

Our Ref: P053240

13th August 2020

Bedford Borough Council
Planning Policy Team
Borough Hall
Caudwell Street
Bedford
MK42 9AP

Dear Sir or Madam,

Call for Sites Submission – Parklands, Northampton Road, Bromham, MK43 8HQ

Please find enclosed a submission to the Call for Sites in respect of the promotion of Parklands, Northampton Road, Bromham as a residential allocation of between 5 -8 dwellings in the Bedford Borough Local Plan review.

This submission is comprised of completed 'call for sites' submission form, this letter and a site location plan.

The purpose of this letter is provide an overview of the site and proposed allocation.

The Site

Parklands (Mansion) is located on the western side of the village of Bromham to the north of Northampton Road. The village contains a number of local services and facilities and is served by a regular bus service between Bedford and Northampton and the intervening villages (route 41).

It is a former country house dating from around 1897 and was once the residence of W.H. Allen of Bedford, founder and owner of Queens Works. It has two storeys with attic rooms and is constructed in stone with a plain clay tile roof. It has a number of architectural features including moulded parapets, large two storey bay windows with stone mullions and transoms, elongated chimneys with moulded brick courses, and a stone oriel window above the main entrance.



Parklands Mansion

In the twentieth century, the property was utilised as the main reception and office accommodation for Bromham Hospital. Following the hospital's closure, planning permission was granted in 1988 for the change of use of the mansion back to a single residential dwelling.

A development brief was also prepared to guide the redevelopment of the hospital, and in 2000 planning permission was granted for the demolition of former hospital buildings and the construction of 65 new dwellings on broadly the same footprint.

These dwellings have since been constructed and are located to the north and east of Parklands on Chestnut Avenue, Blue Spruce Close, Red Cedar Road and Tulip Tree Close.

The dwellings are visible from Parklands and now form part of its setting.

The grounds of Parklands Mansion itself is generous and contains some wooded areas (not proposed for development), lawns, garden areas and hardstanding. The grounds are generally flat with a gentle minor slope to the north and east.

It is directly accessed via an existing driveway off Northampton Road as shown below



Existing site entrance

Development Potential

It is submitted that within the grounds, there is the potential to provide a low density housing development of between 5-8 new homes.

The development would respond and reflect the character of Parklands Mansion as a large former country house, and would be designed to reflect an 'estate-style development'. That is to say, that it is intended that this would reflect the historic relationship of a 'manor house' and the homes within the grounds of those working on the land or for the estate.

The dwellings would generally be between 1 ½ - 2 storeys in height and adopt the Bedfordshire rural aesthetic utilising red brick, stone, timber weather boarding, clay pantiles and contrasting slate for ancillary buildings.

The wooded areas of the site would remain undeveloped and continue to provide screening for the general site.

The dwellings would be accessed via the existing driveway route which is accessed from Northampton Road.

Climate Change

In respect of question 6.1 of the Call for Sites Submission Form regarding climate change, it will be noted that the low density of the proposal allows significant scope for introducing suitable sustainable design features into the development.

Although the grounds already contain wooded areas, the overall site is of substantial size and provides opportunity for additional tree planting facilitated by the development.

Summary

This submission promotes the allocation of Parklands, Northampton Road, Bromham as a residential allocation for between 5-8 dwellings in the Bedford Borough Local Plan Review.

Please do not hesitate to contact us should you consider that any further information would assist in assessing the site,

Yours faithfully,

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