley CofE Primary School.
- 11.1 A review of current and emerging planning policy maps produced by the council has shown that the site is not identified under any specific designations, however, there are a number of considerations that have been analysed in relation to how the development proposal relates to wider planning policy, and the potential for its consideration through the emerging Neighbourhood Plan process.
- 11.2 Due to the loss of playing fields as a result of the proposed development, the council are required to consult Sports England in order to develop a strategy to maintain the same levels of open space in the village, which could occur through enhancing provision on another nearby site. Financial contributions will be made to the reinforcing of existing playing fields throughout the village an overview of current open spaces in Riseley is detailed in the policy map for Riseley.
- 11.3 The historic nature of Riseley has contributed to the number of heritage assets present in the village, and some of these directly relate to the development site. The presence of nearby listed buildings, onsite archaeological evidence and the location of the Riseley North Conservation Area have been considered as part of this proposal and will be respected through the development stage. The potential to deliver improvements to the setting of the heritage assets through the demolition of the existing school building is an important material consideration in determining the impact.
- 11.4 The location of the development site within Riseley means that some of the most basic amenities required for residents are within a 1km radius meaning there is a strong argument for residents to choose to walk or cycle compared to using motorised vehicles. This reinforces the council's commitment to encouraging low carbon modes of transport within the borough and the promotion of a healthy lifestyle.
- 11.5 The housing needs of the village have been identified in the Housing Needs Survey Report compiled for Riseley in 2019 and the development proposal has been formulated with respect to the information collected from respondents regarding current and future housing need. The illustrative scheme demonstrates how that need can be met on this site, along with additional housing that can make a positive contribution towards future need, choice and an increase in the number of affordable homes in the village.
- 11.6 The flood risk of the site has been cross referenced against the Environment Agency's Flood Maps for Planning. The data provided has shown that the site is in close proximity to an area of Riseley afflicted by Flood Zone 3 in terms of surface water and river flooding, however, the site is at a relatively low risk of flooding when compared to the existing properties in this area of Riseley.
- 11.7 After reviewing the key considerations related to the site in terms of planning policy, the development of the school site has a number of planning merits that would make it sequentially preferable for development, and must be seen to raise its prospects of a future allocation through the Neighbourhood Plan.
- 11.8 We recommend that the site and the draft proposals are submitted to the Parish Council and Neighbourhood Plan Steering Group for consideration as a potential site for allocation through the Neighbourhood Plan.

12.0 Appendix:

Local Policy

Core Strategy and Rural Issues Plan 2008

Paragraph 3.10 states that in order to deliver the vision of the plan, the objectives below have been identified. They have been developed in consultation with the community and provide specific direction to the policies of the plan. They include:

- Ensure future development is based upon sustainable development principles.
- Provide quality housing to meet current and future needs of all sectors of the community.
- Encourage key rural communities to become more sustainable places to live and work.
- Achieve high quality design that takes account of character, local distinctiveness and sustainable design principles, enables access and promotes community safety.

Policy CP2 - Sustainable Development Principles

The development and use of land will ensure that:

- The character and quality of local landscapes are preserved and where appropriate enhanced; and,
- Important historic and cultural features are protected; and,
- The use of public transport, walking and cycling is encouraged and car use minimised

Policy CP7 - Meeting Housing Needs

New housing developments will be expected to provide a mix of dwelling size and type to meet the identified housing needs of the community. Larger sites should provide a broad mix of housing suitable for different household types. On smaller sites, the mix of housing should contribute to the creation of mixed communities.

This policy also applies outside the Growth Area.

Policy CP8 - Affordable Housing in the Borough

On sites of 15 units and over (or 0.5ha and over) and in villages having a population of less than 3,000 on sites of 3 dwellings or more (or 0.1ha and over) the council will expect the provision of 30% affordable housing.

The policy will apply where a planning application could have been submitted for a larger site within the above policy threshold. Other than in exceptional circumstances, affordable housing provision should be made on-site.

This policy also applies outside the Growth Area.

Policy CP 12 - Settlement Policy Areas

Settlement Policy Areas are defined for villages with a built-up character. The Settlement Policy Area boundary encloses the main built-up part of the village but excludes undeveloped areas or more loosely knit development.

Policy CP 13 - The Countryside and Development within it

All land outside the Settlement Policy Areas is defined as countryside. Development in the countryside will only be permitted if it would be consistent with national policy.

Paragraph 4.55 states that Policy CP14 makes a clear distinction between development in the rural key service centres and other settlements with SPAs. Where residential, employment and retail development occurs within the Rural Policy Area it will be focused in key service centres. Limited infill development may also be permitted in other SPAs. Only exceptionally will development be permitted outside SPAs.

Policy CP 14 - Location of Development in the Rural Policy Area

In circumstances where there is a proven need for development to be located in the Rural Policy Area, most new development will be focused in or around the edge of key service centres where employment, housing (including affordable housing), services and other facilities can be provided close together.

In rural settlements defined by a Settlement Policy Area boundary which are not designated as Key Service Centres, such development will be restricted to that which is required to meet local business and community needs and to maintain the vitality of those communities.

Paragraph 4.59 states that to improve the provision of affordable housing in the rural areas (including the rural areas within both the Rural Policy Area and the Growth Area), the Council will use the following methods:

- To ensure the provision of more affordable dwellings in smaller settlements, affordable housing will be sought on sites of 3 or more dwellings in settlements of under 3000 population. (On sites of 3 dwellings, 1 affordable dwelling will be sought). Elsewhere affordable housing will be required on sites of 15 dwellings and above.

Paragraph 4.60 states that parish councils are advised and encouraged to do two things. Firstly to maintain awareness through regular survey as to the extent and nature of local affordable housing needs. Secondly to assist the management of future housing provided in this manner, explore the potential for creating a village trust or similar vehicle, or establish a relationship with a provider of affordable housing who will work with the parish.

Policy CP 16 - Housing in the Rural Policy Area

- The Rural Policy Area of the borough will provide for a net increase of 1300 dwellings in the period 2001-2021.
- A mix of dwelling type and size will be provided in accordance with Policy CP7.
- Affordable housing will be provided in accordance with Policies CP8 and CP17.

Policy CP 17 - Affordable Housing to meet Local Needs in the Rural Area

Exceptionally, permission will be granted for sites providing 100% affordable housing to meet identified local needs. Within the defined area of need and subject to environmental constraints, sites should be identified in accordance with the following search sequence:

- Within a settlement with a SPA.
- Immediately adjoining a settlement with a SPA.
- Within or immediately adjoining a settlement without a SPA.

Permission will only be granted where:

- i) Local housing need is evidenced by an up to date survey and the number, size, design, mix and tenure of the dwellings are all confined to and appropriate to the strict extent of the identified local need; and,
- ii) The site meets the locational criteria set out above; and,
- iii) The development should contribute positively to the character of the village, maintain landscape character and not lead to coalescence with other settlements; and,
- iv) The proposed site is well related to the built up area of the settlement and the scale of the scheme is appropriate to the structure, form, character and size of the village; and,
- v) The housing proposed must be capable of management by the parish council, Registered Social Landlord, village trust or other similar organisation; and,
- vi) The housing is provided in perpetuity for qualifying local people.

The provision of affordable housing to meet local needs may also be encouraged by the allocation of an exception site for 100% affordable housing.

Policy CP23 – Heritage

Development will be required to protect and where appropriate enhance:

- i) the character of conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings and other important historic or archaeological features; and,
- ii) the borough's cultural assets, including its landscape, in order to underpin sense of place, cultural identity and promote quality of life.

Policy CP 24 - Landscape Protection and Enhancement

The landscape and character of the borough will be conserved and where appropriate enhanced.

The Marston Vale will be the focus for landscape enhancement and restoration and the council will continue to support the Forest of Marston Vale.

New development should protect and where appropriate enhance the quality and character of the landscape. The nature and scale of development should be appropriate within the wider landscape.

Management measures will be required where new development or activities are proposed in the rural area.

Policy CP 26 - Climate Change and Pollution

The council will require development to:

- i) Minimise the emission of pollutants into the wider environment; and,
- ii) Have regard to cumulative impacts of development proposals on air quality, in particular in relation to air quality management areas; and,
- iii) Minimise the consumption and use of energy, including fossil fuels by design and choice of materials; and,
- iv) Unless it can be demonstrated that – having regard to the type of development involved and its design - these requirements are not feasible or viable, achieve a minimum 10% reduction in carbon emissions in all new residential developments and above a threshold of 500m² in new non-residential developments by measures which shall include, in new developments above a threshold of 1000m² or 50 dwellings, the supply of at least 10% of the energy consumed in the new development to be provided from decentralised and renewable or low-carbon energy sources.
- v) As a minimum, meet the national standards for building performance set by the current Building Regulations. Through the Allocations and Designations DPD process the Council may identify local development or site specific opportunities which justify the adoption and application of higher standards of building performance as set out in the Code for Sustainable Homes. Such higher standards may also be required by the Council where justified by changes in national guidance.
- vi) Utilise sustainable construction techniques; and,
- vii) Incorporate facilities to minimise the use of water and waste; and,
- viii) Limit any adverse effects on water quality, reduce water consumption and minimise the risk of flooding.

Developers will be expected to submit a sustainability statement and energy audit with proposals for development.

Policy CP 29 - Accessibility

To encourage sustainable modes of transport and reduce reliance on the car, development will be located and designed to include facilities which provide convenient access to local services by foot, cycle and public transport.

Allocations and Designations Local Plan 2013

Policy AD1 - Sustainable Development Policy

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in the Development Plan will be approved unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- i. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- ii. Specific policies in that Framework indicate that development should be restricted.

Policy AD2 - Sustainable Design and Construction

Proposals for sustainable buildings will be encouraged in the borough. All new residential developments in the borough of 10 dwellings and over or 0.3 hectares and over are required to meet full Code for Sustainable Homes level 4 or equivalent as a minimum and to achieve zero carbon emissions as regulated by Building Regulation (or alternative definition of zero carbon as subsequently adopted by the Government). If it is not feasible to achieve zero carbon emissions on-site, developers will be required to contribute to the Council's Carbon Offset Fund.

These requirements will apply unless it can be demonstrated that they would make the development unviable.

Policy AD28 - Provision of Open Space and Built Facilities in Association with New Development

Where new housing development is of a type likely to create a demand, the Council will require provision of open space and built facilities in accordance with the standards in the following table.

Where possible, provision should be made on-site. Where this is not possible, practical or preferred, a financial contribution in lieu of on-site provision will be required. Such contributions will be secured through planning obligations and will fund improvements to existing facilities or will be pooled to provide new facilities.

Provision should include a contribution towards the cost of future management and maintenance.

Open Space Standards		
Type	Amount	Accessibility
Parks & Gardens	0.5ha per 1000 people	15 mins walk 1000m straight line distance
Accessible Natural Green Space	0.5ha per 1000 people	5 mins walk 300m straight line distance
Equipped/Natural Play Areas	0.25ha per 1000 people	Pre-teens (up to 12 years) 5 mins walk 300m straight line distance Young people (13-16/17) 15 mins walk 1000m straight line distance
Informal & Amenity Green Space	0.5ha per 1000 people	1-2 mins walk 100m straight line distance
Outdoor Sports Space		
Synthetic Turf Pitches	0.052ha per 1000 people	No more than 20 mins travel
Grass Pitches	1.016ha per 1000 people	No more than 15 mins travel
Bowls/tennis	0.052ha per 1000 people	No more than 15 mins travel
Total	1.12ha per 1000 people	
Allotments	0.35ha per 1000 people	15mins walk 1000m straight line distance
Total outdoor open space	3.22ha per 1000 people	

Built Facilities Standards		
Type	Amount	Accessibility
Sports Halls	15.6sqm per 1000 people	No more than 20 mins travel
Swimming Pools	6.2sqm water space per 1000 people	No more than 20 mins travel
Total built facilities	21.8sqm per 1000 people	

Policy 2S – Spatial Strategy

To deliver sustainable development and growth that enhances the vitality of the borough's urban and rural communities, all new development will be required to contribute towards achieving the stated objectives and policies of this plan through:

- Limited development in smaller rural service centres in line with existing and potential capacity of infrastructure and services.
- Safeguarding the intrinsic character of the countryside through the careful management of development to meet local needs whilst supporting the rural economy.
- Delivering the majority of rural growth through neighbourhood plans.

Paragraph 6.17 states that in considering the location of development in rural areas, the distinction between settlements and areas of countryside is established by defining Settlement Policy Areas. The aim of the local plan is to direct development to within the defined Settlement Policy Area boundaries and specific site allocations. Within the countryside it is the intention to maintain the existing open nature, prevent the coalescence of settlements and resist the encroachment of development into the countryside. The countryside is therefore subject to a more restrictive policy.

Policy 4S – Development in villages with a Settlement Policy Area

Within Settlement Policy Area boundaries, development or redevelopment will be acceptable in principle provided that it is consistent with the other policies of the development plan.

Policy 6S – Development in the Countryside

Development outside defined Settlement Policy Areas and the built form of Small Settlements will be permitted if it is appropriate in the countryside in accordance with:

- i. Policy 68 - Reuse of rural buildings in the countryside
- ii. Policy 69 - The replacement and extension of dwellings in the countryside.
- iii. Policy 70 - Affordable housing to meet local needs in the rural area.
- iv. Policy 71 - Accommodation for rural workers.
- v. Neighbourhood Development Plans which have been 'made' by Bedford Borough Council.

In addition, exceptionally development proposals will be supported on sites that are well-related to a defined Settlement Policy Area, Small Settlements or the built form of other settlements where it can be demonstrated that:

- vi. It responds to an identified community need; and
- vii. There is identifiable community support and it is made or supported by the parish council or, where there is no parish council, another properly constituted body which fully represents the local community; and
- viii. Its scale is appropriate to serve local needs or to support local facilities; and
- ix. The development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.
- x. Where a community building is being provided, users of the proposed development can safely travel to and from it by sustainable modes and it is viable in the long term, ensuring its retention as a community asset.

All development in the countryside must:

- xi. Recognise the intrinsic character and beauty of the countryside; and
- xii. Not give rise to other impacts that would adversely affect the use and enjoyment of the countryside by others; and
- xiii. Not give rise to other impacts that would have a significant adverse effect on the environment, biodiversity or designated Natura 2000 sites.

Policy 38 – Landscape Character

Development proposals will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the Bedford Borough Landscape Character Assessment May 2014 (or as subsequently amended).

Proposals will be required to:

- i. Incorporate and implement the landscape management guidelines and development guidelines laid out in the BBLCA, and
- ii. Protect and enhance the character and qualities of the local landscape through appropriate design and management, and
- iii. Make provision for the retention and enhancement of features of landscape importance, and
- iv. Safeguard and where possible, enhance key views and vistas, and
- v. Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence, and
- vi. Where appropriate, provide landscape mitigation.

Policy 40 – Retention of Trees

In considering proposals for development all of the following criteria will apply:

- i. Existing trees will be protected where they make a significant contribution to the local landscape, or amenity of the site, or have wildlife significance.
- ii. The Council will protect existing trees and trees planted in accordance with approved landscaping schemes through the making of Tree Preservation Orders where appropriate or necessary.
- iii. Existing trees on and adjacent to a site must be recorded following guidance in the relevant British Standard including an assessment for ancient or veteran tree status, also including orchard status where appropriate. The Council will as a condition of any planning permission granted, require details as to how trees, hedges and hedge banks will be protected prior to and during and after construction.
- iv. No building, hard surfacing drainage or underground works will be permitted that does not accord with the principles of the relevant British Standard unless, exceptionally, the Council is satisfied that such works can be accommodated without harm to the trees concerned or there are overriding reasons for development to proceed.
- v. Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland (including from indirect impacts such as increased visitor pressure), unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Paragraph 8.49 states that pre-application discussions are strongly encouraged, as this will allow for early identification of historic environment issues, helping provide guidance on appropriate assessment methods to inform proposals, and towards improving the quality of applications. Alongside relevant policies and guidance, regard will need to be had to the provisions of legislation relating to designated heritage assets including the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Building and Conservation Areas) Act 1990 (or their successors).

Paragraph 8.50 states that applications will be supported where they preserve, and where possible, enhance the significance of heritage assets including through development/alterations within their setting.

Paragraph 8.61 states that there may be buildings, monuments, archaeological sites, places, areas or landscapes which have demonstrable heritage significance. Those having such significance will be treated as a material consideration in the planning process.

Policy 42S - Historic Environment and Heritage Assets

i. Where a proposal would affect a heritage asset the applicant will be required to describe:

- a. The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and
- b. The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm.

ii. This description must be in the form of one or a combination of: a desk based assessment; heritage statement; heritage impact assessment; and/or archaeological field evaluation. Further information will be requested where applicants have failed to provide assessment proportionate to the significance of the assets affected and sufficient to inform the decision-making process.

iii. Proposals which would cause harm to the significance of a designated heritage asset or non-designated heritage asset of equivalent significance including through change within its setting, will only be granted permission/consent where the harm can be outweighed by demonstrable public benefits attributed to the development. Only in exceptional circumstances will a high level of loss or harm to such a heritage asset's significance be supported.

iv. In considering proposals affecting designated heritage assets involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:

- a. The asset's archaeological, architectural, artistic and historic interest and any contribution to its significance from setting (including the wider historic landscape)
- b. scale, form, layout, density, design, quality and type of materials, and architectural detailing
- c. boundary treatments and means of enclosure
- d. implications of associated car parking, services and other environmental factors
- e. effect on streetscape, roofscape and skyline including important views within, into or out of heritage assets
- f. impact on open space which contributes positively to the character and/or appearance of heritage assets

v. Where heritage assets are included on a Local List and are affected by development proposals the Council will afford weight proportionate to their heritage significance in the decision-making process to protect and conserve the significance which underpins their inclusion. Partial or total loss adversely impacting this significance will require clear and convincing justification.

vi. The effect of proposals on the significance of non-designated heritage assets will be taken into account in determining applications for development. Applications which result in harm or loss of significance to non-designated heritage assets will only be supported if clear and convincing justification has been demonstrated. In making a decision, the Council will weigh the significance of the heritage asset affected against the scale of any harm or loss to it.

vii. Where applications are permitted which will result in (total or partial) loss to a heritage asset's significance (including where preservation in situ of buried archaeological remains is not necessary or feasible), applicants will be required to arrange for further assessment of and recording of this significance in advance of, and where required, during development/works. This assessment and recording must be undertaken by a suitably qualified specialist in accordance with a design brief set by the Council's Historic Environment Team. The work must include archaeological fieldwork, post-excavation assessment, analysis, interpretation, archiving with the local depository, and presentation to the public of the results and finds in a form to be agreed with the Council. As a minimum, presentation of the results should be submitted to the Bedford Borough Historic Environment Record and where appropriate, will be required at the asset itself through on-site interpretation.

Paragraph 9.2 states that the Government's National Planning Policy Framework encourages the effective use of land by reusing land that has been previously developed. Not all previously developed land is suitable for building however, for example it may be of high environmental value or be found in an isolated location. This local plan sets out the strategy for where development should occur. Furthermore, the Council has published a brownfield land register which lists previously developed land that is considered to be appropriate for residential development.

Policy 47S – Use of previously developed land and use of undeveloped land

The Council will seek to maximise the delivery of development through the reuse of suitably located previously developed land provided that it is not of high environmental or biodiversity value.

Where development is demonstrated to be necessary on agricultural land, poorer quality land should be used in preference to the best and most versatile agricultural land (grades 1-3a). Where the site is located on agricultural land outside of existing settlements, applicants will be required to provide evidence of the grade of agricultural land and, where that land is likely to be grade 3 or higher, undertake a detailed survey of land quality.

Policy 55 – Energy efficiency

Energy efficient buildings will be required as follows:

- New residential development of 10 or more dwellings or on sites larger than 0.3 ha is required to achieve a 19% reduction in carbon emissions below the Building Regulation¹ requirement.

These requirements will apply unless it can be demonstrated that they would make the development unviable.

Paragraph 10.1 states that the Council's Strategic Housing Market Assessment Update and addendum (August 2018) establishes the full objectively assessed need for housing in Bedford for the period 2015-30 to be 14,550 dwellings. This includes an objectively assessed need for affordable housing of 4,188 dwellings over the same period equivalent to an average of 279 dwellings per year. This is a significant need which, as the Strategic Housing Market Assessment shows, means that 30% of households will require affordable housing.

Policy 59S - Affordable Housing

Sites in excess of 10 residential units or 1,000 sq m floor space and sites providing 3 or more additional homes in villages with a population of less than 3,000 will provide 30% affordable housing with 78% of the dwellings as social or affordable rented properties and the remainder (22%) as intermediate tenures.

Affordable rents will be 80% of open market rents but a lower percentage should be set where this would preclude access to housing benefit.

Shared ownership should be offered on the basis of a range of initial share purchases from 25% - 80%.

The size mix of the dwellings should reflect the overall nature of the housing scheme proposed, and take account of the needs set out in the Council's current Strategic Housing Market Assessment and other current sources of housing needs information.

Where on grounds of viability the total number of affordable dwellings or the affordable housing tenure split is proposed to be other than that outlined above the application should be accompanied by a viability assessment justifying the quantum and mix of affordable housing.

On sites providing a mix of affordable and market homes the Council will expect the affordable housing to be integrated within the market housing and affordable housing clusters should not exceed 15 dwellings and should not be readily distinguishable from market housing.

The policy will apply where a planning application could have been submitted for a larger site within the above policy threshold.

Other than in exceptional circumstances, affordable housing provision should be made on site rather than through the payment of commuted sums in lieu of provision.

Policy 60S - Housing Mix

New housing developments will be expected to provide a mix of dwelling size and type to meet the identified needs of the community including families with children, older people, people wishing to build their own homes and people with disabilities and special needs in accordance with the Council's current Strategic Housing Market Assessment and other current assessments of housing need including the Older Person's Accommodation Strategy, the Learning Disabilities Accommodation Strategy, the Mental Health Accommodation Strategy and evidence in respect of the needs of other specialist groups.

- On sites of 3 or more dwellings 49% of all new residential development should meet Category 2 (Accessible and Adaptable dwellings) of approved Document M; Volume 1, and on sites of 20 or more dwellings a minimum of 5% of all market housing and 7% of affordable housing should meet Category 3 requirements.

Paragraph 10.69 states that given the significant need for affordable housing in the borough as a whole it is important that affordable housing is brought forward in the rural area. There are a number of ways in which this can be achieved; firstly through the allocations made in this plan and forthcoming Neighbourhood Plans and secondly through the operation of Policy 70 which specifically seeks to ensure that in smaller villages with a population of less than 3,000 and on smaller sites which add three or more dwellings to the housing stock, affordable housing is provided.

Paragraph 10.71 states that in addition in order to facilitate the provision of affordable housing specifically for local needs the Council will support rural exception sites. Such sites can be located in areas where housing development would not normally be encouraged on the basis that development proposals meet identified need for 'qualifying persons'. Qualifying persons are those whose housing needs are not met by the market who live in, or are employed in or have close connections with the relevant village or Parish or an immediately neighbouring parish. Any proposal for local needs housing will need to be fully evidenced and the scale and nature of the housing need should be set out in an up to date survey. An up to date survey is defined as one which is less than five years old on the date of submission of a full or reserved matters application.

Policy 70 - Affordable Housing to meet local needs in the rural area

Exceptionally, planning permission will be granted for residential development on sites where at least 60% of the gross internal area (including garages) of the homes proposed provide affordable housing to meet identified local needs. Within the defined area of need and subject to environmental constraints, sites should be identified in accordance with the following search sequence:

- Within a settlement with a settlement policy area or within a designated small settlement.
- Immediately adjoining a settlement with a settlement policy area or a designated small settlement.
- Within or immediately adjoining the built up area of any other settlement not covered above.

Planning permission will only be granted where:

- Local housing need is evidenced by an up to date survey and the number, size, design, mix and tenure of the dwellings are appropriate to meet the identified local need; and,
- The site meets the locational criteria set out above; and,
- The development contributes positively to the character of the settlement, maintains landscape character and does not lead to coalescence with other settlements; and,
- The proposed site is well related to the built up area of the settlement and the scale of the scheme is appropriate to the structure, form, character and size of the settlement; and,
- The affordable housing proposed is to be owned and managed by the parish council, registered provider, community land trust or other similar organisation; and,
- The affordable housing is provided in perpetuity for qualifying local people.

Where all of the above criteria are met the remainder of the site (up to 40% of the gross internal area including garages) of the homes proposed may be made available for open market housing or plots suitable for custom or self-build homes tailored to meet locally generated need.

Policy 96 - Flood Risk

In considering new development water management, quality and flood risk must be addressed by:

- i. Directing development to areas at lowest risk of flooding by applying the sequential test and, where necessary, the exception test, in line with national policy. Development will not be permitted in flood zone 3b unless water compatible, or flood zone 3a unless defined as less vulnerable by national guidance or water compatible.
- ii. Considering all sources of flooding identified in the Strategic Flood Risk Assessment (fluvial, groundwater, surface water, reservoir overflow, infrastructure/sewer failure)
- iii. Demonstrating that suitable infrastructure capacity is present or can be provided to serve the development
- iv. Ensuring new development considers its impact on flood risk both to existing development and the development proposed and where flood risks on or off site is identified, includes measures to reduce overall flood risk.
- v. Demonstrating how the cumulative impact of development on flooding to the immediate and surrounding area has been addressed and reduced through the proposed development.

Site specific flood risk assessments will need to be submitted in support of development where:

- vi. Development proposals in flood zone 1 exceed 1ha, in accordance with national policy; or
- vii. Development proposals are in flood zones 2, 3a or 3b; or
- viii. Evidence exists (e.g. in the Strategic Flood Risk Assessment or areas identified by the Lead Local Flood Authority) of areas with a high risk of flooding or known to be at risk of flooding from other sources, such as surface water.

Where development proposals are in flood risk zone 3a or higher, a site specific flood risk assessment should set out level for level flood compensation.

Policy 97 - Sustainable Drainage Systems (SuDS)

All development proposals must incorporate suitable surface water drainage systems appropriate to the nature of the site. Post-development run off rates should achieve greenfield equivalents. The fact that a site is previously developed and has an existing high run-off rate will not constitute justification. Development proposals will need to demonstrate:

- i. The discharge location has sufficient capacity to receive the post development flows.
- ii. The proposed surface water drainage system has been designed to prevent flooding of internal property and neighbouring for all rainfall events up to the 1% annual exceedance probability event including the appropriate allowance for climate change.
- iii. Sufficient treatment stages have been incorporated to adequately remove pollutants and protect the local water environment, following the principles of the latest national guidance.
- iv. Provisions for safe conveyance and storage of flood waters should the capacity of the proposed drainage system become exceeded.
- v. Adequate arrangements for the management and maintenance of the proposed drainage system for its lifetime have been provided.
- vi. Compliance with national guidance, Bedford Borough Council's SuDS Supplementary Planning Document, and industry best practice. This includes ensuring the potential the proposed development presents to provide water quality, quantity, amenity and biodiversity benefits has been realised.

Priority should be given to the following order of discharge locations:

- vii. To ground via infiltration techniques;
- viii. to an above ground water body;
- ix. To a surface water sewer.

Paragraph 12.61 states that some sports and recreation facilities are covered by the designation of a Village Open Space or an Urban Open Space in the Allocations and Designations Local Plan. Policy AD40 (Village Open Spaces and Views) and Policy AD43 (Urban Open Spaces and Gaps) outline that development will not be permitted on such land with this designation unless the reasons for designation would not be compromised or that there are other reasons that outweigh the need for the site to remain undeveloped.

Policy 103 – Loss of Existing Leisure and Sports Facilities

The loss of existing leisure and recreational facilities will be supported where the following can be demonstrated:

- i. Evidence has been provided that demonstrates that the use is no longer needed; or
- ii. The facility is to be relocated to another location which is of a similar scale as the current facility (i.e. no net loss in floor area) and still related to the community in which to serves; or
- iii. A different leisure or recreational facility is to be provided on the site.

Playing Fields Policy and Guidance March 2018

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

- All or any part of a playing field, or
- Land which has been used as a playing field and remains undeveloped, or
- Land allocated for use as a playing field

Unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site; or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- Of equivalent or better quality, and
- Of equivalent or greater quantity, and
- In a suitable location, and
- Subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

Vision Document – Redevelopment of the Redundant Land Associated
with the Former Margaret Beaufort Middle School, Riseley

November 2019

