

[REDACTED]

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07.01.23

Dear Sir / Madam

Re: Response to HPTG SPD (January 2023): Land at Cow Close, Langford Road, Biggleswade SG18 9JT -

The following representations are submitted on behalf of owners of land to the south of Biggleswade, being promoted for residential and employment development in the forthcoming local plan review. There are relevant aspects of this SPD that should set the focus for the local plan review, so the objectives of the current local plan can be achieved through the preparation of that plan review.

1. The provision of sufficient housing within the current local plan period and the local plan review period is an important objective. Whilst there are current uncertainties as to how to calculate that need, the basic requirement to provide a continuous and adequate supply of housing remains a prerequisite of plan making. This supply can take various forms, for market, affordable, specialist accommodation such as bungalows, care and extra care and self-build provision. The outcome of the Local Plan Examination is clear, there is insufficient housing allocated at present in the current local plan, and an early review is required to remedy this shortage.
2. The SPD sets out the SHMA requirements re: quantum and mix, both as a percentage and requirement figure. This need must be assessed, and new sites made available to provide for the known needs. If current allocated sites cannot provide for the known requirements, then the local plan review must seek to allocate further sites for specific, or a range of specific, housing types and provision. In this way the local plan review can address the real needs which exist at present, and tailor the provision of housing site, and thus the eventual housing built in the borough throughout the period of the local plan review.

3. For instance, it is clear the majority housing need is for 3 and 4 bedroomed homes, for both market and affordable provision. If current allocated sites are under providing one or both elements, then further allocations should be made to achieve this provision.
4. Another example would be bungalow provision: the SPD states (paragraph 3.8.1 and following) there is a strong demand for bungalows, not just for the elderly but also a wider demographic whose individual needs require bungalow provision. Again, the local plan review provides an opportunity to allocate sites to achieve this provision, on a non-age restricted criteria basis.
5. Similarly care and extra care facilities, either free standing or as an integrated part of a wider housing and related development allocation.
6. This approach can also identify sites for self-build homes, again on an individual or comprehensive mixed provision site basis.
7. Such an approach to site selection will ensure the appropriate housing standards, together with provision and mix, is achieved in the localities that require such housing.

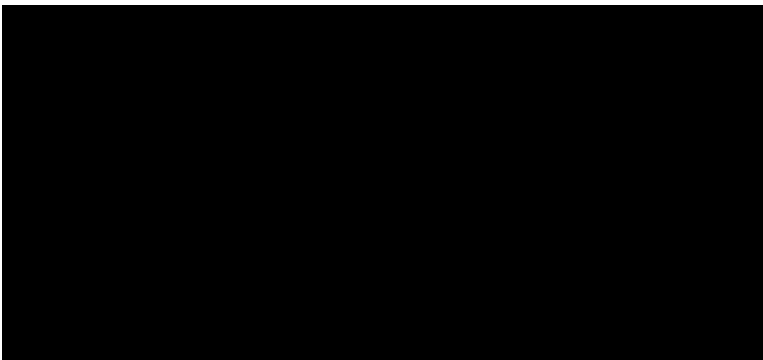
Land South of Biggleswade

We attach plans showing the extent of land to the south of Biggleswade that is suitable for residential and related development, which can accommodate some (or indeed all) of the housing type provision highlighted as required in the SPD.

We would urge the Council to work with ourselves to create and fix a housing mix on this site which supports the housing needs of Biggleswade and delivers to satisfy some of the outstanding need which exists.

We look forward to hearing from you,

Yours faithfully





KEY:

- A** Biggleswade Town Football Club
- B** Urban development
- C** B659 Langford Road - cycle / vehicular / pedestrian link
- D** London to Peterborough East Coast Mainline
- E** A1



Project Status: PRELIMINARY		
Client: Satnam Investments Ltd		
Project Title: Cow Lane, Biggleswade		
Drawing Description: Preliminary Aerial View		
Scale: 1:10,000	Sheet Size: A3	Date: 04.09.20
Drawn By:	Designed By:	Checked By:
Job No: 20031	Drawing No: 02	Revision: P2



Project Status:	PRELIMINARY				
Client:	Satnam Investments Ltd				
Project Title:	Cow Lane, Biggleswade				
Drawing Description:	Preliminary Layout				
Scale:	1:1250	Sheet Size:	A3	Date:	04.09.20
Drawn By:		Designed By:		Checked By:	
Job No:	20031	Drawing No:	03	Revision:	P2

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