

Bedford Borough Local Plan 2040

Local Plan Review (Part 2) Site Options Consultation

Assessment of impact on ancient woodland and ancient & veteran trees

1. Relevant Document

Bedford Borough Local Plan 2040 Site Options map: <https://bluefoxtech.co.uk/demos/bedford-published-sites/#/center/-0.4205,52.1569>

2. Comments on the potential sites

I have compared the potential sites identified in the site consultation map with the ancient woodland (AW) sites indicated on magic maps, and with ancient, veteran or notable trees identified on the ancient tree inventory to identify any sites containing or adjacent to AW or trees. The sites satisfying the criteria are noted in Table 1. There are a significant number of sites included, of particular note is a large area that is being considered as a potential Garden Village that contains several areas of AW.

Table 1 Development Site Options in the Bedford Local Plan Review (Part 2) Site Options Consultation document which contain or are directly adjacent to ancient woodland and/or ancient or veteran trees

Site reference number and Planning Application number if given	Name or description of site (page no. in the relevant Ward pdf file)	Nearest Town	Proposed Development description if indicated	Contains ancient woodland (AW); adjacent to AW or within AW?	<u>Type</u> of woodland affected? E.g. ASNW, PAWS <u>Name</u> of woodland <u>Size</u> of woodland affected (in Ha) 6 figure grid reference
Sites containing or directly adjacent to AW or ancient or veteran trees, as confirmed using magic maps and ancient tree inventory					
Site 3415 https://bedford.oc2.uk/form/3415	Land adjacent Wootton Upper School, Wootton	Wootton	Housing (489)	Adjacent to AW (western boundary of site)	ASNW Wootton Wood 29.5 Ha (SP99704488)
Site 447 https://bedford.oc2.uk/form/447 (appears to overlap with 3415)	Land at Wootton Park Farm Hall End Road Wootton Bedfordshire MK43 9HT	Wootton	Housing (430-515)	Adjacent to AW (western boundary of site)	ASNW Wootton Wood 29.5 Ha (SP99704488)
Site 371 https://bedford.oc2.uk/form/371	Land Adjacent To Wootton Upper School And Arts College, Hall End Road, Wootton, Bedfordshire	Wootton	Housing (81)	Adjacent to AW (southern boundary of site)	ASNW Wootton Wood 29.5 Ha (SP99704488)
Site 1010 https://bedford.oc2.uk/form/1010	Land at Northampton Road, Bromham 19.4 ha	Bromham	Housing (approx. 400)	Adjacent to AW (eastern boundary) If developed the woodland will effectively	ASNW 6.67 Ha (SP99185148) note that this encloses a small area of PAWS 1.41 Ha (SP99145159) OS map name Salem Thrift

				be enclosed by housing or the A428 on all sides	
Site 753 https://bedford.oc2.uk/form/753	Parklands, Northampton Road, Bromham, MK43 8HQ 3.6 ha	Bromham	Housing (5-8)	Adjacent to AW (western boundary) across a road (The Glebe)	ASNW 6.67 Ha (SP99185148) note that this encloses a small area of PAWS 1.41 Ha (SP99145159) OS map name Salem Thrift
Site 1228 https://bedford.oc2.uk/form/1228	Northampton Road, Bromham 11 ha	Bromham	Housing (200)	Adjacent to AW (part of eastern boundary)	ASNW BOWELS WOOD 8.42 Ha (TL00265132)
Site 362 https://bedford.oc2.uk/form/362 This site is also included in Site 1228	Land on the north side of Grange Lane, Bromham. Gross Site Area: 0.724 ha.	Bromham	Housing (20)	Adjacent to AW (part of eastern boundary)	ASNW BOWELS WOOD 8.42 Ha (TL00265132)
Site 449 https://bedford.oc2.uk/form/449	Land off Molivers Lane Bromham Bedfordshire MK43 8LE	Bromham	Housing (250)	Adjacent to AW (part of eastern boundary) One of the proposed access routes also goes by northern boundary of the woodland	ASNW BOWELS WOOD 8.42 Ha (TL00265132)
Site 883 https://bedford.oc2.uk/form/883	Land at TwinWoods	Clapham	848 Ha Housing (6,000-7000) plus Employment, Retail, Hotel etc.	CONTAINS one area of AW and also adjacent to another area of AW	Contains ASNW 4.49 Ha (TL03195516) Adjacent ASNW TWIN WOOD 11.97 Ha (TL03565444)

Site 704 https://bedford.oc2.uk/form/704	Land at Cotton End Road, Wilstead, Bedfordshire 11.8 ha	Wilstead	Housing (354)	Adjacent to AW on southern boundary of site	PAWS WILSHAMSTEAD WOOD 56.34 Ha (TL07154260)
Site 532 https://bedford.oc2.uk/form/532	Land to the north west of Forty Foot Lane, Podington	Podington	Housing (800+)	Adjacent to AW on part of north/eastern end of site	ASNW GREAT HAYES WOOD 15.18 Ha (SP6416192)
Site 529 https://bedford.oc2.uk/form/529	Glebe Farm Solar Park, Podington	Podington	Housing (up to 600)	Adjacent to AW on part of southeastern boundary	ASNW GREAT HAYES WOOD 15.18 Ha (SP6416192)
Site 1002 https://bedford.oc2.uk/form/1002	Land adjacent Colworth Science Park.	Sharnbrook	Housing (4,500 as Garden Village)	CONTAINS a number of areas of AW	ASNW COLWORTH THICKET 16.46 Ha (SP97366127) ASNW Ash Hill Spinney 0.5 Ha (SP96956112) ASNW COLWORTH HOUSE WOOD 8.02 Ha (SP98286055) ANSW Clipsey Spinney 0.38 Ha (SP97826065) ASNW BARWICK WOOD 5.46 Ha (SP96766046) ASNW Barwick Spinney 0.48 Ha (SP97156011) ASNW Antonie Spinney 1.38 Ha (SP97415991) ASNW Brownage Wood 3.2 Ha (SP96266058) ASNW Louise Acre Wood 12.65 Ha (SP96516008) ASNW unnamed 2.67 Ha (SP97065945)

Site 808 https://bedford.oc2.uk/form/808	Land south of Vicars Close, Biddenham	Biddenham	Housing (12)	Veteran tree at boundary	Giant Oak ID: 23408
Site 892 https://bedford.oc2.uk/form/892	Land east and west of Barford Road, Little Barford St Neots	Little Barford	Housing (1115-1305)	Contains Notable Tree	Common Ash ID: 217721
Site 286 https://bedford.oc2.uk/form/286	Wilden High Street, to the west of Brook Farm (70) MK44 2QD		Housing (up to 20)	May be notable tree(s) at boundary. Area to east of site contains > 10 notable trees and some may be on boundary	The notable tree that appears closest to the boundary is London Plane ID: 168140