

RENHOLD PARISH COUNCIL

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30th September 2019

Dear Resident,

SALPH END DEVELOPMENT PROPOSALS LATEST

Following the Parish Council communication on 11th September, the Parish Council wanted to provide residents with an update. The Parish Council were notified on 18th September that an outline planning application for up to 400 new houses in Salph End had been submitted to Bedford Borough Council.

What does this mean?

Now the planning application has been submitted, it has been allocated a reference number of **19/01974/MAO** which is an outline application with all matters reserved except access for up to 400 dwellings, land for a new primary school, open space, drainage, footpath improvements and vehicular access via 25 Hookhams Lane. This formally commences the consideration of the planning application by Bedford Borough Council.

Where can I find out more information?

All the supporting documents can be found online at <https://www.bedford.gov.uk/planning-and-building/search-plans-page/> By going to the search planning applications and entering the reference number. Under the documents section of the application you will be able to view the supporting information. Due to the size of the proposed development there are a significant number of documents associated with this application. A useful document to look at is the application document online titled, VO6, which is the applicants Planning Statement and outlines their case.

What has the Parish Council done so far?

On being alerted to the submission of the planning application, immediate contact was made with the Borough Council. Paul Lennox, Team Leader for Major Applications confirmed that the Borough Council will be trying to make a decision on this application by the 9th December. Although often schemes of this scale can run on much longer.

The application will be heard by the Borough Council Planning Committee, who will ultimately determine whether to approve or refuse the application. The Borough Officer has advised that the next Committee dates are, 28th October, which is too soon, and the 25th November, which is more of a possibility, for the application to be considered. Also the Borough Council highlighted that a Case Officer will be allocated to the application and they will be leading the detailed review into the associated documents.

The Parish Council have in the meantime engaged with Ravensden Parish Council to look at ways to work together as this proposal will impact both parishes.

How do I submit comments on this application?

Residents must send their comments to Bedford Borough Council who are the determining local planning authority.

The Borough Council Planning Services advise that you should send your comments by email, quoting the application number **(19/01974/MAO)** with Object, Comment or Support at the top, excluding your signature and any personal email addresses or phone numbers, to: **planning@bedford.gov.uk**

The Borough Council must consider all comments submitted, even ones submitted on the day of the Planning Committee. However, naturally it is better to engage with the process in a more timely manner.

What types of comments could I make in my response?

It is very important to only include material planning grounds when submitting comments. This could be things like, how such a development would impact Salph End, the local environment, as well as the local highways network.

Just like with the responses to Local Plan process, individual responses are better than collective responses. Petitions or polls, with even multiple signatures only count as one objection.

What response will the Parish Council be submitting?

The Parish Council are ensuring they receive a full compliment of the associated documents with this application, in a hard copy, to enable them to fully review and consider this significant proposal.

The Parish Council feel it is important for residents to have access to this as well, and so will be holding an information sessions at the Village Hall, on Wilden Road:

Thursday 7th November 1:00pm to 7:00pm

The main aim of the drop in session for residents is to:

- To ensure residents are fully informed of the application
- To help parishioners have a better understanding of how to engage in the consultation process for this planning application

This will then be immediately followed by an extraordinary meeting of the Parish Council at **7pm on Thursday 7th November**, with the planning application as a single agenda item for the Council to agree their response.

This will enable the Parish Council after careful consideration of the supporting documentation and to take into account resident views on the proposal, when they agree their comments for submission at the extraordinary Parish Council meeting.

I still have a question....

If you are unable to attend the drop in session, or extraordinary Parish Council meeting on 7th November, but would like more information or if you have any questions or comments, you can contact the Parish Clerk, Lizzie by email: lizzie_barnicoat@hotmail.com or on 771702

Published on behalf of Renhold Parish Council