

EXAMINATION OF THE BEDFORD BOROUGH LOCAL PLAN 2030
EXAMINATION GUIDANCE NOTE FROM THE INSPECTORS
ADDITIONAL HEARING SESSION – LAND AT BEVERLEY CRESCENT

Tuesday 22nd of October at 10 am

Committee Room 1, Bedford Borough Council, Borough Hall, Cauldwell Street,
Bedford MK42 9AP.

Matters for Discussion

- Is the allocation at Beverley Crescent soundly-based?;
- Are the criteria set out in MM26 justified and effective?;
- Is there evidence that the development of the allocation is viable and developable during the plan period ?
- Are the detailed requirements for the allocation clear and justified?
- Have site constraints and viability considerations been adequately addressed?
- Is the site capacity appropriate ?
- Are there any other considerations which would not be adequately addressed by this or other policies in the Local Plan ?

Notes for the Session

The Inspector for the session will be Anne Jordan BA (Hons) MRTPI.

The session is scheduled to run until 4pm, with a break for lunch.

The session forms part of the hearings for the Bedford Local Plan [doc SUB1]. Details of the consultation carried out to date, the previous hearing sessions and copies of the all Examination documents are available on the Examination Website: <http://www.bedford.gov.uk/Examination>

In examining the Plan the same weight will be given to written representations already made as part of the consultation process, as to those made orally at

hearings sessions. Consequently, participation at a hearing session is only necessary if, in the light of the above Matters for Discussion, you have relevant points to contribute to the debate.

The hearings are open to all to observe, but only those who previously made representations relevant to the matters being considered and who register a request to participate, will be allowed to speak.

The Inspector shall take account of all written representations already submitted and it is not the purpose of the hearing for these to be repeated. No further written material will be required unless specifically requested by the Inspector.

The hearings will take the form of a roundtable discussion which the Inspector shall lead. The hearing will be inquisitorial, rather than adversarial and will not involve the formal presentation of cases by participants or cross-examination.

If you have any queries regarding the Plan, your representation or your attendance at the above session, or have any procedural questions or other matters that you wish to raise prior to the hearing sessions should be made through the Programme Officer (PO):

Louise St John Howe
Programme Officer
PO Services
PO Box 10965
Sudbury
Suffolk
CO10 3BF
Tel: 07789 486419
Email: louise@poservices.co.uk

Please let her know if you have any specific needs in relation to attendance/participation at the hearing sessions.

Proposed Modification MM26 Land north of Beverley Crescent, Bedford

Land to the north of Beverley Crescent offers the opportunity for residential use on the former playing fields site with access from King George Avenue. Access to the site from Beverley Crescent is only suitable for pedestrians and cyclists. The site also offers the opportunity to extend the existing Great Ouse Primary School should this be required.

Policy XX - Land north of Beverley Crescent, Bedford

Land to the north of Beverley Crescent, Bedford will be developed for residential and, if required, education use. Key Principles of development:

- i Provision of a range of housing types and sizes;
- ii Provision of a layout which takes full account of the noise environment in relation to the railway;
- iii Provision of a suitable access to adoptable standards onto Bromham Road via a link from King George Avenue, with pedestrian and cycle access only from Beverley Crescent;
- iv Pedestrian and cycle routes to be provided throughout the site and linking with existing networks;
- v Provision of a Transport Assessment detailing assessment of impact on surrounding highways and identifying mitigation measures where required;
- vi Retention of TPO trees and a comprehensive landscape scheme to provide a landscaped buffer to the rear of Beverley Crescent;
- vii Pre-determination archaeological evaluation and assessment of impact on historic environment, where necessary the recording and protection of any finds on site through design, layout and mitigation.

(Policy to be given appropriate number and added to the list of policies in Appendix 3)

Participants:

Ms. Jane Hamilton

Mr. Shaid Latif

Mr. Phil Eagles

Ms. Jane Morris

The Harpur Trust - Mr. Jonathan Dixon (Savills)

Ms. Marion Colledge