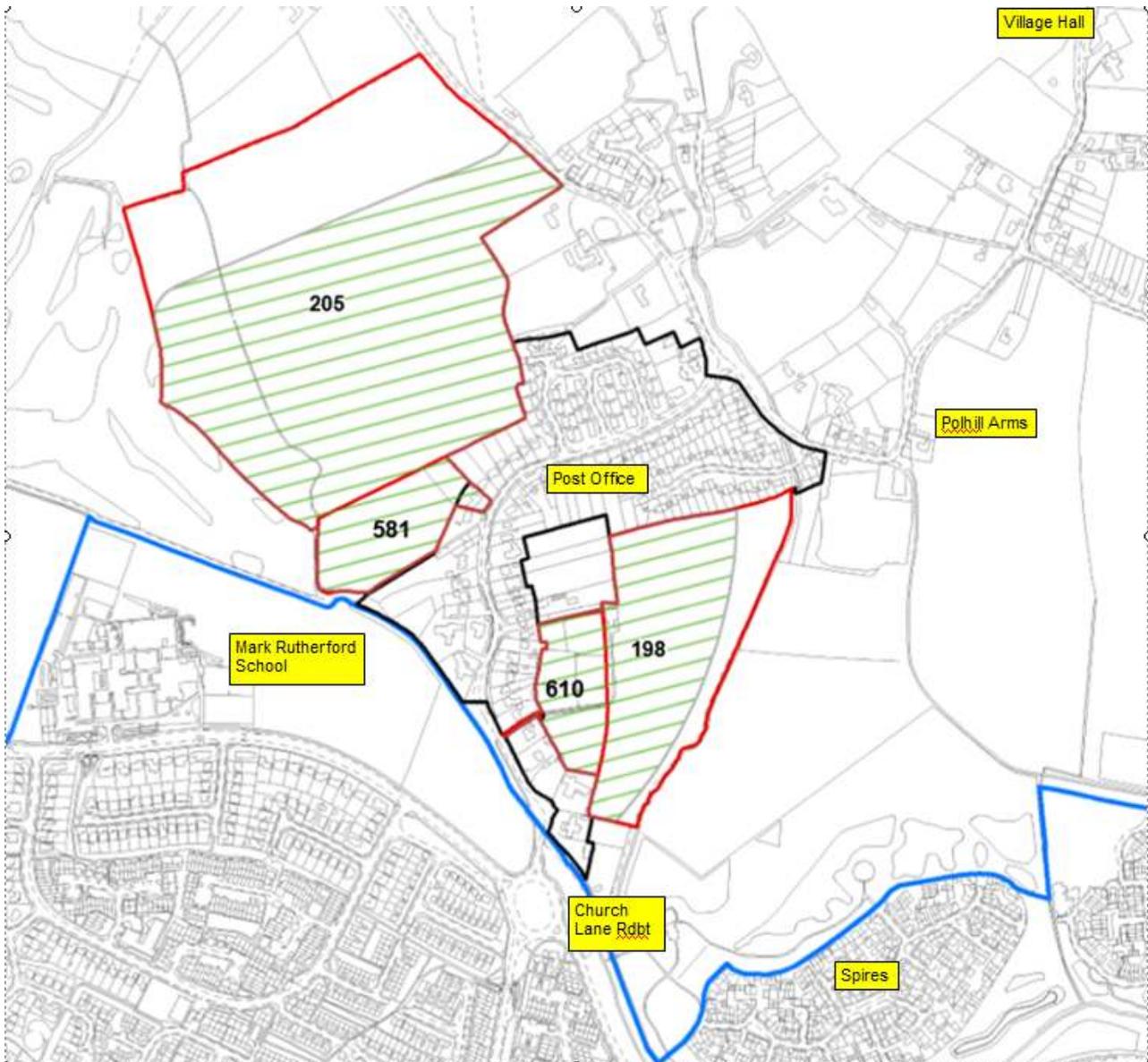


**RENHOLD PARISH COUNCIL  
INFORMATION ON BEDFORD BOROUGH COUNCIL'S LOCAL PLAN  
2035**

**What is the consultation proposing for Renhold?**

The document is proposing a housing development allocation of **500 houses in the Salph End part of the village**. This allocation of houses forms part of the proposed extension to the urban area of Bedford. The location of the sites are:



### **What does this proposal actually mean?**

Within the proposed allocation of 500 houses for Salph End, it is intended that there will be a **new one-form entry primary school** built to provide a facility for the new inhabitants. This is not a replacement school for the village, it is intended to be an additional school for the village.

The Borough Council proposes that the Salph End area of Renhold would become part of the urban area of Bedford, and lie within the urban boundary.

### **Other items that are relevant to Renhold within the consultation documents**

The supporting document regarding education details that where a one-form entry primary will be located, this is to be built with sufficient infrastructure to support future expansion. The document details that this is for future proofing so the primary school can become two-form entry at a later stage.

### **Where can I find out more?**

There is lots of supporting information on the Borough Council's website at [www.bedford.gov.uk/localplan2035](http://www.bedford.gov.uk/localplan2035)

If you have a question from reading the consultation supporting paperwork, then send it to [planningforthefuture@bedford.gov.uk](mailto:planningforthefuture@bedford.gov.uk) and they will reply by email within five working days; or phone and leave a message giving a brief description of your query, a number to call you back on and an indication of a convenient time they can call on the dedicated Local Plan 2035 hotline, 01234 718300. Someone will then phone you back.

### **What is the best way to respond?**

**Individual consultation responses will have more weight than group letters or petitions. The more responses to this consultation, the better.**

There are a number of questions on the consultation response form. However, you do not have to answer every question. The questions that are relevant to what is proposed in Renhold are 3.a) 3.b) 4.a) and 4.b).

The easiest way to comment is by using the on-line consultation page. You will be able to save a copy of your response for your own records and you will receive an acknowledgement so that you know that we have received your submission. Alternatively, comments can be made by filling in the (a) Word format questionnaire. If you prefer this method, please attach the completed Word document to an email and send it to [planningpolicy@bedford.gov.uk](mailto:planningpolicy@bedford.gov.uk)

If you cannot do this, you can print and post your completed questionnaire or write a letter. Please attach a stamp and post to:

Local Plan 2035 Consultation,  
Planning Policy Team, Borough Hall  
Bedford, MK42 9AP

**All comments must be received by 5pm on 9 June 2017.**

### **What could I put in my response?**

**The Borough Council need valid planning reasons as to why development is not suitable in a proposed area.** Listed below are a number of examples of planning reasons that could be included:

**Importance of Renhold remaining a rural village** – The village of Renhold comprises of 5 ends [Salph End, Church End, Top End, Green End, Water End]. This is its distinctive character and the addition of 500 dwellings in Salph End will be totally alien to this character. So in conclusion Salph End should remain a Group 3 village which would give an expected allocation of around just 20 houses; not 500.

**Highways** - There is no good accessibility to the proposed sites, no direct road or footpath access into Bedford. Access onto the rural Ravensden Road and unclassified Hookhams Lane might require urban scale roundabouts such as those on the Norse Road estates which are 300 dwellings or less and each has a large roundabout access. There is not sufficient space on Hookhams Lane for a roundabout to service such development.

All traffic would have to access Bedford through Salph End. Existing village roads usually have a footpath on one side only, often of insufficient width for 2 people to walk side-by-side. Hookhams Lane has a 7.5 tonne weight restriction and residents of Home Close have to cross Hookhams Lane twice in order to walk into Bedford.

Since construction of the A421 junction at Water End, Renhold Parish Council, with the assistance of the former Bedfordshire County Council and Bedford Borough Council, has been seeking measures to reduce the adverse traffic impact that has affected the village. After more than 10 years of effort, the average speed cameras are at least addressing the speed concerns between Church End and Water End. The 500 additional dwellings proposed at Salph End will be likely to generate significant traffic volumes, especially in the morning and evening rush hours, which will be likely to impact adversely on Hookhams Lane and through the rest of the village to the A421. How far will measures extend to reduce this adverse impact? For many years, there has been a traffic issue associated with the existing school, with Church End effectively becoming a single carriageway road at school

starting and closing times. 2 additional years are to be added to the school, and additional traffic generated by the 500 dwellings will both escalate this problem.

**Sustainability** – The proposed development area is not close to existing services and facilities in the urban area, the nearest facilities are Church Lane shops, etc., which are beyond walking distance from the Ravensden Road site. Salph End has a small village shop / post office and a small public house, unlikely to meet the demands of 500 additional houses.

**Insufficient infrastructure** - The supplementary document states that the necessary supporting infrastructure can be provided, undoubtedly it can be, but at a price. How much improvement of existing roads will be required if they are to accommodate the traffic related to 500 additional dwellings? Average speed cameras would be required on both Ravensden Road and Hookhams Lane. What if the landowners say they need more than 500 dwellings to meet the cost of infrastructure provision?

**Landscape impact** - No one is entitled to a view, but this land was previously identified as an area of special restraint to prevent the coalescence of Bedford and Renhold. The consultation document refers to maintaining a visual gap between the urban area and villages, This is contradicted by the Salph End proposal which totally fills this gap.

**Distinctiveness of nearby villages must be considered** - Salph End is predominantly bungalows and low-density development. Are the 500 dwellings to reflect this, or will urban estates such as Aspire and The Spires be allowed, even though totally urban in character? Salph End has approximately 230 dwellings – adding 500 new dwellings shows no consideration of Salph End’s character. Renhold has always pursued a ‘dark skies’ policy and except for 4 street lights associated with the average speed cameras there are no street lights in the village. This is a distinctive character, Will it be maintained in the new estates which abut Salph End?

**Noise pollution** - Sites 610 and 198 wrap around the Crossways Nursing Home and especially during the construction phase it could be subjected to unacceptable noise and disturbance.

### **Where else the development could go?**

**The Borough Council needs to know where the development should go, so if you feel 500 houses should not be allocated to Renhold then you need to make reference in your response as to where you feel this development for an urban extension should go.** This could be:

- Freemans Common in Brickhill was a site initially recommended by Borough Council officers as a suitable urban extension in the draft consultation document. This site therefore should continue to be included.
- Kingsway is an area in the town centre already identified by the Borough Council Planning Officers and allocated for redevelopment as part of the

Town Centre Action Plan. This site has greater potential to hold further residential development, so is naturally a more suitable site and it has been previously preferred by the Borough Council. It is a very sustainable site as well given its central location in town to a range of services and infrastructure.

- Land North of Beverly Crescent is an area that abuts Bedford and sits between the urban area and Biddenham, so is more naturally located to service the needs of urban development growth.

If the Borough Council took a combination of the above sites forward then this would satisfy the development allocated to the urban extension with no need for such development in Renhold.

The Borough Council could allocate more houses to larger villages such as Great Barford and Harrold who have expected capacity in terms of school places so could take more development. They are also villages who have great facilities such as GP surgery and local shops.

### **What happens next?**

The Borough Council will use your comments to help finalise the development strategy and selection of the most suitable development sites. Further consultation on a draft plan is expected to take place in early 2018 prior to the submission of the local plan to the Planning Inspectorate for formal examination.

The next consultation is expected to take place in early 2018. This is when the Borough Council will have a complete draft local plan. Any comments made at this stage will be submitted to an Independent Inspector, together with the draft plan, for formal examination by the Planning Inspectorate.

### **What is the Parish Council doing about this?**

The Parish Council strongly objects to this proposed development of Renhold which would significantly change the rural nature of the village. The Parish Council have met with Borough Council Officers to discuss this in detail, and have challenged the Borough Council on the unsuitability of the proposed development. A detailed analysis of all the supporting consultation documents has been undertaken by the Parish Council, and a draft response is being collated. There are a very large number of issues which the Parish Council have identified from the consultation paperwork. The Parish Council is committed to highlighting strong objections to the Borough Council Officers in their response to the consultation.

### **How do I contact the Parish Council?**

If you would like more information or if you have any questions or comments about this, then you can contact the Parish Clerk, Lizzie by email: [lizzie\\_barnicoat@hotmail.com](mailto:lizzie_barnicoat@hotmail.com) or on **01234 771702**