



## **BEDFORD BOROUGH LOCAL PLAN CALL FOR SITES SUBMISSION FORM**

Please use this form to make a submission to the call for sites process and promote a site for development or redevelopment in the new Bedford Borough Local Plan. If you would like to put forward a potential Local Green Space for consideration please visit the website [www.bedford.gov.uk/localplan2032](http://www.bedford.gov.uk/localplan2032) for further information.

This form should be submitted electronically if possible. Please return as a **WORD** document and use a **separate form for each site**. Site submission forms may be sent preferably via email to [planningpolicy@bedford.gov.uk](mailto:planningpolicy@bedford.gov.uk), or alternatively by post to:

Bedford Borough Council  
Local Plan 2032 consultation  
Planning Policy Team  
Borough Hall,  
Bedford, MK42 9AP

**Completed submission forms must be received by 5pm on 14 December 2015.**

Your suggested site cannot be considered if you do not send along with the completed submission form a **location plan** which clearly identifies the site boundary and access to a public highway. The council is unable to provide blank plans for this exercise, but Ordnance Survey plans of sites may be obtained via external companies that can be identified through an internet search (there may be a charge for this service).

**IF YOU PREVIOUSLY SUBMITTED A SITE IN 2014 PLEASE NOTE THERE IS NO NEED TO RE-SUBMIT THIS INFORMATION. Please do not make submissions in more than one format or send to more than one email address.** If you have sent information on a site electronically you do not need to print and post it.

**Putting a site forward does not guarantee that the council will allocate it or support its development in the future, as all sites will need to be assessed in terms of site suitability, availability and deliverability against relevant planning policy and other considerations.**

**This form and any information it contains will be published on the council's website in due course. Contact information will also be kept on the Planning Policy database for the purposes of communication on future development of this and other planning policy documents unless you tell us that you do not want us to contact you further. This would mean that you would not receive notifications about the progress of this, or future, documents.**

| CONTACT DETAILS                                                              |                                                      |                                              |                                    |
|------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------|------------------------------------|
|                                                                              | Personal details                                     |                                              | Agent's details (if applicable)    |
| Title                                                                        |                                                      |                                              | MR                                 |
| Name                                                                         |                                                      |                                              | JEREMY CLAYSON                     |
| Job title<br>(if applicable)                                                 |                                                      |                                              | CHARTERED SURVEYOR                 |
| Organisation<br>(if applicable)                                              |                                                      |                                              | WARMINGTONS FISHER GERMAN          |
| Address                                                                      |                                                      |                                              | PARK FARM<br>STEVINGTON<br>BEDFORD |
| Postcode                                                                     |                                                      |                                              | MK43 7QF                           |
| Telephone no                                                                 |                                                      |                                              | 01234 823661                       |
| Email                                                                        |                                                      |                                              |                                    |
| If you are using an agent, who would you prefer any correspondence to go to? | Contact agent<br><input checked="" type="checkbox"/> | Contact client                               | Contact both                       |
|                                                                              | Land owner                                           | Agent<br><input checked="" type="checkbox"/> | Other (please specify)             |

|                                  |                  |
|----------------------------------|------------------|
| Current owner's name and address | PC BATH LIMITED. |
|----------------------------------|------------------|

| SITE DETAILS   |                                                                                                                                                    |                              |    |                                                                         |                                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----|-------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| a)             | Address of site<br><i>Please attach location plan on an Ordnance Survey base clearly showing site boundaries and access to an adopted highway.</i> | LAND AT BEDFORD ROAD, ROXTON | d) | Adjoining land uses, if known.                                          | AGRICULTURAL                                                                                                                               |
| b)             | Gross site area (hectares)                                                                                                                         | 6.42 HA                      | e) | Has the site been developed previously?                                 | NO                                                                                                                                         |
| c)             | Current use of the land                                                                                                                            | AGRICULTURAL                 |    |                                                                         |                                                                                                                                            |
| 2 PROPOSED USE |                                                                                                                                                    |                              |    |                                                                         |                                                                                                                                            |
| 2.1            | What do you think the site should be used for?                                                                                                     |                              |    |                                                                         |                                                                                                                                            |
| a)             | What is the primary use you propose for the site?                                                                                                  | RESIDENTIAL                  | b) | For mixed use proposals, what further uses do you propose for the site? |                                                                                                                                            |
| 2.2            | What type and scale/quantum of development do you propose on this site? <i>Please complete all relevant sections below.</i>                        |                              |    |                                                                         |                                                                                                                                            |
| a)             | For housing (C2/C3 use classes) sites please indicate...                                                                                           |                              |    |                                                                         |                                                                                                                                            |
|                | The number of dwellings the site could provide.                                                                                                    | 130                          |    | The type of housing you are proposing                                   | Family houses <input checked="" type="checkbox"/><br>Self-build homes <input checked="" type="checkbox"/><br>Older people housing<br>Flats |
|                | What density you have assumed?                                                                                                                     | 20 UNITS PER HECTARE         |    |                                                                         |                                                                                                                                            |

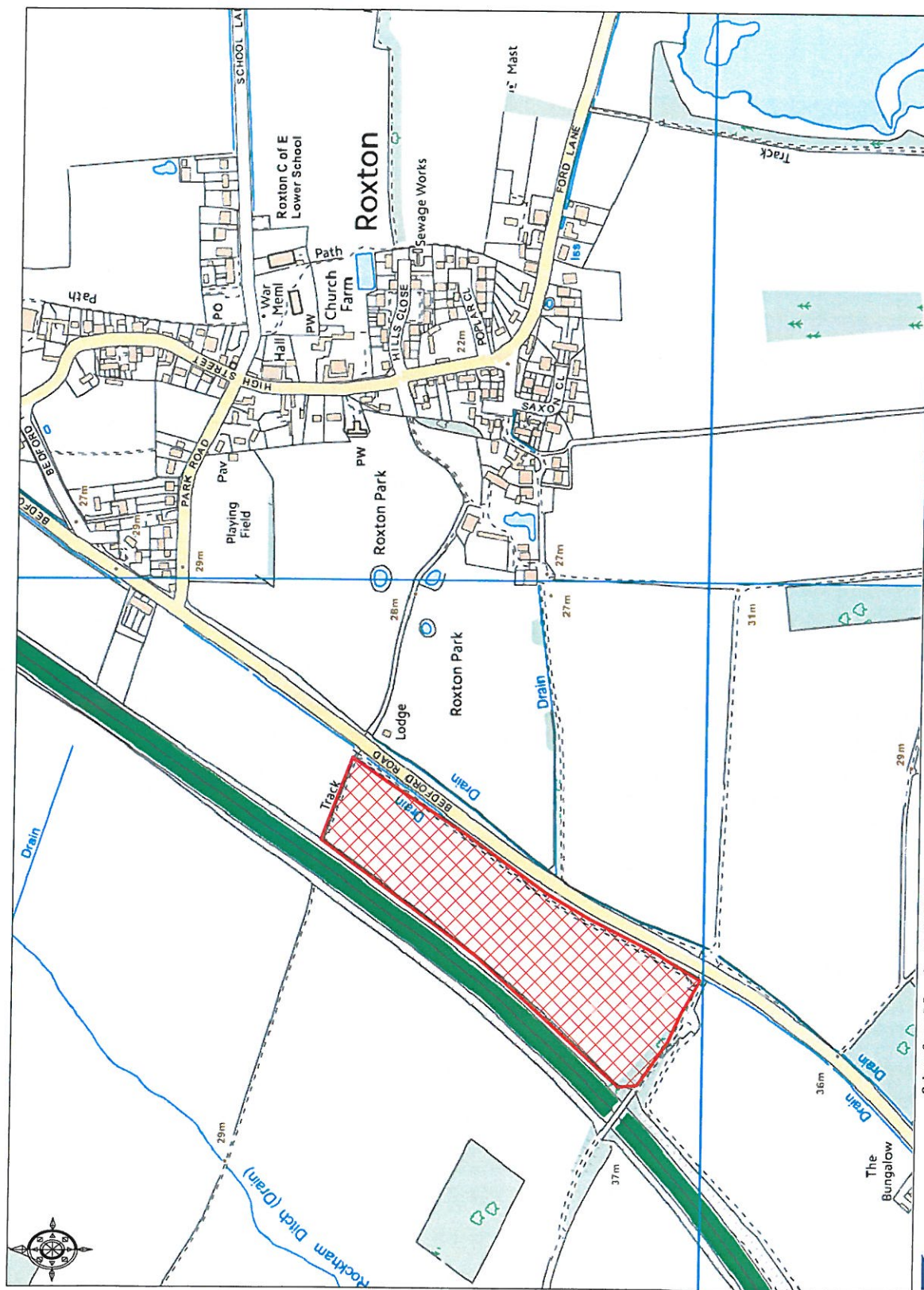
|           |                                                                       |                                                                                                                              |  |                                                  |                                 |
|-----------|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------|---------------------------------|
|           | The tenures you are proposing?                                        | <u>Market housing</u><br>Owner occupied <b>X</b><br><br>Private rented housing <b>X</b>                                      |  |                                                  |                                 |
|           |                                                                       | <u>Affordable Housing</u><br>Affordable rent <b>X</b><br><br>Shared ownership <b>X</b><br><br>Other<br><i>Please specify</i> |  |                                                  |                                 |
| <b>b)</b> | <b>For Gypsy and Traveller sites please indicate...</b>               |                                                                                                                              |  |                                                  |                                 |
|           | If you are proposing the site as a permanent site or transit site.    |                                                                                                                              |  | If the site is privately owned.                  | Yes<br><br>No<br><br>Don't know |
|           | The number of pitches the site could accommodate.                     |                                                                                                                              |  |                                                  |                                 |
| <b>c)</b> | <b>For Travelling Showpeople sites please indicate...</b>             |                                                                                                                              |  |                                                  |                                 |
|           | The number of plots the site could accommodate.                       |                                                                                                                              |  |                                                  |                                 |
| <b>d)</b> | <b>For employment (B1/B2/B8 use classes) sites please indicate...</b> |                                                                                                                              |  |                                                  |                                 |
|           | The type of employment the site could provide.                        |                                                                                                                              |  | The gross floor space the site could provide.    |                                 |
| <b>e)</b> | <b>For retail sites (A1 only) please indicate ...</b>                 |                                                                                                                              |  |                                                  |                                 |
|           | The type of retail you are proposing.                                 |                                                                                                                              |  | The net floor space that the site could provide. |                                 |
|           | The gross floor space that the site could provide.                    |                                                                                                                              |  |                                                  |                                 |

|                           |                                                                                                                                      |                                                                                                                           |  |                                                                                                                 |                                 |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------|---------------------------------|
|                           |                                                                                                                                      |                                                                                                                           |  |                                                                                                                 |                                 |
| <b>f)</b>                 | <b>For hotel (C1 use class) sites please indicate ...</b>                                                                            |                                                                                                                           |  |                                                                                                                 |                                 |
|                           | The number of hotel rooms the site could accommodate.                                                                                |                                                                                                                           |  |                                                                                                                 |                                 |
| <b>g)</b>                 | <b>For all other types, including leisure and recreation (D2 use class), community uses (D1 use class) and other uses please....</b> |                                                                                                                           |  |                                                                                                                 |                                 |
|                           | Quantify the amount of development you propose.                                                                                      |                                                                                                                           |  | Fully describe the use here                                                                                     |                                 |
| <b>3 SITE SUITABILITY</b> |                                                                                                                                      |                                                                                                                           |  |                                                                                                                 |                                 |
| <b>3.1</b>                | <b>Are there any access constraints to developing the site? NO</b>                                                                   |                                                                                                                           |  |                                                                                                                 |                                 |
|                           | There is no access to an adopted highway.<br><br>The current access is unsuitable/requires improvement                               |                                                                                                                           |  | Please enclose a map clearly showing how access to an adopted highway will be provided and provide details here | <b>ACCESS FROM BEDFORD ROAD</b> |
| <b>3.2</b>                | <b>Are there any physical, environmental or other constraints to developing the site? NO</b>                                         |                                                                                                                           |  |                                                                                                                 |                                 |
| <b>a)</b>                 | Please indicate any known physical constraints to developing the site.                                                               |                                                                                                                           |  |                                                                                                                 |                                 |
|                           | Flood risk <b>NO</b><br><br>Contamination, pollution or hazardous risks <b>NO</b>                                                    | Ground conditions, such as steep slopes etc. <b>NO</b><br><br>Public rights of way within or adjoining the site <b>NO</b> |  | If there are any other known physical constraints, please provide details here.                                 |                                 |
| <b>b)</b>                 | Please indicate any known environmental constraints to developing the site.                                                          |                                                                                                                           |  |                                                                                                                 |                                 |
|                           | Heritage assets, conservation or archaeological interests <b>NO</b><br><br>Sites of Local Importance <b>NO</b>                       | Landscape impacts <b>NO</b><br><br>Vegetation on the site and water bodies <b>NO</b>                                      |  | If there are any other known environmental constraints, please give details here.                               |                                 |

|                                                        |                                                                                                                                                                                    |                                  |           |                                                                                                                       |                                  |
|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------|
|                                                        |                                                                                                                                                                                    |                                  |           |                                                                                                                       |                                  |
| <b>c)</b>                                              | Please indicate any known infrastructure constraints to developing the site.                                                                                                       |                                  |           |                                                                                                                       |                                  |
|                                                        | Drainage <b>NO</b>                                                                                                                                                                 | Water Supply <b>NO</b>           |           | Telecommunications <b>NO</b>                                                                                          | Sewerage <b>NO</b>               |
|                                                        | Gas <b>NO</b>                                                                                                                                                                      | Electricity <b>NO</b>            |           |                                                                                                                       |                                  |
| <b>d)</b>                                              | Please provide details of any other known constraints to developing the site, including legal/ownership constraints, such as ransom strips, leases or restrictive covenants, here. | <b>N/A</b>                       | <b>e)</b> | Could the constraints indicated in <i>Section 3 Site Suitability</i> be overcome? If so, please provide details here. |                                  |
| <b>f)</b>                                              | Would the development of the site produce any environmental/amenity impacts, such as noise or odour, on surrounding occupants and neighbours?                                      | Yes<br>No <b>X</b><br>Don't know | <b>g)</b> | If you have ticked yes to question f) please provide details here.                                                    |                                  |
| <b>4 AVAILABILITY AND ACHIEVABILITY CONSIDERATIONS</b> |                                                                                                                                                                                    |                                  |           |                                                                                                                       |                                  |
| <b>a)</b>                                              | Is the site available for development now?                                                                                                                                         | Yes<br>No<br>Don't know          | <b>b)</b> | Is the site currently subject to a planning application?                                                              | Yes<br>No <b>X</b><br>Don't know |
| <b>c)</b>                                              | Is the site currently being marketed?                                                                                                                                              | Yes<br>No <b>X</b><br>Don't know | <b>d)</b> | Please provide details of any evidence of market interest in the type of development you are proposing on this site?  |                                  |

|                                                           |                                                                                                                                                                                                                                                                              |                                                                            |           |                                                                       |                                            |
|-----------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------|--------------------------------------------|
|                                                           |                                                                                                                                                                                                                                                                              |                                                                            |           |                                                                       |                                            |
| <b>5 DELIVERABILITY AND DEVELOPABILITY CONSIDERATIONS</b> |                                                                                                                                                                                                                                                                              |                                                                            |           |                                                                       |                                            |
| <b>a)</b>                                                 | Are there any abnormal site development costs that could affect the viability of developing this site, such as costs of dealing with contamination, providing highway access or other infrastructure to the site?                                                            | Yes<br>No <input checked="" type="checkbox"/><br>Don't know                | <b>b)</b> | If you have ticked yes to question 5 a), please provide details here. |                                            |
| <b>c)</b>                                                 | Do you think there is a reasonable prospect that the development will be delivered within...                                                                                                                                                                                 | 1-5 years <input checked="" type="checkbox"/><br>6-10 years<br>11-15 years | <b>d)</b> | Please explain the reasons for your answer to question 5c) here.      | <b>SUBJECT TO PLANNING PERMISSION ONLY</b> |
| <b>e)</b>                                                 | When do you expect development to take place? <i>Please specify the anticipated start and completion dates and, for sites that will take more than one year to develop, the amount of development / number of housing units to be completed in each year of the project.</i> | <b>2017 ONWARDS</b>                                                        |           |                                                                       |                                            |

# Land at Bedford Road, Roxton Bath



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432. Plotted Scale - 1:7500



Warringtons Fisher German