

Your ref: Call for sites
Our ref: JB60329
DD: [REDACTED]
Date: 14/08/20

Bedford Borough Council
Planning Policy Team
Borough Hall
Cauldwell Street
Bedford
MK42 9AP

Dear Sir/Madam

**CALL FOR SITES SUBMISSION
LAND SOUTH-WEST OF RUSHDEN**

I write on behalf of my client the [REDACTED], to submit land south-west of Rushden, for consideration as part of the Local Plan Review.

As required, a call for sites form has been prepared detailing the basic information requested by the Council to enable consideration of the site. A red line plan showing the site boundary and the potential points of access has also been provided.

This letter sets out in a little more detail why the site is suitable for development and should form part of the development strategy within the reviewed Local Plan. It should be read alongside our comments on the Issues and Options Paper, to be submitted in due course, which cover the high-level spatial decisions the Council will need to make in developing the Local Plan.

As will be set out in our Issues and Options response, this site represents an opportunity to deliver housing adjacent to the existing urban area, a highly sustainable location.

Land south-west of Rushden extends to 30.844 hectares with an estimated capacity of approximately 540 homes at a density of 35 dwellings per hectare (based on a net developable area of 50%). The site is in the ownership of my client.

The site is located adjacent to the urban area of Rushden. Rushden itself is located within East Northamptonshire District (which is set to become part of the North Northamptonshire Unitary Authority as of May 2021), however my client's land is located within Bedford Borough on this boundary.

To the north, there is existing residential homes as well as two potential access points into the site, to the west and south there are fields and to the east are existing properties and Rushden/Wymington Road.

The site is comprised of fields and an area of allotment. Access to the site can be achieved off Rushden/Wymington Road at three potential locations. Redding Close and Carlton Close to the north of the site also offer potential connections points onto the public highway. All potential access points have been marked on the submitted site location plan.

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Key considerations for this site:

- has no topographical constraints to development.
- is free of significant trees and vegetation, with landscape features limited to the site boundaries.
- lies in flood risk zone 1. There is some risk of surface water flooding on the site, however this is limited to small slithers of land in the site linked to a water course running along the south side of Green Lane.
- the site is not subject to any national or regional landscape designations.
- does not contain any designated heritage assets, however a site of Archaeological Interest is located in an area in the south-east of the site.
- The north-western edge is located on the outer edge of the risk zone for the Upper Nene Gravel Pits SSSI, otherwise the site is not covered by any ecological designation. There is significant opportunity to deliver biodiversity improvements across the site.
- A public right of way runs along the northern boundary of the site, otherwise the site does not contain any public rights of way and there is potential for new pedestrian routes as part of a new development.
- A TPO Preservation Order (area) covers an area in the south-east of the site.
- has potential to connect to the public highway through land in the ownership of my client.

It is noted that part of this site contains allotment provision. As part of development proposals there would be the opportunity to re-locate allotments to a different location within the site. This would enable a more sympathetic design and ensure that this community facility is not lost.

My client has identified land on the site location plan in blue. This land is in the ownership of my client. This land is suitable for development as part of a wider allocation to the south west of Rushden (should other surrounding land be put forward for development outside my client's land ownership). However, at this current time, my client recognises that the land identified in blue would not be a suitable site for development if the land identified within the red line (within my client's ownership) is the only land brought forward for development.

Rushden is a highly sustainable settlement and contains a wide-range of day-to-day services to support growth, including supermarkets, retail areas, schools, doctors surgeries, petrol stations, restaurants and takeaways, etc.

The site is served by public transport with routes 25 and 50 running along Wymington/Rushden Road providing regular services to Rushden Town Centre and Bedford. Services are hourly and can be accessed from three bus stops which are all a 5-minute walk away from the three potential access points to the site on Wymington/Rushden Road.

In all regards, it is considered that the site is suitable for development and should be considered favourably in the review of the Local Plan.

Hopefully this detail is helpful in your consideration of the site. Should you have any queries in respect of this submission, please do not hesitate to contact me.

Yours sincerely,




Enclosures:

- Call for Sites form
- Location Plan