



ACTION THIS DAY!!

BIDDENHAM PARISH COUNCIL

HOW TO OBJECT TO PLANS FOR YET MORE HOUSES WEST OF BIDDENHAM

22nd January 2018

Dear local resident,

I recently wrote to all Biddenham residents about formative plans to build hundreds more houses between Biddenham and Bromham. I, and other Biddenham Parish Councillors, have been heartened by the positive response from so many of you to our appeal – *thank you!*

Since then, firstly the Borough Council have started their public consultation for the new local plan 2021-2035, and explained how you can object to anything in it. There are two “policies” affecting our area: **Policy 19** will allow houses west of Gold Lane and **Policy 23** dilutes protection of **land near Bromham Mill**, and views from it.

Secondly, a “Major Outline Application” for 250 houses west of Gold Lane **has now been submitted** by a housing developer (ref 18/00140/MAO).

We hope you will object to *both* this application *and* the policies. [This letter tells you how.](#)

More housing between Biddenham and Bromham will create even worse traffic in our area, further overload our schools, merge our communities into one huge urban sprawl, and reduce the green spaces we cherish when out and about around our villages. These developments aren’t needed to fulfil house-building quotas, but simply to generate profits for landowners.

Bromham residents note: nowadays, Biddenham is classified as part of the Bedford “urban area” and officially no longer a village. Instead, we’re an “urban settlement” (Elstow likewise). I believe this fate awaits Bromham if open space is not maintained between it and Bedford.

Policies 19 and 23 (see back page) in the new Bedford Borough Local Plan 2035 Draft Plan will undermine existing policy protections called AD42 and AD43 (see tinyurl.com/y997kmme). The Developers expect Policy 19, if it’s confirmed, to help their application to be approved.

Please object now! We all have until 16th February to object to the developer’s application, and 5th March to object to the new local plan’s Policies 19 and 23. See [page 2 for How To Object](#), and [page 3 for Why To Object](#), i.e. reasons you might want to give.

Each separate objection counts. Please help us resist these moves to carpet-bomb our rural spaces with houses, reducing our quality of life and the character of our village communities.

Yours sincerely,

Peter Chase
Chairman, Biddenham Parish Council

PS The cost of printing and distributing this letter is being kept to a bare minimum. We believe the few hundred pounds involved to be worth it to protect our villages from yet more housing development.

IT'S VITAL YOU OBJECT TO POLICIES 19 AND 23!

How to Object to Policies 19 and 23 of the new Local Plan 2021-35

Everyone can comment, even if they live outside the area. Every individual objection is counted, so don't make a collective respond for your household; do one each. Ask friends and family who know and appreciate our local area to object. Their views count equally.

Go to www.bedford.gov.uk/localplan2035 where you can either fill in an online form or download a document to fill in and email or post back. Paper copies are also available from the Borough Customer Service Centre, Horne Lane, Bedford or libraries.

Please fill in a separate response for each policy (one for Policy 19, another for Policy 23).

Most of the form is self-explanatory. For question 5 tick 'Don't Know', question 6 answer 'No' and tick the first three boxes, and question 6a enter one of the following:

- For Gold Lane just enter Policy 19 from the dropdown in the second box.
- For Bromham Road just enter Policy 23 from the dropdown in the second box.

In the text box for question 6, enter your reasons for objecting to the policy chosen. See the ideas for objecting on page 3. See page 4 for a full description of each policy.

Deadline: **5th March**. Don't leave it too late – do it today!

PLEASE ALSO OBJECT TO THE PLANNING APPLICATION FOR 250 HOUSES!

How to Object to the housing developer's Planning Application

A "major outline application" for 250 houses on the land west of Gold Lane (the subject of Policy 19), has been submitted to the Borough Council.

To object to this application, go to the Borough's Planning website and search for application 18/00140/MAO. You can get there directly by going to <https://tinyurl.com/ycvaclc5>

Click the Comments tab, then click 'Login and make a comment'.

Login, or if you've never done this before, register your email address and create a password. It's quick and easy, and can be used for any future comments on other applications.

The screen then lengthens to show some new items to be filled in – but it is only this one page. Pick "Neighbour comments" in the Commenter Type, for Stance pick Object, and then make your reason for comment "Object". Like Policy 19 or 23, please state your reasons for objecting in the "Your comment" box. Refer to page 3 for ideas on why to object.

If you prefer, simply email your comments to planning@bedford.gov.uk quoting the reference 18/00140/MAO and your name and address, or write to Planning Department, Bedford Borough Council, Cauldwell Street, Bedford MK42 9AP.

Deadline: **16th February**. Don't leave it too late – do it today!

Why to Object

Objections to **the two planning policies and the planning application:**

- They destroy the protection afforded by policies AD42 and AD43 which currently benefits Biddenham and the surrounding communities.
- Since 2002, national Planning Inspectors have recognised the importance of this visual separation between communities around Biddenham.
- The proposed developments are simply house building. They have no infrastructure and are not sustainable.
- School provision is inadequate to support these developments.
- Bedford Borough has plenty of more sustainable and brown-field sites that should be prioritised.
- Biddenham is already surrounded by a lot of new building which is fundamentally changing the nature of the environment.
- Environment and biodiversity will be further adversely affected.

Additional objections, specific to **Policy 19 (Gold Lane) and the planning application:**

- There is no safe access to the site.
- There will be a significant traffic increase through Biddenham's central village area.
- The indicative housing density is 32 - 40 dwellings per hectare; this is way above and out of keeping with the surrounding settlements.
- The policy mentions creating a 'gateway' to Bedford. Biddenham is already that gateway, highly regarded as an asset to Bedford. The development will harm that value.
- The policy mentions 'preservation/enhancement' of the Biddenham Village Pond. It can only do harm to the delicate balance of nature.

Additional objections, specific to **Policy 23 (Bromham Road):**

- There is no safe nor reasonable access to the site.
- It will increase traffic on the historic and listed Bromham bridge, and also at the overloaded, hazardous junction of Bromham Road onto the A4280 Bromham Bypass.
- The site is on the flood plain.
- It will reduce the rural setting of, and views from, Bromham Mill.

ACT NOW!!

**Extracts from Bedford Borough Local Plan 2035
Draft Plan for Submission January 2018**

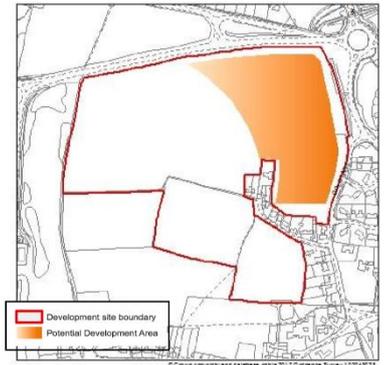
Land at Gold Lane, Biddenham – currently protected by Policy AD43 (Urban Spaces)

7.30 Currently agricultural land and in close proximity to the Biddenham conservation area and a number of listed buildings, Land at Gold Lane Biddenham is in a prominent location which provides the opportunity to achieve a high quality gateway development respecting the transition between the countryside and the urban area. Due to the topography of the site development will need to be sensitive to the distant views and potential impacts on local heritage.

Policy 19 - Land at Gold Lane, Biddenham

Land at Gold Lane, Biddenham will be developed for residential use for up to 160 dwellings as well as strategic open space. Key principles of development:

- i. A comprehensive design code ensuring that the development is designed to reflect the site's important location and to preserve the setting of heritage assets;
- ii. Provision of a range of housing types and sizes;
- iii. Provision of a bus stop within 400m of the site on Deep Spinney / Gold Lane;
- iv. Provision of bus, pedestrian and cycle routes at appropriate locations throughout the development;
- v. Provision of a pedestrian crossing on Bromham Road;
- vi. Provision of a Transport Assessment detailing the impact on surrounding highways and mitigation measures;
- vii. Assessment of impact on landscape and submission of a comprehensive landscape scheme;
- viii. Provision of open space to west of site to prevent coalescence with Bromham;
- ix. Consideration of impacts on historic environment to minimise harm and inclusion of mitigation measures where necessary;
- x. Pre-determination archaeological evaluation;
- xi. Contribution to the preservation/enhancement of Biddenham Village Pond and the habitats it provides;
- xii. Assessment of the nature and extent of ground contamination and preparation of a remediation strategy for the site including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring, to be approved by the Council.



Land to the rear of Bromham Road – currently protected by Policy AD42 (Local Gaps)

7.34 Land is allocated for residential development. Planning permission will be permitted for a design and layout that reflect the established spatial character and landscape character of this location.

Policy 23 – Land to the rear of Bromham Road, Biddenham

Land to the rear of Bromham Road, Biddenham will be developed for residential use to deliver housing. Key principles for development:

- i. Provision of a range of housing types and sizes.
- ii. Provision of a landscaping and tree planting scheme within the site and along site boundaries.
- iii. Provision of a strategically designed and phased Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance. As part of the site is within the flood zone 2 and 3a, a flood risk assessment will be required as part of any planning application.
- iv. Provision of a pedestrian crossing and an extension to the footpath along the southern side of Bromham Road to provide safe access to the bus stop.
- v. Submission of a biodiversity report with appropriate mitigation and enhancements.
- vi. Provision of a heritage statement that addresses the impact of the development on designated and non-designated heritage assets.
- vii. Pre-determination archaeological evaluation

