

BEDFORD BOROUGH COUNCIL LOCAL PLAN 2040 – **IMPACT ON Renhold**

Renhold Parish Council is aware that Bedford Borough Council has been preparing a new Local Plan to guide development in the borough until 2040. This looks at where growth will take place, not just houses but employment sites as well as what infrastructure is needed to support new development.

Bedford Borough Council recently announced where they feel development should go, this includes two significant areas within Renhold parish being proposed to be allocated for employment use.

Policy EMP6 - Business Park, Land at Water End and St Neots Road – states that this would comprise a Research Campus of approximately 30 hectares in total on 2 sites.



The Proposed Policy states:

Land at Water End and St Neots Road

The site at Water End / St Neots Road lies adjacent to a junction on the A421 east of Bedford and has excellent links to the strategic road network. Particular attention should be paid to the impact of additional traffic movements on the junction. The site provides the opportunity to develop a modern research campus-style development, primarily for research and development with elements of manufacturing, warehousing and distribution all within a landscaped setting. Such a campus-like environment is suitable for higher-end business occupiers to enable them to attract and retain skilled staff. In developing the site, it will be important to ensure that there is adequate separation from the existing residential buildings at Green End.

Policy EMP6 Business Park, Land at Water End and St Neots Road Land at Water End and St Neots Road will be developed for a campus-style development (primarily research and development with elements of manufacturing, warehousing and distribution).

Key principles of development include:

- i. A research campus of approximately 30 hectares in total on two sites at Water End and St Neots Road;

ii. Preparation by the applicant of a masterplan and design code to be completed prior to and submitted with any planning application. The master plan and design code will ensure that the site is developed as a high value business park providing primarily research and development space in a landscaped setting;

iii. Design to respect local landscape priorities, ensuring separation from Renhold, Green End village and the need for sensitive external lighting;

iv. Provision of high quality landmark / gateway buildings at A421 junction in a landscaped environment;

v. Pre-determination archaeological evaluation will be required; vi. Development should be designed where possible to preserve and where opportunities arise, enhance the significance of heritage assets and the contribution made by setting, including for:

- Scheduled monument of Howbury ringwork and Medieval Trackway,
- Grade II listed Great Dairy Farmhouse,
- Grade II listed Hill Farmhouse,
- Grade II listed 52 Green End,
- Grade II listed Howbury Hall and associated heritage assets,

vii. Include appropriate mitigation measures where necessary for heritage assets listed under vi;

vii. Delivery of a low carbon and environmentally resilient development that is adaptive to and resilient to climate change; viii. Submission of a Transport Assessment to include: a. Improvements to the A421 junction roundabouts, b. Measures to ensure sustainable travel to / from the development,

ix. Provision of a mobility hub; x. Submission of a wildlife and habitat survey with appropriate mitigation and enhancements;

xi. A site specific flood risk assessment will be needed and mitigation required for all sources of flood risk where necessary. Opportunities to reduce surface water run-off by on and off site should be identified;

xii. Early engagement with Anglian Water is required in order to identify connection to water network infrastructure.

It is very important that Renhold residents engage in the forthcoming consultation, having your say.

When does the public consultation start? The Plan documents in full are being consulted on **between 15th June and 29th July 2022.**

What is the best way to respond? Individual consultation responses are best rather than petitions or group responses. Multiple responses from a household, if everyone over 18 years old is allowed.

How can I find out more? You will have had a letter through your door recently. Please take some time to look at the documents, either online: <https://www.bedford.gov.uk/LocalPlan2040> or

by attending a drop-in sessions where Planning Policy Officer will be available to answer your questions. These will take place at **The Howard Centre, Bedford** (by the indoor entrance to TKMaxx) between **11:00 am and 2:00 pm on Saturday 25th June, Wednesday 29th June, Wednesday 20th July Saturday 23rd July**. As well as on on **Saturday 9th July between 11:00am and 2:00pm** inside at **St Neots Library, Priory Lane, St Neots PE19 2BH**

You can email any questions you have about the consultation to planningpolicy@bedford.gov.uk or leave a message and the Borough Council will return your call, by ringing 01234 718300, remember to leave your number.

Can I have a paper copy of the documents? Paper copies of the Local Plan 2040 and key consultation documents are available to view at local libraries in the borough (and at St Neots, Rushden, Biggleswade and Flitwick libraries) during normal opening hours. Paper copies of all consultation documents are also available to view at the Customer Service Centre, Horne Lane, Bedford by appointment (please telephone 01234 267422).

How do I respond? Response is preferred through the online consultation system available on the Borough website. You can download the response form and email it to planningforthefuture@bedford.gov.uk and responses via post are also welcomed: **Planning Policy Team, Bedford Borough Council, Borough Hall, Cauldwell Street, MK42 9AP.**

What types of things could I put in my response? It is extremely important to put down all the concerns you may have about any part of the proposals: such as impact on local landscape, traffic flow on village roads, or anything else. More information which goes into greater depth on what the main areas to consider in your response will be shared by the Parish Council with the village shortly.

What are Renhold Parish Council doing about this? The Parish Council are preparing a thorough and detailed response to the document. A lot of work is also being done on increasing awareness of this consultation, so residents can take part in this consultation. A public drop in session is being arranged for residents in July, and this matter has been, and will be the focus at Parish Council meetings.

Can I contact the Parish Council to discuss this? The Parish Council are making sure residents have an opportunity to speak to Parish Councillors directly about this proposed allocation during this consultation. At the Parish Council event in July residents will have access to help if they wish, with submitting comments to the consultation. Some printed copies of the consultation form will be available via the Clerk. As always if you would like to raise any questions, comments or to receive a paper copy of the response form, then please contact the Parish Clerk, Lizzie, on 01234 771702 or e-mail lizzie_barnicoat@hotmail.com

If you have any skills which could help or would like to help with raising awareness then do let us know, all help gratefully received.

You can also receive information via the village circulation list, contact the Clerk, Lizzie, to be added, or please visit the new Parish Council website to find details and updates via: <https://renhold-pc.gov.uk>

Make sure Renhold has its voice heard