

Your ref: Call for sites
Our ref: JB60329
DD: [REDACTED]
[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 NORTH OF CHURCH ROAD, COLMWORTH**

I write on behalf of my client the [REDACTED], to submit land north of Church Road, Colmworth, 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 physically contained on its southern, eastern and western boundaries and 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 north of Church Road, Colmworth extends to 0.961 hectares with an estimated capacity of approximately 5-8 homes (at a net developable area of 50%). The site is in the ownership of my client.

To the north of the site is a contained field and Colmworth Village Hall, to the west there are fields, to the south is a contained field associated with a farm and to the east is Church Road Road and on the other side of this are residential properties.

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

Key considerations for this site:

- has no topographical constraints to development.

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- is free of significant trees and vegetation, with landscape features limited to the site boundaries.
- lies in flood risk zone 1. A small area of Church Road which is adjacent to the site boundary is identified as being at low risk of surface water flooding. A drain runs along the southern boundary of the site.
- the site is not subject to any national or regional landscape designations.
- does not contain any designated heritage assets. Scheduled ancient monuments associated with Manor Farm are located further north on Church Road, and a listed building 'School Farmhouse' is located slightly south of the site; these historical constraints would be given due consideration as part of any planning application and it is considered that any impact could be mitigated against.
- The site is on the outer edge of the risk zone for Tilwick Meadow 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.
- There are no public rights of way which run through the site.
- has potential to connect to the public highway through land in the ownership of my client.

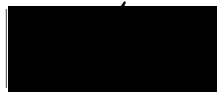
Colmworth is a village with a number of day-to-day services, including a village hall, a nursery group, Church of St Denys Colmworth, and a dog groomer. The Plough Inn, Cornfields Restaurant and Hotel and Colmworth Golf Club are all located just beyond the main village area. Development of this site would support these existing services and would ensure that they continue to be viable. Development will also ensure that there is new population introduced into the village in order to avoid its population stagnating.

The main public transport route which serves the village is service 28A. This provides connections to Bedford and the nearby village Little Staughton. Bus stops are located a circa 3 minute walk from the site on Little Staughton 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**