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Bedford Borough Council
Planning Policy Team
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Bedford Borough Local Plan – Call for Sites Submission
Land South West of Williamson Road / East of Hill Rise, Kempston, Bedford, MK42 7EB
On Behalf of The Challenger Multi Academy Trust

Dear Sir / Madam,

On behalf of Fisher German's client, The Challenger Multi Academy Trust, I am pleased to submit land South West of Williamson Road / East of Hill Rise, Kempston in response to the Council's Call for Sites consultation.

The site measures some 1.4 hectares and at an assumed density of 40 dwellings per hectare (dph) is capable of delivering circa 56 dwellings. The site currently comprises of playing fields / sports pitches under the ownership of the Academy. The site is a brownfield site within the Bedford Urban Area and is therefore in a highly sustainable location.

Land South West of Williamson Road / East of Hill Rise, is located within flood risk zone 1 which is the lowest risk of flooding with a 1 in 1,000 year probability. There are no listed buildings on or near the site. In terms of access, this is considered achievable by way of a joint approach with the owners of the land immediately east, adjoining Williamson Road. We are in active discussions with Wells & Co with respect to bringing both parcels forward as one site. Any proposal which may come forward would be comprehensive and would be based on a proactive approach

The site is available and is capable of being delivered immediately. The capital receipt from the disposal of land for residential development will allow investment into existing and new education provision by the Trust.

If you have any queries in respect of this submission, please do not hesitate to contact me. Otherwise, I look forward to receiving confirmation that this submission has been received.

Yours sincerely,

[Redacted signature block]