**22/02193/MOF – land adjacent to Hill Farm, Sharnbrook (formerly 22/02193/MAF)**

**IMPORTANT INFORMATION about this application**

Please note that the above application has been amended from 22/02193/**MAF** to 22/02193/**MOF** as it is now a hybrid application, which means it consists of part full and part outline elements. A new set of all documents and plans to be considered for the application have been submitted and are available to be viewed online below this advisory note. Please refer to the **Contents list** as all the documents are labelled in accordance with this document.

The new description of development is:

*A hybrid planning application for (i) full planning permission for the development of 304 dwellings and all associated infrastructure including roads, utilities, drainage, footpaths, cycleways and landscaping; the construction of a roundabout access on the A6, construction of new vehicular accesses to Mill Road and Templars Way, and the closure of Templars Way junction with the A6, and related offsite highway improvements; construction of a car park to support the Community Hub and school pick-up/drop-off; and (ii) outline permission, with all matters reserved except access, for the development of 196 dwellings, a primary school, a community hub, and the provision of playing pitches and associated changing facility and car parking.*

As a result of this change, it is expected that pending application 22/01037/MAO (outline application) for the same site will be withdrawn.

The Change to a hybrid application has been made following negotiation, as elements of the development fall outside of the applicant’s overall control (e.g. the design of the new school) and therefore the MAF application lacked the required detail. The overall layout of the development has also changed.

The former plans associated with 22/02193/MAF, have all been superseded and will not be taken into account for the determination, but you can still view them online. To avoid confusion these have been placed in a separate folder underneath all the new plans labelled:

22/02193/MOF w PLANS AND DOCUMENTS for 22/02193/MAF (information only)

A full re-consultation is being undertaken including new site notices and letters being sent out. Anyone wishing to comment can review the new documents online. Please also note:

* All neighbour comments made against 22/02193/MAF and 22/01037/MAO will remain on file and will be taken into account during the determination process.
* All technical statutory consultee comments such as Highways, Environmental Health etc. for the MAF application will not be considered, but are available to be viewed with the plans in the folder for 22/02193/MAF we referred to above. The changes to the development mean new technical assessments will be required for 22/02193/MOF.

To comment on the application or to find out more about the planning process please refer to the page [www.bedford.gov.uk/planningcomments](http://www.bedford.gov.uk/planningcomments)