



**BIDWELLS**

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 NORTH OF THURLEIGH ROAD, MILTON ERNEST**

I write on behalf of my client the [REDACTED], to submit land north of Thurleigh Road, Milton Ernest, 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 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 Thurleigh Road, Milton Ernest extends to 2.19 hectares with an estimated capacity of approximately 22 homes (based on a net developable area of circa 50%). The site is in the ownership of my client.

To the north of the site are fields, to the west there are residential properties, to the south is Thurleigh Road and to the east is a wooded area and a field.

The site is comprised of the existing vicarage and a field. Access to the site can be achieved off Thurleigh Road. The potential access point has been marked on the submitted site location plan.

Key considerations for this site:

- is free of significant trees and vegetation, with landscape features limited to the site boundaries.

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- lies in flood risk zone 1. A small sliver of land on the northern boundary of the site is at medium risk of surface water flooding.
- is not subject to any national or regional landscape designations.
- The site is identified as being of archaeological interest by Bedford Borough. A number of listed buildings are located off Thurleigh Road and there are two scheduled ancient monuments in the area surrounding the site. These historical constraints would be given due consideration as part of any planning application and a sympathetic design would ensure that any harm to such assets would be avoided.
- 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.
- does not contain any public rights of way.
- has potential to connect to the public highway through land in the ownership of my client.

Milton Ernest is a village with a number of day-to-day services, including a village hall, Milton Ernest VC Lower School, All Saints Church, the Queen's Head, a second-hand furniture shop, a garden centre (including a post office and food shop), some light-industrial employment, a care home and a car wash. 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 site is served by bus routes 22, 50, 825 and VL4. These provide hourly connections to Bedford and Rushden. Bus stops are located a circa 5 minute walk from the site on Rushden/Bedford Road and a circa 8 minute walk via Radwell 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**