

Central Bedfordshire
Local Plan
Pre-submission (Published January 2018)

Dear Sir,

I wish to **strongly object** to the scope of the proposed development East of Greenway, Campton (HAS08), previously NLP082 in the Draft Local Plan (July 2017) on the following grounds.

Extracts from the Pre-submission and Draft Local Plan

- (a) In the Draft local plan(July 2017) Central Bedfordshire was divided into four areas A,B,C,D. Campton falling into Area D an area which Central Bedfordshire wished to protect due to it's Natural beauty.
- (b) In the pre submission documentation it states:

“to maintain our local character and prevent coalescence of settlements”
Section 2.2.3

“a number of villages whose history and character are integral to its identity”
Section 2.41

“whose rural or semi rural setting is often high environmental value”
Section 5.1.2

I believe the proposed development runs counter to Central Bedford stated vales identified above

SIZE OF PROPOSED DEVELOPMENT

The proposed development of sixty six houses would change the character of the village. Campton is classified as a small village (Page 104) . It has 191 houses within the village boundary an increase of houses as proposed would mean a 34% increase which would change the very nature of the village. I believe the size of development is contrary to the statements above.

9.1.3 States

“ A number of settlements that are categorised as being Small Villages have infill boundaries where some very limited development may be acceptable.”

The proposed development is neither limited nor an infill.

Village Settlement Pattern

The present village, in the main is linear in nature, radiating from the church (roads leading from it Rectory Roar, Greenway, Mill Lane and Gravenhurst Road). There have been small developments within the village (Brookside and the Glebe) with eight to ten houses.

The proposed development is not in keeping with this. The frontage onto Greenway of site HAS08 is approximately 400 yards.(From A507 to the first house on the left.) Due to the underpass this is reduced to approximately 360 yards. This means that the development would not be linear in nature but more likely a large close or back fill from the road. This type of development is not in keeping with the development of the rest of the village. The development would clearly have an unacceptable impact on the open character of the site, it's immediate surrounding and the village as a whole.

The proposed development could also open the way for further development within the village. Applications have been made on 7/10/15 and 27/3/12 for back fill of houses which were both refused. The reason given for rejection “ The proposal constitutes an unacceptable pattern of backland development at variance with prevailing form of development in the vicinity” The size of this develop-

ment may well make it difficult to use this justification for further applications on backfill. This would then not only increase the size of its village further but change the very nature.

Coalescence

The Pre-submission plan identifies four categories of importance of countryside gaps, one of which states,

“land where development has the potential to cause coalescence between existing settlements”

The document also identifies areas around Shefford, where building will not be allowed due to coalescence, but Campton is not included on that list.

The map included in the Pre-submission documentation (dated 22nd December 2017) does not show the development of Campton Fields on site ALP130 on the draft local plan (Map dated 27 May 2016)

The development on the scale proposed in the Pre-submission document (66 houses) would mean coalescence between the village of Campton and Shefford, which is counter to the stated aims of the Pre-submission plan.

Section 8.8.1

“The council will resist new development that would result in further growth in these areas that would harm separate character or identity of the communities”

Therefore THIS is counter to Policy SP5

Infrastructure

Road.

Central Beds already acknowledges the problems of the A507 as it stands. Within the Pre-submission plan it identifies MAJOR development at Henlow (Policy SE4), Arlesey (Policy SA3) and Stotfold which would put even greater pressure on the A507.

To add to the traffic flow further along the A507 at Campton by adding a minimum of 130 cars from this development is madness and adds to the problem.

Access from Greenway onto the A507 at present can be very difficult at peak times. By adding further traffic this is just an accident waiting to happen.

School

The village school is already full and there are no plans or space to expand. The proposed development would certainly bring more children into the area with no school to accommodate them.

Environment

I have concerns which the planners have acknowledged about the elevated nature of the site and the screening that would be required along the eastern boundary.

The area is home to a wide variety of animals particularly birds of prey, buzzards, kites and owls. This type of bird needs large areas of open space to catch their prey. Bats are also present within this area.

Need.

I also question the need for this developmental at all and particularly on this scale for the following reasons;

- (a) The figures indicated in the Pre-submission plan indicate that there are 648 (Table 6.2) windfall houses which are not included in the figures of need.
- (b) There are “500 bonus homes” to be built at Henlow (Policy SE4) which would provide for local need as it is just down the road from Campton
- (c) If the transport infrastructure for the East West corridor is confirmed (and all indications are it will be) there is likely that the area around Tempsford will be developed (as outline in the Draft Local Plan) so creating a further 4000 homes.

Therefore a development of the size and scale proposed in Campton is not required

Please do not allow another small village to disappear. If you truly believe that “ what we have we love, our history, countryside and communities are important”, please reconsider the proposed development at Campton

Yours