

Transporting Bedford 2030



Overview of Transporting Bedford 2030

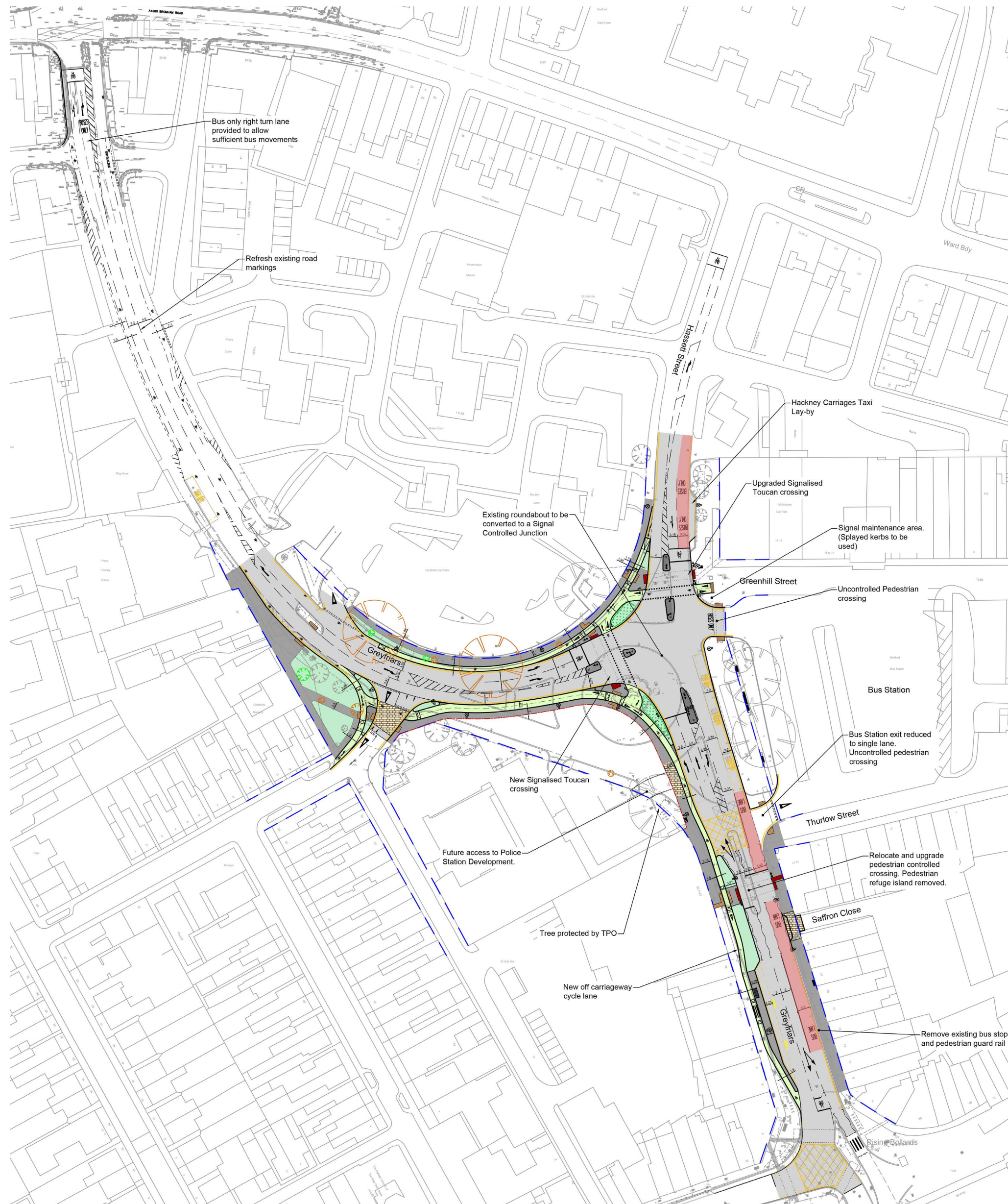
The Transporting Bedford 2030 project is part of the Bedford Town Deal, a £22.6 million broader regeneration plan within Bedford supported by the Towns Fund.

It focuses on improving Greyfriars Junction, a key link between Bedford Station and the town centre.


















This initiative addresses immediate transportation and congestion issues while aligning with long-term goals for sustainable growth, economic development, and infrastructure improvement outlined in Bedford's Local Plans (2030 and 2040) and the Town Investment Plan.

By enhancing connectivity, promoting sustainable travel, and delivering essential housing, the project is key to shaping Bedford's future.

Greyfriars Junction – Proposed Plan



KEY:

-  Carriageway
-  Traffic Island
-  Small Element Paving Slabs (400x400)
-  Cycle Lane - Black Bituminous Material
-  Bus Lane
-  Verge / Low Level Planting
-  Raised Table Crossing
-  Tactile Paving Slabs
-  Existing Highway boundary
-  New Highway boundary
-  Traffic Signals (Shown indicatively)
-  Low Level Cycle Signal (Shown indicatively)
-  Reflective 'Keep Left' Bollard
-  Lighting Column (Shown indicatively)
-  Feeder Pillar (Shown indicatively)
-  New tree
-  Tree to be removed

Key Aspects of Transporting Bedford 2030



Reconfigure Greyfriars Junction:

The project focuses on converting the Greyfriars roundabout into a signal-controlled junction. This change will reduce the road layout to free up land for housing and commercial development at the vacant former police station site.

Cycle lanes and pedestrian crossings will be added to the junction to encourage active travel and ensure safer conditions for cyclists and pedestrians.

This project is aligned with Bedford Borough's broader goals, as outlined in the Local Plan 2030, to improve pedestrian and cyclist infrastructure and reduce car dependency in the town centre. These changes will also help lower emissions and support cleaner air in the town centre.

Support Economic Growth:

The project is aligned with the broader Bedford Town Centre Masterplan to stimulate investment, increase footfall, and promote business growth.

The improvement of the junction is also critical in improving the overall public realm, making the area more attractive to businesses and residents. The project is expected to complement ongoing redevelopment efforts at St. Paul's Square, and Midland Road, to create a connected town centre.

Strategic Vision:

Replacing the roundabout with traffic lights prepares Bedford's infrastructure for future needs, supports sustainable urban development, and accommodates anticipated population and footfall growth.

Greyfriars Police Station Development



Project Overview:

Former police station in Bedford town centre to be transformed into a major apartment building. Outline planning permission granted for an eight-story development with 105 apartments.

Housing Details:

- *Mix of two, three, and four-bedroom units.*
- *30% of the apartments designated as affordable housing.*

Additional Features:

- *Ground-floor spaces for town center commercial use to create an active frontage.*
- *Subterranean parking, bicycle and bin storage.*
- *Raised first-floor open space and landscaping for residents.*

Funding:

- *£250,000 contribution from Bedfordshire Police.*
- *£2.31 million in funding secured from the Towns Fund.*

Key Benefits of Transporting Bedford 2030

Safety for Pedestrians and Cyclists:

Introduction of new cycle lanes, pedestrian crossings, and improved safety measures to promote walking and cycling.

New Housing Development:

The project will allow for the development of 105 new homes at the former police station, including affordable housing.

Boosting Economic Activity:

Increasing footfall and creating a better environment for local businesses, particularly those on Midland Road, which will benefit from better connectivity to the station and the town centre.



Transporting Bedford 2030 Project Timeline

January 2022

*Preliminary Design:
Completed in January 2022*



September 2022

Business Case Submission



Spring 2025

Construction Starts



March 2026

Expected Project Completion

BPHA's Role in Greyfriars Development

BPHA (Bedford Pilgrims Housing Association) is a key partner in the Greyfriars redevelopment, focusing on the provision of affordable housing.

BPHA owns and manages several residential blocks in the area.

Their involvement ensures that the new development will include affordable housing, contributing to the town's urban regeneration plan.



Key Aspects of BPHA's Role in the Greyfriars Development

1. Provision and Management of Affordable Housing:

BPHA is responsible for delivering affordable housing as part of the development, ensuring that new and existing housing meets local demand. This includes overseeing the management of current properties within Greyfriars, such as Beauchamp Court, Roise Court, Priory Court, and Beckett Court.

2. Maintaining Community Stability:

BPHA works with Bedford Borough Council to allow current residents to stay on-site during redevelopment, minimising displacement and ensuring a smooth transition to newly developed housing within Greyfriars.

3. Upgrading Housing Standards:

BPHA is committed to enhancing housing quality to meet national standards, incorporating sustainable design principles that improve energy efficiency, reduce operational costs, and support environmental goals.

4. Supporting a Mixed, Sustainable Community:

BPHA's involvement ensures that the Greyfriars area will foster a diverse and inclusive community by integrating social housing with other housing types. This approach aligns with Bedford's Local Plans 2030 and 2040 goals for creating balanced, sustainable communities.

5. Phased Redevelopment:

BPHA and the Council are coordinating the redevelopment in phases to reduce disruption and ensure that the community remains stable throughout the transformation process, providing current residents with an orderly transition to updated housing.



Summary of Site Opportunities



- | | | | |
|-------------------------------|--|--|------------------------------------|
| — Site boundary | ✱ Opportunity for landmark building | ● Opportunity for green open space | ➡ Connection to town centre retail |
| - - - Pedestrian-only routes | ○ Gateway opportunity | ● Opportunity for open space improvement / potential development | ★ Church |
| - - - Cycle routes | ↔ Opportunity to improve connection / crossing | ● Opportunity for green open space improvement | Railway line |
| Bus icon Bus station | ➡ Opportunity for connection through site | □ Potential redevelopment opportunities | ⚡ Railway station |
| 🛒 Retail area | ▨ Housing allocation | □ Police Station application (currently under consideration) | 🌊 River Great Ouse |
| 🎓 School | 🟪 Primary Shopping Area | ➡ Connection to the River Great Ouse | 🌳 Mature trees onsite |
| ★ Music venue | — Local Centre | ➡ Connection to the Bedford Park | |
| 🟩 Urban open space | — New junction | ➡ Connection to Bedford railway station | |
| — Active frontage opportunity | | | |

Key Opportunities include:

- The gateway opportunity that Greyfriars provides, in its location on the edge of the town centre;
- The opportunity to create active frontages along Greyfriars road, and improve connections/crossings across it;
- Opportunities to rationalise the layout of the site and improve the urban environment;
- Opportunities to improve views and inter-visibility with Bedford Conservation Area (and nearby listed buildings); and
- Opportunities for providing green open space and retaining existing mature trees.

Housing Growth Targets – Bedford Local Plan 2040

Annual Housing Requirement:

- 1,355 new homes per year needed from 2020 to 2040.
- Based on government guidance for calculating local housing needs.

20-Year Goal:

- Total of 27,100 new homes by 2040 to meet growth needs.

Increased Demand:

- Represents a 40% increase from the Local Plan 2030 target of 970 homes per year.

Policy DS3(S) Amount and Timing of Housing Growth

Provision of a minimum of 27,100 new dwellings will be stepped as follows:

	2020/21 - 2024/25	2025/26 - 2029/30	2030/31 - 2039/40	Total
Dwellings (total)	4,850	4,850	17,000	27,100
Dwellings (per annum)	970	1,050	1,700	

Five-year land supply will be measured against the stepped requirement which is applicable at the time of the assessment.

When undertaking the five-year supply calculation, should any shortfall arise it will be distributed across the remaining years of the plan period.



Transporting Bedford 2030 and Future Vision

The Transporting Bedford 2030 project, together with BPHA's Greyfriars Development, aligns with the strategic goals outlined in the Bedford Local Plans 2030 and 2040 and the Bedford Town Investment Plan in the following ways:



Sustainable Growth:

The project supports the Bedford Local Plan 2030 by promoting urban regeneration through the reconfiguration of Greyfriars Junction, improving access to housing, public spaces, and transport infrastructure.

The Local Plan 2040 emphasis on sustainability and climate resilience is reflected in the project's focus on reducing congestion, promoting active travel, and enhancing green infrastructure.

Affordable Housing:

BPHA plays a key role in delivering much-needed affordable housing as part of the Greyfriars development, aligning with the Bedford Local Plan 2040's goal of ensuring balanced housing growth across both urban and rural areas.

Infrastructure Improvement:

The project's aim to improve transport links, increase footfall, and enhance the town's infrastructure directly supports the Bedford Town Investment Plan. It contributes to economic regeneration by making the town centre more accessible and attractive to both businesses and residents.

Economic Regeneration:

By improving connectivity and transport infrastructure, the project aligns with the Town Investment Plan's objectives of boosting economic activity and supporting sustainable growth.

Italian Statue – Greyfriars Roundabout

Fine arts specialists have advised restoration for the statue.

Once work begins, the statue will be safely stored, with plans to find a new location that respects its significance and ensures its preservation.

