

<b>Site name: Policy HOU14 Kempston Hardwick New Settlement</b>	
<b>A.</b>	<b>Site area</b>
362.73 ha.	
<b>B.</b>	<b>Main existing use</b>
Agricultural. Includes area of former Kempston Hardwick brickworks. Water bodies formed by mineral extraction.	
<b>C.</b>	<b>Scale and type of development proposed</b>
New settlement. Parts of the site are liable to flooding.	
<b>D.</b>	<b>Capacity</b>
At least 4,000 homes (3,800 by 2040) and about 70 ha of employment land. A masterplan and design code should be prepared to ensure that development accords with the South of Bedford strategic framework and will confirm capacity.	
<b>E.</b>	<b>Site constraints and designations</b>
<p>The site contains heritage assets (scheduled monument) which may affect the developable area. Parts of the site are liable to flooding. Route of Marston Vale railway (to become East West Rail) crosses the site, including a proposed new station at Stewartby Hardwick. The eastern part of the site contains a County Wildlife Site and is designated as within a Green Infrastructure Network Opportunity Zone 4 (ADLP Policy AD24).</p> <p>Forest of Marston Vale (LP2030 Policy 36S).</p>	
<b>F.</b>	<b>Infrastructure requirements/dependencies</b>
<p>The development is dependent on the delivery of transport improvements which will need to be secured before development can take place in accordance with an agreed Infrastructure Delivery Plan.</p> <p>Delivery of site is not dependent on the following transport infrastructure schemes but the schemes support it:</p> <p>A421/Frank Branston Way A421 Marsh Leys Junction Western Bypass.</p> <p>Delivery of site is highly unlikely without the following transport schemes:</p> <p>East-West Rail A421 Widening B530/Manor Road/Kiln Road Kempston Hardwick Links.</p>	
<b>G.</b>	<b>Developer's delivery intentions including anticipated start and build out rates</b>
No information.	

H.	<b>Current planning status and any progress towards a planning application</b>
18/02940/EIA Outline application with all matters reserved except access, for a commercial and industrial development providing up to 780,379 sqm of floorspace for B1, B2 and B8 uses and ancillary service uses (A1, A3, A4 & A5) and associated infrastructure including open space and landscaping - awaiting determination.	
I.	<b>An OS base map showing the site and surrounding area</b>
See overleaf.	
J.	<b>Cross references to the parts of the evidence base that support the allocation</b>
C1 Bedford Employment Land Study – 2022 (Part 1). C3 Bedford Borough Economic Growth Ambitions Topic Paper. D2 Housing and Employment Land Availability Assessment and Site Assessments. F4 South of Bedford Area Topic Paper. G1 Strategic Flood Risk Assessment (Level 1). G2 Strategic Flood Risk Assessment (Level 2). G3 Strategic Flood Risk Assessment Appendices. H1 Historic Environment Topic Paper. E14 Infrastructure Delivery Plan – The Need for a Stepped Trajectory: Transport.	

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