



BIDWELLS

Your ref: Call for sites
Our ref: JB60329
DD: [REDACTED]
E: [REDACTED]
Date: 14/08/20

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

Dear Sir/Madam

CALL FOR SITES SUBMISSION LAND AT KEMPSTON CHURCH END

I write on behalf of my client the [REDACTED], to submit land at Kempston, for consideration as part of the Local Plan Review.

As required, a call for sites form has been prepared detailing the basic information requested by the Council to enable consideration of the site. A red line plan showing the site boundary and the potential points of access has also been provided.

This letter sets out in a little more detail why the site is suitable for development and should form part of the development strategy within the reviewed Local Plan. It should be read alongside our comments on the Issues and Options Paper, to be submitted in due course, which cover the high-level spatial decisions the Council will need to make in developing the Local Plan.

As will be set out in our Issues and Options response, this site represents an opportunity to deliver housing to meet a local need and to support the vitality of this hamlet. The site is physically contained on its eastern and southern boundaries and as illustrated in the submitted site location plan, the proposed developable area would be at a scale and in a location which complements the existing built form of the village.

Land at Kempston Church End extends to 0.599 hectares with an estimated capacity of approximately 5-6 homes (with a net developable area of 50%). The site is in the ownership of my client.

To the north and north-west of the site are fields, to the south-west there is a field, to the south-east is Church End and to the north-east is Church End and an access road to a residential property.

The site is comprised of the existing vicarage and a field. Access to the site can be achieved off Church End where there is an existing access point. The access point has been marked on the submitted site location plan.

Key considerations for this site:

John Ormond House, 899 Silbury Boulevard, Central Milton Keynes MK9 3XJ
T: 01908 202190 E: info@bidwells.co.uk W: bidwells.co.uk

- is free of significant trees and vegetation, with landscape features limited to the site boundaries.
- The entire site lies in flood risk zone 1. Bedford Borough incorrectly record the land immediately surrounding the vicarage as being within a Category 3a zone, although the Council's Local Plan 2030 Policies Map does however accept that the extent of the flood risk area is based upon data that might not be up-to-date and does cross-refer to the Environment Agency's assessment.
- is not subject to any national or regional landscape designations.
- The site is identified as being of archaeological interest, the necessary investigations would be undertaken as part of the planning process to ensure that this is properly assessed. A few listed buildings are located in the wider village.
- the site is not covered by any ecological designation. There is significant opportunity to deliver biodiversity improvements as part of the development of the site.
- does not contain any public rights of way.
- has potential to connect to the public highway through land in the ownership of my client.

Kempston Church End is a hamlet located near to Kempston and the main town of Bedford. Kempston Church End has a church, a nursery school and is located adjacent to Great Denham Country Park. The site is a short distance away from a number of key services in Kempston including Kempston Challenger Academy, Ridgeway School, Balliol Primary School, a Lidl, a takeaway and a number of employment opportunities. The site is also located near to the new development at Great Denham (which includes a Sainsburys Local, a community hall, a vet and a new primary school). Given the proximity of this site to nearby facilities and the main town of Bedford, it represents a highly sustainable site for development and will introduce new residents to support the sustainability of this hamlet.

In all regards, it is considered that the site is suitable for development and should be considered favourably in the review of the Local Plan.

Hopefully this detail is helpful in your consideration of the site. Should you have any queries in respect of this submission, please do not hesitate to contact me.

Yours sincerely,



Enclosures:

- **Call for Sites form**
- **Location Plan**