



BEDFORD
BOROUGH COUNCIL

Bedford Borough Council Bromham Neighbourhood Plan POST- EXAMINATION DECISION STATEMENT

Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

This document is the decision statement required to be prepared under Regulation 18(2) of the Neighbourhood Planning Regulations 2012 (as amended). It sets out the response of Bedford Borough Council (“the Council”) to each of the recommendations contained within the independent examination report of the Bromham Neighbourhood Plan (“the Plan”) by independent examiner Wendy Burden, which was received by the Council on 5 June 2020.

This decision statement, the independent examiner’s report and the submission version of the Bromham Neighbourhood Plan and supporting documents can be viewed on the [neighbourhood planning pages](#) of the Council’s website.

BACKGROUND

Under the Town and Country Planning Act 1990 (as amended), the Council has a statutory duty to assist communities in the preparation of neighbourhood plans and to take plans through a process of examination and referendum. The Localism Act 2011 (Part 6, Chapter 3) sets out the Local Planning Authority’s neighbourhood planning responsibilities.

This statement confirms that the modifications proposed in the examiner's report have been considered and accepted and that subject to making the recommended modifications (and other minor modifications) the Bromham Neighbourhood Plan may now be submitted to referendum.

The Bromham Neighbourhood Plan relates to the area that was designated by the Council as a Neighbourhood Area on 18 August 2014. This area is coterminous with the boundary of the parish of Bromham and is entirely within the Local Planning Authority's area.

Between 25 February to 8 April 2019, Bromham Parish Council undertook consultation on the draft Plan in accordance with Regulation 14.

Following the submission of the Bromham Neighbourhood Plan to the Council on 17 January 2020, the Council publicised the draft Plan for a six-week period and representations were invited in accordance with Regulation 16. This consultation took place between 27 January to 9 March 2020.

INDEPENDENT EXAMINATION

The Council appointed Wendy Burden, with the agreement of Bromham Parish Council, to undertake the independent examination of the Bromham Neighbourhood Plan and to prepare a report of the independent examination.

The examiner examined the Plan by way of written representations supported by an unaccompanied site visit of the Neighbourhood Plan Area on 29 April 2020.

The examiner's report was formally received by the Council on 5 June 2020. The report concludes that subject to making the modifications recommended by the examiner, the Plan meets the basic conditions set out in the legislation and should proceed to referendum. The examiner also recommends that the referendum area should be the same as the designated Neighbourhood Area, which is the same as the administrative boundary for Bromham parish.

Following receipt of the examiner's report, legislation requires that the Council considers each of the modifications recommended, the reasons for them, and decides what action to take. The Council is also required to consider whether to extend the area to be covered by the referendum.

DECISION AND REASONS

Having considered each of the recommendations made in the examiner's report and the reasons for them, the Council has decided to accept all of the examiner's recommended modifications to the draft Plan. These are set out in Table 1 below.

The Council considers that, subject to the modifications being made to the Plan as set out in Table 1 below, the Bromham Neighbourhood Plan meets the basic conditions explained in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended), is compatible with the Human Rights Convention and that the requirements of paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) have been met.

The examiner recommended that the Plan should proceed to a referendum based on the designated Neighbourhood Area. The Council has considered this recommendation and the reasons for it, and has decided to accept it. The referendum area for the final Bromham Neighbourhood Plan will therefore be based on the designated Bromham Parish Neighbourhood Area.

These decisions were made by the Mayor on behalf of the Council's Executive on 29 June 2020.

As a consequence of the required modifications, the Council will alter the Bromham Neighbourhood Plan in order that it can proceed to referendum.

The Neighbourhood Plan document will be re-titled **Referendum Version**. The date for the referendum and further details will be publicised once a date is set by the Council (the referendum will not take place until May 2021 in line with the Local Government and Police and Crime Commissioner (Coronavirus) Postponement of Elections and Referendums) (England and Wales) Regulations 2020).

Table 1: Decisions on the Examiner's Recommended Modifications to the Bromham Neighbourhood Plan

| Proposed Modification Number | Bromham Neighbourhood Plan Reference | Examiner's Report Reference | Recommended Modification and Reason | Bedford Borough Council Decision/reasoning |
|-------------------------------------|---|------------------------------------|--|---|
| PM1 | P13 Policy HA1 | Page 15 | Delete the first paragraph. Insert "The sites set out below and shown on Map 2 are allocated for residential development. Any proposal for the | Agree with the modification for the |

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| | | | development of an allocated site must meet the requirements of the relevant Policies of the Bedford Borough Council development plan before planning permission will be granted.” | reasons set out in the examiner’s report |
| PM2 | P13 Policy HA2 | Page 16 | Delete Policy HA2. | Agree with the modification for the reasons set out in the examiner’s report |
| PM3 | P18 Policy AH1 and AH2 | Page 16 | Delete Policy AH1. Policy AH2: in line 4 delete “should” and insert “shall”. | Agree with the modification for the reasons set out in the examiner’s report |
| PM4 | P23-24 Policy BP | Page 17 | BP1: add to existing, “Provision for the requirements listed within this Policy shall be included within a planning application for the development of the site. A Section 106 Agreement which includes the timescale for implementation of the provisions shall be concluded prior to the grant of any planning permission.” BP2: in line 2 delete “that would” and insert “required to”; in line 4 delete “should” and insert “shall”. BP3: delete “should” and insert “shall”. BP4: in line 1 delete “should” and insert “shall”; in line 3 delete “should” and insert “to”; in line 4 delete “should” and insert “shall”; in line 5 delete “would” and insert “are to”; in line 6 delete “would” and insert “will”. | Agree with the modification for the reasons set out in the examiner’s report |

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| | | | <p>BP5: in line 1 delete “should” and insert “shall”; in line 2 delete “this could” and insert “to”.</p> <p>BP7: delete the first sentence and before “The potential –” insert “An assessment of commercial demand for a retail unit to serve the new neighbourhood shall be submitted to the local planning authority as part of the application for detailed planning permission of the development. The new unit to be located within Beauchamp Park with”. After “amenity” delete “would also need”.</p> <p>BP8: in line 1 delete “should” and insert “shall”; after “development” insert “in accordance with the requirements of the Highway Authority.”</p> <p>BP9: in line 1 delete “should” and insert “shall”.</p> <p>BP10: in lines 1, 3, 5 on page 23 delete “should” and insert “shall”. In first bullet point on page 24 delete “should” and insert “shall”. After “provided to” insert “discourage the passage of vehicular traffic through the scheme from Peacock Road and Barker Drive and to”.</p> <p>After “Highway Design Guidance” insert new bullet point “Subject to agreement with the Highway Authority measures to increase pedestrian and cyclist safety should include the provision of a safe pedestrian and cycle crossing of Stagsden Road between the northern and southern segments of</p> | |
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| | | | <p>Beauchamp Park to provide access to the Village Oval and other recreational facilities.” In the penultimate bullet point delete “should” and insert “shall”.</p> <p>In final bullet point insert before “An equipped”, “A new play area shall be provided to provide for a range of age groups together with”; delete “An” and insert “an”; delete “should” and insert “to”.</p> | |
| PM5 | P26-27 Policy SR | Page 18 | <p>SR1: add to existing, “Provision for the requirements listed within this Policy shall be included within the planning application for the development of the site. A Section 106 Agreement which includes the timescale for implementation of the provisions shall be reached prior to the grant of any planning permission.”</p> <p>SR2, SR3, SR4, SR6, SR7, SR8, SR9: delete all cases of “should” and insert “shall”.</p> <p>SR2: in line 2 delete “that would” and insert “are required to”.</p> <p>SR4: add after “play area”, “covering a range of age groups.”</p> | Agree with the modification for the reasons set out in the examiner’s report |
| PM6 | P29-30 Policy OS | Page 18 | <p>OS2, OS3, OS7, OS8: delete all cases of “should” and insert “shall”.</p> <p>OS2: in line 2 delete “that would” and insert “to”.</p> <p>OS4: add to policy wording, “A Section 106 Agreement shall be completed between the local</p> | |

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| | | | <p>planning authority and the landowner of Bromham Park Estate to provide for the design, provision and future maintenance of the pedestrian and cycle track prior to the grant of planning permission for the residential development of Old Stable Yard. The track shall be completed and open for use prior to the occupation of the first new dwelling.”</p> <p>OS5: add after “Local Plan”, “Provision of public green open space shall be included within the planning application for the development of the site. A Section 106 Agreement which includes the timescale for provision of the public green open space shall be reached prior to the grant of any planning permission.”</p> | |
| PM7 | P30 Policy HA4 | Page 19 | Second paragraph: in the first line delete “should” and insert “shall”. | |
| PM8 | P31–32 Paragraph B.10.2 Policy CI.1 | Page 20 | <p>Paragraph B.10.2: in the second sentence delete after “listed” and insert “within the site specific policies to ensure that they are incorporated within future planning applications for the allocated sites. They contribute to the achievement of the following objective.”</p> <p>Delete Policy CI 1.</p> | |