



BIDDENHAM PARISH COUNCIL

IMPORTANT INFORMATION ABOUT HOUSING DEVELOPMENT AT GOLD LANE

9th January 2018

Dear fellow Biddenham resident,

There is an imminent planning application for hundreds of houses west of Gold Lane. I hope people will help the Parish Council oppose this application, once it's made. Houses here would reduce the green space between us and Bromham, add yet more traffic to our village roads, further overload our schools, and risk wildlife living near our treasured, ancient village pond.

You can help. The land in question is currently protected as green-belt between us and Bromham. But, on Wednesday 10th January, Bedford Borough Council are publishing a housing and development plan which seeks to dilute that protection. The plan is for the whole Borough area, but includes the land west of Gold Lane in the form of something called Policy 19 (section 7.30 on page 50 of 221!). The public will be asked to give feedback between 21st January and 5th March. It'll be vital that if you don't wish to see housing west of Gold Lane you write to the Borough objecting to this policy.

Please object to Policy 19. If it is not vigorously opposed, it will make the developers' planning application easier. If it gets rejected, it may well prevent the development.

Once the consultation period opens on 21st January, if you object to Policy 19 you must put your objection in writing. This can go by post or email, directly to Bedford Borough Council's planning department. You don't need to say why you object – just say you do. But your objection must be received in time and recorded by the Borough.

Please keep this letter in a prominent position at home so you don't forget.

We'll explain in detail what to do in another letter very shortly, and the information will also be published on the village website (the web address is at the foot of this letter).

Yours sincerely,

Peter Chase
Chairman, Biddenham Parish Council

PS This letter is going to everyone in the village. It is not costing much, and we consider the price to be worth it to protect our village from yet more housing development.

*PPS Don't know about the village website? – please take a look. Also, do you get the monthly village newsletter the **Biddenham Loop** posted to you? – search for "loop" on the website.*

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

Land at Gold Lane, Biddenham

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.

