

Emerging Bedford Local Plan 2015 - 2035

Parish of Pavenham

Summary

- * Local Plan – current position
- * Local Plan proposals
- * Potential impact on Pavenham
- * Legal process and timescale
- * Discussion
- * Parish Council response

Current Position

What is a Local Plan?

- * Development strategy over Plan period to 2035.
- * Education – Highways – Environment – Heritage – Housing
- * Site and use
- * Allocation – **NOT** planning permission

Housing needs

- * 2013 – housing need accommodated within Bedford Town and Villages
- * Pavenham requirement - 10 to 20 houses

- * 2017 re-assessment – 19,000 homes
- * Government consultation – 26,000 homes
- * Pavenham - nil additional housing requirement – (leaving discretion with the Parish)

Bedford Borough Council options

- * Borough Council accelerated timescale –
19,000 –v- 26,000
- * Residential development in Town and major
villages - except Sharnbrook
- * New town/settlement

New town proposals

- * Sharnbrook
- * Stewartby
- * Thurleigh
- * Twinwoods
- * Wyboston

Sharnbrook

- * Land at Lee Farm – Colworth Garden Village
- * 530 hectares – site access via A6
- * 85 hectares of brownfield (Colworth Science Park and Santa Pod Raceway)
- * Land is controlled by Wrenbridge and Unilever
- * 4,500 dwellings
- * 6.5 hectares of additional employment land
- * 4 primary schools and 1 secondary school
- * Parkway Train Station

Stewartby

- * Land owned by Hanson and others.
- * Minimum 1,000 dwellings – site is growing.
- * Late entry.
- * Extends from the Brickworks to Cardington Hangers.
- * Not given serious consideration by Bedford Borough Council due to late submission of information.

Thurleigh

- * 472 hectares.
- * Site is accessed via A6.
- * The whole site is described as 'brownfield'.
- * Site is owned by St Modwen an MSV group
- * Thurleigh Airfield Business Park forms part of the site.
- * 5,250 homes.
- * 48 hectares of retained employment land.
- * 4 primary schools and 1 secondary school.

Twinwoods

- * 490 hectares.
- * Site accessed via A6.
- * 65 hectares of brownfield land.
- * Land is controlled by Bedfordia and Marcol.
- * Twinwoods Business Park forms part of the site.
- * 6,000 homes.
- * 8 hectares of employment land.
- * 4 primary schools and 1 secondary school.
- * Proposed train station.

Wyboston

- * 256 hectares.
- * Site access primarily from Roxton Road (A4280).
- * The site is greenfield.
- * The land is under multiple ownerships.
- * 4,000 dwellings.
- * 20 hectares of employment land.
- * 2 primary schools and 1 secondary school.

Process and Timescale

- * Draft plan published
- * Consultation – 22nd January to 5th March
- * Consideration of responses by Borough Council
- * Submission of Draft Plan – late Spring 2018
- * Local Plan Examination (public inquiry) – Autumn 2018
- * Inspector's Report and recommendations to the Council – late 2018/early 2019
- * Adoption of Local Plan -2019

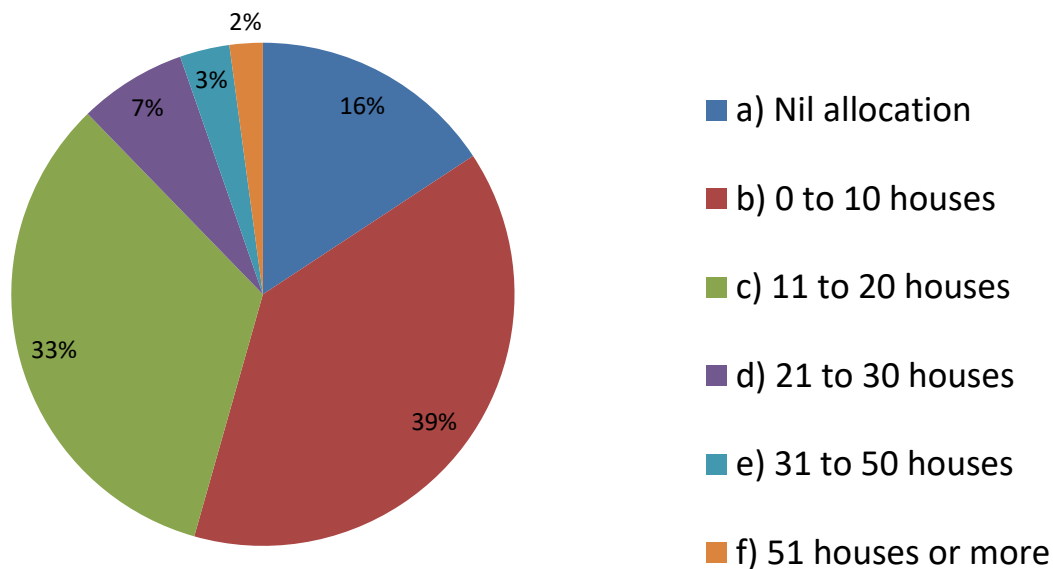
Next steps

- * Consultation response by Parish Council
- * Response by Third parties
- * Publication and submission of draft Local Plan
- * Public examination – public inquiry

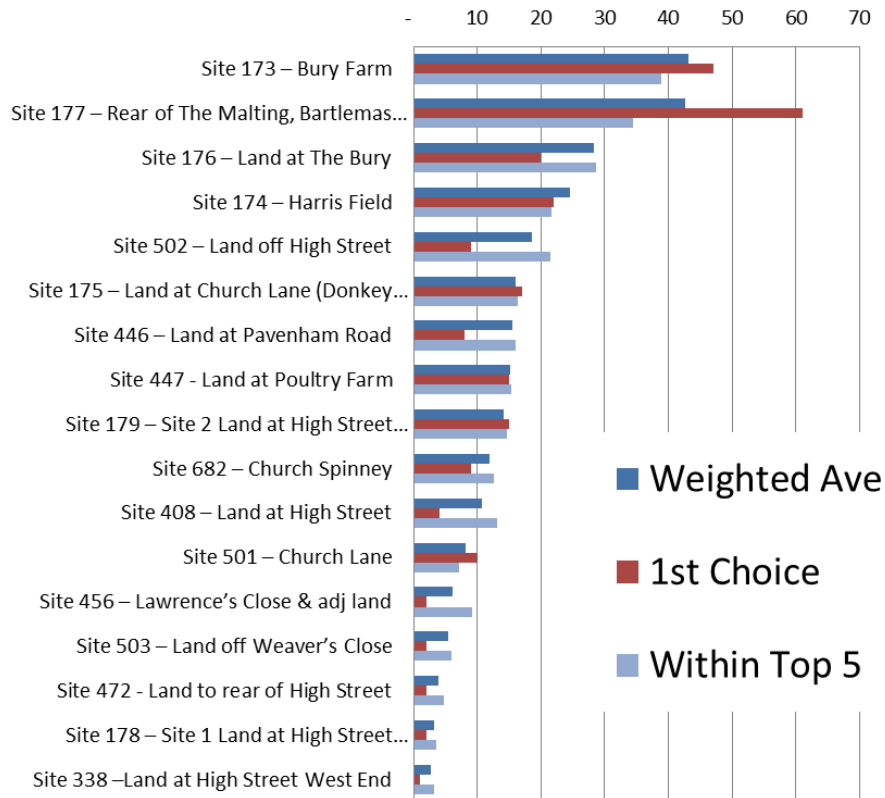
- * Submissions at the inquiry by the Parish Council?

Parish Questionnaire – Level of new housing in Pavenham

Level of new housing



Residential Development Site Preference



Although included on the map in the Housing in Pavenham questionnaire, due to the nature of the application, the ‘Residential Development Site Preference’ graph excludes:

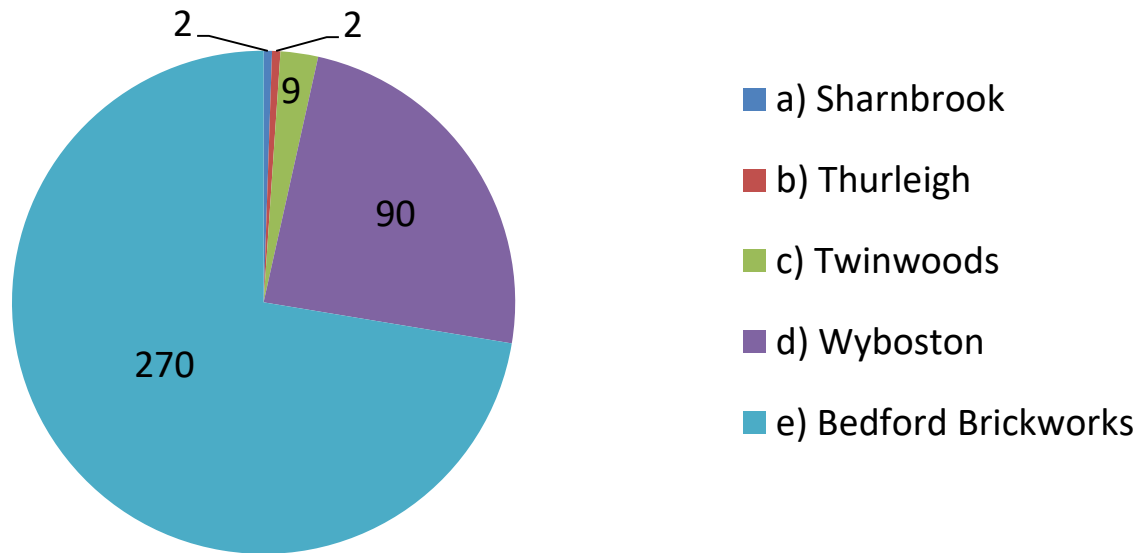
Site 18 – Stafford Bridge Farm : Industrial

Site 181 – The Golf Course : Holiday Lodges

Site 534 – Pavenham Golf Course : Hotel

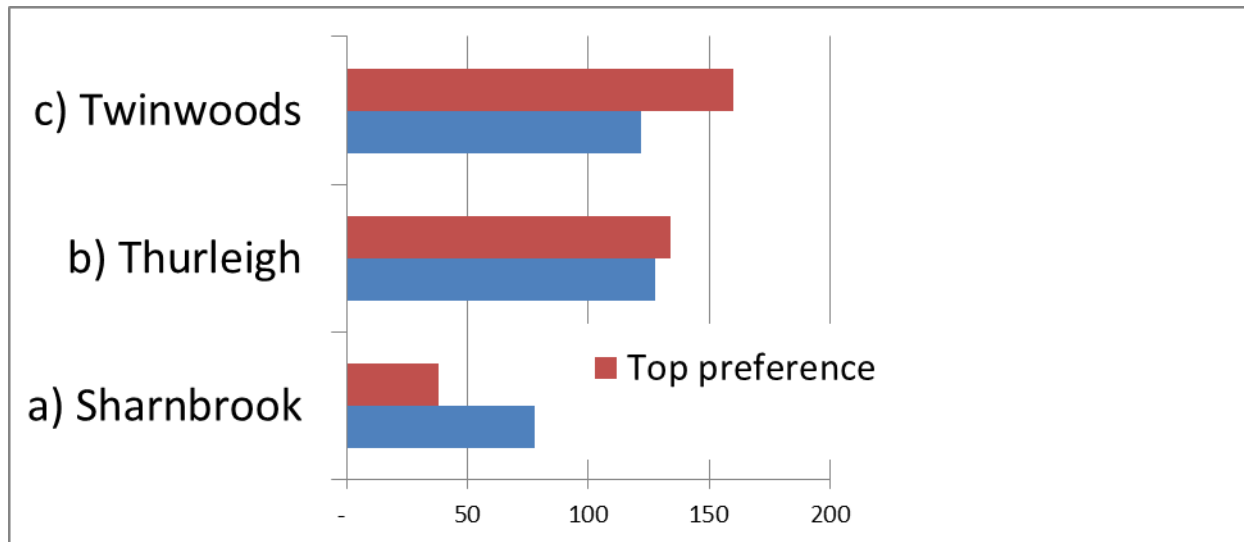
New Settlement Preference

New settlement preference



Stripping out Wyboston and Stewartby

Stripping out Wyboston & Bedford Brickworks



Thurleigh –v- Twinwoods



General Comments – Discussion

- * Pavenham Neighbourhood Plan
- * Ability of consultation response to influence legal/planning process
- * Support or opposition?
- * NIMBY
- * Neighbouring Parish Councils
- * Public examination – inquiry
- * Discussion