



BEDFORD BOROUGH COUNCIL

Borough Charter granted in 1166



Interim Chief Executive: Terry Collins

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Date: 11 June 2021

Dear Steve

Sharnbrook Neighbourhood Plan

Further to your letter dated 27 May 2021, we have discussed the questions raised by the examiner with Sharnbrook Parish Council, however they will be providing a separate response to you. The response from Bedford Borough Council is below.

With regards to the site area as stated in Policy S5, it is suggested that the Policies Maps shows the full allocation area (amended as 39.22ha) as within the Settlement Policy Area. While it is useful to show a masterplan within the Neighbourhood Plan, it is only an 'Indicative Plan' and the layout could change when a planning application is submitted. Once the developable area (residential, community uses etc.) is finalised with a planning application, the Settlement Policy Area boundary can be amended in accordance with the principles for the Settlement Policy Area outlined in chapter 13 of the Allocations and Designations Local Plan 2013.

It has been suggested that the policy is changed to add in the proposed areas (ha) for development and open space. In order to keep flexibility for future applications, it is the Borough Council's view that no specific site areas (ha) are included in the policy other than that the school site is to be a minimum of 2 ha in order to accommodate a two form entry school.

I trust that this information is helpful to the examiner. Please contact Sonia Gallaher if you require any further information or clarification.

Yours faithfully

Gill Cowie
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