

14th August 2020

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

BY EMAIL: planningpolicy@bedford.gov.uk

Dear Sirs

CALL FOR SITES – LAND EAST OF NEWTON LANE, TURVEY

Please find enclosed a site submission to the Call for Sites. The submission is made on behalf of Richborough Estates in respect of land to the east of Newton Lane, Turvey. Also enclosed is a Vision Document setting out how the site could be delivered and positively contribute to the Council's housing need over the next Plan period.

As Officers are aware the emerging Plan needs to deliver a minimum of 1,305 dwellings per annum; this is a step change to the 970 dwellings per annum the adopted Plan currently provides for. There is potential for the updated housing need figure to increase further to reflect the Borough's role within the Oxford – Cambridge Arc. It is clear therefore that there is a role for settlements like Turvey to continue to support the delivery of homes in the Borough. It has previously been established, through the Council's own evidence base, that settlements such as Turvey can accommodate significant growth beyond what they have been required to through the current Local Plan and emerging Neighbourhood Plans. It is clear therefore that there remains additional capacity for Turvey to accommodate more homes going forward. The land to the east of Newton Lane, Turvey represents a logical and sustainable location for new family and affordable homes which can contribute immediately to meeting Bedford Boroughs housing needs, delivering up to 80 dwellings through a sensitive, landscape led scheme.

We would welcome the opportunity to meet with you to discuss the site further. In the meantime, please could you acknowledge receipt of this letter, the Call for Sites submission, and the supporting Vision Document.

Yours sincerely

For and on behalf of Fisher German LLP

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