

Your ref: Call for sites
Our ref: JB60329
DD: [REDACTED]
E: [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 OF CHURCH LANE, STAGSDEN**

I write on behalf of my client the [REDACTED], to submit land south of Church Lane, Stagsden, 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 to meet a local need and to support the viability of local services. The site is well contained with strong treelined boundaries separating the site from the open countryside on its western and southern edges. As illustrated in the submitted site location plan, the proposed developable area would be at a scale and in a location which complements the existing built form of the village.

Land to the south of Church Lane, Stagsden extends to 0.82 hectares with an estimated capacity of approximately 7 homes (based on a net developable area of 50%). The site is in the ownership of my client.

To the north of the site, there is Church Lane and on the other side of this residential properties, to the west there is a strong tree line and then fields, to the south there are fields and to the east there are residential properties and their associated gardens and a wooded area.

The site is comprised of paddock land. Access to the site can be achieved off Church Lane. The potential access point has been marked on the submitted site location plan.

Key considerations for this site:

John Ormond House, 899 Silbury Boulevard, Central Milton Keynes MK9 3XJ
T: 01908 202190 E: info@bidwells.co.uk W: bidwells.co.uk

- has no topographical constraints to development.
- is free of significant trees and vegetation, with landscape features limited to the site boundaries.
- A small strip of land on the western edge of the site lies within flood risk zone 2 and is at medium-high risk of surface water flooding, however this only covers a small area and would be mitigated against as part of any development proposal.
- the site is not subject to any national or regional landscape designations.
- Part of the site fronting Church Lane has been identified as a site of archaeological interest. The necessary review of this constraint would be undertaken as part of any planning application and it is noted that this designation has not prevented development coming forward on the other side of Church Road. There are no other historical designations identified for the site or listed buildings on site, however a few listed buildings are located in close proximity to the site. Although these assets are screened by trees, any development proposal would give this matter due consideration.
- the site is on the outer edge of the risk zone for Hanger Wood SSSI, otherwise the site is not covered by any ecological designation. There is significant opportunity to deliver biodiversity improvements as part of the development of the site.
- the site does not contain any public rights of way.
- has potential to connect to the public highway through land in the ownership of my client.

Stagsden is a village which has facilities including a village hall, the Church of St Leonard and Browns of Stagsden which is a local village shop/takeaway/butchers. Bedfordshire Golf Club is also a short distance away from the village. The site is in close proximity to the main town of Bedford. Development of this site would support these existing services and would ensure that they continue to be viable and will help to prevent population stagnation through bringing new residents to the village.

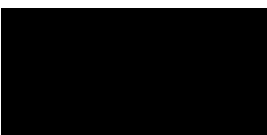
The main public transport route which serves the village is service 41. This provides hourly connections to Bedford and Northampton making this a well-connected village via public transport. Bus stops are located a circa 5 minute walk from the site on the High Street.

The site is located just off the A422 which is a major route between Milton Keynes and Bedford. The site is located less than 5 miles by car from the A421 which is the main route in the Oxford and Cambridge Growth Arc. Stagsden as a village is therefore highly connected and suited for further growth.

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**