

Welcome to our consultation

We want to hear your views on our draft masterplan for the creation of a new community and water sports destination on land at Bedford River Valley Park.

Why are we consulting?

Bloor Homes has prepared a draft masterplan setting out how we could provide two new water sports lakes, around 1,000 homes, a new primary school, local shops, allotments and other amenities on land at Bedford River Valley Park.

We would like to hear your views on the draft masterplan. Sharing your local understanding and knowledge will help us shape and refine this masterplan and develop the best possible scheme. This is why we are consulting with you now. Further public engagement will follow this, focused on the development framework and planning application as they are developed.

Have your say

There are lots of ways to get in touch and give your feedback:



Web:

via the online feedback form on our website
landatbedfordrvp.co.uk



Email:

info@landatbedfordrvp.co.uk



Tel:

0800 188 4482
(between 9 am and 5.30 pm, Monday to Friday)



In writing:

by returning the feedback forms available at this event or send via **FREEPOST: RTBU-HAYY-LCUX**,
7 Bayley Street, London WC1B 3HB

Different formats

Please get in touch if you or anyone you know requires consultation materials in different formats, such as alternative languages, or have any other specific requirements.



All information is available on our website. Scan the QR code to find out more.

Who we are:

Bloor Homes is the UK's largest privately owned housebuilder.

A family-run company, we have more than 60 years' experience in promoting and developing major housing schemes across the UK. We retain responsibility of our projects from start to finish and are proud to have a House Building Federation 5 Star customer satisfaction rating.

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The site and constraints

There has been a long-standing local ambition to transform this area and fulfil its potential as a regional-scale park.

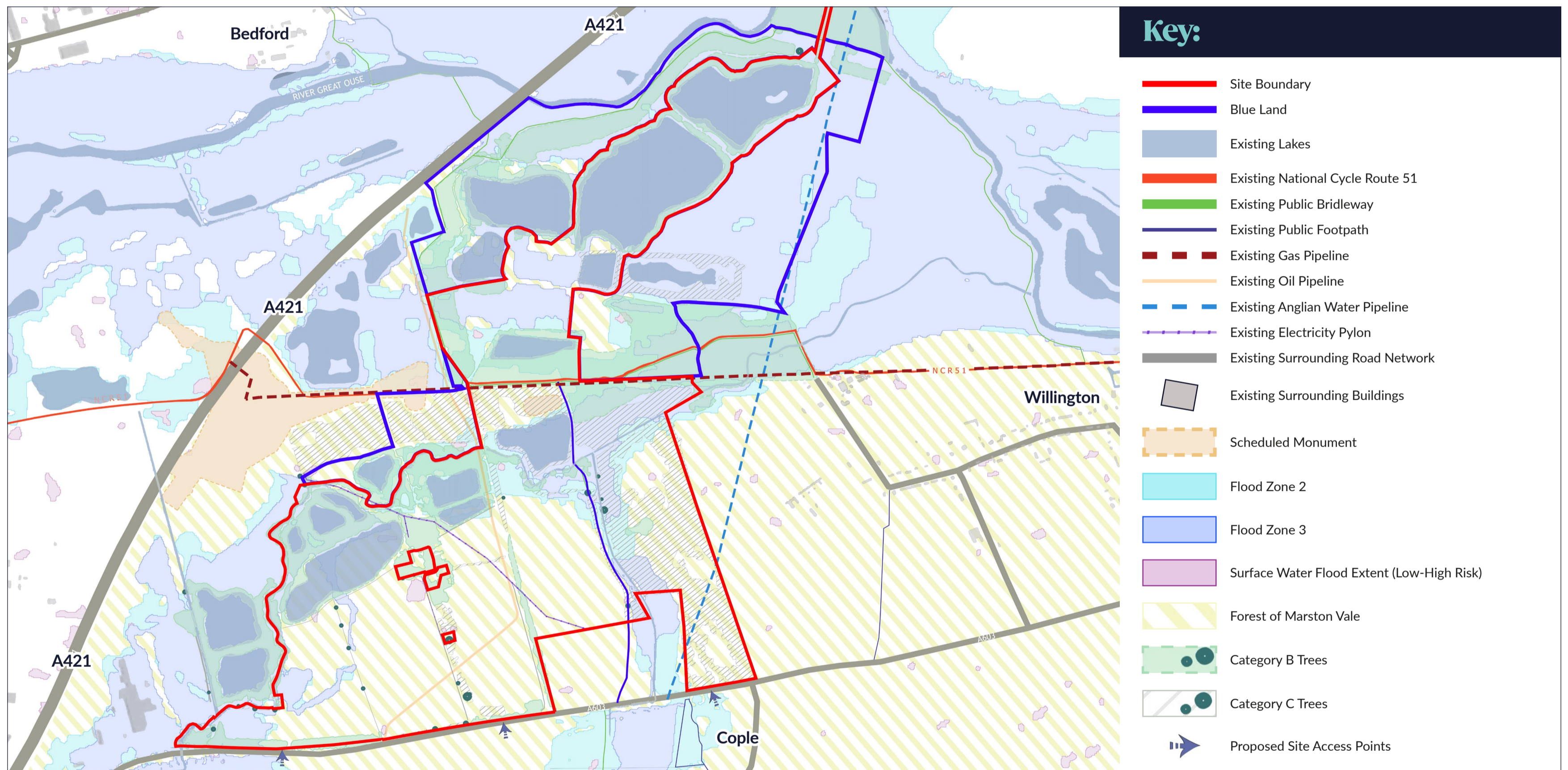
Bloor Homes has agreed with landowners to make this a reality – offering new water sports facilities, high quality homes, a new primary school, local centre, and improved green and blue infrastructure.

At the heart of the redevelopment will be two new water sports lakes for local groups and community use.

The plan below shows the site and key existing constraints that have influenced the masterplan.

Managing drainage and flooding

The majority of the site is located within Flood Zone 1 (low risk). A sequential approach has been taken to the design of the site layout to ensure that residential properties, primary school and local centre are located in these areas at the lowest risk.



Our draft masterplan

The masterplan below has been designed to be the centrepiece of our development framework, which will support future planning applications.

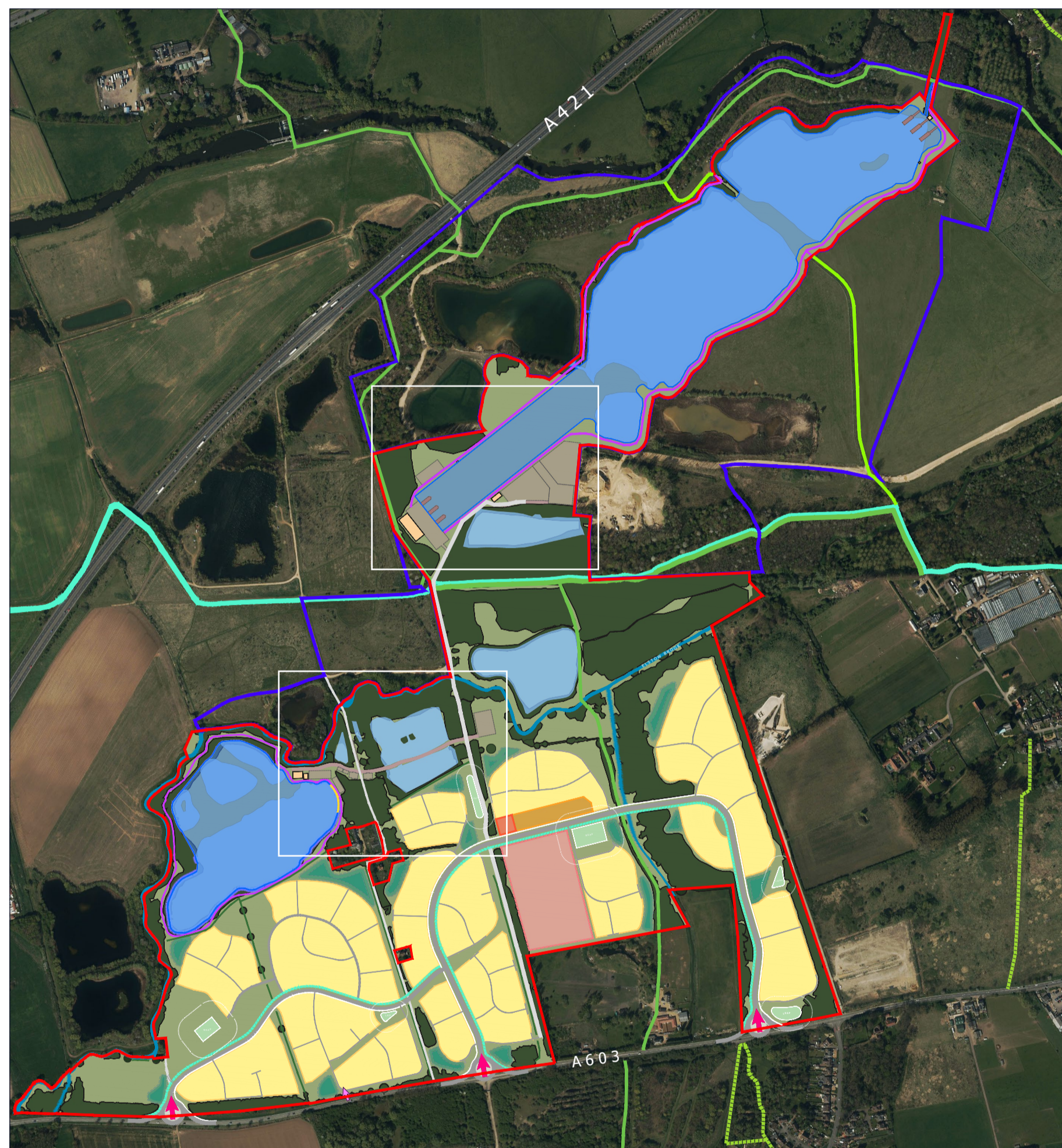
- Two new water sports lakes and associated infrastructure such as storage facilities and changing rooms.
- Extensive open space and links to existing networks.
- Improved connectivity via a new mobility hub, pedestrian and cycle routes, and vehicle access onto the A603.
- A site for a two-form entry primary school including early-years provision.
- Around 1,000 homes in a mix of tenures and types (including 30% affordable).
- A local centre incorporating space for community and retail uses.
- Green infrastructure which can incorporate allotments, orchards and extensive tree planting, to achieve at least 30 per cent tree cover across the site.



Spotlight on the new 1.15km water sports lake



Interface of the new development with the recreation lake



Key:

- Site Boundary
- Blue Land
- Existing Lakes
- Existing lakes to be enlarged/merged
- Existing Tracks
- Existing National Cycle Route 51
- Existing Public Bridleway
- Existing Public Footpath
- Proposed Green Infrastructure
- Proposed vehicular access points
- Indicative emergency access if required
- Indicative primary vehicular route
- Indicative secondary vehicular route
- Indicative emergency link
- Indicative proposed lakeside tracks
- Proposed residential development
- Proposed mobility hub
- Proposed local centre
- Proposed primary school site
- Indicative SuDS basin
- Indicative areas for play
- Proposed lakeside building
- Proposed lakeside parking/hardstanding areas
- Indicative proposed vehicular access to lakeside facilities



Site Proposals Summary

















Interface of the new development with the recreation lake



Spotlight on the new 1.15km water sports lake



Key:

	Site Boundary		Indicative proposed lakeside tracks
	Blue Land		Proposed residential development
	Existing Lakes		Indicative SuDS basin
	Existing lakes to be enlarged/merged		Indicative areas for play
	Existing Tracks		Proposed lakeside building
	Proposed Green Infrastructure		Proposed lakeside parking/hardstanding areas
	Indicative primary vehicular route		Indicative proposed vehicular access to lakeside facilities
	Indicative secondary vehicular route		Beach area

The development will include major new leisure assets, including:

- A new recreational lake in the middle of the site, with a boat house, storage, community café, lakeside track, and parking. This lake would be ideal for sailing, kayaking, and other informal water sports, as well as providing a local spot for food and drink, or casual lake-side recreation such as dog-walking.
- A 1.15km long water sports lake to the north of the site suitable for regional events, with a boathouse and storage, a clubhouse and changing rooms, a lakeside walking/cycling track, and parking areas as indicated. This lake could be used for rowing and other boating sports training and competitions.

As well as the lakes, our plans for outdoor space include extensive open space and links to existing green infrastructure networks, new public play areas, and community allotments. This will total more than 50 hectares of open space.



Connectivity

We will improve local connectivity via a new mobility hub, new pedestrian and cycle routes, and three points of vehicle access onto the A603 via roundabouts.

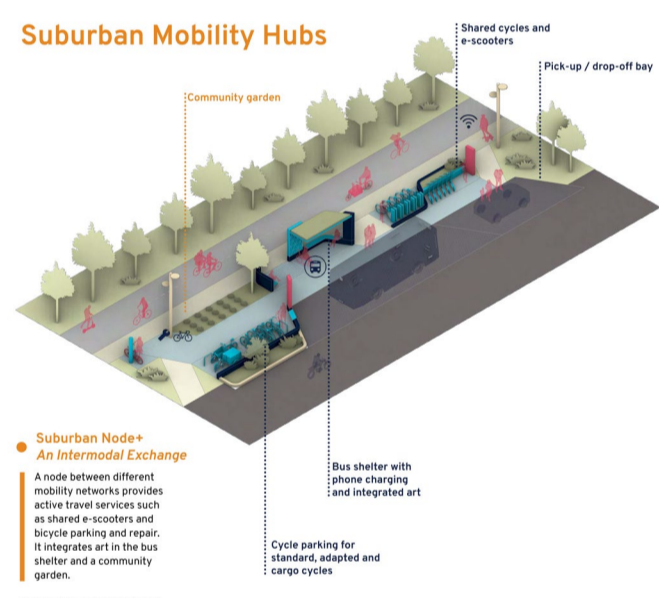
The plans include an expanded network of pedestrian and cycle routes throughout the site, connecting key facilities, and linking to the wider local active travel network.

Several routes have been proposed within the site, including lakeside routes with parking facilities, a 5km running track, and north-south routes which connect to the National Cycle Route 51 that passes east-west through the centre of the site and is a key link that connects Bedford to Willington and Sandy.

Improvements to the existing bus stops and the provision of new bus stops within the site will ensure all properties are within an appropriate distance of public transport.

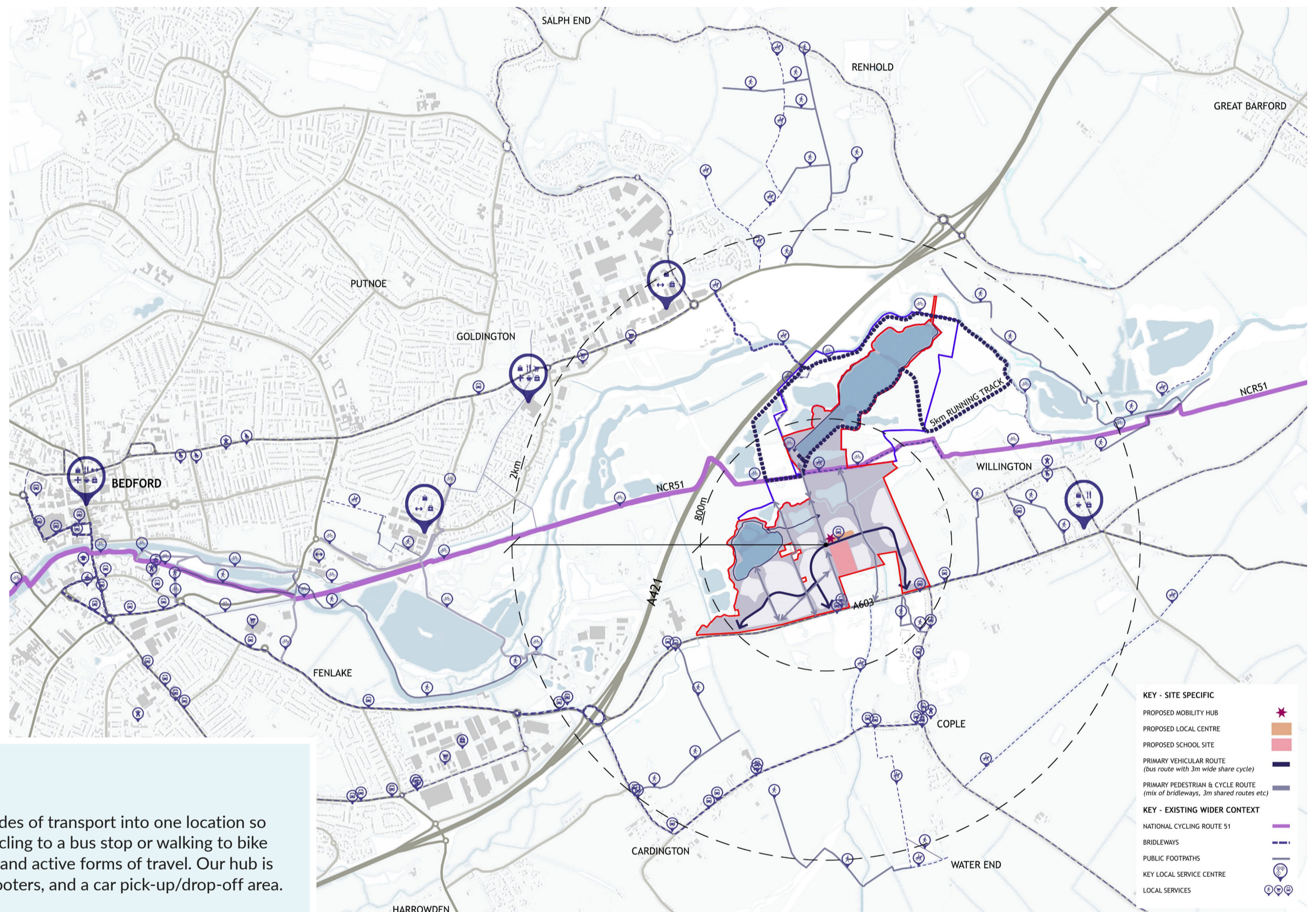
Baseline work has been undertaken to assess local traffic flows, and a detailed traffic assessment and construction traffic management plan will be prepared as part of the planning application.

Suburban Mobility Hubs



Mobility hub

A mobility hub is a place which joins up many modes of transport into one location so it's easier to change from one to the other. Eg. cycling to a bus stop or walking to bike storage. These hubs encourage more sustainable and active forms of travel. Our hub is likely to include a bus shelter, cycle parking, e-scooters, and a car pick-up/drop-off area.

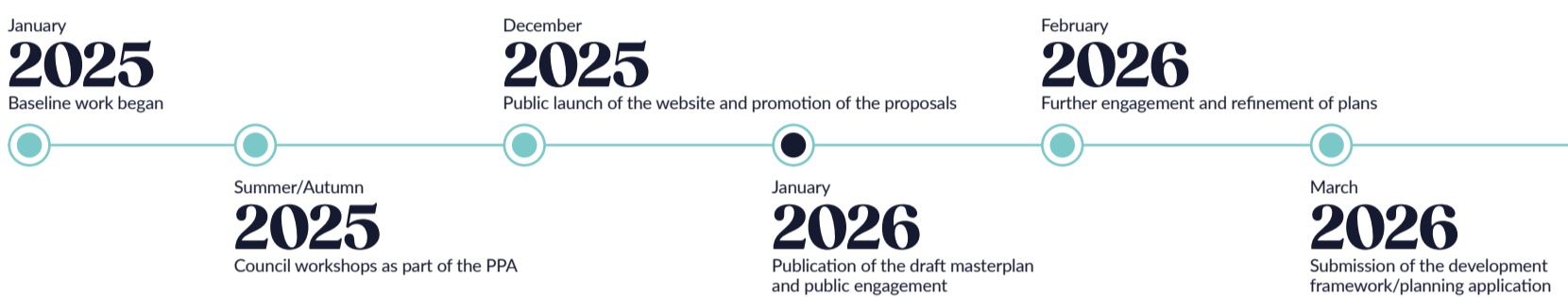


Next steps and feedback

Thank you for attending our consultation event.

We'd like to hear your thoughts on our proposed masterplan. Following this consultation period, we will consider the feedback received and will take this into account before publishing the development framework.

Timeline.



All materials shown today, as well as answers to frequently asked questions, can be downloaded from the project website: landatbedfordrvp.co.uk. Please get in touch if you or anyone you know requires consultation materials in different formats, such as alternative languages, or have any other specific requirements.

THE DEADLINE FOR COMMENTS ON OUR MASTERPLAN IS 9 FEBRUARY 2025

To submit comments digitally

- Visit: landatbedfordrvp.co.uk
- Submit your comments online via the digital feedback form.
- Or send us an email at: info@landatbedfordrvp.co.uk
- Any emails we receive during the consultation period will be considered as feedback.

To submit comments in writing

- Collect a feedback form from this event.
- Provide your comments.
- Hand your feedback form in at the event, or mail back to us.
- Alternatively, write us a letter and mail it to us.
- Our **FREEPOST** address is: **RTBU-HAYY-LCUX, 7 Bayley Street, London WC1B 3HB (no stamp needed).**
- Any letters we receive during the consultation period will be considered as feedback.

Contact

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