

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 adjoining the former grain store, Station Road, Turvey Station, Turvey, Bedford

On behalf of our client, Inspired Villages, 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 on land adjoining the former grain store at Station Road, Turvey Station, 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 Turvey Station 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 much needed accommodation for older people (Class C2 Care Village).



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Planning permission has been granted under reference 19/01018/M73 for 128 Class C2 units (Phase 1) and 19/01956/MAF for 62 Class C2 units (Phase 2) on land adjoining this site to the east for a Class C2 Care Village on behalf of Inspired Villages. Development on this additional parcel of land would be a modest addition as a phase 3 for approximately 20 Class C2 units and would form part of the previously approved care village to provide additional accommodation, parking, and landscaping etc. The proposal would provide much needed suitable accommodation for older people as well as enhanced landscaping to the boundaries and also within the site. The proposed development would also create jobs and improve the existing connectivity with existing public footpaths.

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 Turvey Station, this would contribute positively to the character of Turvey Station and would be appropriate to the structure, form, character and size of the settlement.

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 faithfully



Managing Director