

Bedford Borough Council Draft Allocations and Designations Plan Response form

How to comment

The council would like your views on a number of consultation questions which are set out below and at the end of each chapter in the consultation plan. Please select the parts of the plan on which you would like to comment and make your comments in the relevant boxes below. If necessary please continue on an additional sheet and attach it to your response. The consultation runs from 31 May to 13 July. All comments received will be made public¹. It is very important that all comments concentrate on planning issues. (For more information about planning issues please see of the plan please tick the box in the contact details section.

<http://www.bedford.gov.uk/allocationsanddesignations>). If you would like to be kept informed about the progress

Submitting information about new sites

Since 2008 almost 400 sites have been submitted to the council for consideration as part of the Allocations and Designations Plan. A list of the submitted sites and details of the information submitted is available at the link above.

If, as part of your response, you are proposing a new site (one that has not been submitted previously) you will need to read the site submission methodology and fill in a site submission form which can be found by following the link above. Please send this to the council electronically using the following email address

www.bdf@bedford.gov.uk

¹ Please note it is an offence to make any representation which is contrary to the Race Relations Act. The Planning Service is mindful of its statutory duties to promote equality and to challenge all forms of discrimination. Therefore, where representations are received in response to public consultation which, if published, would conflict or be perceived by others to conflict with these duties, the relevant parts will not be published or taken into account. Those parts will not be placed on the public record but will be returned to the sender.

Chapter 1: Introduction

This chapter provides an introduction and includes information about the background to the plan. If you have comments on the introduction including comments on the background evidence or sustainability appraisal of the plan or sites, please respond below.

Chapter 2: Housing and Mixed Use sites in the Growth Area

- a. Do you agree that the sites identified should be allocated for housing development?

Yes No

Please explain your answer. If you answered 'no', which of the proposed sites do you not agree with and why?

- b. Do you think that additional or alternative housing or mixed use sites should be included in the plan? If so, please list them below and explain why they should be included. If you are proposing a new site (one that has not been submitted previously), in addition to listing the site below you will need to provide supporting information by completing a site submission form as explained at the start of this response form.

No

- c. Do you agree with the development principles identified for individual sites?

Yes No

Please explain your answer. If you answered 'no', please identify the policy that you are referring to and the development principles that you do not agree with and explain how you think they should be changed.

Chapter 3: Employment sites in the Growth area

a. Do you agree that the sites identified should be allocated for employment development in the Growth Area?

Yes No

Please explain your answer. If you answered 'no', which of the proposed sites do you not agree with and why?

Concern over the number of proposed development sites around Cople/Willington and Cardington which will adversely affect the A 603 which already carries heavy HGV traffic,,vans and cars servicing current sites.

b. Do you think that additional or alternative employment sites should be included in the plan? If so, please list them below and explain why they should be included. If you are proposing a new site (one that has not been submitted previously), in addition to listing the site below you will need to provide supporting information by completing a site submission form as explained at the start of this response form.

No

c. Do you agree with the development principles identified for individual sites?

Yes No

Please explain your answer. If you answered 'no', please identify the policy that you are referring to and the development principles that you do not agree with and explain how you think they should be changed.

Chapter 4: Other sites in the Growth Area

a. Do you agree that the sites identified in the Growth Area should be allocated for 'other' uses?

Yes No

Please explain your answer. If you answered 'no', which of the proposed sites don't you support and why?

AD18 Park and Ride on land North of A603 object to inclusion in Bedford River Valley Park alongside the river which is in the " risk of flood " and on Greenfield land , which could also create a run off problem.

b. Do you think that additional or alternative 'other' sites should be included in the plan? If so, please list them below and explain why they should be included. If you are proposing a new site (one that has not been submitted previously), in addition to listing the site below you will need to provide supporting information by completing a site submission form as explained at the start of this response form.

Park and Ride site should be situated on the originally proposed site to South of A603 on the old A421

c. Do you agree with the development principles identified for individual sites?

Yes No

If you answered 'no', please identify the policy that you are referring to and the development principles that you do not agree with and explain how you think they should be changed.

CP 28 Additional development alongside Park and Ride at Cardington Cross

Chapter 5: Rural Policy Area sites

a. Do you agree that the sites identified in the Rural Policy Area should be allocated ?

Yes No

Please explain your answer. If you answered 'no', which of the proposed sites don't you support and why?

AD25 Land off Church Road Willington.

Need for holiday cabins not proven

There is a need for an updated ecological survey to be carried out to identify any appropriate mitigation measures. Site access is not a suitable or safe vehicular entrance from Church Road.

The site is a designated wild life area , landscaping of the site would be required for any proposed leisure development

c. Do you agree with the development principles identified for individual sites?

Yes No

Please explain your answer. If you answered 'no', please identify the policy that you are referring to and the development principles that you do not agree with and explain how you think they should be changed.

CP14 Map 3.35 Willington area AD25 should not be included in the Settlement Policy Area .

The Parish Council in the earlier consultation on the SPA that there should be no changes for Willington.

Chapter 6: Bedford River Valley Park

- a. Do you think that the enabling development proposed by the Bedford River Valley Park Group should be included as an allocation in this plan in order to fund the delivery of the water-sports lake?

Yes

No

Please explain your answer.

Policy CP12,CP13 and CP14—The large enabling development proposed has no justifiable need shown for a Water Sports Lake , lack of finance is not in the interest of usage and enjoyment of the River Valley Park. Large scale development is detrimental in the area where there is a need for an Important Strategic Gap between the Bedford River Valley Park and Urban area of Bedford.. Such open spaces should be protected against any future development including Gypsy and Traveller sites. The proposed development does not conform with CP5 , it is not in a growth area nor is there a proven need for a Retirement Village, Bedford University building and another business park..

Chapter 7: Gypsy, Traveller and Travelling Showpeople sites

- a. Do you think that the council has identified and considered all possible sites for Gypsy and Traveller and Travelling Showpeople use within the borough?

Yes No

If 'no', do you think that there are other sites which the council should consider (either for Gypsies and Travellers or Travelling Showpeople), please provide details. If you are proposing a new site (one that has not been submitted previously) you will need to provide supporting information by submitting a site submission form as explained at the start of this response.

Site on land opposite Borough Hall in Prebend Street Bedford which is in a Growth Area. Site is currently used as a overspill car park for Borough Hall, but was a number of years ago considered as the site for a Magistrates Court.

- b. Which of the identified sites identified in the table do you think that the council should/should not allocate and why? (Please note that the council is required to provide a total of at least 46 permanent and 3 transit pitches)

Identified sites at Cardington and Cople/Willington are in an area which has an existing concentration of sites i.e. two on the A1 at Sandy, Hatch, Potton and a Central Beds Council preferred Gypsy and Traveller site at Magpie Farm Caldecote

Site reference 64 Meadow Lane A010 Land North of Meadow Lane both sites have the same access onto the A603, there is a proven serious accident record at this point on the A603. In the past there were proposals for a roundabout or traffic lights when the Football Club moved to Meadow Lane.

The Old Filling Station 343 a planning application for a Garden Centre on this site was refused due to increase in vehicle movements on the A 603.

Land adjacent to Dog Farm 132 Site appraisal is incomplete and with incorrect information on items 5,27— no local need, 316,44 and 50 . Item 40 site known locally as a landfill site from 1940 to the eighties. Site is isolated from a community.

A 603 is a busy strategic route used a diversionary route if the A1 and A421 are closed for road works or accidents. Gravel extraction and processing plants are in close proximity to the proposed site, a Golf Course is also under construction, all this activity and the warehousing developments on the A421 at Kempston increase the number of HGV and other traffic movements on the A603.

b) Progress Park proposed site and Roxton site would meet the Bedford Borough Council required number of pitches. The Transit site at Meadow Lane already has planning permission for 9 pitches. The site at Roxton has good access onto a quiet road c44.

c. Do you agree with the proposed allocation of land at Manton Lane for a Travelling Showpeople site?

Yes No

If not, please explain why.

Chapter 8: Infrastructure

- a. Are you aware of any additional infrastructure needs, either in connection with one of the sites proposed for allocation or for the provision of infrastructure or for land to be safeguarded for infrastructure? If yes, please specify the location and whether land or buildings are needed, together with relevant evidence of need.

Chapter 9: Green Infrastructure

- a. Do you agree with the concept of designating Green Infrastructure Opportunity Zones and showing them on the Proposals Map?

Yes No

If not, please explain why

- b. Do you agree that the boundaries of the Green Infrastructure Opportunity Zones are correct? (with reference to the Bedford Borough Green Infrastructure Plan).

Yes No

If not, what changes would you suggest?

- c. Do you agree with the wording of the Green Infrastructure policy and principles for each zone?

Yes No

If not, please explain how it should be changed

d. Do you agree with the policy for the Forest of Marston Vale designation and that the boundary should be shown on the Proposals Map?

Yes No

If not, what changes would you suggest?

e. Do you agree with the policy and boundary for the Bedford River Valley Park leisure designation and that the boundary should be shown on the Proposals Map?

Yes No

If not, what changes would you suggest? (Please note that this designation does not include the enabling development. If you have comments on the enabling development, please see Question 6a)

f. Do you agree with the policy and route shown for the Bedford to Milton Keynes Waterway Park and that this should be shown on the Proposals Map?

Yes No

If not, what changes would you suggest?

g. Do you agree with the proposed local open space and built facilities standards in association with new development?

Yes No

If not, please explain how they should be changed

Chapter 10 Local Shopping

a. Do you agree with the policies proposed to protect local shopping?

Yes No

If not, what changes would you suggest?

There is a serious need for the inclusion of Rural/ Village Post Offices.

Chapter 11: Existing Employment Sites

a. Are there larger, locally important employment sites or committed sites with planning permission or where planning applications are being progressed missing from Map 2? If so, which site(s) do you think should be shown and why?

No

b. Are there larger, locally important employment sites or commitments found beyond the geographical area of Map 2 missing from Appendix 1 to this chapter? If so, which site(s) do you think should be shown and why?

No

c. Do you think that any of the sites shown on Map 2 or in Appendix 1 to this chapter should not be designated as an existing employment site?

Yes No

If so, please explain why?

d. Do you think that the inclusion of the marketing pro-forma and guidance notes as an appendix to the Allocations and Designations Plan would be helpful?

Yes No

Please explain your answer.

e. Do you think that the content of the pro-forma and guidance notes could be improved? If so, how?

There is always room for improvement such as making it easier to make and retain a Draft..

Chapter 12: Existing Leisure Sites

- a. Do you agree that the location of key leisure sites (existing and committed) should not be shown on the Proposals Map?

Yes No

If you think that they should be shown on the Proposals Map then they must have a policy. What should that policy say? (Remember, the designation is only a reflection of the fact that the leisure site exists, any policy should not promote additional development – this would require a separate site specific submission to be made to this plan and if found to be justified, a site specific allocation policy).

- b. Do you think that it would be helpful to show the location of existing and committed key leisure uses in the main text of the plan (rather than on the Proposals Map) as proposed?

Yes No

If not, please explain why.

- c. Do you agree with the list of 'key' leisure sites listed in this chapter?

Yes No

If not, please explain which sites should be added or deleted and why?

Chapter 13 Cycling Network Incorporating Green Wheel

a. Do you agree with the proposed cycle network?

Yes No

If not, What changes would you suggest?

b. Do you agree with the policy for cycling?

Yes No

If not, What changes would you suggest?

Chapter 14: Settlement Policy Area Boundaries

a. Do you agree with the Review principles for Settlement Policy Areas?

Yes No

If not, what changes would you suggest?

b. Do you agree that the Settlement Policy Area Boundaries have been drafted in accordance with the principles?

Yes No

If not, which Settlement Policy Area Boundary would you like to see changed? Please explain how it should be changed and why.

c. Do you think that Settlement Policy Area boundaries can be justified for any other settlements, or that any of the settlements with Settlement Policy Area boundaries should have them removed?

Yes No

If yes, please explain your answer.

Chapter 15: Village Open Spaces and Views

a. Do you agree with the principles for identifying Village Open Spaces and Views?

Yes No

If not, how should they be changed?

b. Are there any proposed areas which you think should not be designated as Village Open Space / View? If yes, please give the location of the site and reasons why it should be not be designated.

Map 3.35 are around the Village Hall at Willington should be removed with the S/P area , to facilitate expansion of Community facilities.

c. Are there any areas not identified as Village Open Spaces/Views that should be? Please identify where these are and explain why they should be designated as a Village Open Space / View.

Yes. The vista from the A603 to the church across the open land on the A603/Balls Lane Willington. Due to poor soil and past contamination of the area, the site is ideal for many varieties of birds, different plant species flourish and many invertebrate use this area as a safe habitat. Scrub land development needs management. There is a footpath number PF10 which crosses this area from near the church to the A 603.

Chapter 16: Urban Area Boundary and Gaps

a. Do you agree with the Urban Area Boundary review principles?

Yes No

If not, please explain how they should be changed.

b. Do you agree with the changes proposed to the Urban Area Boundary?

Yes No

If not, what other changes should there be?

c. Do you agree with the proposed change to Local Plan Policy NE17?

Yes No

If not, how should the policy be changed?

d. Do you agree with the proposed new Local Gaps policy?

Yes No

If not, how do you think that coalescence should be prevented?

Chapter 17: Urban Open Spaces

a. Do you agree with the criteria stated for designating sites as Urban Open Space?

Yes No

If not, please explain how they should be changed.

b. Are there any proposed areas which you think should not be designated as Urban Open Space? If yes, please give the location of the site and reasons why it should be not be designated.

No

c. Are there any areas not identified as Urban Open Space that should be? Please identify where these are and explain why they should be designated as Urban Open Space.

No

Chapter 18: Former Land Settlement Association Area

a. Do you agree that the character of the former Land Settlement Association is unique within Bedford borough and should continue to be protected?

Yes No

b. Do you agree that the boundary of the former Land Settlement Association designation should continue to be the historic boundary?

Yes No

If not, how should it be changed?

c. Do you agree with the assessment of the unique character as set out in this chapter and the background paper?

Yes No

If not, please explain how it should be changed?

More licence to extend the LSA houses which are very small and lack modern acceptable facilities. Some infill to develop areas for leisure and gardens to enable areas of dereliction to be tidied up.

Thank you for your comments

Please send your response by 13th July 2010 to:

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<p>We will keep your details in a database so that we can keep you informed about the progress of the plan. If you don't want us to retain your details and keep you informed please tick the box opposite.</p>	
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