

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 at Manor Farm, Knotting**

On behalf of our client, Bedfordia Developments Ltd, 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 Manor Farm, Knotting 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 Manor Farm, Knotting we confirm that this location is free from overriding constraints to availability or suitability and that access can be provided.

The site comprises a number of former farm buildings and hardstanding, and due to its size and



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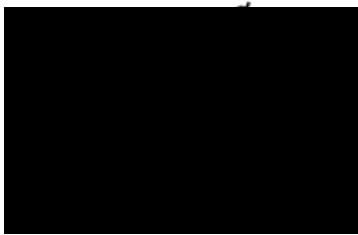
location, is capable of delivering a carefully considered residential development in accord with the existing character of the area, and at a level that may be achieved through the change of use of the buildings. Furthermore, the site's allocation would enhance the scope for a fully contextual development in keeping with the structure, form and character of the area, and its surrounds.

The site offers small scale, considered growth that will benefit the existing amenities, facilities and services of the settlement and its neighbouring villages. This will ensure the village and its neighbours continue to thrive.

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 Manor Farm, Knotting, this would achieve appropriate levels of growth in accordance with the size of the village.

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 Sincerely



Managing Director