

Bromham Parish Council

Report: Bedford Borough Local Plan 2032: Call for Sites

Bedford Borough Council had carried out a consultation to seek views on the scope of a new local plan that will look ahead at development needs to 2032. As part of the exercise they asked for the details of possible development sites and these have been circulated to parishes.

PLEASE NOTE: All sites submitted to the Council are available to view on website. Not all will be allocated for development in the Local Plan. Sites will be selected once the development strategy and level of growth have been identified. They have been published so that Members and local communities can see the sites the Borough Council has been asked to consider.

The published timetable for preparing the Local Plan 2032 was always quite challenging. During the public inquiry into the Allocations and Designations Local Plan (during 2012/13), the Council undertook to move swiftly on to the preparation of a plan with a longer time horizon and the programme for the Local Plan 2032 was put in place to secure the new strategy as quickly as practicable. However, since the Issues and Options Paper was approved for consultation, a number of external factors have come into play which now means that the published timetable will not be met. More detail can be found in the Local Plan May 2014 Update available on the web site (www.bedford.gov.uk/localplan2032).

The Bedford Borough Council web site explains that they are not consulting on the submitted sites at the present time. There will be a chance for people to comment on the sites that are chosen for inclusion in the plan at a later date. However, the delay to the plan's timetable provides them with an early opportunity to ask for parish/town council's comments on the sites that have been submitted. They are interested in your views about whether the development proposals within your area would deliver community aspirations, in particular they are keen to understand how they may fit with any emerging neighbourhood plan. You may also have comments on proposed sites that are outside your area but that may have an impact it and we would like to hear those too.

Whilst your comments are important and will be published as part of the evidence base for the plan, there will be other issues that also need to be taken into account when determining overall development levels in the borough and deciding the most appropriate location for development sites. In particular the Government requires BBC to meet what it calls 'objectively assessed need' and in doing so we must be able to show that they have complied with the new 'duty to cooperate'. Again, there is more about this in the Local Plan May 2014 update.

- **We need to consider the proposed sites for Bromham and reply by 15 September 2014. Our comments will be published and attributed to source.**
- **See spreadsheet below showing proposals, Appendix A.**

The Clerk has spoken with the planning officer who accepts that it is difficult for Councillors to comment as we have not started our Neighbourhood Plan Process. We can answer to this effect or we can support a site that matches Councillors aspirations for example ??

For your information in 2010 BPC replied as follows:

1. Objecting to AD19 proposed place of worship on Bromham Road
2. Supporting proposal of The Skinner Trust to develop Bromham Park because the proposal was for a proportionate number of houses and included measures to conserve and enhance the quality of the park's landscape.

Bromham's Parish Plan had identified the need for retirement or sheltered type housing in Bromham. (48% said that retirement homes should be provided, 27% wanted sheltered housing)

The plan also makes provision for a number of community benefits including a new bowling green; improvement to the existing cricket pitch and pavilion; and a new network of footpaths, bridleways and cycleways, which will open to the public previously inaccessible areas of the park. Again our Parish Plan shows that 74% of 2509 respondents use Bromham Park. 79% for walking, 22% for dog walking.

- **Roger Hawkins proposes the following answer:**

Bromham Parish Council (PC) has not yet prepared a Neighbourhood Development Plan but has applied for designation. Also the PC has not consulted the parishioners formally since the preparation of the Bromham Parish Plan in 2009. However our initial comments are as follows:-

The PC do not object in principle to any further development but any development should be in keeping, proportionate and meet the needs of the residents of Bromham currently and in the future.

One of the key benefits for many residents of Bromham is living in a village and therefore it should remain a village with a village identity and not form a continuous conurbation with Bedford. Whilst it may be premature to comment on individual proposals as it is not known what if any may proceed to formal planning applications there is a perception that there is a need for additional homes for first time buyers and further accommodation to enable older people to downsize and continue to live and stay part of the Bromham community.

APPENDIX A

Below is a summary of the developments proposed for Bromham. Maps can be viewed on Bedford Borough Council's website and will be available at the Parish Council meeting, 2 September 2014.

Call for sites 2014, Bromham	Land is currently	Type	Number of houses	Units per hectare		Further Information
Site 42 – Land at Grange Lane	Paddock	housing	21-25	30-35		family houses, affordable housing/affordable rent/shared ownership
Site 43 – Land south of Northampton Road	Agricultural	housing & community facilities	dependant on requirement			mixed use, including affordable & older people
Site 44 – Lower Farm Road	Agricultural	housing	50	30		family houses, affordable housing/affordable rent/shared ownership
Site 45 – Molivers Field, Oakley Road	Agricultural	school site and solar park				
Site 46 – Bedford North Station	Former LA Rubbish tip	Railway Station				
Site 47 – Land adj 164 Stagsden Road	Scrub	housing	5			
Site 48 – Bromham Park, Lower Farm Road	Park land/leisure/recreation	Recreation/leisure & housing	130			houses to front Lower Farm Road, including affordable/rent/shared/older people
Site 49 – Land at Northampton Road 1	Agricultural	Housing & open space	200	17		market housing including affordable/rent/shared
Site 50 – Land at Northampton Road 2 (Behind Salem Thrift)	Agricultural/amenity	Housing & Amenity	200	10	Access from Northampton Road	with extensive open/landscaped areas, all types housing including older people
Site 51 – Land at Stagsden Road north (A422 roundabout to existing houses)	Agricultural	Housing	60	15		All types including older people
Site 52 – Land at Stagsden Road south (A422 roundabout to Bedford opp The Thorns)	Agricultural	Housing	50	15		All types including older people
Site 53 – Land south of Stagsden road (field between Stagsden Road and	Agricultural	Housing	80	40		Family houses, affordable rent, shared

Lime Close						ownership
Site 54 – Lower Farm Road 2	Agricultural	Housing	130	30		housing all types
Site 55 – Land at Grange Lane (Lampert) Next to Molivers Wood	Agricultural	Housing, Employment, open space	90	30		All types housing, older people, 1 hec mixed employment possibly retail, open space
Site 56 – Land at Molivers Lane and Oakley Road (Lampert)	Agricultural	Housing, Employment, recreation/leisure	750	30		3.32 hec B1 & B8 uses, possibly some retail. Open space. All types housing including older people.
Site 144 – Box End Road	Agricultural	Housing	5	Oct-15		Family house, affordable rent and shared ownership.