

The Planning Process: Where are we now?

O&H in partnership with Old Road Securities Plc, David Lock Associates and Central Bedfordshire Council prepared a masterplan document that was approved in 2015. This document provides a basis for future detailed master planning of the sites set out within the document – one of which is the Wixam Park site. The new settlement of Wixams has long been identified as a strategic location for growth, containing within it a ‘Core Area’ of growth for 4,500 new homes. Following consultation that ran from September to November in 2013, it was agreed that the Wixam Park site – to the south of the Wixams ‘Core Area’ – would form a logical extension to the new town. The allocation sets out the allocation potential for 1000+ new homes.

With a masterplan in place, this means that development on the site will take place at some point – now it is a question of what development on the site will look like.

O&H are currently bringing forward an Outline Planning Application for the Wixam Park site which sets out the broad approach to the development in terms of housing numbers, infrastructure, ancillary development, open space etc... At this stage, if the planning authority approves the outline application, the proposals that you see on our website today would receive Outline Planning Permission – meaning that the scale and nature of the plans we have proposed have been accepted by the planning authority and deemed deliverable.

As part of drafting an Outline Planning Application, it is imperative that the public are informed of the proposed plans and have the opportunity to provide feedback. As part of Central Bedfordshire’s Statement of Community Involvement, it is stated that people must have opportunities to inform and influence decisions. It is also stated that developers and landowners have an obligation to the local community to carry out consultation at the earliest possible stage of the application process to ensure the public are able to shape the areas around them.

At O&H, we are committed to ensuring we deliver the types of development that will truly benefit local people, and that is why we are making every effort to ensure local people are able to comment on our proposals. As part of our consultation, we have sent out over 3,000 leaflets to local people and used social media adverts to ensure local people are able to give their feedback on our bespoke website, purpose-built for the Wixam Park project.