

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 AT LITTLE STAUGHTON**

I write on behalf of my client the [REDACTED], to submit land at Little Staughton, 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 point 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. The site is well contained with a strong treelined boundary to the west separating the site from the open countryside. 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 at Little Staughton extends to 1.579 hectares with an estimated capacity of approximately 12 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 a lane and on the other side of this there are fields, to the west there is a strong tree lined boundary and then open countryside, to the south there are fields to the east there are existing residential properties.

The site is comprised of paddock land. Access to the site can be achieved off the adjoining lane. 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.
- The site is located within flood risk zone 1. Drains run along the northern and western edges of the site. A small strip on the northern edge of the site at medium-high risk of surface water flooding, however this only covers a small area, has not prevented surrounding development coming forward and would be mitigated against as part of any development proposal.
- the site is not subject to any national or regional landscape designations.
- there are no historical designations identified for the site or listed buildings on site, however a few listed buildings are located in close proximity to the site. A site of archaeological interest is located south of the boundary of the site.
- 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.

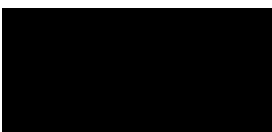
Little Staughton is a village which has access to a small number of local facilities including a village hall, All Saints Church, a local mechanic, a farm store and the Crown Inn pub. Development of this site would support these existing services and would ensure that they continue to be viable and will help to prevent population stagnation through bringing new residents to the village.

The main public transport route which serves the village is service 28A. This is a limited service providing return connections three times a day to Bedford. Bus stops are located a circa 2 minute walk from the site on Colmworth 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**