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CAPL4619/A3/PR



Bedford Borough Council
Planning Policy Team



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Dear Sir

**Bedford Borough Local Plan Call for Sites 2021 –
Status of submissions from 2020 Call For Sites and New Proposal For Land West of A600, Cotton
End, Bedford.**

On behalf of our client, [REDACTED] is pleased to engage with your Council in this second call-for-sites stage of plan preparation for Bedford.

We have reviewed the current consultation with our clients and as a significant landowner to the south of Bedford the Southill Estate is pleased to note that three of the four preferred spatial arrangements for the location of sustainable growth to meet the Borough's growing housing needs up to 2040 include the southern parishes. In response to the 2020 call for sites we promoted land to the south of Cotton End, known as Exeter Wood Farm, predominantly for housing but with an element of employment development. Having now considered the implications of the Council's preferred spatial strategy our client wishes to promote an additional area of land at Cotton End, to the west of the A600. This is in addition to the sites promoted in 2020 which are listed below for clarity -

- Land at 174 High Street, Elstow (residential)(see below)
- Abbey Field, Land West of Elstow (residential)
- Bedford River Valley Park (Rowing lake and enabling development)
- Exeter Wood Farm (employment and residential)
- Village Farm (residential)
- Pear Tree Farm(reduced area for employment replaces Medbury Farm submission)

I can confirm that there has been no change in circumstances in relation to any of the land put forward last year, with two exceptions. The exceptions from the original list are

- the land at Medbury Farm and you will be aware that we have entered into separate discussions with you concerning a reduced land area for employment development on land known as Pear Tree Farm and
- land at 174 High Street, Elstow. Whilst we do not necessarily agree with the findings of your highway consultant we do not intend to do further detailed work at this stage and given the relatively small potential scale of development we are instructed to withdraw the proposal from the call for sites.

Land west of A600

The Estate has identified this area, extending to approximately 32.7 hectares as a potential residential extension to the settlement of Cotton End, taking access from the A600. The extent of residential development proposed reflects and enables what we understand of the Council's ambitions for growth in the



southern parishes. The land is bounded to the north by the Community Forest Shocutt Spring project and Cotton End Forest School. It relates well to the existing frontage residential development on the eastern side of the A600 and is contained on the southern boundary by Wilstead Road and existing agricultural and residential development.

Taken with the proposals at Exeter Wood Farm we consider there to be the opportunity to plan sustainably for a high quality residential environment and in masterplanning we anticipate that the site could incorporate local convenience retail at the centre of the village.

As you will appreciate we are fully prepared to begin more detailed discussions about the scale, scope and design masterplanning for Cotton End at a time that fits in with your decisions about growth in this area. We look forward to hearing from you in due course.

