

Bedford Borough Council
Planning Policy Team
Borough Hall,
Cauldwell Street,
Bedford,
MK42 9AP

Dear Sirs or Madam,

Call of Sites submission – Former Playing Field Land, Adjacent to ARA Site, Manton Lane, Bedford, Bedfordshire, MK41 7PF

We are the authorised agents acting on behalf of the Aircraft Research Association on Manton Lane in Bedford, the freehold owner of former Playing Field site on Manton Lane adjacent to their main facility.

The site, a private playing field, was previously used by the ARA for use by employees, however in recent years it is being utilised less and less.

The site is in a prime location on Manton Lane to compliment the existing employment area and industrial estate, and access can easily be achieved directly from Manton Lane.

Pre-application advice was recently sought for the site for a range of employment uses, which is attached. The main point raised related to the loss of the playing field; however, it is considered all of the possible constraints identified could be overcome and this site would form a logical location for additional employment floorspace in Bedford by extending the existing industrial estate, without creating any conflicts with existing adjacent uses. A copy of the pre-application advice is attached.

The site would be designed to respect the elevated position and the views from Clapham Road and the A6 beyond, with the access and parking located on the west of the site, with the buildings/structures located on the eastern part of the site. This would allow for a landscape buffer to screen the views of the site along the western boundary.

The uses proposed are B1, B2 and B8, however the site would lend itself for a range of employment uses depending on need. We are aware however that there is a distinct lack of larger starter industrial units in the area (approx. 1000sqm) which this scheme could cater for, whilst providing modern facilities with sufficient parking, something many of the older units lack. To that end, we feel this site could support a range of units (ranging from 250-1000sqm with 10% office contingent) to address the pre-existing local demand.

I trust that this is acceptable and all in order, however please do not hesitate to contact me should you have any further queries.

Yours sincerely