



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire LU5 5EY

Town Mayor: **Cllr T K McMahon** Tel: 01582 708540
Town Clerk: **Clare Evans** E-mail: info@houghtonregis.org.uk

10th February 2020

To: Members of the Planning Committee

Cllrs: D Dixon-Wilkinson (Chairman), J Carroll, D Jones, M S Kennedy, S Thorne, K Wattingham and Vacancy.

(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 17th February 2020 at 7.00pm.**

De Marsh

Debbie Marsh
Corporate Services Manager

THIS MEETING MAY BE FILMED/RECORDED

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 27th January 2020.
(Attached)

Recommendation: To approve the Minutes of the meeting held on 27th January 2020 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/20/00154/FULL | Single storey rear extension
29 Dellmont Road, LU5 5HU
For: Mr & Mrs S Dye |
| CB/20/00261/FULL | Single storey side extension
14 Therfield Walk, LU5 5QB
For: Mr & Mrs Macedo |
| CB/20/00425/FULL | Single & two storey side extensions
144 Cemetery Road, LU5 5DE
For: Mrs Barford-Drew |
| CB/20/00341/PADO | Prior notification change of use from Office Class B1 to 5 Dwelling houses Class C3
For: Mr M Saluja |
| CB/19/03578/FULL | Rear and side extension, conversion of garage, raising of roof and dormer extension
8 Stubbs Close, LU5 5SN
<i>Members are advised that the Town Council have been informed that revised plans are available to be viewed on line, for this application.</i> |
| <i>For noting</i> | |
| CB/20/00232/LDCP | Loft conversion with dormer extension to rear roof slope and roof lights to front roof slope
36 Woodlands Avenue, LU5 5LJ
For: Mr & Mrs Hewitt |
| CB/20/00179/DOC | Discharge of Condition 1 (Details of a refuse collection point located outside of the public highway shall be submitted to and approved by the Local Planning Authority prior to the occupation of any dwelling. The scheme shall be fully implemented prior to occupation of any dwelling and shall be retained thereafter. Reason - In the interest of |

- amenity and in order to minimise danger, obstruction and inconvenience to users of the highway and the premises).
Bearings House, 22 Queen Street, LU5 5BT
- CB/00340/GPDE Prior Notification of Householder Extension: Single storey rear extension 6m beyond the rear wall of the original dwelling, maximum height of 4m and 4m to eaves
The Chestnuts, 37 Sundon Road, LU5 5LL
For: Mr M Qasim
- CB/19/02130/FULL. The Gates, Land East of Bedford Road, Bidwell
Demolition of existing residential dwelling and erection of 121 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works.
Members are advised that amendments to the proposed application have been received. Members are informed that the Town Councils planning consultant has been requested to consider these amendments and to provide members with a report prior to either this meeting or at the next.

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

- CB/19/03232/RM Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West.
Parcels 5a and 5b Bidwell West

Refusals:

- CB/19/00571/FULL Convert existing dwelling to 4-bedroom property and creation of independent studio flat
82 Churchfield Road, LU5 5HW

Withdrawals:

- CB/19/03890/FULL Conversion of garage to single bedroom bungalow
Land R/O 58 Hillborough Crescent, LU5 5NX
- CB/19/03886/OUT Erection of building for office use and creation of access
Land off Townsend Farm Road, LU5 5BL

6. LINMERE

Members are advised that representatives from the Linnere development will be attending the meeting to provide members with an update in relation to an impending Reserved Matters planning application for the Visitor Centre element of the site.

7. LOCAL PLAN

No substantive update to report.

8. NEIGHBOURHOOD PLAN

Members are advised that at the Neighbourhood Plan Steering Group meeting to be held on the 19th February member of the group will consider and approve a revision to Policy 19 of the draft plan.

This revision follows the groups decision to remove development sites previously identified in the draft plan. All reference to this these development sites will also be removed from the entire document.

Original wording of Policy 19 was:

• Redevelopment of the current Town Council offices and GP surgery, Peel Street – see policies 4 and 5 • Part of the redevelopment of the Thomas Whitehead CE Academy site – see policy 5 • High Street – see policy 7 - a substantial proportion of residential flats and provision for semi-independent, supported or care homes. • on part of the Tithe Farm Recreation Ground, – see policy 23 new road through Tithe Farm Rec with housing on east end including affordable/disabled housing – see Map 1. • Rear of Brewers Hill School, Dunstable (see map 1) – see policy 22 - this part of the parish borders the built up area of the adjoining town of Dunstable. In order to create a clear distinction between the open character and setting of both Maiden Bower and Sewell, a site off French's Avenue (in Dunstable) is shown for development identified as ALP 164 in the CBC 'call for sites', only on the basis that its design will incorporate a green buffer against further expansion.

Development of these sites will enable provision of the following: • a substantial proportion of residential flats aimed at singles and couples, on the current Town Council offices Peel Street – 6 flats, GP surgery – 10* flats (Tithe Farm Rd opposite Bedford Sq.), part of Thomas Whitehead CE Academy site redevelopment – 25* flats, and High Street – 12* affordable homes to rent on part of the Tithe Farm Recreation Ground with a new road to connect with Houghton Regis North 2 development, • Rear of Brewers Hill School, Dunstable – 35* affordable housing units aimed at singles and couples.*

**estimate of site potential*

Residential development in the town centre (see map 3) and adjoining the route of the Busway will be required to provide facilities for cycle and motorcycle parking and car parking in accordance with NPPF guidance and CBC standards, in order to encourage high density developments of flats and apartments suitable for key worker groups (e.g. teachers, care-workers to aid recruitment & retention), one bed dwellings, and supported living.

The proposed new wording for Policy 19 is:

Any applications for new housing developments will be considered against the policies in this plan to provide particular types of housing needed locally and to preserve the open spaces, leisure facilities, employment land, and character of the parish. Any development for new housing will be expected to provide a % of affordable housing in accordance with the locally adopted policies. Smaller-scale developments (e.g. up to 30 homes), especially when they involve re-development of sites already built on or add housing to other provisions, will be encouraged, subject to the other policies in this plan.

Recommendation: To note the information

9. TOTTERNHOE NEIGHBOURHOOD PLAN

Members are advised that Totternhoe Parish Council are undertaking their Regulation 14 consultation in regard to their Neighbourhood Plan. Correspondence attached.

Houghton Regis Town Council
Planning Committee
27th January 2020 at 7.00pm

Present: Councillors: D Dixon-Wilkinson Chairman
J Carroll
Y Farrell (Substitute)
D Jones
S Thorne

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

Public: 2

Also present: Councillors: S Goodchild

Apologies: Councillors: M S Kennedy
K Wattingham

11126 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy and Cllr Wattingham (Cllr Farrell substituted)

11127 QUESTIONS FROM THE PUBLIC

Representatives from the Memorial Hall addressed the committee in support of their application CB/20/00044/FULL.

11128 SPECIFIC DECLARATIONS OF INTEREST

Cllr Goodchild declared an interest in items 5 and 11. Members were advised that she was a member of the Memorial Hall Committee as a designated representative of Houghton Regis Town Council and a member of the Neighbourhood Plan Steering Group.

Cllr Farrell declared an interest in item 5 as she was a member of the Memorial Hall Committee as a designated representative of Houghton Regis Town Council.

11129 MINUTES

The Committee received the minutes of the Planning Committee meeting held on 6th January 2020 for consideration.

Resolved To confirm the Minutes of the meeting held on 6th January 2020 and for these to be signed by the Chairman.

11130 PLANNING MATTERS

(a) The following planning applications were considered:

Non - Delegated

CB/20/00018/FULL Single Storey rear extension and two storey rear extension
48 Olma Road, LU5 5AF
For: Mr P Palinskij

Comments: No objections

CB/19/04292/FULL Single storey rear extension
83 Douglas Cres, LU5 5AS
For: Mr T Harwood

Comments: No objections

CB/19/04263/RM Reserved matters for access, appearance, landscaping, layout
and scale (pursuant to Outline planning permission
CB/12/03613/OUT) for provision of up to 125,000m2 of
Class B8 storage and distribution use).
For: Lidl GB Ltd

***Members were advised that this application lies in the
Parish of Chalton***

Comments: No objections

CB/20/00044/FULL Resurfacing of existing car park with addition of soakaways
and associated gullies
Memorial Hall, The Green, LU5 5DX

Comments: No objections

(b) The following decision notices were noted:

Permissions / Approvals / Consents

CB/19/00668/OUT Outline application for the erection of 7 detached dwellings
with associated access, turning and parking
Land East of Bedford Road, LU5 5ES

CB/19/03158/FULL 1.8m high close boarded fence along approx. 3m line to
Sundon Road boundary
Treow House, Parkside Drive, LU5 5QL

CB/19/03750/FULL Relocation and extension of existing car park
Unit 33, Humphrys Road, Dunstable, LU5 4TP

Refusals:

None received.

Withdrawals:

None received.

11131 BUDGET

Members received the Planning budget to date.

Resolved: **To note the report.**

11132 LAND SOUTH OF THE BUNGALOW, BEDFORD ROAD, LU5 6JS

Jennifer Smith from Smith Jenkins and Helen Davies from Grand Union Housing were in attendance in order to provide Members with an update on the proposed housing allocation for this site.

Members were advised that Grant funding had been received from Homes for England. Permission for 31 units had been granted. 9 homes would be available for social rent and 22 homes would be sold as shared ownership. All properties would be houses, no flats had been included in the plans. 69 car parking spaces had been provided throughout the development. Included in the plans were a cycle path and a public footpath.

Members raised safety concerns regarding properties that would be exiting onto Bedford Road, as the speed limit on Bedford road was 40mph, this presented a hazard.

Members were advised the open spaces would be maintained either directly by Grand Union Housing or by outsourcing to a third party, however, Grand Union Housing would still manage the maintenance.

Members thanked the representatives for attending the meeting.

11133 LINMERE - PHASE 1 PARCEL 3

Joanne Fosbury and Elaine Connolly from Bellway Homes Ltd were in attendance in order to provide Members with an update on the proposed planning application for the site above.

Members were advised that 153 units were being planned, 15 of which would be affordable, 11 would be available for rent and 4 would be sold as shared ownership. Members were advised that there was a focus on design quality, phase 1 would be landscape led.

Members were advised that this particular site had no obligation to provide open space.

Members expressed their preference for having the social housing pepper-potted throughout the development.

Members thanked the representatives for attending the meeting.

11134 PLANNING APPEAL – 24 DUNSTABLE ROAD

Members received a copy of the outcome of a planning appeal at 24 Dunstable Road.

Resolved: To note the report.

11135 LOCAL PLAN

Members received Central Bedfordshire Councils latest response, dated 9th January 2020, to the Inspectors.

Resolved: To note the information.

11136 NEIGHBOURHOOD PLAN

Members received notes from the Neighbourhood Plan Steering Group meetings held on the:

15th August 2018
12th September 2018
10th October 2018
26th June 2019
17th July 2019
5th August 2019
4th September 2019
2nd October 2019

Members were advised that the group had the appointment of a Secretary on the agenda for the meeting to be held on the 19th February 2020.

Members of the Steering Group met on the 15th January 2020 to discuss whether to continue to include proposed housing sites within the plan. The group were informed that the provision of these potential sites had been included as an aspiration of the plan and not from any previous consultation responses and thereby gave the group the opportunity to remove.

Members were informed that should the Steering Group continue to include these sites, then this would mean the group undertaking a call in for sites exercise which in turn could lead to a further 6-month delay in being able to run the Regulation 14 consultation.

The Steering Group discussed the merits of retaining the proposed development sites and decided that as these were only an aspiration (three of the five sites proposed were simply redevelopment of sites that were currently built on) they agreed to remove the policy relating to them from the plan.

The next meeting of the Steering Group was due to be held on the 19th February 2020 at 6.30pm where it was anticipated that dates would be confirmed of the Regulation 14 process.

Resolved: To note the information

11137 STREET NAMING

The Town Council had been informed that further street names/themes were required for the developments at Thorn (Bidwell West). Whilst the 'Flowers' theme was about to be used, there was a concern that these names will also run out and therefore further suggestions were required.

Members were reminded that Central Bedfordshire Council were unable to accept any names/themes that were already in existence in the surrounding area.

Members suggested reference to medieval armour and Coach Road references.

Members agreed that they would provide a list of suggested themes and forward these to the Corporate Services Manager.

Councillor Thorne provided additional flower names which would also be forwarded to Central Bedfordshire Council for consideration.

Resolved: To provide a list of street names/themes for the developments at Thorn (Bidwell West).

11138 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN UPDATE/PROGRESS

Woodside Link – No substantive update to report.

A5 M1 Link – Members were advised this major road project opened on the 11th May 2017.

All Saints View – Councillor Goodchild informed Members that Bovis Homes had acquired Galliford Try and the company will change its group name to Vistry.

Concerns were raised in regard to the proposed road closure, on Bedford Road in February in order for Anglia Water to undertake their works. Central Bedfordshire Council had been contacted to request that the road closure be times to allow for Anglia Water and for the building out of the new roundabout at the Thorn junction to happen simultaneously. Central Bedfordshire Council confirmed that that had been the intention of both parties but as ECL, the contractors for the roundabout, works had been delayed Anglia Water had no choice but to continue with theirs.

Central Bedfordshire Council also advised that it was their intention to limit works to alleviate inconvenience as much as possible.

Linnere – Members were advised that the Councillor Dixon-Wilkinson and Councillor Carroll met on Monday morning with two representatives from Linnere who presented a list of suitable names for the site. The Estates & Promotions Manger advised that she would be based on site as soon as practicable and provided contact details.

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 8.37pm

Dated this 17th day of February 2020.

Chairman

DRAFT



TOTTERNHOE PARISH COUNCIL

Acting Clerk to the Council:
Miss Julie Todd

6b Higher Rads End
Eversholt
Beds MK17 9ED
email: parishclerk@totternhoe.com
Tel: 07525 005754

30 January 2020

Dear Consultee

Totternhoe Neighbourhood Plan – Pre-Submission Consultation (Regulation 14)

I am pleased to invite your views on Totternhoe Parish Council's proposals for a neighbourhood development plan and associated documents.

This is a Pre-Submission Consultation in accordance with the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2015 (as amended).

The following consultation documents may be found at the link below on the Totternhoe Parish Council website:

- The Totternhoe Neighbourhood Plan
- Strategic Environmental Assessment and Habitat Regulations Assessment Screening outcome
- Evidence base documents

<http://www.totternhoe.com/jan-2020-neighbourhood-plan/>

Please submit your responses to the consultation to Totternhoe Parish Clerk to the above address or you may email your responses to: parishclerk@totternhoe.com. If you wish to use there is a consultation feedback form available via the above link for download and completion or alternatively there is an on-line feedback option, also accessed via the above link, which you can complete and submit on line.

The consultation period runs for six weeks from 3 February to 15 March 2020.

Responses must be received by 23 March 2020.

I look forward to hearing from you.

Yours sincerely

A handwritten signature in black ink that reads "A. Shuffleton". The signature is written in a cursive style with a large initial 'A'.

Amy Shuffleton
Chair
Totternhoe Neighbourhood Plan Steering Group

Minutes



Central
Bedfordshire

Title of meeting:	Houghton Regis North Stakeholder Group Meeting
Date:	16 December 2019
Time:	17:30
Venue:	Houghton Regis Town Council
Attendees	<p>CHAIR - Cllr Patrick Hamill (PH) – CBC Councillor – Tithe Farm Cllr Susan Goodchild (SG) – CBC Councillor – Houghton Hall Cllr Yvonne Farrell (YF) – CBC Councillor – Houghton Hall Stuart Robinson (SR) – Principal Planning Officer - CBC, Debbie Marsh (DM) – Corporate Services Manager – Houghton Regis Town Council, Tim Welch (TW) – Houghton Regis Town Council David Jones (DJ) – Houghton Regis Town Council Susan Thorne (ST) – Town Council - Representing Houghton Regis Helpers, David Skinner (DS) - Minister Houghton Regis Baptist Church Huw Thomas (HT) – Whitbread Group Kirsten Holmes (KH) - Youth Council, George Wharwood (GW) – Youth Council, Keith Featherstone (KF) – Chalton Parish Council</p> <p><u>Representative for Linnere (Site 1)</u> Georgina Chapman (GC) – Political Developments & Intelligence Hannah Leary (HL) – Barton Willmore</p> <p><u>Representative for Bidwell West (Site 2)</u> Andrew Barr – Robinson and Hall</p>

No.	Item
1.	Introductions and Review of Previous Minutes <ul style="list-style-type: none">PH opened the meeting, introducing the attendees.

	<ul style="list-style-type: none"> • SR confirmed that the minutes have been prepared and distributed. There were no specific actions resulting from the minutes.
2.	<p>Linmere (HRN1) Update</p> <ul style="list-style-type: none"> • GC introduced this section, discussing the progress of the developer and any consultation updates. • She identified that works are underway regarding the Sundon Road roadworks, however completion for these works has been delayed as further improvements are required to the road. SG asked what the expected completion date was, to which GC stated that it is unclear but they will be completed as soon as possible (hopefully before Christmas). The group discussed this point further and it was confirmed between the HRN1 and HRN2 representatives that the Bedford Road/ Thorn Road roundabout cannot take place until the Sundon Road works are completed. • GC stated that the servicing for the new Thornhill primary school is underway. Earthworks are also underway for Chalton Gateway Park. • In 2020 it is expected that applications for the visitor centre, the Lidl distribution centre and the first housing sites will be submitted to CBC. • KF asked what was planned for an existing right of way which stretches north from Sundon Road. HL stated that there is a footpath diversion planned through the new park (Chalton Gateway Park). A temporary diversion is being planned. • ST asked whether there would be more councillors for Houghton Regis as a result of the development and questioned how the voluntary sector would cope. SR identified that it is difficult to respond regarding the voluntary sector, as it is quite open in nature and not identified specifically in planning obligations or conditions. In terms of councillors, SR will take this matter further with Electoral Services. • PH asked how the street signs would be planned and who would do this. SR stated that if it was associated with a road, then this would be likely be a discussion with Highways Technical services and the consortium. • HT stated that the congestion along Porz Avenue is causing long delays. Whilst this is impacted in part by the Sundon Road works, it was bad before this point. HT asked that any temporary works plans are communicated as early as possible. It was questioned whether the roads could cope with the Lidl distribution building. GC stated that she will check for future works. HL also highlighted that the Lidl site would be accessed from the north of the

	<p>Woodside Link (near the M1 junction). This shouldn't generate significant traffic to the Town Centre.</p>
<p>3.</p>	<p>Bidwell West (HRN2) Update</p> <ul style="list-style-type: none"> • AB opened this section by explaining that the consortium have entered into a contract with housebuilders for all of the consented 1,850 homes. He then began to discuss each housebuilder: <ul style="list-style-type: none"> - Taylor Wimpey – Have commenced development on site - Abbey Homes – Submitting reserved matters application shortly - Linden Homes – Occupations on site - Bellway – Development underway - Countryside Homes (Parcel 4) – Commencing development in Spring - Countryside Homes (Parcel 6) – Reserved Matters application currently being determined. - Local Centre site – Expect to exchange in the New Year - Community Centre/School sites – Ongoing. Potential delivery of the school land earlier than anticipated in the s106. - Employment Land – Hoping to exchange in the New Year - Infrastructure – ECL (contractors) working on site and hoping to finish road infrastructure by March. Public open space has been agreed between CBC and the consortium. Wildlife Trust as identified as taking on the management of the quarry land. • PH asked whether there was any update on signage for A5-M1 link road, as some of the signs have been altered. AB will review this. • ST asked whether the proposed development would include a medical hub. Bidwell West doesn't include a medical facility but Linnere should have at least two facilities (as required by the s106). The consortium and the Bedfordshire Clinical Commissioning Group are in discussions regarding provision in the area. • TW asked whether there was any burial space proposed as part of the development. The group identified that Linnere and Bidwell West do not include specific sites, but there is the potential for some funding via the review mechanism.
<p>4.</p>	<p>Other sites beyond HRN</p> <ul style="list-style-type: none"> • SR identified that an application for 48 dwellings at Oakwell Park had been considered by the Development Management Committee in December. The Committee resolved to approve the application subject to conditions and a section 106 agreement. • SR stated that the Council have received a planning application for the land known as Bellcross Homes land (to the east of Parkside). This is an outline

	<p>application for up to 350 homes. It is currently going through the consultation process and will be determined by the Development Management Committee when a recommendation has been produced.</p> <ul style="list-style-type: none"> • SR identified that another major application is proposed to the south of Dunstable Rugby Club, in Bidwell, for 121 dwellings. This is a detailed planning application. It is currently going through the consultation process and will be determined by the Development Management Committee when a recommendation has been produced.
5.	<p>AOB</p> <ul style="list-style-type: none"> • PH asked where HRN2 was with the Community Facility. DS explained that he had received a letter from CBC asking his organisation to put forward an expression of interest. He will be discussing this further with CBC. • The group asked for clarification regarding the Environment Agency's flood storage area planning application, to the south east of Linmere. SR identified that there are some minor details being discussed, but CBC are hoping to move this forward with an approval shortly. • KH asked whether the development would have any youth facilities. HL identified that there is no specific provision for a youth facility, however there would be community space which could assist. AB identified that the community facility in Bidwell West could provide opportunity for youth facilities. KH stated that a skate park would be welcomed in the area. • Both KH and GW highlighted that any new development should feel safe and have suitable lighting, for example. PH also highlighted that police numbers will increase in the area. • HT asked for the plans and presentation documents to be sent through to attendees. SR agreed.

Totternhoe Neighbourhood Plan Regulation 14 Consultation

Report to Houghton Regis Town Council

Recommendations

The Totternhoe Neighbourhood Plan contains policies which recognise the green belt notation for the parish and seeks to protect the area from development other than infill in accordance with the National Planning Policy Framework, policies to protect and enhance the important open spaces within the parish and where development does take place to ensure it accords with the character of the area.

The Town Council is recommended to

- A) raise no objections to the neighbourhood plan, and
 - encourage joint work towards the aims and methods for the protection and enhancement of important countryside and green space where the two parishes adjoin, notably the former railway and area around Maiden Bower,
 - promote use of footpaths where they pass between the two parishes,
 - recognise the importance of footpath connections for residents at Sewell,
 - welcome the provisions in the Plan towards smaller one, two and three bed dwellings,
 - welcome the provisions in the Plan towards a sustainable, energy efficient and low carbon future.
- B) Comment that if the policies regarding development in the village are intended to direct appropriate special circumstances development to suitable infill locations, the approach would be strengthened if the Plan identified such sites – with the accompanying environmental justifications,
- C) Comment that the approach towards the provision of smaller / affordable housing provision within the parish would be strengthened at both application and appeal stages with the evidence from a robust housing needs survey (over and above that provided in section 5 – where the paragraph numbering needs to be reviewed). This would minimise the risk of the developers' 'affordable housing and dwelling mix strategy' simply providing back-up for their preferred proposals.

Introduction

1.1 Totternhoe Parish Council is consulting on its pre-submission version of its Neighbourhood Plan. The Plan relates to the whole parish area and is proposed to cover the period up to 2035. The Parish of Totternhoe abuts the boundary with Houghton Regis at Sewell and Maiden Bower.

1.2 The national context for the Plan is the National Planning Policy Framework and the Local Plan for Central Bedfordshire which is currently under consideration. This emerging Local Plan has provided much of the strategic context for the Totternhoe Neighbourhood Plan (para. 1.14).

1.3 The purpose of the Plan is set out:

1.5 The Plan will guide development within Totternhoe parish and provide guidance to any interested parties wishing to submit planning applications for development within the parish.

1.4 Section 2 of the Neighbourhood Plan provides a profile of Totternhoe and Section 3 the challenges, vision and objectives. The vision for Totternhoe up to 2035 is:

To maintain the rural character and identity of Totternhoe, whilst offering its residents suitable and affordable housing and facilities. Allowing the village to evolve to meet the community's needs, now and in the future and to value its heritage and green environment. Parishioners of all ages will feel safe and be proud to live in Totternhoe.

1.5 The objectives (in summary):

To safeguard, conserve and enhance both the natural and historical features of the parish,

To protect and improve community, recreational, sporting and leisure facilities for all ages,

To ensure that development is well designed, is in-keeping with local character and does not put adverse pressure on the roads and publicly available car parking,

To ensure any new housing provides opportunities for first-time buyers and young families to move to the area within the village settlement boundary.

To improve access within the village and to the surrounding countryside,

To support local businesses – including agricultural and home-based.

Neighbourhood Plan Policies

2.0 New Developments

2.1 Spatial Strategy (section 4) – to retain the green belt 'wash' over the parish, considering only infill development in accordance with the NPPF,

3. Proposals where special circumstances exist for limited infilling should make the best use of suitable brownfield land, where available, before greenfield land is released for development, and should be in accordance with the Mix of housing required by Policy T2

2.2 In addition, policy support for

- smaller on, two and three bed homes plus a requirement that any application is accompanied by an 'affordable housing and dwelling mix strategy' to show how the development responds to local needs,
- Policy to resist the loss of housing sites to alternative uses or the amalgamation of homes which reduce the housing stock locally,
- Policies requiring development to preserve and enhance local character, respect the significance of heritage assets and non-designated heritage assets, and archaeology,
- Policies that development should meet design standards, CBC parking standards, sustainable drainage and energy efficiency sustainable design,

3.0 Countryside and Green Space

3.1 The Neighbourhood Plan reinforces the protection of countryside and green spaces in the parish which include part of Dunstable and Whipsnade Downs (part of AONB), Totternhoe Knolls, Stonepits and Quarry, and County Wildlife sites including the Sewell disused railway and Green Lanes.

3.2 The main policy includes the following:

All development proposals should maintain and enhance existing on-site biodiversity assets, and provide for wildlife needs on site. Development proposals will be supported which:

a. Results in a biodiversity net gain for the Parish, in particular those defined in Figure 7.1, calculated by using a suitable biodiversity measuring method;

b. Protects designated sites, protected species and ancient or species-rich hedgerows, grassland and woodlands;

c. Preserves ecological networks, that enable the migration and transit of flora and fauna;

d. Protects ancient trees or trees of arboricultural value;

e. Include new landscape buffers where a development abuts open countryside;

f. Incorporates open space that is:

i. in usable parcels of land and not fragmented ii. safe, easily accessible and not severed by any physical barrier iii. is accessible to the general public iv. creates a safe environment considering lighting and layout v. complemented by landscaping

2. The use of an appropriate legal agreement is encouraged to ensure proper management of the open space over the lifetime of the development.

3.3 Other policies in the Plan cover:

- The promotion of sustainable transport and movement,
- Provision of car parking and presumption against loss of spaces for local facilities,
- Safeguarding community facilities, and encouraging new facilities provided they are accessible, provide car parking, etc.
- Encouragement for alternative use of agricultural buildings which generate employment, and the provision of high-speed broadband.