

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 for land at Green End Road, Kempston

On behalf of our 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 submissions

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 scope for the Review has been enhanced as a consequence of the foreshortened plan period of the current Plan, and its strategy of apportioning specific (albeit minimum) values for the distribution of housing across the settlement hierarchy and the deferral of site allocations to Neighbourhood Plans. Equally, the challenges of housing delivery must also reflect realistic timescales to 'unlock' developable sites in the Urban Area, as well as ensuring necessary supporting infrastructure in other locations.

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 Green End Road, Kempston 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 Green End Road, Kempston 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 to provide a carefully considered mixed-use scheme and



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is considered to be suitable for development of retail space (A1) on the northern parcel and dwellinghouses (C3) on the southern parcel, conveniently located off the A428 in a sustainable location. Although a substantial site, it has the potential to accommodate a variety of scales of development subject to design.

The site is well related to the urban area of Kempston and the extensive range of services and facilities provided there and within the urban extension development area. This includes a broad range of retail facilities including supermarkets, doctors/dentist surgeries, schooling (primary and secondary) and a range of leisure. There is also access to public transport providing services to Bedford and the surrounding towns and villages.

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 Green End Road, Kempston this would achieve appropriate levels of growth for this key service centre.

We would invite the Council's Planning Policy Team to consider the previous site assessment findings for this location when assessing the submitted details. In the case of our client's Land at Green End Road, Kempston, the site was considered favourably in the Council's 2017 Consultation Paper as part of preferred options for site allocation. The Council's 2018 HELAA records both sites as suitable, available and achievable for development and in its 2017 Assessment of Site Options the Council identified scope for a positive contribution towards future development and local plan strategy. These conclusions remain entirely valid in the context of Kempston's role as a Key Service Centre and specific planning considerations regarding our client's land including meeting local housing need, requirements for ecological mitigation and highways improvements.

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

Simon James MRTPI MIEMA
Managing Director