



HOUGHTON REGIS TOWN COUNCIL
Peel Street, Houghton Regis, Bedfordshire LU5 5EY

Town Mayor: **Cllr M S Kennedy** Tel: 01582 708540
Town Clerk: **Clare Evans** E-mail: info@houghtonregis.org.uk

30th December 2019

To: Members of the Planning Committee
Cllrs: D Dixon-Wilkinson (Chairman), J Carroll, D Jones, M S Kennedy, S Thorne, K Wattingham and T Welch.

(Copies to all Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on **Monday 6th January 2020 at 7.00pm.**

THIS MEETING MAY BE FILMED/RECORDED

Debbie Marsh
Debbie Marsh
Corporate Services Manager

Agenda

- 1. APOLOGIES AND SUBSTITUTIONS**
- 2. QUESTIONS FROM THE PUBLIC**

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

The total period of time designated for public participation at a meeting shall not exceed 15 minutes and an individual member of the public shall not speak for more than 3 minutes unless directed by the chairman of the meeting.

- 3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS**

Under the Localism Act 2011 (sections 26-37 and Schedule 4) and in accordance with the Council's Code of Conduct, Members are required to declare any interests which are not currently entered in the member's register of interests or if he/she has not notified the Monitoring Officer of any such interest.

Members are invited to submit any requests for Dispensations for consideration.

**This meeting may be filmed by the Council for subsequent broadcast online and can be viewed at <http://www.houghtonregis.org.uk/minutes>*

Phones and other equipment may be used to film, audio record, tweet or blog from this meeting by an individual Council member or a member of the public. The use of images or recordings arising from this is not under the Council's control.

No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

4. MINUTES

To approve the Minutes of the meeting held on the 16th December 2019
(Attached)

Recommendation: To approve the Minutes of the meeting held on 16th December 2019 and for these to be signed by the Chairman.

5. PLANNING MATTERS

Members are advised that, on receipt of a planning application Central Bedfordshire Council will send the Town Council a full set of plans and a copy of the planning application form only. All supporting documents, that have previously been printed and posted, will only be available on their website. Therefore, members are advised that should they require sight of these documents that they request them prior to the meeting.

(a) To consider the following applications:

- | | |
|------------------|---|
| CB/19/02130/FULL | Demolition of existing residential dwelling and erection of 121 dwelling including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works
The Gates, Land East of Bedford Road, Bidwell
<i>Members will find attached a report from the Town Councils planning consultant.</i> |
| CB/19/04059/FULL | Demolition of existing site buildings and proposed residential redevelopment comprising 30 dwellings and associated infrastructure
Land off Sundon Road Houghton Regis
For: Mr. A Slevin |
| CB/19/03640/FULL | New substation and hardstanding
Bidwell Farm Bedford Road LU5 6JQ
For: Bidwell West (Works Ltd) |
| CB/19/03578/FULL | Rear and side extension, conversion of garage, raising of roof and dormer extension
8 Stubbs Close, LU5 5SN |
| CB/19/04237/VOC | Variation of Condition 24 to planning permission CB/15/00297/OUT 1,850 residential (C3) dwellings & mixed use changes to approved plans
Land West of Bidwell (HRN2), Houghton Regis
For: Bidwell West (Works Ltd) |
| CB/19/04220/OUT | Outline application for Residential Development for up to 100 dwellings will all matters reserved, except access
Bury Spinney, Thorn Road, LU5 6JQ
For: Mr S J Worts |

CB/19/04254/FULL	Erection of double garage plus fencing and walls Highfield Barns, Bedford Road, LU5 6JP
CB/19/04251/FULL	Single storey rear extension 3 Milton Way, LU5 5UF For: Miss R Rideout & Mr D Glenister
CB/19/04182/FULL	Erection of new dwelling Land adjacent, 134 High Street For: Nextgen Properties Ltd
CB/19/04114/PADM	Demolition of garage block University Technical College of Central Bedfordshire, Parkside Drive, Kingsland Skills Centre, LU5 5PY For: Central Bedfordshire Council
CB/19/04208/FULL	New works to include 1) removal of existing bungalow roof and construction of new first floor and roof 2) Construction of a 2-storey extension to rear and south elevation 3) Removal of existing garage and construction of new double garage 4) Construction of new single storey porch area to front elevation. 51 Cemetery Road, LU5 5DA For: Aimee Shepherd

(b) Decision Notices***Permissions/Approvals/Consents:***

CB/19/00547/FULL	Proposed garden fence (retrospective) 46 Bidwell Hill, LU5 5EP
CB/19/01602/FULL	(Retrospective) New substation and hardstanding Land to West of Houghton Regis, Watling Street

Refusals:

None at time of going to print.

Withdrawals:

CB/19/02870/RM	Reserved Matters: Following Outline CB/15/00297/OUT (1850 dwellings and mixed class use) matters for access, landscaping, layout and scale for 160 dwellings on phase CA2 Upper Thorn Green Land to West of Houghton Regis, Watling Street
CB/19/03347/FULL	Single Storey Side Extension 29 Dellmont Road, LU5 5HU

6. STRATEGIC DEVELOPMENT SITES/LOCAL PLAN– UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – For information this major road project opened on the 11th May 2017.

**Houghton Regis Town Council
Planning Committee
16th December 2019 at 7.00pm**

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
D Jones
S Thorne
K Wattingham
T Welch

Officers: Debbie Marsh Corporate Services Manager
Louise Senior Head of Democratic Services

Public: 1

Apologies: Councillors: M S Kennedy

11102 APOLOGIES AND SUBSTITUTIONS

None.

11103 QUESTIONS FROM THE PUBLIC

None.

11104 SPECIFIC DECLARATIONS OF INTEREST

None.

11105 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 2nd December 2019 for consideration.

Members were advised, under Minute number 11077, that following clarification from the Planning Officer the Town Council objected to the proposed plans for planning application CB/19/03323/VOC Manor Farm, Sewell Lane, Sewell for the following reasons:

- Overdevelopment.
- The design of the proposed dwellings does not complement or harmonise with the local surroundings, in particular to the adjacent listed building.
- Insufficient parking provision.

Furthermore, the Town Council made the following comments:

“The Town Council remains consistent on development in Sewell. There are huge concerns for the safety of highway users exiting and entering Sewell Lane from

Watling Street. The Town Council believes this is supported by Highways, following another recent planning application on another site in this area”.

Members were advised that approval had already been granted on this site and therefore the applicant may continue with development on what was originally approved.

Resolved To confirm the Minutes of the meeting held on 2nd December 2019 and for these to be signed by the Chairman.

11106 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/19/04006/FULL 1 Retrospective Front Porch Extension
18 Cumbria Close, LU5 5RY
For: Mr B Balding
Members were advised that the address for this application was 18 Cumbria Close and not 8 as shown on the agenda.

Comments: No Objections

CB/19/03890/FULL Conversion of existing garage to 1 Bedroom Flat
Land R/O 58 Hillborough Crescent, LU5 5NX
For: Mr Lockyear

Comments: Houghton Regis Town Council objects to this planning application on the following grounds:

- **Out of keeping**
- **Overdevelopment**
- **Cramped in design**
- **Lack of amenity space**

CB/19/03930/FULL Construct a new fence 2.2m high between Puddlehill and 28
Bedford Road, Houghton Regis
Puddlehill, Bedford Road, LU5 5DJ
For: Central Bedfordshire Council

Comments: No objections

CB/19/03886/OUT Outline application: Erection of building for office use and
creation of access.
Land off Townsend Farm Road, LU5 5BL
For: Palisander Properties Ltd

Comments: Houghton Regis Town Council objects to this planning application on the following grounds:

- **Loss of local landscape character**
- **The proposed development appears to be cramped in design**
- **Overdevelopment**

CB/19/02130/FULL Demolition of existing residential dwelling and erection of 121 dwelling including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works
The Gates, Land East of Bedford Road, Bidwell
Members were advised that the revised plans for this proposed development had been delayed in being made available. Therefore, the Town Council have again been given an extension to the date in which they need to submit their comments by. In the meantime, the Town Councils Planning Consultant had provided a catch all report, however it was anticipated that a more relevant report would be available for Members at the next meeting. Members agreed to defer consideration of this application to the next meeting.
Cllr Thorne voiced concerns in regard to the suitability of Bedford Road being able to accommodate additional junctions coming from these piecemeal developments. Although Central Bedfordshire Council had suggested that, at the current time, the road was safe and sufficient for this additional junction and traffic movements, Cllr Thorne remained firm that they did not.

Comments: To defer consideration of this application to the next meeting.

CB/19/04046/FULL Change of use, residential dwelling house to residential institution care centre Residential Care Centre for people with a learning disability and/or autism
The Limes, Cumberland Street, LU5 5BW
For: Mr H Satra

Comments: Whilst the Town Council raised no objection to the proposed change of use it would like to make the following comments:

- **Could the word ‘institution’ be changed to something more inclusive e.g. setting or facility**
- **Even though the applicant has provided an additional parking space, the Town Council still raises concerns that the increase to on-street parking will have a detrimental impact to residents in this area.**

For noting

- CB/19/03940/LDCP Lawful Development Certificate Proposed: single storey rear extension
8 Bankside Close, LU5 6JF
For: Mr & Mrs Hendry
- CB/19/03853/ADV Illumination of flag poles with two inground lamps
The War Memorial, The Green, LU5 5BH
For: Houghton Regis Town Council

(b) The following decision notices were noted:***Permissions / Approvals / Consents***

- CB/19/01925/FULL Erection of part single storey, part two storey rear extension
The Orchard, Bedford Road, LU5 6JJ

Refusals:

- CB/19/02584/FULL Erection of one 3-bedroom dwelling
Sewell Manor Lodge, Sewell Lane, Sewell, LU6 1RP

Withdrawals:

None received.

11107 HIGHWAYS ACT 1980 – PROPOSED DIVERSION OF HOUGHTON REGIS FOOTPATH NO. 23 AND BRIDLEWAY NO. 44 AND CHALTON FOOTPATH NO. 61

Central Bedfordshire Council had received an application from the agents for the Houghton Regis Management Consortium who were responsible for the development of the Houghton Regis North super development. The application sought to divert Footpath No. 23 and part of Bridleway No. 44 to accommodate the routes within the required infrastructure associated with the proposed development. As a reserved matter planning application had yet to be submitted for the housing layout, it was proposed to divert the paths under the Highways Act 1980, rather than under the Town and Country Planning Act 1990.

Footpath No. 23 would be diverted from its straight line from Sundon Road to the A5-M1 Link overbridge (line A-B on the attached plan) onto a more sinuous route from the Sundon Road through a new area of parkland (C-D) and then on a surfaced path (D-E) and then via a short section of bridleway (E-F) and then along the footway to the car park to the new sports field (F-B) to reconnect to the original line of the footpath. The diverted footpath would avoid an area which would become a housing estate and instead pass through parkland and landscaped areas.

Bridleway No. 44 currently ran along the southern side of a brook. This area was being utilised for small drainage ponds and landscaped bunds. A more sinuous route which crosses and re-crosses the drain would provide a better experience for users between points W-X-E-F where it would then cross a new access road to the proposed sports field to re-join its original route on the southside of the brook. There was a possibility that the adjoining section of Bridleway No. 44 between points F-Y-Z may need moving slightly away from the lip of the ditch to keep it on a usable line. The precise future position of this section of bridleway would need to be ascertained in consultation with the Internal Drainage Board.

It had come to Central Bedfordshire Council's attention that the line of Chalton Footpath No. 61 south of the A5-M1 overbridge did not match up with the physical route on the ground, nor with the position of the current footbridge at point Y. Consequently, it was proposed that the length of Footpath No. 61 between points M-N be diverted slightly eastwards onto the used route (line M-Y).

Members were advised that they had until Monday 6th January to submit any queries or comments on the above proposals.

Members made no comment.

11108 LOCAL PLAN

No substantive update to report.

Resolved: To note the information.

NEIGHBOURHOOD PLAN

- 11109 Members were assured that although things seemed to be quiet in regard to progress, work was continuing behind the scenes. Members were advised that conversations had taken place around whether the plan was to include additional housing sites or not. If it was and the group engaged with a call-in for sites exercise then this would delay, quite considerably, the start of the public consultation process.

Members were informed that the additional housing sites had not been identified from public feedback or engagement. They had been included via discussions with the steering group and the planning consultant. Clarity was currently being sought from CBC as to whether there would be any detrimental effect on the plan if these sites were removed at this stage.

A date for the next Neighbourhood Plan Steering Group had been set for the 15th January 2020.

Resolved: To note the information.

11110 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN- UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – No substantive update to report.

All Saints View – No substantive update to report.

Linmere – Members were advised that representatives from Linmere would be attending the next planning meeting to update Members in regard to the progress of the planning application for the proposed Visitors Centre.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.05pm

Dated this 6th day of January 2020

Chairman

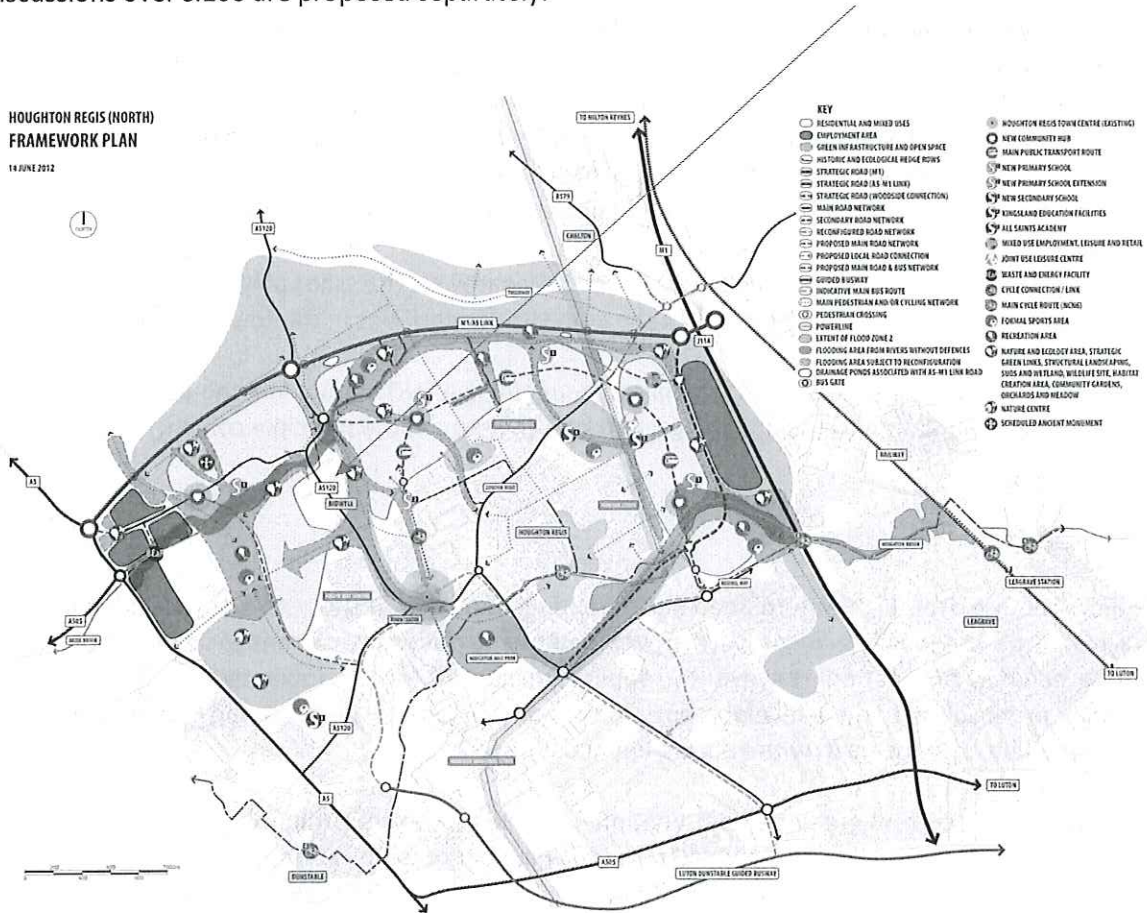
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Amended Plans

1.1 The amended plans seek to address some of the issues raised with the original submission with the following changes:

- the red line (showing the outline of the application site) plan has been amended along the northern boundary to ensure that the disputed land is not included,
- the footpath/cycleway that extends through the green space along the eastern boundary has been increased to 3m in width,
- the layout has been amended to ensure
 - all back-to-back distances are design guide compliant,
 - the layout around Keepers Cottage has been amended to reduce the number of plots and reduce any perception of overbearing impact,
 - the site access has been widened to 7.3m in width,
 - the landscaping along the central avenue/road has been enhanced with the inclusion of more trees,
 - soft landscaping details have been amended,
 - the house types and flat blocks have been amended to add further design details, adding variation including additional chimneys, addition of bay windows in prominent locations and a review of materials across the site.

Discussions over s.106 are proposed separately.



1.2 Earlier in 2019, the Committee considered the original proposal, raising objections to the scheme for the following reasons:

- The layout of the buildings adjoining the Bedford Road frontage should be changed so that these homes face the road reflecting the layout of the original hamlet and with respect to the setting of the adjoining listed building,
- The dwellings facing Bedford Road should be designed to reflect the materials and scale of the hamlet,
- The children's play area should be relocated elsewhere in the site to avoid placing close to a road and not adjoining a pond for reasons of safety,
- The spine road through the estate should be re-designed to reduce traffic speeds, reduce the lengths of straight carriageway and use the resulting design to introduce more landscaping into the street scene and reduce the appearance of a dense urban setting

1.3 Further the Town Council noted it would review its objections if an amended scheme which addressed these concerns and would look for a s.106 contribution being negotiated towards nearby service, shopping and community facilities and a bus service to connect the site with the facilities in the town centre.

(the report is attached as an annex – below)

1.4 **Recommendation:** the amended scheme addresses some of the concerns raised previously but not all. Town Council is recommended to consider replying to the consultation on the amended scheme with objections as follows:

- The layout of the buildings adjoining the Bedford Road frontage adjoining the listed building should be changed so that these two homes face the road reflecting the layout of the original hamlet,
- The children's play area should be relocated elsewhere in the site to avoid placing close to a road and not adjoining a pond for reasons of safety,
- The spine road through the estate should be designed with speed reduction measures such as pinch points,
- a s.106 contribution should include provision of nearby service, shopping and community facilities and a bus service to connect the site with the facilities in the town centre.

1.5 The safety issues – traffic speeds and a play area adjoining a SUDS pond, and the appearance of the development in relation to the adjoining listed building remain the principle concerns.

Considerations

2.1 Policy: The site, fronting Bedford Road and extending onto land at the rear is not included in the Masterplan Area for Houghton Regis North development and under the current Local Plan (2004) is within a green belt designation. However the application site will be enveloped by the HRN Masterplan proposals with new development around and a landscape belt carrying the current right of way immediately to the east, with housing beyond.

2.2 On balance, the current green belt designation has little relevance. Ordinarily the green belt designation in the adopted local plan would require a high bar of justification to be demonstrated to enable development, then usually only a limited range of types – infill, required in connection with agriculture etc. The approval of the HRN development since 2012 will in the near future leave it as

an 'island' and the purposes identified for green belt in the National Planning Policy Framework – to prevent settlements merging, to protect open countryside, have very limited application.

2.3 Design and layout: The key points regarding the amended scheme remain:

- Concern over the elevations and appearance from the Bedford Rd frontage,
- Safety issues over the location of the children's play area,
- traffic speeds and safety on the estate main access road.

Annex: Report July 2019

1. Description

1.1 Bidwell is a small group of mostly homes and farm buildings either side of the Bedford Road, currently separate from Houghton Regis, located at the foot of the hill north of the town centre. The site is situated on the eastern side of Bedford Road, with a frontage onto the road and includes the paddocks at the rear which extend to the southern edge of the Rugby Club. A footpath / right of way (Chiltern Way) runs north-south along the eastern boundary. There is a small row of terraced houses fronting Bedford Road north of the site and the Red Cow Farm, a grade II listed building to the south.

1.2 The site is not included in the Masterplan Area for Houghton Regis North development and under the current Local Plan (2004) is within a green belt designation. The proposed Local Plan (the Examination period has recently concluded and the Inspectors' conclusions are awaited) contains one allocation for development at Bidwell – HAS28 in the Small / Medium Allocations, for 40 homes on the Bidwell Gospel hall site.

1.3 The Design & Access Statement supporting the application illustrates that the HRN Masterplan proposals will see Bidwell including the application site, enveloped by new development; immediately to the east of the site will be a landscape belt carrying the current right of way with housing beyond.

1.4 The site is just over 4ha in size, a gentle slope to the north, currently with a house and various out-buildings. There are trees and hedges on the site mostly along its boundaries and between the house and Bedford Road, otherwise the site comprises rough-grazing / pasture.

1.5 The proposal is wholly residential, demolition of the existing buildings and 121 new homes made up of a mix of houses and flats:

Private Dwellings (Total 85); 7 x 4 Bed Houses; 46 x 3 Bed Houses; 23 x 2 Bed Houses;
9 x 2 Bed Flats.

Affordable Dwellings (Total 36); 1 x 4 Bed House; 6 x 3 Bed Houses; 10 x 2 Bed Houses;
13 x 2 Bed Flats; 6 x 1 Bed Flats.

1.6 The balance between private and affordable dwellings accords with the Central Beds requirements. The affordable dwellings are in two groups: one near the boundary with the rugby club and the other on the southern edge.

1.7 The site would be served by a single road access point from the Bedford Road frontage with pavements either side, leading to a spine road connecting to a number of cul-de-sacs. The scheme includes two areas of open space, one with a play area adjoining an attenuation pond on the Bedford Road frontage next to the access road, the second a ribbon of grass and planting along the eastern boundary retaining the hedgerow and trees plus an access pathway.

1.8 There are 236 car parking spaces shown, a mix of allocated / on-plot spaces and unallocated / visitor parking. A Travel Plan report accompanies the application which highlights the walking / footpath opportunities, cycling and bus stops / routes close to the site. The location of the development means that access to local school(s), community facilities, shops and Houghton Regis centre would be the most important to facilitate to avoid unnecessary car-based journeys. The Design & Access Statement describes the facilities available in Houghton Regis, those which will be provided within the HRN development, and the excellent (car-based) connections northwards to the A5 dual carriageway and southwards to Houghton Regis and Dunstable.

2. Planning Policy

2.1 The Planning Statement supporting the application balances three policy matters: the requirement to determine applications in accordance with the adopted local plan (2004), the anticipated matters which the draft Central Beds Local Plan will need to embrace before that can be adopted, and thirdly the National Planning Policy Framework (NPPF) support for sustainable development.

2.2 The recent Local Plan Hearings have given rise to a considerable number of issues which, it is likely, the Inspectors will require further work by Central Bedfordshire to produce evidence or justification, and which may itself involve a period of further consultation.

2.3 This is unlikely to affect the progress of the Houghton Regis North 1 and 2 developments, where sites are already commenced with levelling and infrastructure being installed.

2.4 The Statement with this application also refers to the HRN Framework (2012) which guides the HRN development, however as stated above Bidwell is not included in the Framework area.

3. Issues

3.1 **Policy:** Ordinarily the current green belt designation in the adopted local plan would require a high bar of justification to be demonstrated to enable development, then usually only a limited range of types – infill, required in connection with agriculture etc. However the approval of the HRN development in 2012 and the subsequent reserved matters approvals for its implementation, around Bidwell, which will in the near future leave it as an ‘island’ between HRN and Houghton Regis means that the purposes identified for green belt in the National Planning Policy Framework – to prevent settlements merging, to protect open countryside, have very limited application.

3.2 It should be noted that other applications for development between Houghton Regis and Bidwell have been approved –

CB/17/02512/OUT

Outline Application: Residential development of up to 1.03ha of the site with formation of two accesses, sustainable urban drainage and associated landscaping
Land South of the bungalow, Bedford Road, Houghton Regis, Dunstable, LU5 6JS

CB/19/00668/OUT

Outline application for the erection of 7 detached dwellings with associated access, turning and parking.
Land East of Bedford Road, Houghton Regis, Dunstable, Beds LU5 5ES

CB/18/00067/OUT

Outline Application: Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an enhanced footpath link and associated landscaping
Highfield Barns, Bedford Road, Houghton Regis, Dunstable, LU5 6JP

3.3 On balance, the current green belt designation has little relevance or justification. However the development will have little in the way of local community facilities, schools or retail opportunities until the development on HRN progresses, and a S.106 agreement is recommended to contribute towards these and to support public transport into Houghton Regis.

3.4 Scale and Density: The design and layout achieves 121 dwellings on a little over 4ha, a density of approximately 30 to the hectare which is in the medium / high range, more akin to an urban setting rather than a village or hamlet. There is no specific policy in the Local Plan in relation to Bidwell and its future development except the site at Gospel Hall, but NPPF paragraph 122. States

Planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
- b) local market conditions and viability;*
- c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) the importance of securing well-designed, attractive and healthy places.*

3.5 Reference to an area's prevailing character and setting is a consideration but with the exception of the listed building adjoining to the south there is little to justify major changes to the scale or density. However some issues regarding design and layout may affect the overall number of houses on the site.

3.6 Layout & Design: The main concerns are with the southern part of the site fronting Bedford Road. This part of Bidwell still retains characteristics of a small hamlet and the site frontage should reflect this. The dwellings nearest the Bedford Road frontage present the side elevation / gable end to the road and should be re-designed so the front elevations are fore-most, and would be more in keeping with older houses nearby. This front elevation should have design features which reflect the simplicity of the local vernacular.

3.7 A major part of the scheme's appearance from Bedford Road is the pond and open space with houses placed around it on two sides and the estate spine road on the third. However placing the children's play area next to the pond and the spine road raises concerns over safety and the play area should be relocated elsewhere in the site. The pond and open space is the main landscape feature and the rest of the site lacks planting with the houses presenting an 'urban' appearance which would be relieved with more landscaping.

3.8 The purpose of the two footpath connections shown leaving the site on the eastern boundary should be clear, e.g. links to proposed facilities in new development.

3.9 the scheme as it stands makes no mention of traffic calming / speed restrictions on the spine road, and this should be incorporated to help reduce traffic speeds as a safety feature for pedestrians, cyclists and children. The scope for road bends and narrows would also allow more new planting.

3.10 In order to justify being considered 'sustainable' the scheme should show electric charging points for dwellings and parking spaces, with solar panels and water heating panels incorporated in the house designs.

