

PLANNING COMMENTS

Date: 29th July 2022

Re: CB/22/02399/REG3 Erection of 27 no. dwellings including self-build, 1 to 4 bedroom units, with associated landscaping, highways, parking and drainage at Land South of Northwood End Road and East of Meadow Piece, Haynes, Bedford, MK45 3QB

Having carefully considered the above planning application, Haynes Parish Council resolved to **object** to the above proposal on the following grounds:

- Design not in keeping with the village. The elevations are ugly with two levels of flat roof, one over the first floor and the other over the garage. New Vista agreed to extend the pitched roofs over one of the flat roofs, and just the garage with the other. The houses have gable fronts, which are narrow and steeply pitched. The designs of the houses do not reflect the character of the existing village houses and cottages.
- A development of this size will lead to a significant increase in traffic resulting in insufficient parking and potential for accidents if a new junction on the road is added.
- The number of dwellings proposed is too great for the size of the plot.
- Concerns regarding the access road into the field next to the site which could lead to further development in the future.
- There are no given time constraints in the design passports for the self-build houses. New Vista stated to the PC, "we are going to include a line in the plot passport which stipulates that a planning application needs to be completed within a defined timeframe, and also the construction work needs to be completed within a defined timeframe from receipt of planning permission.
- The site has grade 3a good quality agricultural land. Natural England sponsored by DEFRA, recommend Local Planning Authorities should recognise Best and Most Valued land of this type and for it not to be developed upon. This recommendation is in compliance of the National Planning Policy Framework.
- There are 2 historic environment records for a medieval settlement within the development site and we are told this is supported by a recent archaeological survey.
- This application has not given due consideration to the Haynes Neighbourhood Plan, which states at paragraph 8.8, "The 2018 CBC Local Plan site assessment process found only one site to be suitable for a development for up to 29 dwellings known as Land South of the Northwood End Road HAS22. This site is on CBC owned land was chosen without any justification against their other extensive land holding in Haynes: this was in spite of being informed of several other sites which villagers preferred in our survey".
- It is considered unlikely that anyone would want to build on such small and impractical self-build plots.
- The infrastructure would not support the additional traffic and parking for 29 houses (there could be in excess of 59 cars and there just is not the space).

- There will be a 'knock on effect' for the school, in particular the traffic to the school. Foresters Close residents are already concerned and upset with the congestion in this area (CBC has attended and should be aware of the situation here).
- There is genuine and strong concern on the suitability of the current development and the number of houses that are proposed.
- CBC has already approved 23 dwelling within Haynes Parish since it was agreed to set aside this land. There another 4 dwellings currently at planning stages so are these properties needed?!
- The Parish and Neighbourhood Development Plan also stated small properties so why has the plan got 4 bedroom detached properties? Haynes Parish has already got significant number of these type of properties - local people wanted smaller bedroomed homes.
- Additionally, ref: 7.3.4 of the CBC Local Plan states that for the current 5 year plan (2020 – 2025) there is already a surplus of 2,416 homes!

Kind regards,

Diane Robins, CiLCA

Clerk to Haynes Parish Council