



# WOOTTON PARISH COUNCIL



3 Longden Close  
Haynes  
Bedfordshire  
MK45 3PJ  
Tel: 07531 930788  
Email: [Clerk@Wootton-PC.gov.uk](mailto:Clerk@Wootton-PC.gov.uk)  
Website: [Wootton-pc.gov.uk](http://Wootton-pc.gov.uk)

[www.facebook.com/](http://www.facebook.com/WoottonParishCouncilBedfordshire)

WoottonParishCouncilBedfordshire

Minutes of the **Planning Committee** meeting held on Wednesday 13<sup>th</sup> August 2025 at 7pm at  
Wootton Community Centre, Harris Way, Wootton, MK43 9FZ.

| Agenda no                             | Agenda item title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Resolution | Action | Power                                                                |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|----------------------------------------------------------------------|
| <b>Open Forum</b>                     | There was one member of the public present who wished to discuss and observe discussions on agenda item P25/143 – Appeal against 24/02226/FUL – Land Off and Adjacent to 61 Studley Road. Erection of one detached house with associated parking and amenity spaces. Cllr O'Dell moved this application be the first discussed under agenda item P25/143 and members present were in agreement. There were no other members of the public or press present and so the meeting continued without adjournment. |            |        | Public Bodies (Admissions to Meetings) Act 1960, s1(1).              |
| <b>Present</b>                        | Cllrs O'Dell (in the chair), Bygraves, Hensher, Lincoln, Lloyd, Noakes and Randell.<br>In attendance: Sue Edgar Playford (Clerk to the Council and Responsible Financial Officer).                                                                                                                                                                                                                                                                                                                           |            |        |                                                                      |
| <b>Absent (no apologies received)</b> | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |        |                                                                      |
| Agenda no                             | Agenda item title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Resolution | Action | Power                                                                |
| <b>P25/136</b>                        | <b>Apologies for absence.</b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | N/A.       | N/A.   | Local Government Act 1972, Part V, s85 (1+2) & Sch 12, Part VI, p40. |
| <b>P25/137</b>                        | <b>Disclosure of local and/or disclosable pecuniary interests.</b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                  | N/A.       | N/A.   | Localism Act 2011, Ch 7, s31.                                        |
| <b>P25/138</b>                        | <b>To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not previously recorded.</b>                                                                                                                                                                                                                                                                                                                                                     | N/A.       | N/A.   | Localism Act 2011, Ch 7, s33.                                        |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------------------------------------------|
|                | No requests received.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                        |                                                         |
| <b>P25/139</b> | <b>Report from outside organisations – for information only.</b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A.                   | N/A.                                                    |
| <b>P25/140</b> | <b>List of correspondence received (copies of correspondence can be requested from the Clerk) – for information only.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | N/A.                   | N/A.                                                    |
| <b>P25/141</b> | <b>Minutes of the previous meeting.</b><br>Members of the Planning Committee are asked to receive and adopt the minutes of the Planning Committee meeting held on the 30 <sup>th</sup> July 2025.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Resolved to receive and adopt.<br>Proposed: Cllr Randell.<br>Seconded: Cllr Noakes.<br>Resolved by all present.                                                                                                                                                                                                                                                                                                                                                                                                                                                | Clerk to keep on file. | Local Government Act 1972,<br>Sch 12, Part VI, p41 (1). |
| <b>P25/142</b> | <b>Matters arising from the minutes – for information only.</b><br>None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | N/A.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A.                   | N/A.                                                    |
| <b>P25/143</b> | <p><b>a) Planning Applications – for resolution.</b><br/> <a href="#">25/01515/M73</a> – Land on the South of Keeley Lane. All Reserved Matters for residential development of up to 20 dwellings, public open space, landscaping, access to Keeley Lane, sustainable urban drainage systems and associated infrastructure, pursuant to Outline permission 22/01035/MAO. Including variation of approved plans condition 1 attached to 24/01842/M73 to allow for amendments to internal layout of Plots 3 and 15.</p> <p><b>b) Planning Approvals (by Bedford Borough Council) – for information only.</b><br/>None.</p> <p><b>c) Planning Applications withdrawn (notified by Bedford Borough Council) – for information only.</b></p> | <p>Resolved <b>TO OBJECT</b> using the following material considerations:</p> <ul style="list-style-type: none"> <li>• Changes to new dwellings which altered the internal layout above two storeys conflicted with Wootton’s Neighbourhood Development Plan.</li> <li>• Such changes would have an adverse effect on the street scene.</li> <li>• Such changes would have an adverse effect on parking, increasing the likelihood of congestion in the area.</li> </ul> <p>Proposed: Cllr Lloyd.<br/>Seconded: Cllr Lincoln.<br/>Resolved by all present.</p> | Clerk to keep on file. | Town & Country Planning Act 1990 & subsequent.          |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                               |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--|
|  | <p>None.</p> <p><b>d) Planning Refusals (by Bedford Borough Council) – for information only.</b></p> <p>None.</p> <p><b>e) Planning (other – including Bedford Borough Council and the Secretary of State).</b></p> <p>Ministry of Housing, Community and Local Government, Planning Response Unit. Former Brickworks and adjoining land – Kempston Hardwick. Universal Destinations &amp; Experiences has submitted a request to the MHCLG seeking planning permission for an Entertainment Resort Complex and associated development. The request is accompanied by an Environmental Statement. MHCLG has been asked to consider granting planning permission by making a Special Development Order for the Proposal, under Section 59 of the Town and Country Planning Act 1990. The consultation starts at 12.00 on 3<sup>rd</sup> July 2025 and ends at 12.00 on 31<sup>st</sup> August 2025. The documents may be viewed <a href="#">here</a>.</p> <p>An Environment Statement prepared by a Practitioner Member of the Institute of Environmental Management with 15 years' experience as an Environmental Manager, currently working at Network Rail and resident of Berryfields, Wootton follows/is available to view via this link:<br/> <a href="https://wootton-pc.gov.uk/wp-content/uploads/simple-file-list/Meetings/Draft-Minutes/2025-07-30-Planning-Committee-draft-minutes.pdf.pagespeed.ce.K6sxdMNBIN.pdf">https://wootton-pc.gov.uk/wp-content/uploads/simple-file-list/Meetings/Draft-Minutes/2025-07-30-Planning-Committee-draft-minutes.pdf.pagespeed.ce.K6sxdMNBIN.pdf</a></p> | <p>The Clerk detailed comments received from a resident, which noted the following concerns/potential issues:</p> <ul style="list-style-type: none"> <li>• The village becoming a 'rat run' with additional traffic.</li> <li>• Traffic calming measures for Fields Road or signage denoting 'village only' signage (it should be noted there are Average Speed Cameras along Fields Road and 'no parking on verges signage' also.</li> <li>• Increase in noise within the village.</li> <li>• Poor air and environment quality whilst works were underway.</li> <li>• An increase in parking on roads especially major roads during peak times.</li> </ul> <p>Members present also referenced concerns over the long-term effect the proposal would have on the A421 and C94 (old A421), in terms of vehicle numbers and congestion. After detailed discussion it was agreed this proposal would again</p> | <p>Clerk to take forward.</p> |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                               |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--|
|  | <p>Central Bedfordshire Council. <a href="#">CB/18/01969/OUT</a> – Land between Brogborough, Lidlington and Marston Moreteyne. Outline application (EIA): development for up to 5,000 new homes specialist residential accommodation, up to 30ha of employment land, retail, community, open spaces, leisure and sport uses, hotel uses, four lower schools, two middle schools, one upper school, woodland planting, waterbodies and water links, ecological areas, accesses, cycle and pedestrian routes, supporting infrastructure, ground remodelling, landscaping and demolition works.</p> | <p>feature as an agenda item at the Planning Committee meeting scheduled for 27<sup>th</sup> August 2025 – to allow the public one final opportunity to comment. A formal submission would then be made to Central Government.<br/> Resolved to note the above.<br/> Proposed: Cllr Lincoln.<br/> Seconded: Cllr Randell.<br/> <b>(An Environmental Statement previously prepared and shared by a resident can again be found at Appendix One).</b></p> <p>After detailed discussion it was resolved <b>TO OBJECT</b> using the following material considerations:</p> <ul style="list-style-type: none"> <li>• The proposal would have an adverse effect on all local roads. The closest means of joining the A421 from the C94 in this area was either at the Marston Moreteyne or M1 J13 junctions – both already congested at peak times.</li> <li>• The proposal was drafted before the Universal proposal was considered and it was impractical to have two large scale developments at the same time, given local infrastructure was already struggling with current vehicle volumes.</li> </ul> | <p>Clerk to take forward.</p> |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|--|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                        |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--|
|  | <p>24/02226/FUL – Land Off and Adjacent to 61 Studley Road. Erection of one detached house with associated parking and amenity spaces. An appeal against Bedford Borough Council’s refusal of this planning application (mirroring Wootton Parish Council’s objection) has been made to the Planning Inspectorate.</p> <p>All comments should be sent to the Inspectorate by 9<sup>th</sup> September 2025 quoting reference: APP/K0235/W/25/3370024.</p> <p>To view the appeal online, please visit:<br/> <a href="https://www.bedford.gov.uk/planning-and-building-control/planning-applications/search-plans/search-plans-how-find-planning-documents-and-applications">https://www.bedford.gov.uk/planning-and-building-control/planning-applications/search-plans/search-plans-how-find-planning-documents-and-applications</a></p> <ul style="list-style-type: none"> <li>• Click on the link VIEW AND COMMENT ON APPLICATIONS</li> <li>• Click on APPEALS above the heading:- Reference Numbers</li> <li>• Enter reference: 25/00041/REF in the appeal reference box and Click on SEARCH.</li> </ul> | <ul style="list-style-type: none"> <li>• The A421 was a known flood risk, and concerns were raised whether sufficient measures had been taken to address/remedy this.</li> <li>• A more up to date traffic survey was a necessity to reflect the impact of this development and also the Universal proposal.</li> <li>• The application should better reflect provision for education (should it be approved) as it did not account for the move to a two-tier education system.</li> </ul> <p>Proposed: Cllr Hensher.<br/> Seconded: Cllr Noakes.<br/> Resolved by all present.</p> <p>A resident of Studley Road (present), wished to know whether they could add anything to the case to ensure rejection of the appeal. After detailed discussion it was agreed they would draft their response before contacting neighbours in the hope as many as possible would submit comments to the Planning Inspectorate.</p> <p>The Clerk had received comments from other residents, referencing the safe route to school and established trees/shrubs which would be added to the Parish Council’s Planning Inspectorate submission.</p> | Clerk to take forward. |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--|

|                |                                                                                                                                                         |                                                                                                                                                                                                                                                                                                        |      |                                                |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------------------------------------|
|                |                                                                                                                                                         | <p><b><u>Refer to Appendix Two for the Parish Council's Full Submission to the Planning Inspectorate.</u></b></p> <p>Resolved to note the above and submission of Appendix Two to the Planning Inspectorate.<br/> Proposed: Cllr Lincoln.<br/> Seconded: Cllr Lloyd.<br/> Resolved by all present.</p> |      |                                                |
| <b>P25/144</b> | <b>To request above application(s) be considered by the Full Planning Committee of Bedford Borough Council.</b>                                         | N/A.                                                                                                                                                                                                                                                                                                   | N/A. | Town & Country Planning Act 1990 & subsequent. |
| <b>P25/145</b> | <b>To consider representation of the Council at the Full Planning Committee meeting of Bedford Borough Council discussing the above application(s).</b> | N/A.                                                                                                                                                                                                                                                                                                   | N/A. | Town & Country Planning Act 1990 & subsequent. |

**Meeting closed at 7.35pm.**

## Universal Studios - Review of Environmental Statement – Noise

- The noise assessment has been assessed up to a distance of 300m from the Core Zone. Other less significant projects conducting noise assessments/ Environmental Statements have used 500m. A more robust approach would be to use the 500m boundary to ensure that the noise impacts are adequately assessed for nearby housing – especially given that the Berryfields housing estate sits just outside this 300m boundary.
- The noise limits for which consent has been sought have a daytime from 07:00 – 23:00. The majority of local housing/ young families have a nighttime which begins much earlier than 23:00. According to IEMA Noise Guidelines, an assessment of alternatives should be considered. Has a day time (07:00 – 18:00), evening (18:00 – 22:00) and night time (22:00 – 07:00) model been considered? This would be considered best practice.
- The noise impact statement states significant impacts at RCL04 & RCL05 – the night time noise limit would only be met the majority of the time – can additional mitigation measures be implemented? What alternatives have been considered?
- The night time noise monitoring had a range of values – averaging at 50dBLAeq – but the proposed limits is 55 dBLAeq. See extract below.

UNIVERSAL DESTINATIONS & EXPERIENCES UK PROJECT  
Project No.: P320 | Our Ref No.: 70116516  
Universal Destinations & Experiences

PUBLIC | WSP  
JUNE 2025  
Page 12 of 26



Table 2-4 - Summary of baseline noise survey results

| Position                | Representative ambient noise levels     |                                           | Representative background noise levels   |                                            |
|-------------------------|-----------------------------------------|-------------------------------------------|------------------------------------------|--------------------------------------------|
|                         | Day-time<br>07:00-23:00hrs<br>dB LAeq,T | Night-time<br>23:00-07:00hrs<br>dB LAeq,T | Day-time<br>07:00-23:00hrs<br>LA90,15min | Night-time<br>23:00-07:00hrs<br>LA90,15min |
| MP1                     | 64                                      | 53                                        | 59                                       | 40                                         |
| MP2a                    | 52                                      | 45                                        | 46                                       | 35                                         |
| MP2b <sup>(1),(2)</sup> | 67 <sup>(2)</sup>                       | 58 <sup>(2)</sup>                         | 48 <sup>(2)</sup>                        | 39 <sup>(2)</sup>                          |
| MP3                     | 59                                      | 49                                        | 53                                       | 41                                         |
| MP4                     | 52                                      | 46                                        | 44                                       | 38                                         |
| MP4 <sup>(3)</sup>      | 51                                      | 45                                        | 43                                       | 39                                         |
| MP5                     | 64                                      | 53                                        | 59                                       | 40                                         |
| Pos A                   | 62 <sup>(4)</sup>                       | 54                                        | 46                                       | 32                                         |
| Pos B                   | 66 <sup>(4)</sup>                       | 52                                        | 49                                       | 32                                         |

<sup>(1)</sup> Long term measurement, 31/01/25 – 12/02/25  
<sup>(2)</sup> Measured 1m from external façade, facing south. Data as reported includes effect of façade reflection. Deduct 2 dB to correct to free-field equivalent level.  
<sup>(3)</sup> Long term measurement, 31/01/25 – 11/02/25  
<sup>(4)</sup> Partial measurement during period

## Appendix One

- There are no Receptor Control Locations (RCLs) linked to receptor NRS01 – this is where approximately 300 houses are. (Image below shows RCL locations) Why has a RCL not been included here for best practice? The proposed noise limits are higher than ambient noise in this area so should be considered as a RCL (there are stricter night time noise limits at RCL04 and RCL05 – should this be the case for NRS01?)

Berryfields housing estate

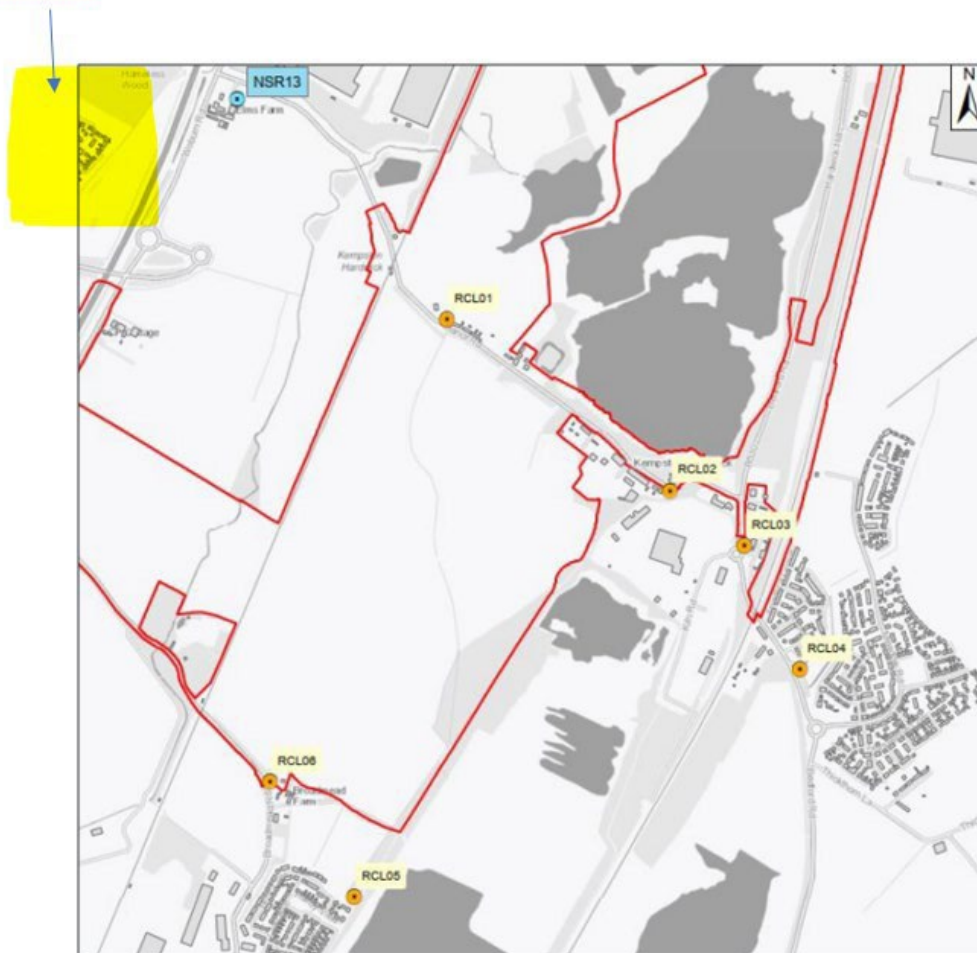


Image 2-1: Receptor Control Locations

Statement prepared by a Practitioner Member of the Institute of Environmental Management with 15 years' experience as an Environmental Manager, currently working at Network Rail and resident of Berryfields, Wootton.

### APP/K0235/W/25/3370024

#### 24/02226/FUL – Land Off and Adjacent to 61 Studley Road, Wootton

#### Erection of one detached house with associated parking and amenity spaces

Members of Wootton Parish Council's Planning Committee have previously objected to the above proposal and wish to make the following submission to the Planning Inspectorate, following an appeal by the applicant.

Wootton Parish Council has again resolved **TO OBJECT**, using the following material considerations:

- The footpath crossing the proposed site is adopted Bedford Borough Council land and forms a safe route to school (Wootton Upper School and buses to Kimberley College) by students from the north of the village. It is also well used by other pedestrians and houses three borough council-owned street lighting columns, one of which was installed by the Borough Council in response to concerns the safe route to school was dark in winter months;
- Highways safety concerns are raised with the proposed use of the turning bay by vehicles entering or leaving the proposed dwelling. Ingress/egress will be severely hampered (likely at all times) as the bay is already regularly used as a parking spot for other vehicles;
- The proposal is an over development of the site;
- The proposal will adversely affect the existing street scene;
- In 1989, the-then North Bedfordshire Borough Council approved Baydraper Investments Ltd's application for an outline residential development with conditions including the provision of a pedestrian route to the western boundary of the site (the land on which this application relates to). Further conditions included provision of public open space (the land on which this application relates to) and the need to keep the development to the same scale and character as the surrounding area. There are no indicators detailing why these conditions should not still apply;
- In 1991, the-then North Bedfordshire Borough Council approved Cowlgrove Ltd's application for housing with conditions including the preservation of existing trees (TP/91/1168). There are no indicators detailing why these conditions should not still apply. There are established trees and shrubs which provide enhanced biodiversity in the area;
- The appeal references progressive overgrown amenity land which is not the case. Grass in the area has been maintained by Wootton Parish Council since 2014.
- Proposed on-site parking is unrealistic, unachievable and covers too small an area. It will exacerbate existing cramped parking conditions on the highway;
- The plans provide limited detail relating specifically to 59 Studley Road which is considered misleading as the property will be directly affected by the proposal.

In addition, the following is also noted:

- The application form references a three-bedroom property however the plans detail a two-bedroom property.
- The land in question is a strategic area used to prevent coalescence between the older and newer developments within Studley Road. Were it fit for development it would have been used during the original development processes.

In addition, the following objectives and policies from Wootton's Neighbourhood Development Plan require consideration when determining the application:

- The Neighbourhood Development Plan references low-density development, and the accompanying Village Design Statement specifies 20 dwellings per hectare;
- Objectives (Housing). This application is not in the right location (given the safe route to school) and does not protect the village from poorly placed development;

## Appendix Two

- Objectives (Housing). This application is not sympathetic to the area;
- Objectives (Environment). This application does not protect, improve or enhance community open space;
- Objectives (Environment). This application does not protect the ecological corridor between Studley Road and Latimer Close;
- Objectives (Sustainable Community). This application does not ensure the continuation of a safe route to school, nor does it consider the needs of pedestrians or cyclists.
- Objectives (Sustainable Community). This application does not seek to reduce traffic congestion in the area;
- Policy W1 (New Residential Development). This application will affect and compromise an area of open land which has great significance to the form and character of the village, given it is used as a safe route to school;
- Policy W1 (New Residential Development). This application does not seek to protect or enhance the existing corridor for local habitats or wildlife;
- Policy W2 (Housing Delivery). Wootton's Neighbourhood Development Plan identifies sites for up to 105 homes and does not include this site. Furthermore, Bedford Borough Council's Local Plan 2030 makes no housing allocation for Wootton, meaning the Neighbourhood Development Plan is already delivering in excess of Local Authority requirements. As a result of this excess, the Neighbourhood Development Plan does not contain any policy or reference to windfall sites;
- Policy W7 (Local Housing Needs). This policy identifies a need for starter/affordable housing or bungalows aimed at (for sale or rent) young people and/or the elderly. This proposal does not accord with that policy;
- Policy W8 (Residential Parking in New Developments). This policy states proposals should provide sufficient parking to meet assessed need and notes that additional on-street parking should not result in congestion for other road users, nor cause a serious threat to road safety. The proposed use of a turning circle is misleading as the existing bays are in constant use for vehicular parking.
- Policy W12 (Development Design Criteria). This application does not protect or enhance the existing street scene, nor will it protect adjacent properties from being overlooked or loss of daylight and sunlight. It will create both visual bulk and noise pollution.