

August 2020

Dear Sir or Madam

Site Submission for Bedford Borough Local Plan – Land to the East of Vicars Close, Biddenham, Bedford

Please find enclosed a submission for the inclusion of land to the East of Vicars Close, Biddenham as an allocation for the development of 5 dwelling houses in the new Bedford Borough Plan. This site was previously submitted during the 2014 call for site submissions.

In addition to the Call for sites submission form, we have enclosed:

- This covering letter
- A copy of the site block plan previously submitted
- An extract from the Planning Policy Map 2020 showing the site's location and suitability for development.

Land to the East of Vicars Close, Biddenham is located in the southern part of the village of Biddenham and is formed of a paddock which covers an area of approximately 0.46 hectares. To the north and west of the site are residential properties on Main Road and Vicars Close, to the south is land which currently benefits from outline planning permission for the erection of 2 dwellings whilst to the east is a small section of agricultural land with residential dwelling houses beyond.

As can be seen from the extract from the Planning Policy Map 2020 the council is committed to maintaining the existing gap between Bedford and Biddenham to prevent its coalescence with the town. This site lies within the existing settlement area of the village and is not within that designated gap area. In addition the site is not part of the village conservation area or any designated local Open Space or View.

As such, the site represents a suitable development location for residential development; this conclusion is consistent with the decision taken to award planning consent to the adjoining land to the south.

In addition we would note the following:

- There are no constraints which would preclude inclusion of the site within the Local Plan
- The site meets many of the sustainability objectives within the site selection methodology
- Inclusion of the site would allow the Council to comply with Government requirements to deliver a proportion of new housing on sites no larger than 1 hectare.

We hope that the attached information provides all this is needed to approve the inclusion of this site within the revised Local Plan but please do let us know if any clarification or further information is needed.

Yours faithfully,