

BEDFORD LOCAL PLAN REVIEW – CALL FOR SITES SUBMISSION ON BEHALF OF FCC ENVIRONMENT

LAND AT STEWARTBY LANDFILL SITE

1.0 INTRODUCTION

1.1 Introduction

1.1.1 Axis PED Limited (Axis) has prepared this document on behalf of FCC Environment (FCC) to provide supplementary information in relation to their Call for Sites submission.

1.1.2 The submission relates to FCC's land at the former Stewartby Landfill Site. This document provides greater detail on the Site using the sections provided within the Call for Sites Submission Form.

1.2 Background

1.2.1 The location of the Site is shown on Figure 1. The Site is 2.9ha in size and is located to the west of Stewartby. The Site comprises existing hardstanding, land adjacent to the Site access and an existing waste transfer station (WTS) which is operated by Veolia.

1.2.2 The land to the east of the Site is allocated within the existing Bedford Local Plan for a large scale residential led development which will includes 1,000 new homes, 1.31 hectares of employment land, a new primary school and pre-school and community facilities including retail.

1.2.3 The land to the north accommodates the gas management infrastructure associated with the landfill site and leachate treatment plant. Further north are the Stewartby Rail Sidings, which are the subject of a certificate of lawfulness for existing use or development (CLEUD) application.

1.2.4 The former Stewartby Landfill site is located to the west, the landfill is closed and is only receiving materials for restoration. Kimberley Sixth Form College is located to the south east of the Site. Stewartby Railway Station is located further south east approximately 500m from the Site.

1.3 Proposed Use and Access

1.3.1 FCC wish to promote their land at the Stewartby Landfill site for employment / commercial uses (B1/B2/B8 Use Class). It is envisaged that the Site could provide up to 12,000m² of floorspace.

1.3.2 The Site is accessed from Green Lane, the Site access would require no significant junction improvements to accommodate additional employment development. Green Lane provides direct, convenient access to the A421 in the north west, this would mean that vehicles would not need to travel through the village of Stewartby to access the Site.

1.4 Availability and Achievability Considerations

1.4.1 The Site is in the sole ownership of FCC. The southern half of the Site currently comprises existing hardstanding and a small area of tree cover and shrubs. This part of the Site is available for development now. The WTS is still operating; however, it may be available for redevelopment in the next 5-10 years.

1.5 Deliverability and Developability Considerations

1.5.1 The Site comprises existing hardstanding and a WTS. It is proposed that the Site is developed in two stages, with the first phase able to deliver employment floorspace within the first 5 years of the Plan Period. The second phase would come forward for development following the decommissioning of the WTS.

1.6 Conclusions

1.6.1 This document has been prepared on behalf of FCC to support the Call for Sites Submission of their Site at Stewartby Landfill.

1.6.2 The Site is suitably located to provide additional employment floorspace. The Site is in a highly accessible location close to the strategic highway network and existing and planned development (Stewartby Brickworks, Kimberley Sixth Form College, Rail Sidings etc.).