

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**

***Land west of Wilden Road, Salph End, Renhold***

On behalf of our client [REDACTED] 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 land west of Wilden Road, Salph End Renhold should be considered in this context. The Site Appraisal and Site Access Appraisal which accompany the submission 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.

This submission includes the following supporting documents:

- Site Appraisal and Indicative Masterplan (BE1 Architects)
- Site Access Appraisal (SDD)



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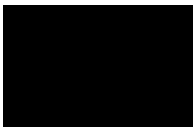
As demonstrated by the initial technical work undertaken and included with this submission, we confirm that land west of Wilden Road, Salph End Renhold this location is free from overriding constraints to availability or suitability and that access can be provided.

Development of our client's site is suitable to provide around 30 to 40 attractive and well designed dwellings and area of open space. The site sits in a sustainable location with good accessibility via non-car modes of transport to a range of services in the village. There is also scope for traffic calming measures to be introduced to Wilden Road, which is commonly used as a rat-run between Renhold and Salph End.

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 land west of Wilden Road, Salph End, Renhold would achieve appropriate levels of growth in a sustainable location.

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



Director

Encl:

- Completed BBC Call for Sites Form
- Location Plan
- Site Appraisal and Indicative Masterplan (BE1 Architects)
- Site Access Appraisal (SDD)