

Feature Projects

Bromham Road, Bedford



Local planning authority
Bedford Borough Council



Client
Biddenham Estate (landowner)



Scheme outline
600 home scheme part of larger strategic site totalling 1300 homes, Bedford western bypass



Particular elements to be addressed:

- Planning application submitted by promoter of adjacent land and client's land had stalled with local planning authority over disagreements in relation to infrastructure costs
- Local planning authority requiring development to fund Bedford western bypass
- Promoter keen to agree terms with Bedford Borough Council (BBC) in order to sell site
- BBC threatening compulsory purchase of land required for bypass, de-allocation of site and revision to junction siting to disadvantage client's land parcel

Principal planning instruction:

- Assess and advise landowner on promoter's planning strategy
- Lead planning negotiations with BBC's chief executive, director of planning and director of highways as part of promoter's team but on behalf of landowner's interests
- Resist and submit statutory objections to BBC's attempts to compulsorily purchase land for bypass and re-site junction

Particular elements where value was added:

- Maintained landowner's clear negotiating position in dealings of promoter with BBC
- Reduced substantially the s106 agreement costs to the landowner
- Led the planning input into the landowner's successful defence and BBC's subsequent withdrawal of the compulsory purchase order. Achieved provision of advantageously sited junction
- Obtained agreement and subsequent inclusion as condition of planning permission that landowner's land parcel could be subject to a longer time period for delivery. The longer time period was important to reflect a requirement of the landowner
- Following the grant of planning permission, and marketing of the early phases, negotiating an increased site density and reduced areas of public open space
- During marketing of early phases assisted marketing team in answering planning queries of prospective housing developers

Outcome:

- Planning permission granted with satisfactory conditions and limited s106 agreement obligations imposed on landowner's land parcel

"CODE Development Planners advised the Biddenham Estate on the promotion of its land adjoining the northern section of the Bedford Western Bypass during 2013-2015. This was a complex scheme due to the requirement of the development to assist delivery of a major public road which was part funded by a variety of government sources. CODE managed the consultant team and negotiated with the Local Planning Authority and other landowning interests. The extensive knowledge and experience of CODE's partners ensured that the varied objectives of all the stakeholders did not prevent agreement being reached and above all they secured a very satisfactory planning permission for the client."

Richard Wingfield – Biddenham Estate