



Local Plan
Priory House
Monks Walk
Chicksands
Shefford
Bedfordshire
SG17 5TQ

BY EMAIL: LocalPlan@centralbedfordshire.gov.uk and post

25th August 2017
OHB038/hpf

Dear Sir or Madam,

CONSULTATION ON THE CENTRAL BEDFORDSHIRE LOCAL PLAN: Response on behalf of O&H Properties Ltd.

We write on behalf of our client O&H Properties Ltd. (O&H) in response to CBC's consultation on the *Draft Local Plan (Regulation 18)*.

We welcome the opportunity to provide comments at this early stage of the Local Plan process.

These comments are made by David Lock Associates (DLA) on behalf of our client, O&H Properties Limited (O&H) – a private sector stakeholder with substantial landholdings in the Marston Vale. O&H have a long-standing reputation for delivering strategic scale development in sustainable locations and have significant experience in stimulating the growth of new and existing communities.

The representations include the following:

- a) Marston Valley Representations Report:
 - i. Part 1 - comments on strategic policies related to growth strategy
 - ii. Part 2 - schedule of comments on wider Local Plan policies
 - iii. Part 3 - summary schedule of evidence base comments
- b) Appendix 1 - Marston Valley Site Assessment comments
- c) Appendix 2 - Technical Note on Objectively Assessment Housing Need (Turley, August 2017 - submitted as a separate report);
- d) Appendix 3 - A draft suggested Policy for Marston Valley;
- e) Appendix 4 - Marston Valley Site Boundary
- f) Appendix 5 - Marston Valley Indicative Framework Plan
- g) Appendix 6 - Draft Description of Development
- h) Appendix 7 - Location Specific Opportunities and Considerations Plan
- i) Appendix 8 - Marston Valley Landscape Buffers
- j) Appendix 9 - Marston Vale Interactions Plan

As the Council is aware, O&H is currently preparing an outline planning application for Marston Valley. This application is at an advanced stage and the application programme is intended to align with the Local Plan process to demonstrate that the site is capable of delivery early in the Plan period. The application has been subject to significant technical assessment through an Environmental Impact Assessment and as such O&H have an understanding of the infrastructure requirements and design considerations for bringing the site forward. O&H is

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confident that the site is deliverable and viable including necessary policy and infrastructure requirements.

Technical information has not been submitted as part of the Local Plan process, as this is considered to be separate to the application process. However, O&H intend to work with the Council in bringing the application forward and will maintain a dialogue with CBC through the established Planning Performance Agreement (PPA). Technical information can be made available to the Council through the PPA.

We would be grateful if the Council would take these detailed comments into account and thoroughly consider the supplementary information provided. We hope that this will help inform the preparation of a robust and sound Plan.

Please do not hesitate to contact us should you wish to discuss these representations any further.

Yours faithfully



HELEN PEARSON-FLETT
Associate

email:

