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**CODE Development Planners Ltd**

17 Rosemary House  
Lanwades Business Park  
Kentford CB8 7PN

T: 01223 290138

E: [info@codedp.co.uk](mailto:info@codedp.co.uk)

W: [www.codedp.co.uk](http://www.codedp.co.uk)

Bedford Borough Council  
4<sup>th</sup> Floor  
Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP

### **Alington Estate, Little Barford**

Please find enclosed a high level financial viability appraisal for the site at Little Barford. This information is submitted on a confidential basis and without prejudice.

Despite other possible options to access land east of the railway line, the two bridge accesses are considered at this stage, to be the most robust approach to the FVA due to their associated infrastructure costs (refer to drawings 60830-S-004 and 60830-S-005). The FVA shows that based on currently available information the proposals are viable.

In relation to email correspondence between us regarding housing mix and specifically the level of detail in respect of adopted policies 59S (housing mix) and 60 (specialist housing), it was considered by the Executors' advisers to be too detailed for the FVA at this stage. Further information on various aspects of the project will become available as the project proceeds and at an appropriate stage the FVA will be updated to reflect this.

In the meantime, it is anticipated that the FVA provides Bedford Borough Council with the confidence to proceed with its consideration of the range of development options this site offers, including the larger scale development which incorporates land east of the railway line.

Please do not hesitate to contact me, in the first instance should you wish to discuss any aspect of the FVA.

Yours sincerely

Director

Enc(s):