



Strategic Growth Team
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Via Email: localplan@centralbedfordshire.gov.uk

Operations (East)
National Highways
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13 February 2023

Dear Sir/Madam,

Public Consultation on the Housing Policy Technical Guidance Supplementary Planning Document

National Highways welcomes the opportunity to comment on the Housing Policy Technical Guidance Supplementary Planning Document (SPD) consultation document which is in line with the adopted local Plan for Central Bedfordshire covering the plan period from 2015 to 2035.

National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN). It is our role to maintain the safe and efficient operation of the SRN whilst acting as a delivery partner to national economic growth.

In relation to the Housing Policy Technical Guidance SPD, our principal interest is in safeguarding the operation of the SRN routes within the Central Bedfordshire area, these include A1, A5, A6, A421 and M1, all of which intersect the Bedfordshire county in the north south direction and provide links between Bedford in the north and Luton in the south, which are the two largest settlements within the area.

We understand that the Housing Policy Technical Guidance SPD is required to be in conformity with relevant national and county-wide planning and strategic policies which includes the Central Bedfordshire Local Plan 2015-2035 (adopted in July 2021), the Sustainability Plan, Vision 2050 and Strategic Plan, to name a few.

This document sets out further guidance to the housing policies in Central Bedfordshire, with focus on Policies H1 to H6 of the adopted Local Plan and the need

to deliver new housing by 2035, the document provides a more detailed guidance on how this can be achieved within Central Bedfordshire.

This document focuses on the following policies (included within the Housing Chapter of the Central Bedfordshire Local Plan);

- **Policy H1 Housing Mix:** specifies that all major housing developments must include a mix of housing types and sizes and deliver a mix of tenure types.
- **Policy H2 Housing Standards:** specifies the standards required to deliver adaptable and accessible homes from all future developments.
- **Policy H3 Housing for Older People:** specifies requirements for delivery of bungalows and level access accommodation and extra care facilities.
- **Policy H4 Affordable Housing:** specifies the detailed requirements and conditions relating to both on-site and off-site affordable housing provision from qualifying sites.
- **Policy H5 Rural Exception Sites:** sets out the circumstances under which housing will be permitted through the development of rural exception sites.
- **Policy H6 Self Build and Custom Housing (SBCH):** specifies the requirements for the provision of SBCH plots.

The document provides more clarity to the policies set out within the Local Plan in relation to housing, this document will become a beneficial tool for developers in Central Bedfordshire in setting out clear expectations for any new proposed developments in the area in order to execute developments which have been well-designed from the outset and implemented successfully in incorporating sustainable, future-proof designs at their cores. National Highways supports the promotion of sustainability within new developments as it reduces the impact of new developments within the vicinity of the SRN to have a significant impact on the local SRN network. Furthermore, National Highways supports the promotion of mixed-use developments and developments close to existing facilities as it reduces the impact of new developments within the vicinity of the SRN to have a significant impact on the local SRN network by reducing the potential trip generation.

We consider that this document is not expected to have any significant impacts on the operation of the SRN in the area due to the type of document this is, it is considered that the guidance set out within the document are unlikely to cause a severe impact on the operation or capacity of the SRN as the main purpose of this document is to promote sustainability.

Henceforth, we have no further comments to provide and trust that the above is useful in the progression of the Housing Policy Technical Guidance SPD for Central Bedfordshire.

Yours sincerely,

A black rectangular redaction box covering the signature of Jen Searle.

Jen Searle

Spatial Planner, Beds, Bucks and Herts