

15 August 2020



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Planning Policy Team  
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Dear Sir or Madam,

## **BEDFORD BOROUGH LOCAL PLAN - CALL FOR SITES – LAND IN/AROUND PODINGTON**

Savills is instructed by The Bromborough Estate to submit six sites into the Bedford Borough Council Call for Sites.

Specifically, these representations relate to land within and around the village of Podington, all of which is within the ownership of The Estate.

Podington is a settlement in the Rural Area with a defined Settlement Policy Area. The village has a range of local services, including a Primary School, a Garden Centre and other local employment.

The following sites have been put forward and pro formas and location plans area enclosed in respect of each one:

### **1. Land to the south east of Wymington Road**

This site is approximately 1.4 hectares in size. It is used as a farmyard and contains two buildings which are used to store grain.

This site is submitted for consideration for open market housing. It could accommodate between 30 and 50 dwellings. It is considered that the site could come forward at any time, although an indicative timescale is suggested within 1-5 years.

There is an existing access to the site from Wymington Road which is used by cars and agricultural vehicles accessing the site at present.

The site presents a good option for growth for the village of Podington, it is outside of the Conservation Area and could provide an attractive gateway into the town when travelling from the north.

The site is not in an area of flood risk and whilst technical work in relation to the site has not yet been undertaken, there are no known constraints to its development.

### **2. Land to the east of Wymington Road**

The land to the immediate north of the farmyard (1) is also submitted for consideration. This site could present a longer term development option in association with the land adjacent.

This site comprises Grade 3 agricultural land which is actively farmed at present.

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The site is accessed via the farmyard to the south which has its own access onto Wymington Road. It is considered that it would be possible to create a vehicular link through from this land to serve the submitted site. An alternative option would be to investigate the potential for a new link onto Wymington Road, although the technical feasibility of this has not yet been investigated.

Due to the site's relationship with the land to the south, it is suggested that it could come forward for development within 6-10 years from the adoption of the Plan although this could be sooner if required by the LPA. It is estimated that the site could accommodate 33-55 dwellings.

The site is not in an area of flood risk and whilst technical work in relation to the site has not yet been undertaken, there are no known constraints to its development.

### **3. Land to the West of Vicarage Lane, Podington**

This site is located centrally within Podington and is immediately adjacent to the garden centre. It adjoins the settlement boundary of Podington. The site comprises Grade 3 agricultural land with a cluster of agricultural buildings in the south east.

The site is submitted as a single parcel, but could be reduced to a smaller area if required.

There is an existing access via Vicarage Lane which is currently used by farm vehicles. If the garden centre site were to come forward for development (it was previously submitted to the Council for consideration in 2018), then it may also be possible to access the site from here.

The site is outside of the Conservation Area. It is not in an area of flood risk and whilst technical work in relation to the site has not yet been undertaken, there are no known constraints to its development.

The site could come forward at any time during the plan period and, subject to further technical work, there would be nothing preventing it from being developed within the first five years.

### **Land to the south east of Podington**

Sharnbrook Garden Village had been included in a previous version of the now adopted Bedford Borough Local Plan to 2030. The site was removed from the final version of the Local Plan. The Brombrough Estate own land which immediately adjoins the proposed Garden Village. This site is put forward for consideration alongside the Garden Village land and presents an opportunity for development as part of the wider proposals. These sites could supplement the Garden Village, providing land for additional growth and/or infrastructure.

### **4. Glebe Solar Park, East of Podington**

The site is located in the countryside and is surrounded by agricultural fields. A railway line extends along its eastern boundary. Access is via Forty Foot Lane.

This site is approximately 24 hectares in size and is in use as a solar park. It was granted permission in 2013 for this use (reference: 13/00218/MAF). The lifespan of the solar development will end in approximately 2040. This site could present an opportunity for development in association with the Garden Village, either as part of the wider mix of uses, or for its contribution to the energy delivery for the proposals.

The land is to the immediate north of Forty Foot Lane, which is included as a proposed access to the Garden Village. Therefore, development of this land, which is only submitted within the context of the adjacent proposals, could be served by any new and upgraded highways.

The site is outside of the Conservation Area. It is not in an area of flood risk and whilst technical work in relation to the site has not yet been undertaken, there are no known constraints to its development.

## **5. Odell Solar Park, Odell**

This site is in use as a solar park and was granted permission in 2014 for this use (reference: 14/01333/MAF and variation 18/02002/M73). The planning permission extends for a period of 45 years although the use could cease in advance of this period. This site could present an opportunity for development in association with the Garden Village, either as part of the wider mix of uses, or for its contribution to the energy delivery for the proposals.

The site is accessed at present via the existing airfield road and farm tracks. The road infrastructure proposed for the Sharnbrook Garden Village appears to include an upgraded access route which would connect directly with the site. Therefore, development of the land, which is only submitted within the context of the adjacent proposals, could be served by any new and upgraded highways.

The site is outside of the Conservation Area. It is not in an area of flood risk and whilst technical work in relation to the site has not yet been undertaken, there are no known constraints to its development.

## **6. Land to the north west of Forty Foot Lane, Podington**

This site is submitted for consideration alongside the Garden Village land. It comprises a number of fields which are in use for agriculture. The land which has been put forward is approximately 33.5 hectares in size.

The land is accessed via Forty Foot Lane. It is surrounded by agricultural land, although the Santa Pod Raceway is located approximately 200m to the south. In addition, the former airfield is adjacent to the westernmost boundary of the site and there are commercial/industrial units approximately 175m away. The land is well screened to the north and west by the existing mature woodland of Great Hayes Wood.

The site could accommodate a range of uses which to complement those proposed within the Garden Village. The site is large, and whilst over 800 dwellings could be achieved at a density of approximately 25dph, it is not suggested that this scale of development would be appropriate. The development of this land should be viewed as an opportunity for additional space or complementary land uses alongside the Garden Village scheme.

It is important to note that the development potential of this land must be viewed alongside the Sharnbrook Garden Village only. Similarly, any timescales for development are related to the timing of the Garden Village.

The site could accommodate a range of uses to supplement the Garden Village, including housing, employment or leisure uses.

The site is not in a flood zone and there are no designated heritage assets nearby. Whilst technical work in relation to the site has not yet been undertaken, there are no known constraints to its development.

## **Conclusion**

The above sites are submitted for your consideration through the Local Plan Review. If you require any further information, please do not hesitate to let me know.



Yours faithfully

Associate Director  
Planning