
BROMHAM PARISH COUNCIL

MINUTES OF THE MEETING OF THE **NEIGHBOURHOOD PLAN STEERING GROUP** HELD ON TUESDAY 6 JULY 2026 AT BROMHAM VILLAGE HALL

Attendees: Keith Smith (Chair)
Sian Woodfine
Trevor Roff

Parish Clerk/Responsible Finance Officer: Julie Betts

Public: There were no members of the public in attendance

		Action
25/26	Apologies for Absence	
	There were no apologies for absence.	Note
26/26	Declarations of Interest	
	Declarations were as previously recorded in the minutes.	Note
	Trevor Roff declared an interest as he was employed by Bedford Borough Council.	Note
27/26	Notes of Meeting Held on 8 June 2026	
	The meeting considered the draft notes of the meeting held on 8 June 2026.	Note
	<u>RESOLVED:</u>	
	That the notes of the meeting held on 8 June 2026 be approved.	PC
	<i>(Proposed by: Keith Smith, Seconded by: Sian Woodfine, All in favour)</i>	
28/26	National and Local Planning Context	
	(a) Bedford Borough Council Local Plan 2050	
	There was no update to report at the meeting.	Note
29/26	New Developments	
	(a) Old Stable Yard	
	There was no update to report at the meeting.	Note
	(b) Land North of Lower Farm Road	
	There was no update to report at the meeting.	Note

	(c)	Land South of Northampton Road	
		The land South of Northampton Road had recently been sold to Bellway Homes. The Chair and Councillor Roff had met with Bellway Homes to confirm the Parish Council's requirements and had provided Bellway Homes with a copy of the Design Code.	Note
30/26	Modified Neighbourhood Plan Documents		
		The meeting discussed the proposed Policies and proposed Non-Policy Actions/Aspirations documents. Trevor Roff and Keith Smith had prepared comments prior to the meeting to facilitate discussion and agreement. Following review, the agreed final documents are summarised at Appendices A and B .	Note
		It was agreed to finalise the Neighbourhood Plan Review ready for a Regulation 14 consultation in September 2026. The consultation would be a questionnaire delivered to all homes in Bromham that would also be available online.	Note
		A Strategic Environmental Assessment (SEA) screening and a Habitat Regulation Assessment would be required.	Note
		The expected costs for these assessments and the consultation process were expected to be approximately £2,000 (on the assumption that a formal SEA would not be required following consideration by the statutory consultation bodies).	PC
		<u>RESOLVED:</u>	
		(1) That further consideration be given to the completion of the Strategic Environmental Assessment screening exercise that will determine whether a full environmental assessment is required.	All
		(2) That Bedford Borough Council be requested to advice on whether a Habitat Regulation Assessment is required.	JB
		(3) That the Parish Council be requested to allocate £2,000 for the next phase of the neighbourhood planning process, including reports and printing associated with the Pre-Submission (Regulation 14) Consultation.	JB
31/26	Project Plan		
		There was no update to report at the meeting.	Note
32/26	Date of Next Meeting		
		Date of next meeting: Monday 27 July 2026, commencing at 6.00pm. Meeting closed at 7.11pm.	Note



BROMHAM NEIGHBOURHOOD PLAN: PROPOSED POLICIES

AGREED BY STEERING GROUP ON 6 JULY 2026

VISION AND AIMS

The original Vision below remains central to the Plan.

"Our vision is that Bromham should retain its identity and integrity as a rural village whose inhabitants enjoy its facilities safely, continue to have access to Bromham Park and its other green spaces, and derive value from Bromham Mill and other village facilities. Any new development in Bromham should be assimilated in a way that retains these characteristics while safeguarding the environment".

A number of minor revisions are, however, proposed to the original Plan Aims (with updates identified in red text) and these have been, and will continue to be, among our principal drivers:

Our aims are:

(1) Identity and Integrity

To ensure that the village retains its broad shape and distinctive character and remains separate from, albeit linked with, Bedford and the surrounding villages.

(2) Safety

To ensure that the location and layout of any new development reflect the need to minimise the impact of the additional traffic generated, in terms of volume and speed, on the rural character and safety of the village.

(3) Bromham Park and Other Green Spaces

To enable inhabitants to enjoy continued access to Bromham Park and other green spaces and footpaths; **to create further green spaces within the parish to link together and enhance access to and enjoyment of some of the public green spaces; and to designate Local Green Space status to the sites identified in the Green Infrastructure planning exercise.**

(4) Bromham Mill

To enhance the value of Bromham Mill to the inhabitants of Bromham and other local people by increasing the number of events and activities it hosts and giving the site a more dynamic and central focus in village life.

HOUSING: NEW POLICIES

Policy	South of Northampton Road – Development and Requirements Policy
NEW SNR	SNR1: The site south of Northampton Road, as identified on the Policies Map at Appendix *, amounting to [] ha is allocated to the development of a minimum of 365 residential dwellings comprising 315 new homes and 50 flats for retirement living [CHECK BELLWAY HOMES INTENTIONS], along with associated public open recreational and green space within the site. SNR2: At least 10% of the proposed 315 new homes shall comprise the provision of bungalows. SNR3: The design of all dwellings on this site should comply with the Bromham Design Codes and Guidance and should respect the natural, built and historic environment. SNR4: The development should contain space for a designated commercial centre incorporating a medical centre to an agreed specification, and space for retail and/or other commercial use. The space for this facility should contain parking for users at a level agreed with the Parish Council. SNR5: The new development shall be compliant with the Green Infrastructure Plan. New public green open space shall be created on the development in accordance with Policy AD28 of Bedford Borough Council's Allocations and designations Local Plan. SNR6: In addition to open spaces for recreational purposes, there should also be some green spaces for wildlife – this could be combined in part with native tree planting on the western border of the site, which would also act as a sound buffer to mitigate noise from the A428. As many existing trees and hedges as possible should be retained on the site. SNR7: The development shall contain sports provision, Padel Tennis provision and trim-trail. SNR8: The site must comply with development plan requirements relating to flood risk and sustainable drainage systems. Natural England and the Environment Agency must be satisfied that sites designated under the Conservation of Habitats and Species Regulations 2017(as amended) and DEFRA policy will not be adversely affected. SNR9: To maximise the benefit of the close proximity of this site to the A428, and avoid exacerbating the current problems of entering and exiting the village, a scheme which ensures an easy and safe flow onto and off the A428 at the junction with Northampton Road should be agreed between developers and the Highways Authority. SNR10: Planning permission for the site should be subject to pre-determination archaeological evaluation of the site, and any mitigation work arising from such an evaluation.

Policy	Development Design Criteria
NEW HD	HD1: All proposals for new housing development in Bromham, including extensions of existing properties, should meet the requirements of the Bromham Design Codes and Guidance, particularly the Checklists for Development in Section 3 of that document. New development within Bromham should make a positive contribution to the distinctive character and heritage of the village and preserve and enhance the local distinctiveness of the village and in doing so: (a) be designed to take account of site characteristics, respecting the locally distinctive, built, historic and natural environment and in keeping with the scale and character of the immediate surroundings. (b) preserve the significance of the village's listed buildings and non-designated heritage assets. (c) be designed to the size and shape of the building plot and should protect and enhance the existing street scene and the residential amenity for existing and future residents. (d) respond to local character and reflect the identity of local surroundings and materials. (e) protect residential amenity from direct overlooking, loss of daylight, sunlight, visual intrusions and noise pollution. (f) provide a sufficient level of off-street car parking. (g) provide an adequate level of amenity space. (h) be capable of adaption to accommodate changing lifestyles and technologies. (i) seek to incorporate high quality green infrastructure to improve links together with protecting and enhancing wildlife habitats. <i>[POINTS (a) TO (i) TO BE FURTHER REVIEWED BY CLLR. WOODFINE]</i> HD2: All planning applications for new housing and extensions should include a written statement about how the requirements of the Design Codes and Guidance have been addressed in the application. Note: The design principles set out in the Bromham Design Code and Guidance will also be reflected in site specific proposals.

HOUSING: AMENDED POLICY

Policy	Windfall Sites
AMENDED HA4 (red text)	HA4: Application for windfall developments will be supported where they do not have a detrimental effect on the character of the area in which the site is situated and are within the Settlement Policy Area. Windfall sites should be restricted to a maximum of 15 dwellings. Windfall sites should have safe, direct access to the existing highway and not result in loss of amenity (as defined in planning guidelines current at the time of the application) to neighbouring properties. Windfall developments will need to be integrated into the existing village in the same way as the allocated development sites, by having good, safe connections for pedestrians and cyclists, as well as motorists.

ENVIRONMENT & GREEN SPACES: NEW POLICIES

Policy	Green Infrastructure Plan
NEW	GIP1: The Green Infrastructure Plan, at Appendix * to the BNP, describes all the green space in the parish and identifies the key existing natural, historic, cultural and landscape assets, accessible greenspace and rights of way and planning new features that will provide a connected network of green infrastructure for the benefit of present and future generations. Future development and green infrastructure proposals in the parish shall have full regard to, and ensure compliance with, the aspirations specified in the Green Infrastructure Plan.

Policy	Green Infrastructure Sites
NEW	GIS2: The following parcels of land, shown on a Policies Map at Appendix *, shall be designated as Green Infrastructure Sites: (a) The creation of a woodland extension east and north-east from Molliver's Wood to Oakley Road for landscape and wildlife benefits and enhanced access setting (Map above reference 12). (b) The creation of a woodland belt along the north side of Northampton Road (Map above reference 13). (c) The creation of a woodland corridor linking the woodland areas of Salem Thrift, Bowels Wood, Molliver's Wood and Lesley Sell Activity Centre for landscape and wildlife benefits and enhanced access setting (Map above reference 14). (d) The creation of a woodland belt for landscaping and wildlife connectivity (Map above reference 15). The areas listed above are protected from new development unless very special circumstances can be demonstrated.

Policy	Local Green Spaces
NEW	LGS1: The following parcels of land – identified on the Map below and identified on the Policies Map at Appendix * – be designated as Local Green Spaces: (a) Salem Thrift County Wildlife Site (CWS) – Map Reference 1 (b) Orchard (Northern end of the Parklands Open Space, accessed from Chestnut Avenue) – Map reference 2 (c) Parklands Recreation Ground – Map Reference 3 (d) Community Orchard (Southern end of Parkland, off Chestnut Avenue) – Map reference 4 (e) Bowels Wood CWS – Map Reference 6 (f) Molliver's Wood CWS – Map Reference 8 (g) Bromham Village Hall Playing Field – Map Reference 9 (h) Bromham Mill Meadow (Bromham Mill) – Map Reference 10 (i) Bromham Lake/Local Nature Reserve (Lower Farm Road) – Map Reference 18 (j) Bromham Paddock (Oakley Road/Lower Farm Road) – Map Reference 22

OTHER NEW/AMENDED POLICIES

Policy	Bromham Mill
NEW	BM1: To continue, as part of the regeneration of Bromham Mill, with the refurbishment of buildings and other improvements at the site as and when sufficient funding becomes available. To undertake the work fully in accordance with planning and listed building consents, with an absolute commitment to the sympathetic and sensitive refurbishment of the Mill that will enhance the recreational and educational asset, transform Bromham Mill into an exciting (but not over-developed) community facility and visitor attraction and to create the location as a key, vital and vibrant leisure, and cultural destination. BM2: To achieve greater value from the Mill as a heritage site, visitor attraction, nature reserve and open space in rural Bedfordshire. BM3: To encourage greater use of the Mill and its surroundings for education, recreation and social activities. In doing so, to develop the Mill as a dynamic community hub through effective use of the buildings and land and by occasional events and activities, so that it becomes a meeting place for friends, walkers, cyclists and river-users. BM4: To increase the involvement in, and satisfaction of, the local community in the Mill's role within village.

Policy	Digital Communication
NEW	DC1: All new residential, commercial and community buildings within the Neighbourhood Plan area should be served by a superfast broadband (fibre-optic) connection to premises unless it can be demonstrated, through consultation with Next Generation Access (NGA) Network providers, that this would not be either possible, practical or economically viable. In such circumstances, sufficient and suitable ducting should be provided within the site and to the property to facilitate installation at a future date. DC2: The development of new communications infrastructure to serve the village of Bromham will be supported where the siting and appearance of the proposed apparatus and associated structures seek to minimise impact on the visual amenity, character or appearance of the surrounding area.

Policy	Policies relating to Community Infrastructure
AMENDED CI(d) (red text)	Priorities for additional community facilities to help integrate the new developments within the village are: CI(d): Should commercial demand be found to exist, The provision of a Medical Centre and a shop unit with adequate provision for parking as part of the South of Northampton Road Beauchamp Park development be encouraged. The potential impact on traffic movements, site layout and residential amenity would also need to be considered in the siting of such a unit facilities.

Policy	Policies relating to Educational Provision
AMENDED EP (red text)	EP1: The Parish Council supports the development of Bromham Primary School on the existing campus to ensure that there is sufficient classroom space and other facilities to accommodate the expected growth in pupils from the new developments. Any proposals to develop the school site should consider design, massing, scale, transport and residential and local amenity impacts. The Parish Council will maintain its current dialogue with Bedford Borough Council's Education Department and the governors and Head Teacher of the school throughout the period of the Plan to facilitate these considerations assist in meeting the aim that Bromham should be served by a single school on the current 'campus'. EP2: The Parish Council will support Bromham Primary School in its ongoing development and ambitions to provide high quality education for the village and surrounding area. EP3: Subject to a fourth form of entry at the school being required to meet local need, the Parish Council will work with Bedford Borough Council's Education Department, School Governors and Head Teacher to facilitate meeting any requirement for the provision of additional playing-field capacity subject to an appropriate financial consideration. EP4: Further school facilities could exacerbate the peak-time traffic problems associated with the current school site, but careful site design, further initiatives to increase walking and cycling to school, (including via the Safe Routes to School scheme) improved traffic management around the site, and a primary focus on children from Bromham and Stagsden should be deployed so as to mitigate the increase in traffic to a substantial extent. EP5: More use could be made of the Village Hall area as a drop-off and pick-up point to relieve the pressure on the Grange Lane entrance to the school. The potential for widening the entrance to the Village Hall car park to help the flow of traffic in and out of that area should be explored. Another potential solution would be the installation of traffic lights at the junction of the Village Hall car park entrance road and Village Road which would operate solely at the peak school drop-off and pick-up times. The latter proposal might have a wider benefit by inhibiting speeding in Village Road at peak times. These options will be pursued with Bedford Borough Council.



BROMHAM NEIGHBOURHOOD PLAN:

PROPOSED NON-POLICY ACTIONS/ASPIRATIONS

AGREED BY STEERING GROUP ON 6 JULY 2026

NON-POLICY ACTIONS

A number of matters have been identified through the consultation process and during preparation of the MDP which do not directly relate to land-use planning. Whilst these matters cannot be addressed through formal planning policies, they are nonetheless of significant importance to the community.

Accordingly, the following Non-Policy Actions (NPAs) set out how the Parish Council will work proactively with relevant partners, stakeholders and the community to address these issues. Collectively, these actions will support the delivery of the vision and objectives of the Neighbourhood Plan.

THEME: GETTING AROUND

Objective: To reduce traffic congestion, improve road safety, and address parking issues across the Parish:

- **GA1:** The Parish Council will continue to engage with Bedford Borough Council in its role as the highways authority with the aim of improving traffic movements into and out of the village at the junctions with the A428 Bromham Bypass, as well as within the village itself. The Parish Council will also monitor congestion and parking issues and discuss solutions with the highway authority as necessary.

Objective: To promote sustainable transport and encourage alternatives to private car use:

- **GA3:** The Parish Council will continue to discuss bus services with Stagecoach and/or Bedford Borough as appropriate to try to secure frequent, regular services.

Objective: To improve connectivity and create a safer, more accessible network for all users:

- **GA2:** In relation to road safety issues, particularly for cyclists and pedestrians, the Parish Council will work in partnership with the highway authority on:
 - (i) Opportunities for further reducing and deterring speeding in the village.
 - (ii) The location, feasibility and construction of pedestrian havens, particularly where such havens would contribute to the development of 'Safer Routes to Schools'.
 - (iii) Cycle lanes in Stagsden Road and any other locations within the village where they would be feasible and beneficial.

NON-LAND USE ACTIONS	
THEME: ENVIRONMENT/GREEN SPACE	
Objective: To protect, improve and enhance community open spaces:	
• GE8: The Parish Council will promote the creation and enhancement of both formal and informal green spaces within the Parish and support improvements to the landscaping and management of public areas.	
Objective: To protect and enhance biodiversity and ecological networks:	
• GE6: The Parish Council will identify suitable locations for new tree planting and will support initiatives to increase tree cover across the parish. • ADD GE10: The Parish Council will work with relevant partners to protect designated and non-designated wildlife sites, and to support the creation and strengthening of ecological corridors and new nature conservation sites.	
Objective: To maintain and enhance the parish's distinctive rural character:	
• GE5: The Parish Council will support any proposals for new or extended footpaths, bridleways or cycle paths which link green space or otherwise increase amenity within the parish. It will resist any proposals to close such pathways. • GE7: The Parish Council will work with Bedford Borough Council and other partners to improve the accessibility and quality of the Parish Walks network, including through enhanced signage, maintenance and environmental improvements. • GE9: The Parish Council will encourage new developments to provide strong links to the existing Public Rights of Way network and, where appropriate, to deliver new and enhanced pedestrian and cycle routes that improve access to local services, green spaces and the wider countryside.	

NON-LAND USE ACTIONS

THEME: VILLAGE FACILITIES

Objective: To protect and enhance local services and community infrastructure:

- **VF1:** The Parish Council will support and seek to safeguard local facilities and services, working in accordance with Neighbourhood Plan policies to sustain the local rural economy and maintain the vitality of community assets.
- **VF2:** To continue to support Bromham Library's and Bromham Village Hall's existence as lively and well-used local assets and resources.
- **VF3:** To support any planning application for additional village facilities, subject to the application meeting wider planning and environmental concerns.
- **VF4:** To pursue the aim of securing that residents continue to have sustainable access to GP and other clinical services within the village, either within the site to the south of Northampton Road or to maintain the existing facilities in and around Avoca House.
- **VF5:** The Parish Council will work with the Church Authorities and local landowners to identify and bring forward suitable land for additional cemetery provision to meet future needs.
- **POLICY EP2:** The Parish Council will support Bromham Primary School in its ongoing development and ambitions to provide high-quality education for the village and surrounding area.

Objective: To promote inclusive access to leisure, recreation and community activities:

- **LW1(a):** The Parish Council will support the provision of new and enhanced recreational facilities, ensuring that proposals are appropriately designed, proportionate in scale, and sensitive to the character of the area and residential amenity.
- **LW1(b):** The Parish Council will work with the relevant organisations (including any successor or governing body) responsible for playing fields to ensure that ~~the~~ future development reflects the sporting and social needs of the community.
- **LW1(c):** The Parish Council will continue to support and promote the use of the Village Hall and other community facilities and will actively assist in identifying opportunities for investment and external funding to enhance local provision.