Dear sir/madam

A comment in relation to the proposed plan for EMP6. The proposal description is vague, but the land is a clear distinct gap between villages and Bedford. There are few areas for consideration as part of my comment neither in support or objection to the plan.

The sentence referencing distribution, manufacturing and warehousing is the biggest concern. Whilst the plan of sympathetic and environmental sites is reassuring, the concern is that once approved the tenants want large buildings or the next generation will want larger unsympathetic.

Value of the site is questionable - with remote working being more of a trend and hybrid working demanding less employment space. I am concerned that there is insufficient demand for this proposal. I personally am working from home full time, with a lot of

my neighbours no longer going into their office more than a couple of days a week (if their office even exists). Build it and they will come no longer applies. There are so many other proposed employment sites I do wonder if there is still the demand.

There is already terrible congestion around this area and the only way of travel will be by road. With the proposed development around the St Neots Road/Norse Road roundabout this could severely impact Bedford access and reputation. Also traffic maybe forced through the village to escape the congestion and this would have an adverse impact on the village traffic and villagers. Norse road sites of Renhold would also be impacted.

If approved the floodgates could open to further less sympathetic and considerate development in this area. There are several other sites in the vicinity. Renhold is a rural village and such developments would be alien and harmful to the character of the village.

There is strong environmental scrutiny and any proposed building would need to have minimal impact to the environment - light pollution, pollution from transport, pollution into the surrounding land and disruption to established wildlife/habitats. Understanding the length of time to recover from the disruption of a build and environmental debt incurred needs to be factored in.

If this gets approved the building work itself should be as sympathetic as the proposed completed development.

There should be very strong covenants to protect the sites long term, that cannot be altered through resale. Also any development should truly benefit the village as a whole and not just those shipped in to fill the site.

Thank you for your consideration of my comments