

**Presentation to CBC Development  
Management Committee 6 Feb 2019  
Re: Application 18/02458/OUT – Biggleswade  
East 1,500 new homes.**

**My name is Gerry Sansom – I represent CPRE Bedfordshire a Bedford based environmental charity with over 30 years' experience of working in the planning system in Bedfordshire.**

**We objected to this application.**

**This is not a small application - 1,500 new homes is roughly 40% the size of Ampthill.**

**We are extremely concerned by the Officer's recommendation to approve this application.**

**CBC has already submitted its Local Plan for approval by a Government Appointed Inspector.**

**The Inspector will start a public hearing in the Spring – just 8 weeks away.**

**This proposed development is a key Policy within the Local Plan – Policy SA4.**

**When CBC submitted its Local Plan for approval it entered into a democratic process enabling all those who object to, or approve of, Policy SA4, to make their case in public in front of the Inspector.**

**The Inspector will then decide, if Policy SA4 should be approved or not.**

**The Officers recommendation for approval is an attempt to subvert this democratic process – depriving the people of Biggleswade and others of their democratic right to have their say on this important Policy.**

**Today, Committee Members should understand the impact a decision to trample on the rights of residents will have.**

**Why on earth should CBC councillors and the Local Plan process ever be trusted again by Town & Parish Councils or residents?**

**CBC should stand up for the democratic rights of the people they were elected to represent.**

**The Officer's Report – para's 9.9 and 9.10 identifies 2 reasons (a & b) where "Prematurity" can be used to refuse this application – the judgement is that (a) cannot be used – this is quite wrong.**

**(b) That the Plan is at an advanced stage i.e. submitted for approval - has not been dealt with by the Officer.**

**Well, the Local Plan has indeed been submitted for approval – the application can be refused - it is self-evident!**

**What else is wrong with this application?**

- A Development Plan that the people of Biggleswade have never been consulted on – so lacking in detail that it is completely useless.**
- The Affordable homes content – the applicants S106 Final Proposal is not at all committed to delivering the Local Plan requirement.**

**So, why the panic and rush to get this application passed?**

**Councillors should be asking some very serious questions.**

**Approving this application will confirm that CBC has its hands deep in the pockets of developers – a reputation that will stick for years.**

**Finally, the Officer says that:**

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**“Significant weight should be attached to the contribution that this development would make towards housing supply”.**

**Well, CBC has more than a 5 year land supply.**

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**We suggest that delivering some of the 5,000 new homes at Houghton Regis North given planning permission over 4 years ago would be a far better bet!!**

**This application should be refused.**

**Thank you.**