

## Notification of a planning application on land at Salph End



Manor Oak Homes will shortly be submitting an outline planning application on land at Salph End for up to 400 new homes, land for a new two form-of-entry primary school and a generous amount of open space including sports pitches. The site was previously identified by Bedford Borough Council as representing an appropriate, sustainable and deliverable site for development in an early draft of the emerging Local Plan.

This application will respond to the need for new homes in Bedford Borough as the Council cannot demonstrate the required supply for the next 5-years—it is estimated that only 75% of the 6,725 dwellings required may be delivered. In addition, the Council's housing requirement is due to increase by over a third in the near future.

In addition to the provision of new housing—30% of which will be affordable—the proposal offers a wide range of community benefits, all of which are clearly set out in the information provided in support of the application. Access to the full suite of documents comprising the application will be available on both the Bedford Borough Council and Manor Oak Homes websites shortly ([www.manoroakhomes.co.uk/bed-042](http://www.manoroakhomes.co.uk/bed-042)).

Otherwise, an extract of the proposed Illustrative Masterplan is provided on the reverse of this leaflet.

It is proposed to submit the planning application to Bedford Borough Council by mid-September 2019.

Manor Oak Homes would be pleased to hear your views on their proposals. You can provide comments to us directly by emailing them to [info@arplanning.co.uk](mailto:info@arplanning.co.uk) or sending them by post to **Armstrong Rigg Planning, The Exchange, Colworth Science Park, Sharnbrook, MK44 1LZ** referencing "Salph End".



- Site area 19.65ha
- Open Space 3.25ha
- Developable area 10.75ha  
Includes primary route
- School area 2.1ha
- Attenuation basins 0.59ha  
Area excluded from open space
- Flood zone 1.88ha
- Sports pitches 1.08ha
- Primary route
- Indicative vehicular access  
for sports pitches.
- Easement