

Development Management

Central Bedfordshire Council

Priory House, Monks Walk
Chicksands, Shefford
Bedfordshire SG17 5TQ
www.centralbedfordshire.gov.uk



This communication relates to a planning application

Date 23 March 2022



Application No: CB/21/05416/OUT
Location: Land to the West of the Mainline Railway Line and North of Toddington Road, Harlington
Proposal: Outline application: for up to 400 dwellings including land for a Primary School, open space and associated infrastructure. New main access, plus minor access to serve units to south east of site, off Toddington Road – all matters reserved except access.

I am writing to inform you that I have received amendments in respect of the above application. The amendment might require me to notify additional neighbours which may be why you're being informed.

Revised documents received to address comments from consultees:

- Revised Landscape Masterplan (P21-1034-24E)
- Revised Ecological Impact Assessment
- Transport Assessment Addendum
- Toddington Road Visibility Plan (70031578-SK-014-B)
- Station Road Highways Improvements (70031578-SK-008-D)
- Revised Proposed Site Access and Traffic Calming - Toddington Road (70031578-SK-007-T)
- Revised Proposed Footway and Carriage way Modifications (70031578-SK-005-J)

Consultation Response Tracker

You can view the application details on our website (within 3 working days from the date of this letter) at:

- <http://www.centralbedfordshire.gov.uk/planning-register>
- enter the application reference **CB/21/05416/OUT** into the application quick search box

If you wish to comment on the application, please do so by no later than **13 April 2022**.

How to comment

- View application on website (follow steps explained above)
- Click on: 'Application Number: CB/21/05416/OUT click for more details'
- Open the 'Consultation' tab
- Scroll down to 'Public Representations' where you can submit your comments

If you cannot submit your comments online, you can make them in writing to the address above, quoting application number CB/21/05416/OUT. To ensure that all comments are recorded and taken

into account, please do not email comments to individual case officers.

What to comment on

Please read the Additional Information at the end of this letter and the guidance on our web site about how to make effective comments on an application:

<http://www.centralbedfordshire.gov.uk/planning/view-comment/make-comment.aspx>.

Please note that unfortunately, we are unable to acknowledge receipt of comments made during the consultation period or enter into any correspondence but assure you that all valid comments will be considered during the application process.

Yours sincerely,

Stuart Kemp

Principal Planning Officer

Additional Information

An important part of the planning process is the involvement of local people, organisations and businesses making their views known about planning applications.

Under GDPR (General Data Protection Regulation) we are required to inform you how your comment is logged. Your contact details and comment are recorded on our secure planning system. In accordance with GDPR we do not publish any neighbour comments on our website. Our online planning register records numbers of objections, in support and general comment received only. No neighbour addresses are published. You can choose not to provide your name and address when submitting comments. If you choose not to provide your name and address, or you provide these details but request to be anonymised, only your comment will be logged. We will be unable to consider the harm or otherwise from a scheme to the representors property or amenities where the representation is anonymised, and the location of the property is not disclosed. If you provide these details but request to be anonymised, we will redact your details in line with GDPR. This means we will not be able to assess the impact of the proposed development in relation to your property and will not be able to update you about progress with the application, although this information will still be able to view on our website.

Please visit our comments webpage and our privacy statement for further details:

Comments webpage <http://www.centralbedfordshire.gov.uk/planning/view-comment/make-comment.aspx>

Privacy Statement <http://www.centralbedfordshire.gov.uk/planning/privacy/statement.aspx>

Publicising planning applications

We publicise planning applications in a variety of ways, including site notices, neighbour notification letters and in certain circumstances, press adverts, depending on the location. During the consultation period, which is shown on the planning register, a planning application decision notice cannot be issued.

Who can comment

Anyone can submit a representation on a planning application during the consultation period.

We are unable to record or consider comments if they:

- are made verbally
- are made in person
- are made by telephone
- are posted onto any social media web pages, including our own pages
- contain offensive, defamatory or discriminatory language

Representations can be statements of support, objection or general comments about an application. However, if the representation is a statement of objection, only certain issues (known as material planning considerations – details are on our website) will be taken into account in deciding the planning application. When making a representation, please avoid making any statements that could compromise the security of your premises, such as holiday dates or details of when the property is left empty.

Making representations on a planning application

Neighbour consultation letters are issued against planning applications. If you are in receipt of a consultation letter, you can follow the link directing you to our online comments portal.

Due to the amount of comments we receive, our preferred method of receiving comments is via our

online portal.

What happens to my comments?

Your contact details and comment are recorded on our secure planning system.

If you have requested to be entirely anonymised, only your comment will be recorded.

We operate a policy where we do not publish any neighbour comments on our website. Our online planning register records numbers of objections, in support and general comment received. No neighbour addresses are published.

If an application is decided by the development control committee you will be advised of the date, time and location of the meeting and whether you have a right to speak at it in line with the current policy. If you have not provided any contact details or submitted an anonymous comment, we will not be able to inform you of any committee and/or appeal details.

Details of the important dates relating to the application, including the target date for its determination and the outcome, can be found on the online planning register so we will not formally notify you of the outcome of an application.

All written responses and comments on planning applications will be recorded. Specific reasons as to why you gave this response are useful with the decision making. Multiple responses from the same individual will only be counted as one response.

If the application goes to appeal, the Planning Inspectorate will need sight of all comments. These will be redacted and provided to the Planning Inspectorate. They will also be published to our website once we have received confirmation by the Planning Inspector that the appeal is valid

Applications are normally determined within 8 weeks of receiving a valid application (13 weeks if it is classed as a major application). The progress of the case and all relevant documents including the decision notice can be viewed online at <http://www.centralbedfordshire.gov.uk/planning-register>

Ward Councillors can request that an application is heard and decided by the Development Management Committee. This request has to be made by 13 April 2022. The contact details for all our Councillors can be found on our website: https://www.centralbedfordshire.gov.uk/info/30/councillors_-_find_your_councillor/236/your_councillors_and_register_of_interests.

Most simple or straightforward applications are delegated to the Head of Service to decide but, when the application is due to be determined by the Council's Development Management Committee, you will be invited to make your views known if you have commented on this application.

The procedure for public participation at the Development Management Committee meeting can be found at Part 4G, Annex 3 of the Council's Constitution (<https://centralbedfordshire.app.box.com/s/tnatqkg10fd74azjl23eys2psx697ozn>) or please contact Governance Services committeemeetings@centralbedfordshire.gov.uk for advice on the Council's Constitution.