

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

Dear Sir or Madam

Re: Review of the Bedford Local Plan 2030 – Call for Sites Submission

Moor End Lane, Radwell, Bedfordshire

On behalf of client Bedfordia Developments Ltd we are pleased to submit details of the above site for consideration as part of the Review of the Bedford Local Plan 2030 – Call for Sites.

In commencing an immediate Review in accordance with Policy 1 of the adopted Plan the Council is, as required, seeking to ensure that future needs for growth are provided for in-line with government policy i.e. local housing need calculated using the standard method. This will entail meeting a significant (up to c.35%) increase in the minimum annual requirement for development for at least the period 2020-2040 upon adoption of the Review, expected in 2023.

The Review of the Local Plan is an important opportunity to address issues regarding flexibility and choice in a variety of locations for growth, as well as ensuring a balanced allocation of land for development sufficient to meet future needs.

The development recognises the importance of a long-term requirement for economic development. Allocation of the site for employment uses will allow for the redevelopment of an existing dated industrial/agricultural complex and will provide increased modern employment opportunities which will support a prosperous rural economy and post-Covid recovery.

The Borough Council has acknowledged this through consideration of a diverse range of spatial options to inform the Local Plan Review. As stipulated by national policy this is an opportunity to ensure that Plans are positively prepared in terms of seeking opportunities for sustainable development.

Our client's site at Moor End Lane, Radwell should be considered in this context. The details submitted illustrate the opportunity for a sustainable contribution towards an appropriate spatial strategy that would satisfy key elements of the proposed Sustainability objectives and requirements for development.

As part of the details submitted for our client's site at Moor End Lane, Radwell we confirm that this location is free from overriding constraints to availability or suitability and that access can be provided.

Development of our client's site is suitable B Uses (e.g. storage, office or light industrial development). At present, the site comprises ageing industrial buildings, allocation would enable the redevelopment and upgrading of the existing industrial estate which will enhance the surrounding



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character and appearance of the area.

In light of the extensive scope for the Review of the Local Plan 2030 we consider that an appropriate strategy will require a combination of multiple spatial options over the plan period. In the case of our client's land at Moor End Lane, Radwell, would achieve appropriate levels of growth within sustainable rural areas and boost the rural economy.

We look forward to future updates regarding preparation of the evidence base for the Local Plan Review. We would be happy to answer any questions or requirements for clarification as part of the Council's assessment of the site within the next version of the Housing and Economic Land Availability Assessment and ahead of future stages of consultation regarding the Local Plan Review.

Yours Sincerely

Director

Encl:

- Completed BBC Call for Sites Form
- Location Plan