



LAND AT TEAZELS, GREEN LANE, RENHOLD (SITE OPTION 1)

LOCAL PLAN CALL FOR SITES SUPPORTING STATEMENT

PROPOSED ALLOCATION OF LAND TO PROVIDE 8 NEW HOMES & OPEN SPACE

AUGUST 2020

1.0 INTRODUCTION

- 1.1 This statement is one of two prepared on behalf of Peter David Homes Limited seeking allocation of land at 'Teazels', Green Lane, Salph End, Renhold for residential development.
- 1.2 Two submissions have been prepared as it is considered that there is potential to develop part or all of the land subject to consideration as to the need for and scale of development that may be appropriate in this part of Renold.
- 1.3 Option 1, which is the subject of this submission proposes the development of 8 new homes toward the middle of the available land. Development of this nature would reflect the established linear settlement pattern within Brook Lane. The western portion of the land which is identified in the current plan as 'Village Open Space', would remain open with the new housing beyond at a lower level in terms of the sites topography. Option 2 which is subject to a separate submission proposes a more comprehensive development of the wider site comprising approximately 34 new homes.
- 1.4 Peter David Homes (PDH) is a locally based, family run development firm that utilises local knowledge to specialise in bespoke development of smaller residential sites. They have built their reputation on attention to detail, good design and construction principles, in a traditional style with a contemporary finish. The Directors of Peter David Homes have considerable experience in successfully delivering both private and affordable housing led schemes over the last 20 years with companies such as Hill and Bouygues UK.
- 1.5 If allocated PDH would seek full planning permission for the development of the site and build out the new homes ensuring continuity from this call for sites exercise through to the final delivery of the new homes. The site would therefore be delivered at an early stage in the plan process.

1.6 This statement explains how the site may come forward and be laid out if allocated and also reviews the sustainability credentials of the location in terms of access to shops, services, facilities and public transport opportunities. It is set out as follows:

2.0 Site Analysis

3.0 Indicative Site Options

4.0 Ownership & Deliverability

5.0 Conclusions

2.0 SITE ANALYSIS

Location

- 2.1 The site is located to the north of Bedford within Salph End, Renhold. It lies to the north and east of the village and so development in this location would not reduce any gap and so lead to coalescence between Bedford and Renhold.

The Promotion Site

- 2.2 The site which is the subject of this 'Call for Sites' submission forms part of an enclosed paddock / field area associated with the residential property know as Teazels off Green Lane in Renhold.
- 2.3 The wider land holding comprises 3.46 hectares, but this 'Option 1' promotion site is a much smaller area of just less than 0.5 hectares. It is located just north and east of the land previously designated by the Council as 'Village Open Space'. This open space is of course privately owned and there is no public access to it at the present time. In this option, land would be retained behind the proposed development area as a paddock for general grazing purposes and uses associated with the existing stables just south of the existing house.
- 2.4 The land is well screened from Ravensden Road by a line of mature trees along its western boundary and also from the residential properties directly north on Brook Lane due to fairly extensive landscape screening. The southern boundary is formed by a mix of hedge and tree planting. The land rises up to the north and east again with the eastern boundary being demarked by mature hedgerow and trees.
- 2.5 Land west of the Option 1 site within the designated Village Open Space area lies within flood zones two and three. No development is proposed in this area.

Road Connections

- 2.6 The site would be accessed from an improved driveway from Brook Lane. Green Lane would be widened for the first 20-30 metres then narrow beyond the proposed site and so continue to serve 'Teazels' and the stables as it does today.

Public Footpaths & Bridleways

- 2.7 Public Bridleway No.27 runs along the sites northern and eastern boundaries connecting it with Church End and also to the Renhold Millennium Hall via Footpath 38.

Public Transport

- 2.8 Bus Stops are located on Brookside / Ravensden Road approximately 200 metres from the site. Route 27 runs from the stop and connects Renhold (Green End) with Great Barford, Willington, Couple and Cardington.

Shops & Facilities

- 2.9 The following is a brief summary of the nearby shops and local facilities and their proximity to the site:

Post Offices

- Post Office, 42-44 Hookhams Lane, Renhold, MK41 0JU (*approx. 600m*)
- Post Office, 105-109 Church Lane, Bedford, MK41 0PW (*approx 1.6km*)

Supermarkets

- Aldi, 147 Church Lane, Bedford, MK41 0PW (*approx. 1.6km*)
- Co-op, 109 Church Lane, Bedford, MK41 0PW (*approx. 1.6km*)
- Iceland, Goldington Square, 95-97 Church Lane, Bedford, MK41 0PW (*approx. 1.6km*)

- Waitrose, Goldington Road, Bedford, MK41 0UE (*approx. 2.9km*)
- Lidl, Perkins Road, Bedford, MK41 0GX (*approx. 3km*)
- Tesco, Riverfield Drive, Bedford, MK41 0SE (*approx. 3.9km*)

Petrol Stations

- Tesco, Riverfield Drive, Bedford, MK41 0SE (*approx. 3.9km*)

Public Houses

- The Polhill Arms, 25 Wilden Road, Renhold, MK41 0JP (*approx. 550m*)
- Horse and Jockey, Church End, Ravensden, MK44 2RR (*approx. 2 km*)
- Sportsman, 58 The Boundary, Bedford, MK41 9HA (*approx. 2.7km*)
- Anchor, 397 Goldington Road, Bedford, MK41 0DA (*approx. 2.9km*)
- The Orchard Harvester, 1 Riverfield Drive, Bedford, MK41 0UE (*approx. 3km*)
- Toby Carvery, 403 Goldington Road, Bedford, MK41 0DS (*approx. 3 km*)
- Pheasant, 300 Kimbolton Road, Bedford, MK41 8YR (*approx. 3. 2km*)

Schools

Primary

- Renhold V.C. Primary School, Church End, Renhold, MK41 0LU (*approx. 800m*)

Secondary

- Mark Rutherford, 79 Wentworth Drive, Bedford, MK41 8PX (*approx. 1.9km*)

Health

Health Centres

- The De Parys Group – Church Lane Branch, 147A Church Lane, Bedford, MK41 0PW (*approx. 1.6km*)
- Putnoe Medical Centre Partnership, 93 Queens Drive, Putnoe, Bedford, MK41 9JE (*approx. 2.9km*)
- The Medical Centre, 8 Honeysuckle Way, Goldington, Bedford, MK41 0TF (*approx. 3.3km*)

Pharmacy

- Fairleys Pharmacy, 103 Church Lane, Goldington, Bedford, MK41 0PW (*approx. 1.6km*)
- Well Putnoe, 86 Queens Drive, Putnoe, Bedford, MK41 9BS (*approx. 2.9km*)
- Tesco, Riverfield Drive, Bedford, MK41 0SE (*approx. 3.9km*)

Dentist

- Bedford Dental Practice, 8 Honeysuckle Way, Goldington, Bedford, MK41 0TF (*approx. 3.3km*)
- Tesco, Riverfield Drive, Bedford, MK41 0SE (*approx. 3.9km*)

Accident & Emergency

- Bedford Hospital South Wing, Kempston Road, Bedford, MK42 2DJ (*approx. 7.1km*)

Places of Worship

- Church of All Saints, Church End, Renhold, MK41 0LU (*approx. 850m*)
- Church of All Saints, Church End, Ravensden, MK44 2RR (*approx. 1.9km*)
- Renhold Chapel, 15 Woodfield Lane, Renhold, Bedford, MK41 0LH (*approx. 2.4km*)
- St Marys Church, Church Lane, Bedford, MK41 0AN (*approx. 2.8km*)

Community Buildings

- Renhold Village Hall, Wilden Road, Renhold, MK41 0LY (*approx. 600m*)
- Church Lane Community Centre, 147 Church Lane, Bedford, MK41 0PW (*approx. 1.6 km*)

Open Space

- Play Equipment at Polhill Arms (*approx. 550m*)
- Sports Pitches and Pavilion, Fiona Way, Bedford (*via footpath network approx. 1.5km*)
- Renhold Playing Fields, Top End, Renhold, MK41 0LR (*approx. 1.6km*)
- Play equipment at Maskell Drive (*approx. 2.2km*)

Employment Areas

- Elm Farm Industrial Estate (*approx. 2.9km - with ease of access also to the town centre*)

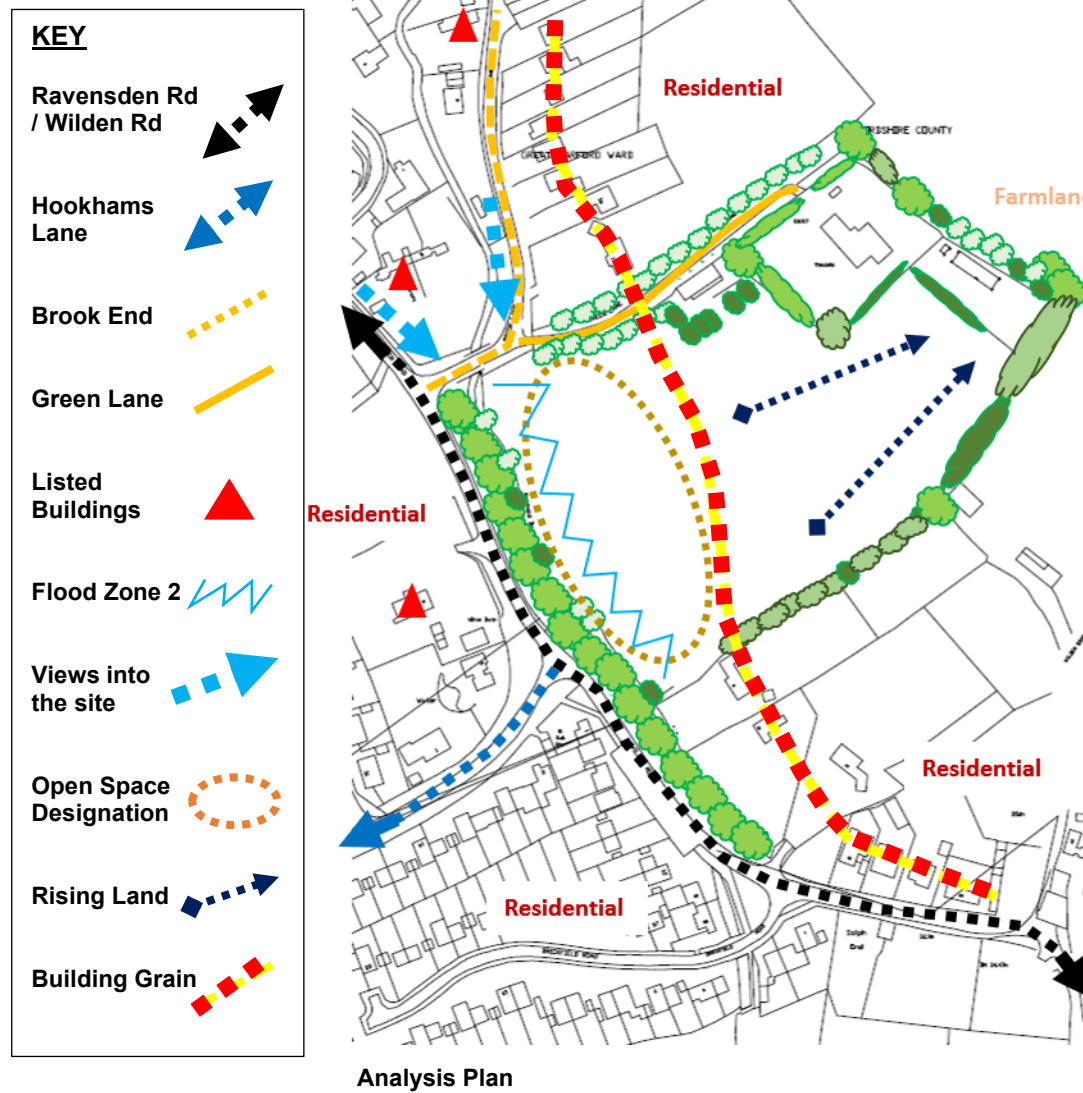
2.11 In summary the site benefits from good accessibility to a range of shops, services and employment opportunities.

Opportunities & Constraints

2.12 The following opportunities and constraints plan highlights the key aspects which have been considered in the preparation of this site promotion. As shown the site is well contained / screened by existing mature boundary landscaping. The western portion however has been identified as an area of village open space. This does not mean that the area provides amenity value as it is privately owned without public access, rather it provides a visual amenity in terms of its open nature.

2.13 The land rises to the east such that development at the far eastern end of the site would be more prominent in views. There are listed buildings to the south and west but these are sufficiently separated from the site not to be impacted by development upon it.

Opportunities & Constraints Analysis Plan



3.0 INDICATIVE SITE OPTION

3.1 Based upon the review undertaken as described in Section 2 an indicative site development option has been developed to deliver 8 new homes at Green Lane. The plan is included with this submission and an extract reproduced opposite.

3.2 As demonstrated the layout maintains the land designated as Village Open Space to the west free from any development and sets the proposed housing to the east of this overlooking the open space area.

3.3 In this option land to the rear of the site running up to the side of the existing bungalow (Teazels) would be retained as a paddock associated with the existing stables adjacent to Green Lane.

3.4 The development as shown is reflective of the existing ribbon / linear development (grain) which exists along Brook End and Wilden Road as broadly shown in by the dashed red outline opposite.

3.5 At just 8 new dwellings the development would provide a modest contribution to growth over the coming plan period.



Indicative layout Option – 8 New Homes

- 3.6 Whilst as noted the 'Village Open Space' designation has been avoided and so would remain as an open area, this is currently private land and provides no amenity use value for the village. It is noted that the Council's 'Open Space and Recreation Study' (Part Two Village Profiles), page 58, highlights the lack of recreation space in Salph End. It comments:

*“Salph End. There is **potential to create a Village Green** with children’s play facility. Further work would be required to determine a suitable location for this, as much of the land appears to be in private ownership. The private sites in Salph End (**Ren1,2,3**) as well as **Ren4** would be candidate locations for improved children’s play space and young people’s space.”*

- 3.7 Site Ren 3 as referenced is the Village Open Space designation which forms part of this promotion site.

- 3.8 As part of the development PDH would be willing to gift the land outlined broadly in red opposite for use as a village green / amenity area. As noted in the Open Space and Recreation Study the site lends itself well to this use being fairly central to the existing settlement. It would also be overlooked by the new homes which are proposed.



Extract showing possible village green

- 3.9 A further benefit of this site is that it retains the potential for additional growth to the east of the proposed Village Green and 8 houses shown in this option in the future, for example should further growth be supported in Renhold as part of a future review of the Local Plan. The site therefore provides flexibility for the future if required.

Climate Change – Policy 51S

- 3.10 The Call for Sites form notes that the Council has declared a climate change emergency and seeks to ensure that development which comes forward recognises this matter consistent with the aims of current Local Plan Policy 51S. This states that the Council will require new development to address climate change, adapting to anticipated future changes and mitigating against further change by reducing greenhouse gas emissions.
- 3.11 In the case of development at Teazels there is significant scope to introduce sustainable features which will assist in mitigating against climate change. This includes the use of ground source heat pumps and due to the low density proposed careful orientation of houses to benefit from maximum solar gain and so the effectiveness of PV.
- 3.12 All new homes could therefore be built to minimise reliance on traditional connections to gas and so to be low-carbon as well as energy and water efficient. The costs of building to tight specifications continues to reduce and are far cheaper than seeking to retrofit later.
- 3.13 Due to the low density proposed there is significant scope to enhance boundary and buffer planting throughout and to ensure that drainage is sustainable.

4.0 OWNERSHIP & DELIVERABILITY

- 4.1 The promotion site is owned by a single landowner and under option to Peter David Homes.
- 4.2 In the event that the site is allocated for development the option would be exercised and the homes built out by Peter David Homes.
- 4.3 There are therefore no land ownership or other legal / land constraints to the early delivery of development at the site.

5.0 CONCLUSIONS

- 5.1 This submission seeks the allocation of land at Green Lane, Renhold for residential development comprising 8 new detached homes.
- 5.2 The site represents a significant opportunity to accommodate sustainable growth close to Bedford and we seek the Council's favourable consideration of this submission.