

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

Former National Grid Gas Site, Ford End Road, Bedford

I am pleased to submit the above site for consideration on behalf of our client, Places for People (PfP). The purpose of this submission is to confirm that the site continues to represent a suitable, available and achievable opportunity for development.

In March 2020 Places for People (PfP) established a Joint Venture (JV) with National Grid Property (NGP) to redevelop a number of their land assets located nationwide for residential-led mixed-use development.

Discussions are currently ongoing between PfP and NGP in order to bring forward the land at Ford End Road forward for development in accordance with Policy 12 of the adopted Local Plan 2030 and Ford End Road Masterplan Report (June 2018), which sets out the councils broad aspirations for the NG site and surrounding sites within the masterplan area.

PfP and NGP have also been in discussions with officers at Bedford Borough Council for a number of months in respect of securing the timely delivery of the site.

Initial site assessment and feasibility work is already underway and early indications show the NG site can achieve in the region of 200 dwellings together with an element of retail provision and open space. We anticipate that the pre-app process will commence in Autumn 2020.

PfP and DLP Planning look forward to working with Bedford Borough Council in the coming months to deliver this exciting opportunity for a high-quality development in the heart of Bedford.

We also await future updates regarding the 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

[Redacted signature]

[Redacted name]

[Redacted title]

[Redacted contact information]

Encl: Call for Sites Form & Location Plan