

RENHOLD PARISH COUNCIL

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Clerk to the Council
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Planning Officer
Bedford Borough Council
Borough Hall
Cauldwell Street
Bedford MK42 9AP

Dear Officer,

19/02194/MAO outline application for the demolition of a dwelling and the erection of up to 28 dwellings with all matters reserved except for access at Land East Of Hookhams Lane

Renhold Parish Council wishes to object to this application as an over-riding comment, Renhold is not required in the adopted or the emerging local plans to identify land for additional dwellings, so any proposal for additional dwellings lies outside local plan policy. The reasons are:

- The site lies outside the Renhold : Salph End Settlement Policy Area.
- Notwithstanding the demolition of the property at Hookhams Lane the proposal represents backland development
- Salph End is characterised by being mainly bungalows, the proposal would see 2-storey dwellings so totally out of character with Salph End.
- The application contains very little supporting information or technical information.
- The site proposes an at depth development which is out of keeping with the surrounding area and street scene. The street scene is made up of linear design so this is going to set precedent for backland development.
- The highways access is a concern for the Council as Hookhams Lane is an unclassified rural road, that is narrow.
- Hookhams Lane also is a road that has a 7.5 tonnes weight restriction given it is such a small, narrow road unsuitable for large vehicles, this evidences that the road structure is not sufficient to have high volumes of vehicle movements on it.
- The access proposed into the site appears to be very narrow given the wish for this to be main access into the development which will have to take construction traffic if the application is granted, as well as large farm vehicles as identified by the applicant. Given this will be in the immediate vicinity of neighbouring adjacent properties there are concerns over noise and damage to these nearby houses.

- There are drainage concerns with the land and it is prone to being saturated, which do not appear to have been taken into account.
- There has been little consideration for the impact on the local environment and wildlife species.

Understanding new requirements around site visits by the elected Members on the Planning Committee of Bedford Borough Council, the Parish Council therefore request that a site visit is done in advance of any consideration by the elected Members so they can see the site in its rural setting and witness first hand the inadequate proposed highways access.

Yours sincerely

E. Barnicoat

Lizzie Barnicoat
Renhold Parish Clerk