

BROMHAM PARISH COUNCIL

Our ref: BPC/P/OM/KJB
10 April 2017

Bedford Borough Council
Planning
4th Floor
Borough Hall
Cauldwell Street
Bedford
MK42 9AP

Dear Sir/Madam

Bedford Borough Council Application 17/00743/COU – Bromham Nurseries – Change of use of land to a residential caravan site for 4 gypsy families with a total of 8 caravans, including 4 static mobile homes, laying of hardstanding, erection of 2 amenity buildings, installation of package sewage treatment plan and earth works.

In connection with the above planning application. Bromham Parish Council **OBJECT** to this planning application as follows:

1 Required number of pitches

Bedford Borough Council's Meadow Lane Site has provided the current number of pitches required and whilst we accept what the Inspector at the previous appeal said (para 47) about the government's aims being to increase the number of traveller sites in appropriate locations, we do not believe this location to be appropriate for the environmental reasons set out in the Inspector's report (paras 54-55).

Similarly, we accept the principle that a mix of public and private site could be an option (para 43) but this site is still not an appropriate location for the reasons referred to above.

2 Unsuitable access/egress onto A428 bypass

We understand that Bedford Borough Council withdrew their highways objections prior to the previous appeal: however, the Parish Council believes that the A428 is a busy, fast clearway with poor lines of site in the vicinity of the proposed site access. This stretch of road has a history of road traffic accidents with fatalities. Vehicles turning into or out of the site would present a significant and unjustifiable danger both to themselves and other road users.

Postal Address: Bromham Village Hall, Village Rd. Bromham, Bedford, MK43 8JP

Office Location: Village Hall

Opening Hours: 10am to 2pm – Mon to Thurs & 10am to 12 Fri

Tel: 01234-828851

Parish Email: Julie@bromhamparish.co.uk

Web: www.bromhamparish.co.uk

Ten years ago the use of the site was as a nursery growing plants. When the use was changed to growing and selling there was an Enforcement Action as no planning permission had been either sought or granted. The site then closed. Therefore this site has never had much more than occasional access. Traffic has increased drastically since this time because of the Great Denham Bypass connecting to the A421 and the extension of the Clapham Bypass.

3 Settlement Policy Area

The site is outside the Settlement Policy Area red line for Bromham and Stagsden.

4 Sewage Treatment and Water Contamination

The Parish Council continue to have concerns about the effectiveness of the proposed management of waste. There is a possibility of polluting the neighbouring water course if this is not managed properly.

5 Access to Amenities

There are no pavements, pedestrian crossings, lights or bus stops adjoining the proposed site. Therefore there are no safe walking or cycling routes to Bromham's school and amenities. In fact, the journey would actually be dangerous, as children would have to cross the busy A428. Accordingly, it is difficult to see how pedestrians or cyclists could be safe, which would mean parents would need to take their children to school by car, which runs counter to the need for sustainable development.

6 Impact on Wildlife and Biodiversity

The proposed site is next to Hanger Wood which is a Site of Special Scientific Interest (SSSI). The objectives of the SSSI designation will be compromised by the proposal.

The previous appeal Inspector's conclusions made clear that, in accordance with paragraph 118 of the National Planning Policy Framework, development should not normally be permitted. Although Philip Brown Associates suggest fencing and planting native plant species Councillors are not convinced planting these in the vicinity of the buffer strip/fence adjoining the SSSI would properly address the problem. As the Inspector at the previous appeal suggested children and young people have a 'natural instinct to be inquisitive and explore' (para 24).

Philip Brown Associates also suggest that predation from foxes etc is no different than the threat from predation by domestic pets. Bromham Parish Council believe that predation by foxes is part of the natural ecology of the site whereas a predation by dogs and cats introduced immediately next to the site would adversely impact the natural ecological balance of the site.

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7 Visual Impact

Although this application is for one pitch less than the previous application, we believe there would still be an adverse impact on the character of the open countryside as the previous Inspector found. Acceptable mitigating landscape work would be difficult to complete.

While we accept that the majority of traveller sites are in the countryside (as Philip Brown Associates suggest) this does mean that attractive open countryside, such as the proposed site, should be irrevocably damaged.

If you require any further information please do not hesitate to contact me.

Yours sincerely



Julie Betts
Clerk
Bromham Parish Council

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