

Sharnbrook Parish Council

c/o Riverside Lodge,
33 Mill Road,
Sharnbrook, MK44 1NX
Tel: 01234 782827 Email: Clerk@sharnbrook-pc.gov.uk

Wendy Burden BA (Hons) DipTP MRTPI
Examiner
Cc: Sonia Gallaher
Bedford Borough Council

Your Ref: 03/WB/SNP
11th June 2021

Dear Ms Burden

SHARNBROOK NEIGHBOURHOOD PLAN EXAMINATION –

Thank you for your letter of 27th May 2021, regarding the Sharnbrook Neighbourhood Plan Examination. We would respond to the various comments as follows:-

You state:-

"I understand that the Policy Map seeks to restrict the area to be allocated within the proposed SPA to that area of the whole site which is to be developed for housing. However, Policy S5 states that the Sharnbrook Neighbourhood Plan (SNP) allocates 38.8 hectares of land for a comprehensive development and then lists those elements to be included within the allocated area.

The Concept Masterplan which you sent with your letter, indicates that the total area for the comprehensive development is 39.22 hectares, with the area for residential development confined to 14.06 hectares.

I find that the difference between the areas referred to in the Policy wording and identified as the Proposed Site (Policy S5) on the Policies Map to be a potential source of confusion. Therefore, some clarification is required within the SNP to ensure consistency between the policy wording and the scale of the Policy S5 site identified on the Policies Map.

One approach is to amend the Policies Map to incorporate the whole of the area shown in the Concept Masterplan for comprehensive development as the proposed Policy S5 site within the proposed Settlement Policy Area. This would ensure that the area shown on the Policies Map is consistent with the area identified in the written policy."

We accept that there may be some confusion caused by the two red lines. Accordingly, we confirm our agreement to adopt the approach you set out, by allocating the SPA red line in accordance with the developer's red line as shown on the concept master plan.

You further state:-

To then ensure that the site is developed in the comprehensive manner sought by Sharnbrook Parish Council (SPC), the policy wording should specify areas within the proposed site which are to be reserved for the uses shown on the Concept Plan.

I set out below a draft revised version of Policy S5 on which I would welcome the comments of SPC, Bedford Borough Council, and any other party who has an interest in the development of the land:
Policy S5 (draft revision) – Land at Hill Farm, Mill Road

The SNDP allocates 39.22 ha of land at Hill Farm, Mill Road as identified on the Policies Map for a comprehensive development, subject to the following criteria being met:

- a. some 14.02 ha will accommodate a maximum of 500 dwellings with an affordable housing contribution in line with policies within the development plan and a range of house types, in particular 2-3 bedroom properties as identified in the Housing Needs Assessment;*
- b. the scale, form, layout and density shall be appropriate for this location;*
- c. some 13.99 ha will be provided as land for open space, sport and leisure facilities including sports pitches, changing facilities and parking provision;*
- d. some 2.2 ha will be provided for a community hub to include a serviced site for a replacement primary school; a location for a new community building and/or a new doctors' surgery and provision of small scale retail units to address the day to day needs of the new residents;*
- e. informal open space, sustainable drainage systems, landscape buffering and sensitive boundary treatment will be incorporated as part of the proposed development;*
- f. pedestrian and cycle access will be provided to the village centre;*
- i. a vehicular access will be provided from Mill Road and a new roundabout off the A6 together with a secondary vehicular access off Templars Way;*
- j. a scheme of parking will be included that will minimise on-street parking and ensure safe and free movement of all vehicles throughout the development;*
- k. all development shall respect the surrounding natural, built and historic environment.*

We both acknowledge and understand the reason for detailing the various areas, the development is still at a very early stage, therefore we would not wish to be too prescriptive at this point. There is capacity for all of the above to be contained within the red outlined area as described above. In particular, with regard to (b) we remain concerned that confining housing development to a precise 14.06 ha would lead to a greater density than we hoped for, and that this might be improved by being flexible on the size allocated for the maximum 500 dwellings. This we believe will be a matter robustly addressed through the outline and detailed planning phases, subject to the NPD being approved.

(There does appear to be a discrepancy whereby the area referred to for residential development varies between 14.06 and 14.02 ha, but we believe this to be a mistype, and in any event, not relevant as per the above.)

In addition to this comment, the developers have also been consulted and I have sent their response as a separate attachment along with a response from Bedford Borough Council with which we agree wholeheartedly.

We confirm that we have placed a copy of your letter, together with this response and the response from the developers on our website www.sharnbrook-pc.gov.uk/neighbourhood-plan/ as requested.

We trust this satisfies your enquiries and look forward to hearing from you with any further queries in due course.

Yours sincerely

Helen Glanville

Helen Glanville
Clerk to Sharnbrook Parish Council

Encs