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Dear Sir/Madam

### LAND SOUTH OF BROMHAM ROAD, BIDDENHAM

I am writing on behalf of our client, [REDACTED], in relation to their land interests south of Bromham Road, Biddenham (below). This land is sustainably located adjacent to Biddenham and forms a logical location for future growth. Whilst we understand that the Council's Call for Sites ran last year, and the Council are currently progressing its Local Plan Review, we would like to highlight the availability of this site for residential development, and consider it to be a logical allocation as part of the emerging Local Plan. Please all find enclosed a completed Call for Sites form and Site Location Plan.



Figure 1: Land South of Bromham Road, Biddenham (red outline). Neighbouring development sites (blue outline)

The site is 1.9ha and forms a triangular shape. The site is formed of a single paddock. The site adjoins existing ribbon residential development along Bromham Road to the north and east. The south of the site is formed of the A6, with agricultural land beyond (which is allocated for residential development and has planning permission for up to 249 dwellings). To the west is a small arable field. The site is well contained by existing boundary planting which helps to contain the site and will provide a buffer between the new dwellings and the A6 to the south.

In terms of existing planning policy, the site is located between two existing housing allocations, *Gold Lane* (Policy Number 18, which now has permission for up to 249 dwellings ref: 18/00140/MAO) to the south and *Rear of Bromham Road* (Policy Number 23) to the north of the dwellings on Bromham Road. This demonstrates the inherent and recognised sustainability of the site. The site is located outside of, but adjacent to the defined Urban Area Boundary, with the boundary extending to the north, south and east of the site, again demonstrating the strong relationship between the site and existing and proposed housing. The inclusion of this site would require only a slight alteration to the existing Urban Area Boundary.

Vehicular access is proposed to be taken from Bromham Road, albeit further work is required to establish the optimal site access arrangement, particularly when considering the proposed access to facilitate the allocation north of Bromham Road. The delivery of the site will require the removal of a small area of vegetation, but any loss will be mitigated through replacement planting as part of the site's landscape strategy.

The site is adjacent to existing bus stops which are served regularly by the 41 service which runs between Bedford and Northampton. Services begin at 7am and run hourly until 9pm in the evening. This would reasonably enable those traveling for commuting, education, retail, leisure, and health, sustainably and easily from the site. Improvements to the existing bus stops could be provided as part of development proposals, to encourage their use. In terms of pedestrian access, an assessment will be undertaken to establish what measures are required to facilitate access to the northern carriageway of Bromham Road, from which the existing footpath network can be utilised to access the services and facilities of Biddenham.

In terms of impacts on the historic environment, the nearest designated asset is Bromham Bridge, which is a scheduled ancient monument located 150m west of the site. The site will not bring development closer to Bromham Bridge, with existing development north of Bromham Road being located far closer to this historic asset. A distance in excess of 150m will exist between the proposed housing and this Scheduled Ancient Monument. The existing mature planting to the north of the site, will be complemented by new boundary planting, meaning views towards the bridge will be largely unaffected. As such, it is not considered that the proposed development will have a tangible impact on this historic asset. There is a Grade II Listed building (66, Bromham Road) located 400m to the east. Existing mature vegetation however acts as a visual screen between this asset and the appraisal site and it is considered that the development of the site would have a negligible impact on this asset.

The site does not contain or adjoin any designated environmental asset. The site is located within Flood Zone 1, low probability of flooding.

We consider the 1.9ha site could make provision for circa 35-45 dwellings, depending on density and layout. The site can deliver a mix of house sizes, types and tenures, as well as a policy compliant level of affordable housing. As referenced, the site sits between two extant housing allocations (one with planning permission), demonstrating the site's sustainability. The site is within walking distance of the range of services and facilities contained within Biddenham, with Bedford within easy reach by bus or cycle. The development of the site would therefore clearly constitute sustainable development and would have a strong synergy with existing commitments.

We therefore request you consider this site as a housing allocation in the emerging Local Plan. The site is not constrained and can be brought forward early in the Plan period if required. The site is available, achievable and deliverable, with all dwellings deliverable in the initial 5 years of the Plan period, subject to early indication of inclusion as an allocation. We will be submitting formal representations to the upcoming Local Plan Consultation, with a view to achieving a suitable residential allocation.

I trust the contents of this letter are clear, however if you have any questions please do not hesitate to ask. If you wish to discuss the opportunities presented by the inclusion of this site in the emerging Local Plan, we are happy to meet on site, virtually or a location to suit yourselves.

Yours sincerely,

[Redacted signature]

[Redacted name]

For and behalf of Fisher German LLP

E-Mail: [Redacted email]

Direct Dial: [Redacted phone]

Encs: as above