



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

Town Mayor: **Cllr Tracey K McMahon** Tel: 01582 708540  
Town Clerk: **Clare Evans** E-mail: [info@houghtonregis.org.uk](mailto:info@houghtonregis.org.uk)

10<sup>th</sup> August 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 on **Monday 17<sup>th</sup> August 2020** at **7.00pm**.

This meeting is being held virtually via Microsoft Teams. If members of the public would like to attend, please pre-advise the Head of Democratic Services ([louise.senior@houghtonregis.org.uk](mailto:louise.senior@houghtonregis.org.uk)) by 3pm on the day of the meeting in order for appropriate access to be arranged.

*P. Marsh*

**Debbie Marsh**  
**Corporate Services Manager**

**THIS MEETING MAY BE FILMED/RECORDED**

**Agenda**

This meeting is being held virtually due to Covid-19. To assist in the smooth running of the meeting please refer and adhere to the Council's Virtual Meeting Guidance. Virtual Meeting Guidance can be found on the Houghton Regis Town Council website.

- 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.

*\*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.*

### 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.

### 4. MINUTES

To approve the Minutes of the meeting held on the 27<sup>th</sup> July 2020

**Recommendation: To approve the Minutes of the meeting held on 27<sup>th</sup> July 2020 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

#### (a) To consider the following applications:

- |                  |  |
|------------------|--|
| CB/20/00582/OUT  | Outline Application: Erection of 4 chalet style bungalows<br>Land North of Highfield Bungalow, Bedford Road, LU5 6JP<br>For: Mr D Carrol<br><a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/00582/OUT">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/00582/OUT</a><br>Members are advised that they considered this application on the 26 <sup>th</sup> May 2020. The application was for the erection of 5 chalet style bungalows. The comments made at that meeting are attached for information. |
| CB/20/02439/FULL | Creation of 15 parking spaces, drop off bay and turning circle for school minibuses/cars.<br>University Tech College 18 Maple Way, Houghton Regis, LU5 5PP<br>For: Central Bedfordshire Council<br><a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02439/FULL">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02439/FULL</a>   |
| CB/20/02350/FULL | Convert garden outbuilding to home office, storage & gym. New roof to outbuilding. Porch extension. New bifold doors to rear.<br>32 Wilbury Drive, LU5 4TA<br>For: Mrs K Hales<br><a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02350/FULL">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02350/FULL</a>  |
| CB/20/02564/FULL | Single storey side extension<br>2 Dalling Drive, Houghton Regis, LU5 5EF<br>For: Mrs P Luke<br><a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02564/FULL">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02564/FULL</a>   |
| CB/20/02385/OUT  | Resubmission: Outline Application: Erection of building for office   |

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	<p>use and creation of access Land off Townsend Farm Road, LU2 5BL For: Palisander Properties Ltd <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02385/OUT">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02385/OUT</a></p>
CB/20/02618/LDCP	<p>Lawful Development Certificate Proposed: Construction of covered walkway to parking area 11 Parkway, Houghton Regis, LU5 5PT For: Mr T Winnett <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02618/LDCP">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02618/LDCP</a></p>
CB/20/02649/FULL	<p>Demolition of the existing single dwelling and one and a half storey detached replacement dwelling with associated work 2 Cowslip Crescent, Sewell Lane, Sewell, LU6 1RP For: Mr &amp; Mrs Roberts <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02649/FULL">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02649/FULL</a></p>
<b><i>For noting</i></b>	
CB/20/02597/NMA Non-material Change to Permission	<p>Non-Material Amendment to Planning Permission CB/18/03530/RM (Erection of 264 dwellings, amenity space and parking, public open space, landscaping and associated works) Revisions to proposed materials, including facing brickwork, cladding material and roof tiles. Parcels 3 &amp; 4 (Phases 7 7a &amp; 7b Land at Bidwell West, Houghton Regis For: Bellway Homes <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02597/NMA">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02597/NMA</a></p>
CB/20/02583/NMA Non-material Change to Permission	<p>Non-Material Amendment to planning permission CB/19/03820/RM New Primary School and amendments to the existing Thornhill Primary School, adjustment of site levels and fence line, inclusion of stepped access to the main entrance of the School. Thornhill Lower School, Grove Road, Houghton Regis, LU5 5PE <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02583/NMA">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02583/NMA</a></p>
CB/20/02533/DOC	<p>Discharge of Condition 1 &amp; 3 from Planning Permission CB/20/00388/RM (Reserved Matters; following outline Application CB/12/03613/OUT Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. 5,150 dwellings (use class C3) 202,500 sqm of additional development in Use Classes A1,A2,A3,A4,A5,B1,B2,B8,C1,C2,D1,D2 All development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserves matter for 153 dwellings with access, parking, landscaping and associated works) Land to The North and East of Houghton Regis, Sundon Road,</p>

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	<p>Houghton Regis <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02533/DOC">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02533/DOC</a></p>
CB/20/02534/DOC	<p>Discharge of Condition 8 &amp; 11 from Planning Permission CB/20/00388/RM (Reserved Matters; following outline Application CB/12/03613/OUT Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. 5,150 dwellings (use class C3) 202,500 sqm of additional development in Use Classes A1,A2,A3,A4,A5, B1,B2,B8,C1,C2,D1,D2 All development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserves matter for 153 dwellings with access, parking, landscaping and associated works) Land to The North and East of Houghton Regis, Sundon Road, Houghton Regis <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02534/DOC">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02534/DOC</a></p>
CB/20/02535/DOC	<p>Discharge of Condition 16 &amp; 17 from Planning Permission CB/20/00388/RM (Reserved Matters; following outline Application CB/12/03613/OUT Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. 5,150 dwellings (use class C3) 202,500 sqm of additional development in Use Classes A1,A2,A3,A4,A5,B1,B2,B8,C1,C2,D1,D2 All development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserves matter for 153 dwellings with access, parking, landscaping and associated works) Land to The North and East of Houghton Regis, Sundon Road, Houghton Regis <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02535/DOC">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02535/DOC</a></p>
CB/20/02536/DOC	<p>Discharge of Condition 18 from Planning Permission CB/20/00388/RM (Reserved Matters; following outline Application CB/12/03613/OUT Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. 5,150 dwellings (use class C3) 202,500 sqm of additional development in Use Classes A1,A2,A3,A4,A5, B1,B2,B8,C1,C2,D1,D2 All development, works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserves matter for 153 dwellings with access, parking, landscaping and associated works) Land to The North and East of Houghton Regis, Sundon Road, Houghton Regis <a href="http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02536/DOC">http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02536/DOC</a></p>
CB/20/02537/DOC	<p>Discharge of Conditions 8 &amp; 29 from Planning Permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later</p>

determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development works and operations to be in accordance with the Development Parameters Schedule and Plans).  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02537/DOC>

CB/20/02538/DOC

Discharge of Condition 24 from Planning Permission CB/12/03613/OUT(Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans.) Land to The East of Dell Farm, Bedford Road, Houghton Regis  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02538/DOC>

CB/20/02539/DOC

Discharge of Condition 25 from Planning Permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Land to The East of Dell Farm, Bedford Road, Houghton Regis  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02539/DOC>

CB/20/02540/DOC

Discharge of Condition 26 from Planning Permission CB/12/03613/OUT (Outline planning permission with the details of

access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Land to The East of Dell Farm, Bedford Road, Houghton Regis  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02540/DOC>

CB/20/02541/DOC

Discharge of Conditions 32 & 33 from Planning Permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Land to The East of Dell Farm, Bedford Road, Houghton Regis  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02541/DOC>

CB/20/02698/DOC

Discharge of Condition 34 against Planning Permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) (Public Art Scheme)  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02698/DOC>

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[www.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02698/DOC](http://www.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02698/DOC)

CB/20/02715/DOC

Discharge of Condition 35 against Planning Permission CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5150 dwellings (Use Class C3); up to 202500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial, and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans) Houghton Regis North Site 1, Land on the North Edge of Houghton Regis

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02715/DOC>

CB/20/02671/DOC

Discharge of Condition 10 to Planning Permission CB/15/00297/OUT (Outline 'hybrid' planning application for main access routes, primary road network and associated drainage, details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks) (Landscape and Biodiversity Mitigation Strategy and Management Plan)

Land To West Of Houghton Regis, Watling Street, Houghton Regis  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02671/DOC>

CB/20/02672/DOC

Discharge of Condition 14 against Planning Permission CB/20/00348/RM (Resubmission: Reserved Matters: following Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1, B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks.) (Biodiversity Mitigation Strategy)

Land To West Of Houghton Regis, Watling Street, Houghton Regis

<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02672/DOC>

CB/20/02643/DOC Discharge of Condition 4 against planning permission CB/20/01651/full (Change of use of Unit 2, Woodside Industrial Estate, for a flexible range of employment uses within Use Classes B1c, B2 and/or B8 together with external work)  
Unit 2, Humphrys Road, Dunstable, LU5 4TP  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02643/DOC>

CB/20/02645/DOC Discharge of Condition 4 to Planning Permission CB/20/01652/FULL (Change of Use - For a flexible range of employment uses within Use Classes B1c 'Light Industrial', B2 'General Industrial' and/or B8 'Storage and Distribution', together with external works (recladding and replacement windows))  
Unit 16, Humphrys Road, Dunstable, LU5 4TP  
<http://cbstor.centralbedfordshire.gov.uk/publicportalviewer/publicViewer.html?caseID=CB/20/02645/DOC>

#### (b) Decision Notices

##### *Permissions/Approvals/Consents:*

CB/20/01265/FULL Proposed Dropped kerb and paved hard standing  
4 Townsend Terrace, LU5 5BB

##### *Refusals:*

None at time of going to print.

##### *Withdrawals:*

None at time of going to print.

#### 6. CB/20/02075/LDO WOODSIDE INDUSTRIAL ESTATE, BOSCOMBE ROAD

Members will find attached correspondence from Central Bedfordshire Council on a consultation on the proposed amendments to the Local Development Order for Woodside Industrial Estate.

Public consultation is open until the 7<sup>th</sup> September 2020.

**Recommendation:** To consider the Town Councils response to Central Bedfordshire Councils on the amended Local Development Order for Woodside Industrial Estate consultation.

#### 7. LINMERE

At the previous meeting Members were offered the opportunity to comment on the emerging proposals for Area Master Plan 3 (AMP3), the latest phase in plans for Linnere (formally known as HRN1).

Members were advised that the Town Council comments would still be accepted after the closing date of 31st July 2020 to allow for further discussion at the next meeting. Members will find



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attached an AMP3 Public Consultation Document and Feedback form.

**Recommendation:** To consider the Town Councils response on the emerging proposals for the Area Master Plan 3 (AMP3) for Linnere

## 8. 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 11<sup>th</sup> May 2017.

**All Saints View** – No substantive update to report.

### Linnere

#### The Farmstead

Members will find **attached** a letter in response to the Town Councils comments on planning application CB/20/01001/RM – The Farmstead – Reserved Matters application. Members are informed that the consultation period for this application closed on the 3<sup>rd</sup> August 2020 therefore this item is for information only.

**Recommendation:** To note the information

### Kingsland

#### Consultation

Central Bedfordshire Council are proposing to build a new 1,120 place secondary school on the Kingsland Campus in time for September 2022.

Central Bedfordshire Council are currently at the pre-planning design stage and are taking the opportunity to seek the views of the local community ahead of a planning application being submitted.

The date for submission of the planning application has been tentatively set for the end of August 2020.

The consultation period runs from 31<sup>st</sup> July 2020 to 14<sup>th</sup> August 2020.

Members are advised that Central Bedfordshire Council have been contacted to request an extension to enable the Town Council to submit comments on the 18<sup>th</sup> August 2020.

Please follow the link to view the consultation document

<https://centralbedfordshire.app.box.com/s/sldje2mdtqg3sv6q4kflkgpgnuaa4wsf>

**Recommendation:** To consider the Town Councils comments on Central Bedfordshire Councils proposed Kingsland Campus secondary school development consultation.

**Bidwell West** – No substantive update to report.

**Windsor Drive** – No substantive update to report.



**Houghton Regis Town Council  
Planning Committee  
27<sup>th</sup> July 2020 at 7.00pm**

Present: Councillors: M S Kennedy Chairman  
J Carroll  
Y Farrell Substitute  
S Thorne

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

Public: 1

Apologies: Councillors: D Dixon-Wilkinson  
K Wattingham  
D Jones

Also present: Councillor: S Goodchild Central Bedfordshire Council  
Matthew Taylor Linnere

Members were invited to select a Chair, as the Chair and Vice-Chair were not in attendance.

It was agreed that Cllr Kennedy would Chair the meeting.

**11282 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Dixon-Wilkinson and Cllr Wattingham (Councillor Farrell substituted)

**11283 QUESTIONS FROM THE PUBLIC**

None.

**11284 SPECIFIC DECLARATIONS OF INTEREST**

Cllr Kennedy declared an interest in planning application CB/20/02354/FULL as the applicant was known to him personally. Accordingly, Cllr Kennedy did not participate in discussion of this application.

Cllr Farrell declared an interest in planning application CB/20/01115/FULL as the applicant was known to her personally. Accordingly, Cllr Farrell did not participate in discussion of this application.

**11285 MINUTES**

The Committee received the minutes of the Planning Committee meeting held on 6<sup>th</sup> July 2020 for consideration.

**Resolved To confirm the Minutes of the meeting held on 6<sup>th</sup> July 2020 and for these to be signed by the Chairman.**

**11286 DELEGATED PLANNING COMMENTS**

At the Town Council meeting held on the 18<sup>th</sup> March 2020 members resolved (minute number 11207) to delegate planning application responses to the Corporate Services Manager and Chair of the Planning Committee, should Planning Committee meetings not be held due to the COVID-19 restrictions.

The following comments were submitted to Central Bedfordshire Council for applications received week ending 21<sup>st</sup> April 2020.

CB/20/00511/REG3 Install extension to office building consisting of 4 modules (2 per floor). Giving an approx. floor area of 109m<sup>2</sup>, install fire escape attached to extension (same as existing). Relocate cycle store to make room for relocation of 3 disabled parking bays. Parking space number to remain the same as existing Thorn Turn Depot, Houghton Regis, LU5 6JH  
For: Central Bedfordshire Council  
**No objections**

CB/20/01115/FULL Single storey rear extension  
9 Burford Walk, LU5 5RX  
For: Mr & Mrs Partridge  
**Houghton Regis Town Council councillors were unable to view the documents listed in the online case file (21/04/20). Therefore, were unable to comment**

CB/20/00687/FULL Residential development of 31 affordable dwellings with formation of two vehicular accesses, sustainable urban drainage and associated landscaping  
Land to the south of The Bungalow, Bedford Road, LU5 6JS  
For: Grand Union Housing Group  
**The Town Council supports this application however makes the following comments:  
The Town Council has concerns that a historical hedgerow is being removed to allow access to off road parking to plots 28-31. This vehicle access has increased over various applications and will place undue pressure on the Bedford Road.**

CB/20/01134/FULL Overcladding of the rear elevations of 4 No. industrial commercial units in a terrace to increase security and enhance visual appeal  
Units B1-B4, Portland Close Industrial Estate, LU5 5AW  
**No objections**

CB/20/01172/RM Reserved Matters: (following Outline Application CB/18/00067/OUT 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)  
Application for the appearance, layout and sale of  
proposed the development  
Highfield Barns, Bedford Road, LU5 6JP

**The relevant documentation cannot be viewed, i.e. detailed site layout plan including details of tenure or the detailed elevation drawings and floor plans for the proposed housing types. The only documents available in the online case file (21/04/20) are a Planning Statement prepared by Optimis Consulting and a Design and Access Statement, however, they are not adequate for detailed planning purposes. There are formal objections to this application and suggest that the planning officer be asked if there are any other documents and whether he would be prepared to grant an extension for their consideration if they exist.**

CB/20/00348/RM

Resubmission: Reserved Matters (Revised layout plan, highways plans, landscape plans, material plan and boundary treatment plans): following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1, B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved Matters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.

Land to West of Houghton Regis, Watling Street,  
Houghton Regis

**The original submission came to the meeting on 9th March 2020 and was rejected for lack of clarity and was subsequently withdrawn. It has now been amended and resubmitted, however the amendments are unclear. CBC have reconsulted their technical experts under the same reference number. Consequently, there are now internal consultation memos in the online file, many duplicated, some going back to late February, some issued as recently as last Monday causing confusion. Houghton Regis Town Council objects to this application as the application does not detail the nature of the revision.**

- CB/20/00912/DOC Discharge of Condition 34 to Planning Permission  
CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5150 dwellings (Use Class C3); up to 202500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial, and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance with the Development Parameters Schedule and Plans)  
Houghton Regis North 1, Sundon Road, Houghton Regis  
**No comment**
- CB/20/01048/DOC Discharge of Condition 2, 5, 6, 22 & 23 of Planning Application CB/12/03613/OUT (Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5150 dwellings (Use Class C3); up to 202500 sqm gross of additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial, and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development, works and operations to be in accordance) with the Development Parameters Schedule and Plans)  
Houghton Regis North 1, Sundon Road, Houghton Regis  
**No comment**
- CB/20/01150/DOC Discharge of Condition 18 to Planning Permission  
CB/17/00501/OUT (Demolition of existing building/structures and redevelopment of site to provide 6x dwellings, an estate road, landscaping and associated works) Condition 18 – Archaeology  
The Orchard, Bedford Road, LU5 6JJ  
**No comment**
- CB/20/01214/GPDE Prior Notification of Householder Larger Home Extension:  
Erection of single storey rear extension 6m beyond the rear

wall, 4m maximum height, 3m height at the eaves  
5 Dell Road, LU5 5HT  
**No comment**

## 11287 PLANNING MATTERS

*Members were advised that, on receipt of a planning application Central Bedfordshire Council would 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, would only be available on their website. Therefore, members were advised that should they require sight of these documents that they request them prior to the meeting.*

### (a) To consider the following applications:

CB/20/02062/DOC  
*Members were advised that this item had been deferred from the previous meeting*

Discharge of Condition 2, 3, 6, 7, 8 & 11 to planning permission CB/18/04641/REG3 (The development of a 20 unit, 3-storey transitional housing scheme with associated access, parking and landscaping)  
Land Adjacent to St Thomas Meeting House, Windsor Drive

For: Central Bedfordshire Council

**Comments: Whilst the Town Council accepts that Central Bedfordshire Council will not take note of the comments from a Discharge of Conditions notification, the Town Council still wishes to reiterate that they object to this development on the following grounds:**

**The size, scale, massing, orientation and the appearance of the proposed development does not complement or harmonise with the local surroundings, in particular to the adjoining buildings;**

**The setting of the proposed development would have an unacceptable adverse effect on the general and residential amenity of the area and on the privacy of the adjoining and surrounding properties;**

**Overdevelopment;**

**Lack of parking provision**

Members agreed that all DOC notifications should be placed under the heading 'For Noting' on future agendas, as these notifications were internal documents between Central Bedfordshire Council officers.

CB/20/02056/DOC  
*Members were advised that this item had been deferred from the previous meeting*

Discharge of Conditions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13 to Planning Permission CB/19/00835/LB (Listed Building: Complete refurbishment work to the interior and exterior fabric of the building including doors and windows and demolition of the existing single storey rear porch.)

1 The Red House, The Green, LU5 5DY

**Comments: The Town Council wished to pass on their thanks to those who had worked on getting the refurbishment works completed.**

CB/20/01897/DOC  
*Members were advised that this item had been deferred from the previous meeting*

Discharge of Condition 18 to planning permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings to Outline application (CB/15/0297/OUT) Parcels 5a and 5b Bidwell West LU5 6JQ

**Comments: Noted**

CB/20/02149/FULL

Two storey side/ rear extension  
84 Design Drive, Dunstable, LU6 1FS  
For: Mr S Jenkinson

**Comments: No Comments**

CB/20/02158/DOC

Discharge of Condition 16 against Planning Permission CB/15/00297/OUT (Outline 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 , B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks)  
Parcels 3 & 4, Land at Bidwell West, Houghton Regis, LU5 6JH

**Comments: Noted**

CB/20/02124/NMA

Non Material Amendment to Planning Permission CB/20/00348/RM(Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 , B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public



open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved Matters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.) Changes to the house types on plots 53-55

Land to West of Houghton Regis, Watling Street, Houghton Regis

For: Abbey Development Ltd

**Comments: Noted**

CB/20/02230/TDM

Telecommunications Determination Masts: Proposed telecommunications installation, 20m phase 8 monopole C/W wrap round cabinet at base and associated ancillary works.

Park Road North, Houghton Regis, Dunstable, LU5 5LD

For: HUTCHISON 3G UK LTD

**Comments: The Town Council objects to this proposal on the grounds that the mast is inappropriate development in a Conservation Area. The proposed development would be out of keeping and have a detrimental impact on the Conservation Area in being so visually prominent. The applicant is urged to seek a more suitable site.**

CB/20/02053/FULL

Change of Use from a sui generis and a bookmaker to a beauty salon (also a sui generis)

6 Hillborough Crescent, LU5 5NS

For: Mrs K Hobart

**Comments: No comments**

CB/20/02235/DOC

Discharge of Condition 7, 8, 10, 13, 15, 19, 20, 21, 22 and 23 from planning permission CB/15/00297/OUT (Outline 'hybrid' planning application with main access routes, primary road drainage and layout in outline with landscaping reserved for later determination. Development to comprise up to 1,850 dwellings, 2FE Primary School, employment land, local centre comprising retail and community/leisure, layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks)

Parcel 1 Bedford Road Houghton Regis

**Comments: Noted**

CB/20/02242/DOC Discharge to Conditions 2, 7, 8 & 9 against Planning Permission CB/20/00626/RM (Reserved Matters: Following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 [a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthwork's. Reserved matters sought relating to matters of appearance, landscaping, layout and scale for the construction of 109 no. dwellings)  
Parcel 1, Bedford Road, Houghton Regis

**Comments: Noted**

CB/20/02265/GPDE Prior Notification of Householder Larger Home Extension: Single Storey Rear Extension.  
30 Olma Road, LU5 5AF  
For: Mr D Crow

**Comments: No objection**

CB/20/02405/DOC Discharge of Condition 1 to Planning Permission CB/20/00348/RM (Resubmission: Reserved Matters : following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1[a-c], B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved Matters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.)  
Land to West of Houghton Regis, Watling Street, Houghton Regis

**Comments: Noted**

CB/20/02370/FULL Loft conversion with three rear dormers and three Velux windows at the front elevation also changing angle of existing roof from 25 to 35 degrees  
4 Hayley Court, LU5 5LZ

**Comments: No objection**

CB/20/02377/LDCP Lawful Development Certificate Proposed: Single storey rear extension (external material to match existing).  
4 Hayley Court, LU5 5LZ

**Comments: No objection**

CB/20/02354/FULL Re-submission of planning permission CB/19/03347/FULL  
Single storey side extension  
29 Dellmont Road, LU5 5HU  
For: Mr & Mrs S Dye

**Comments: Houghton Regis Town Council had no objections to the proposed extension, however, do have objections to the proposed workshop and change of parking arrangements. The plans do not show how the vehicle is to enter and exit the site. The land directly adjacent to the proposed vehicle entry site is over amenity land and not in the applicant's ownership. Vehicles using this access raises highway safety concerns for pedestrians.**

CB/20/01001/RM  
*Members were advised that amendments to this application had been received.*

Reserved Matters following Outline planning permission CB/12/03613/OUT Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Development to comprise: up to 5,150 dwellings (Use Class C3); up to 202,500 sqm gross of additional development in Use Classes: A1, A2, A3 retail), A4 (public house), A5 (take away); B1, B2, B8 (offices, industrial and storage and distribution); C1 (hotel), C2 (care home), D1 and D2 (community and leisure); car showroom; data centre; petrol filling station; (car parking; primary substation; energy centre; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; engineering operations. All development works and operations to be in accordance with the Development Parameters Schedule and Plans. Reserved matters sought for access, appearance, layout, scale and landscaping.  
Land to The North and East of Houghton Regis, Sundon Road.

Members were informed that correspondence had been sent to the Town Council in response to members comments on the original application, although this was not available at the meeting. However, members would be provided a copy of the correspondence via email after the meeting and at the next meeting.

Due to missing information the Town Council comments remained the same as previously stated.

**Comments:** The Town Council raises no overall objections but wishes to comment on the following issues:

- the Council would welcome details on how footpath and cycle routes in these housing blocks are connected to facilities such as schools in adjoining areas,
- the Council is concerned that there will need to be adequate connections with Houghton Regis town centre,
- The Council would welcome proposals for the future long-term management of the facility to ensure community access and involvement, including a financial package from the developer towards its long-term viability, maintenance, and funding,
- The tree species mix should be native species appropriate to the area and soil type. As well as the proposed grassed areas, native woodland flower species should be introduced so that
- when established, the landscaping reflects the local habitat and ecosystems of the former copses and field edges.
- The Council would welcome details of the buildings' future sustainability such as solar panels, insulation levels to minimise heating costs, grey water recycling, and electric car charging points.
- The Council would welcome details of how the effects from light pollution will be mitigated.
- The Council would welcome details of how the car park will be secured in order to deter illegal encampments, anti-social behaviour and overnight lorry parking.
- The Council would welcome assurances from the developer that due consideration of noise/pollution disturbance will be given to neighbouring properties whilst the site is under construction.

**(b) Decision Notices**

*Permissions/Approvals/Consents:*

CB/20/00348/RM Resubmission: Reserved Matters (Revised layout plan, highways plans, landscape plans, material plan and boundary treatment plans): following Outline Application CB/15/00297/OUT 'hybrid' planning application with details of main access routes, primary road network and associated drainage in detail only and layout in outline with details of landscaping, appearance and scale reserved for later determination. Development to comprise: Up to 1,850 residential (C3) dwellings (including affordable housing), 2FE Primary School (D1), employment land (Use Classes B1 , B2 & B8), local centre comprising retail (A1, A2, A3, A4 & A5) and community/leisure uses (D1 & D2), layout of public open spaces including sports pitches and changing rooms, natural wildlife areas and all associated works and operations including engineering operations and earthworks. Reserved Matters for access, appearance landscape, layout and scale for 160 dwelling on phase CA2 Upper Thorn Green.  
Land to West of Houghton Regis, Watling Street, Houghton Regis

CB/20/01115/FULL Single storey rear extension  
9 Burford Walk, LU5 5RX

*Refusals:*

**None at time of going to print.**

*Withdrawals:*

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

**11288 LOCAL PLAN**

Members received a report from the Town Council retained planning consultant and agreed the following response to Central Bedfordshire Councils Local Plan Additional Evidence consultation.

The Local Plan makes it clear that the allocations for new housing are in response to a calculation of the new homes required in the area and to meet Luton's unmet needs.

However, the Town Council had concerns and would respond on the consultation with the following comments:

- The allocations will have a cumulative impact on the appearance and character of the countryside, loss of green belt and impact on the Chilterns Area of Outstanding Natural Beauty (north of Luton), and
- The proposed developments will all channel traffic onto the M1 which already experiences major congestion when there are delays or accidents,
- There is no calculation of the traffic impact on the M1 from additional traffic created by the M1 / A6 link road and its connections to the A421 and A1,
- The potential for traffic rat-runs through the parish to avoid M1 congestion would be a major concern.

In addition, recommended Modifications: Document 117

The Town Council proposed Modifications for

- Environmental impact measures for the RFI at Sundon covering road traffic movements, hours of operation, light, noise and visual pollution,
- new housing at Luton North and Marston Vale should be accompanied by a traffic impact assessment on the M1 from junction 13 southwards in light of potential traffic arising from the M1/A6 link,
- Use the Local Plan's Early Review mechanism to reassess housing needs, identifying a realistic target for new homes in the period beyond 2035 for the whole of Central Bedfordshire

**Recommendation:** To respond to Central Bedfordshire Councils Local Plan Additional Evidence consultation with the comments detailed above.

#### 11289 LINMERE

Members were offered the opportunity to comment on the emerging proposals for Area Master Plan 3 (AMP3), the latest phase in plans for Linnere (formally known as HRN1).

Members received an AMP3 Public Consultation Document and Feedback form and a response to the consultation from local residents.

Members were informed that responses were required by 31<sup>st</sup> July 2020 however, Town Council comments would still be accepted after the closing date of 31<sup>st</sup> July 2020 to allow for further discussion at the next meeting.

**Resolved:** To defer this item until the next meeting.

#### 11290 STRATEGIC DEVELOPMENT SITES– UPDATE/PROGRESS

**Woodside Link** – No substantive update to report.

**A5 M1 Link** – For information this major road project opened on the 11<sup>th</sup> May 2017.

**All Saints View** – Members were advised on the 8<sup>th</sup> July, that the footpath adjacent to this site had been opened.

**Bidwell West** – Members were informed that all house building parcels of land have been approved.

**Linmere** – Members were advised that two housebuilding sites had been approved on this site.

**Kingsland** – Members were informed that funding has been secured for the redevelopment of the site for the purposes of a new secondary school and a leisure centre.

**Windsor Drive** – No substantive update to report.

**Section 106 Monies** – Members received a link to the most recent s106 contribution monitoring report, as shown on Central Bedfordshire Councils website, for the parish of Houghton Regis. Members were advised to contact the office if they required any part of the report printing off as the full document was 99 pages in total.

**Recommendation:** To note the information

**The Chairman declared the meeting closed at 8.49pm**

**Dated this 17<sup>th</sup> day of August 2020.**

**Chairman**

DRAFT

CB/20/00582/OUT

**Comments:** The Town Council strongly objects to this application for the following reasons:

- This site is located in the Green Belt. The Town Council does not accept that this development is in accordance with the surrounding character of the area. Whilst the proposed development is back land development and will not be viewed from the highway, it will however have a detrimental impact on the open character of the site and the adjacent area.
- This site is not part of the allocated strategic growth sites and therefore does not contribute to the strategic allocation of housing, it is a minor development which will not contribute to the Town.
- The proposed access would cause visibility restrictions for both drivers and highway users

The Town Council attaches great importance to the Green Belt and strongly objects to another infill site and intensification of development in this area.





## Development Management

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



Mrs Clare Evans  
Town Clerk  
Houghton Regis Town Council  
Peel Street  
Houghton Regis  
Beds  
LU5 5EY

Your Ref  
Date 22 July 2020

Dear Mrs Evans,

**Application No:** CB/20/02075/LDO  
**Location:** Woodside Industrial Estate, Boscombe Road, Dunstable  
**Proposal:** Consultation on the proposed amendments to the Local Development Order for Woodside Industrial Estate

Central Bedfordshire Council has recently reviewed the current Woodside LDO which was originally adopted in 2014. The new proposed version of the document is now open to public consultation from 27th July to 7th September 2020.

LDOs allow minor works and changes of use to be carried out without the need for planning permission and their main purpose is to simplify the planning permission process. The LDO will also be a useful tool to assist businesses in adapting to new layouts and various other changes to their premises necessitated by the ongoing Covid-19 pandemic and their response to recovering from the impact of this on their business.

The Woodside LDO will continue to meet the needs of those refurbishing premises and will make it simpler for businesses to set up, diversify and expand their existing operations. The LDO also ensures that appropriate protections are in place from inappropriate development for nearby residents and other parties.

You can access the proposed LDO, further information and a questionnaire at [www.centralbedfordshire.gov.uk/consultations](http://www.centralbedfordshire.gov.uk/consultations). We welcome any views and feedback you may have on the proposed LDO document and completed questionnaires received and will take these into consideration before finalising and adopting the LDO later in the year.

The deadline for us to receive your response by is 5pm on 7th September 2020.

We have had to alter our working practices under the present conditions and are asking for views and feedback to be submitted via our questionnaire or by emailing us, quoting the reference number above, to [business@centralbedfordshire.gov.uk](mailto:business@centralbedfordshire.gov.uk). We welcome any feedback online but if you cannot gain internet access please call 0300 300 8272.

It is not possible to acknowledge receipt of, or respond to, your responses directly and it is our policy not to do so. You can, however, be assured that all feedback will be considered.

Yours sincerely  
Place Delivery Team

## **Additional Information**

Under GDPR (General Data Protection Regulation) we are required to inform you how your response is logged. Your contact details and response are recorded on our secure consultation system. In accordance with GDPR we do not publish any comments on our website. You can choose not to provide your name and address when submitting your comment, but this will not allow us to update you on any future decisions.

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

## **Publicising**

We will publicise this Local Development Order in a variety of ways, including site notices, neighbour notification letters and press advert.

## **Who can respond**

Anyone can submit a representation on this Local Development Order 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 this order. 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.

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.

Details of the outcome, can be found online so we will not formally notify you of the outcome of this order.

# Public Consultation Area Masterplan 3

JULY 2020



**LINMERE**  
A place to put down roots

## PROGRESS UPDATE

The purpose of this document is to provide you, the local community and stakeholders, with the opportunity to comment on our emerging proposals for Area Master Plan 3 (AMP3) – the latest phase in our exciting plans for Linnere (formally known as HRN1).

We want to hear your views and we are keen to better understand your aspirations and thoughts on this latest phase for Linnere so please take the time to fill in the feedback form and post it back to us using the envelope provided.

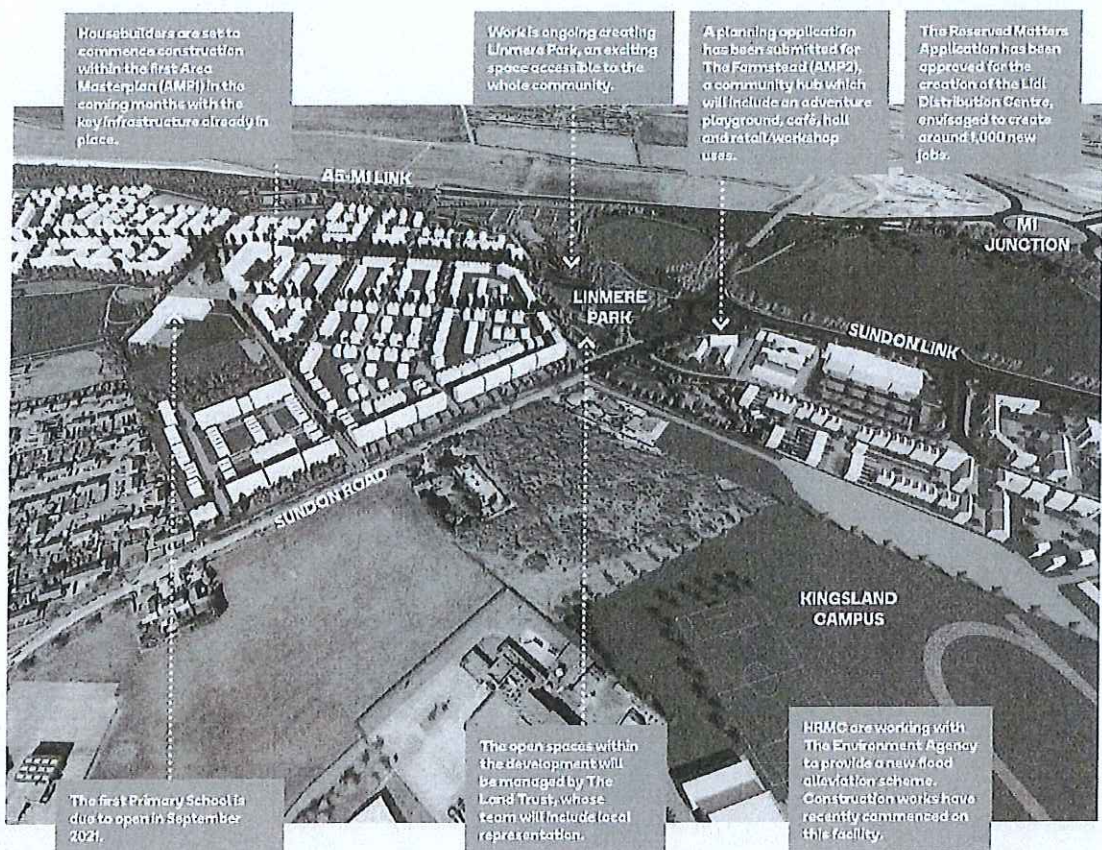
If you have any questions you can get in touch with us via:

Email:  
[info@linmere.co.uk](mailto:info@linmere.co.uk)

Freephone number:  
 0800 232 1794

Free Post Address:  
 Freepost LINMERE  
 PHASE 3 CONSULTATION

The one line address above must be written exactly as it appears, nothing else is needed and no stamp is required.



# 1. AREA MASTER PLAN 3

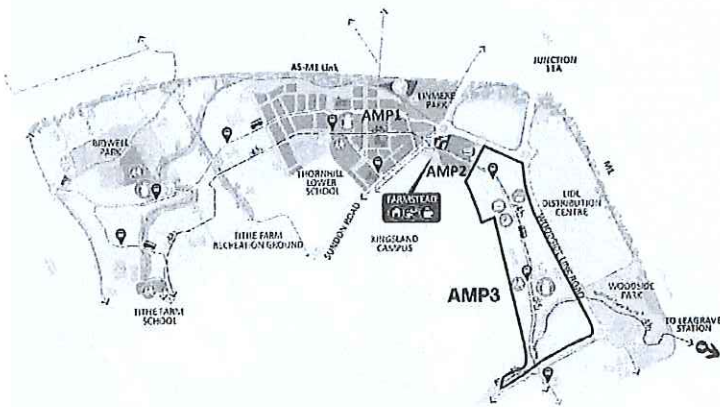
As outlined in the following pages, AMP3 will deliver up to 1,200 new homes and a mix of other uses, alongside new parks, open space, commercial and community facilities, primary school, hotel and pub on a site of 24.5 acres.

These proposals respond positively to the natural assets and local characteristics of the site, which is crossed by the Houghton Brook to the south, the Woodside Link to the east, the Kingsland Campus to the north west and a residential planning application (not part of Limerre) to the west.

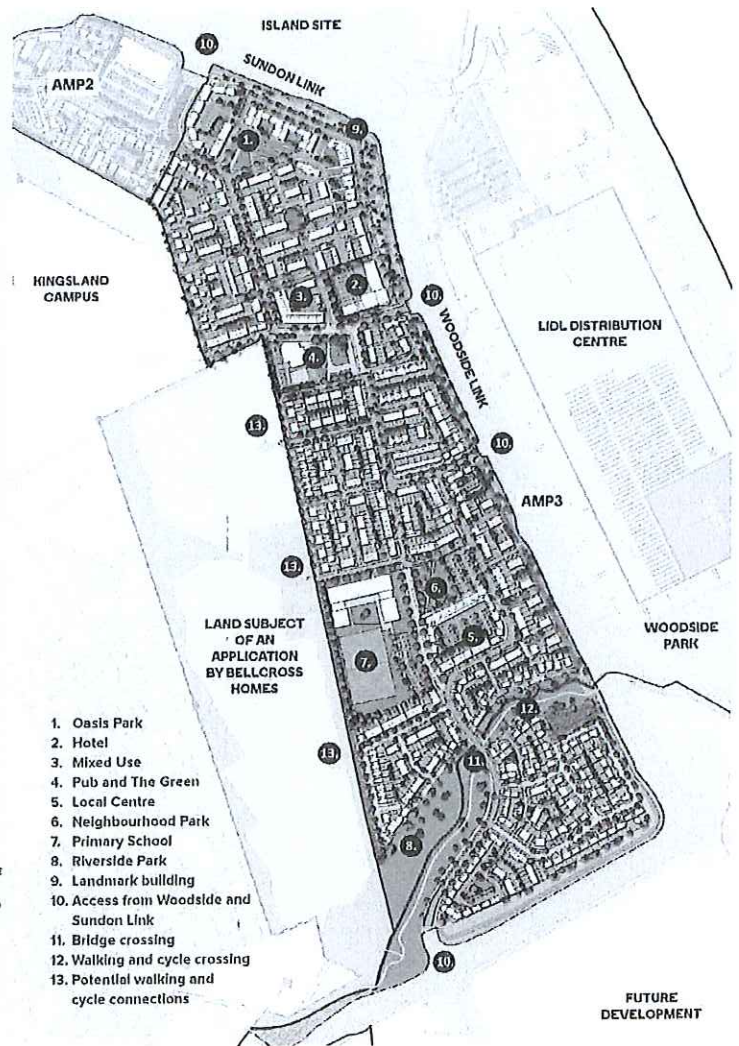
Average building heights will be between 2.5-3 storeys, with a landmark building at 5 storeys to respond to the gateway approach from Woodside and Sundon Link.

### GUIDING PRINCIPLES:

-  VIBRANT AND ACTIVE PLACES
-  SAFE AND ATTRACTIVE PUBLIC REALM
-  NEW RICH AND DIVERSE LANDSCAPES



LIMERRE - ILLUSTRATIVE DIAGRAM



1. Oasis Park
2. Hotel
3. Mixed Use
4. Pub and The Green
5. Local Centre
6. Neighbourhood Park
7. Primary School
8. Riverside Park
9. Landmark building
10. Access from Woodside and Sundon Link
11. Bridge crossing
12. Walking and cycle crossing
13. Potential walking and cycle connections

FUTURE DEVELOPMENT

## 2. VIBRANT AND ACTIVE PLACES

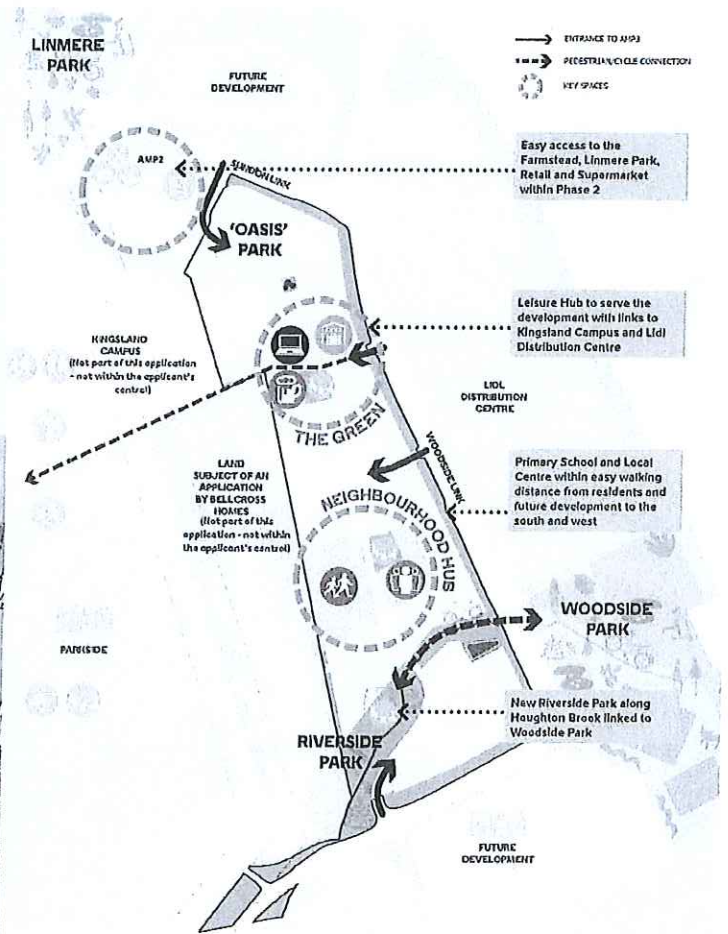
AMP3 will provide two neighbourhood hearts to create a focus for community life, The Green and the Neighbourhood Hub.

The Green is centrally located and planned to include a pub, a mix of community spaces overlooking a local green, and a hotel. This location provides a strong connection for cyclists and pedestrians to the future Secondary School and wider Kingsland Campus to the west of the site and forms an important gateway into the development.

Further south, the Neighbourhood Hub is formed by a Local Centre and Primary School set around a Local Park with spaces to play and relax. It is envisaged that these facilities will serve Phase 3 as well as existing and future residents in neighbouring developments and Parkside.

Good connections for sustainable transport and walking connections to The Farmstead, local shops and supermarket in Phase 2, collectively create an attractive multifunctional mixed use offer, providing for the needs of daily life for all residents and workers.

These places will form a series of 'Neighbourhood Hearts' and ensure that each neighbourhood creates a lively and vibrant community.



### 3. SAFE AND ATTRACTIVE PUBLIC REALM

The creation of 'Walkable Streets' is at the core of our proposal. Hub Street forms a central spine through the development providing a high-quality public realm prioritising pedestrians, cyclists and public transport. Hub Street connects our neighbourhood hearts making them easy to access.

Reducing traffic speeds and carefully designed public realm materials will greatly enhance the feel and setting of the street scene as it passes through the Leisure Hub and Local Centre.

Hub Street connects to the National Cycle Route 6 which provides links to Leagrave Station and Woodside Park, as well as the southern neighbourhoods within AMP3 and the surrounding neighbourhoods in Houghton Regis.

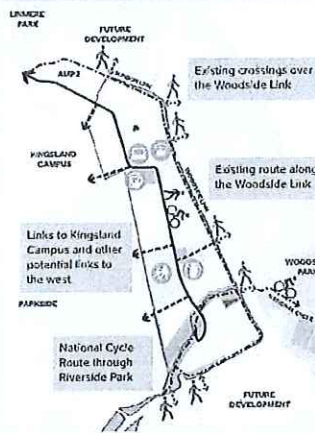
Private vehicles will be restricted along the length of Hub Street. Two separate vehicular loops are created to serve northern and southern neighbourhoods.

At least two new bus stops are proposed which will give access to all of AMP3 in under 5 minutes walk. As part of our integrated approach, provision is made for pedestrian and cycle connectivity to residential neighbourhoods to the west and employment offer to the east.

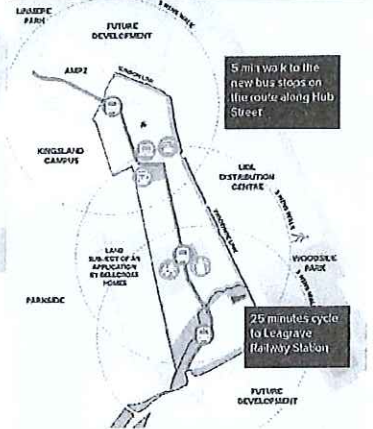


HUB STREET LOOKING SOUTH TOWARDS PRIMARY SCHOOL AND LOCAL CENTRE

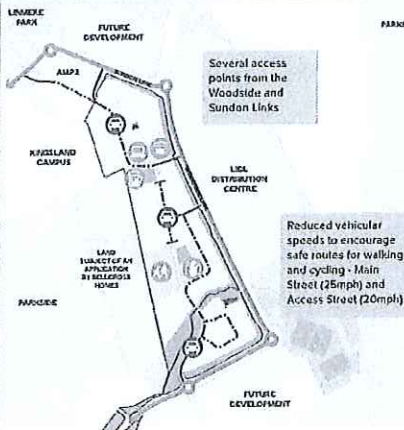
### WALKING AND CYCLING



### PUBLIC TRANSPORT



### DRIVING





## 4. NEW RICH AND DIVERSE LANDSCAPE

Promoting an active and healthy lifestyle is at the forefront of the design approach for Linmere.

AMP3 will have a varied character, generally being denser to the north, with the development reducing in height and density to the south. The use and role of street trees and the incorporation of 'neighbourhood greens' will create an attractive and verdant setting with places to play and gather for the community.

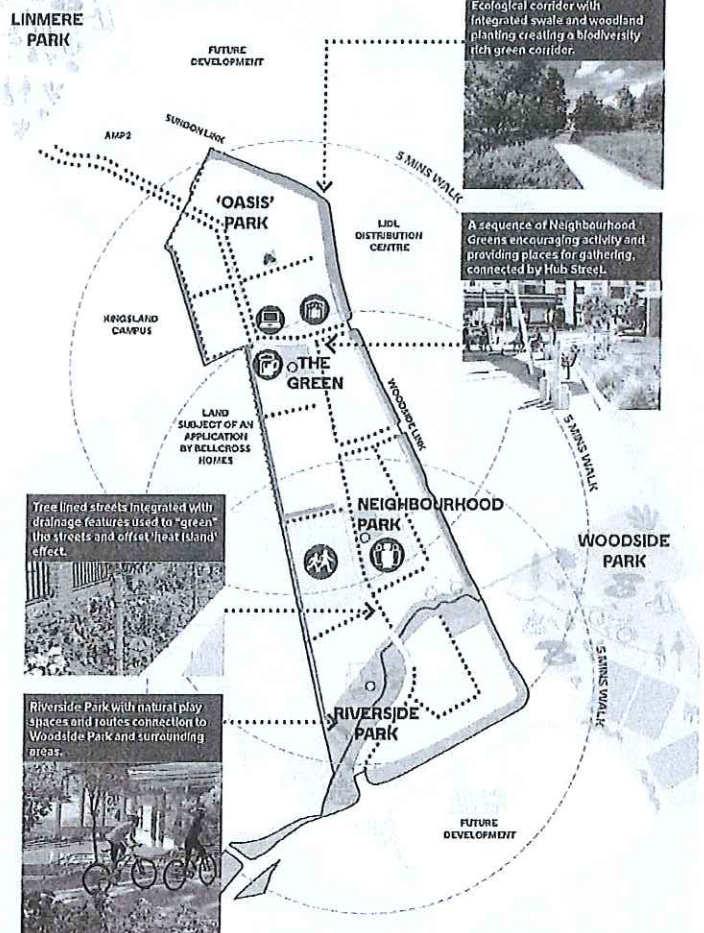
There are exciting opportunities to create a rich, diverse and multifunctional landscape not least via the incorporation of 'rain gardens' along Hub Street, a new park along the Houghton Brook, and an ecological corridor alongside the Woodside Link.

Together, these will contribute positively to biodiversity gain and help address the climate change agenda, while providing easy access to the surrounding countryside.

The design of streets, parks and public spaces will be carefully conceived to promote an active and healthy lifestyle for a broad range of users, with the potential inclusion of trails for walking, cycling and running, as well as play and sports equipment.



VIEW OF THE RIVERSIDE PARK ALONG THE HOUGHTON BROOK



Tree lined streets integrated with drainage features used to "green" the streets and offset "heat island" effect.

Riverside Park with natural play spaces and routes connection to Woodside Park and surrounding area.

Ecological corridor with integrated swale and woodland planting creating a biodiversity rich green corridor.

A sequence of Neighbourhood Greens encouraging activity and providing places for gathering, connected by Hub Street.

## 5. HOW DO WE ACHIEVE THIS?

A Design Code is being prepared as part of this Planning Application which will set guidelines to inform the future design of the buildings, open spaces, infrastructure and landscape features within AMP3.

The Design Code will be submitted for approval by Central Bedfordshire Council. The Code will be used by developers, housebuilders and the Local Authority to ensure that the aspirations for AMP3 are met throughout its delivery.

The Design Code will ensure that each respective area of the development is brought forward in accordance with its specific location and character, and that the appearance of the future development is compliant with local planning policies, as well as the vision established by the Site Wide Design Code and Site Wide Masterplan.

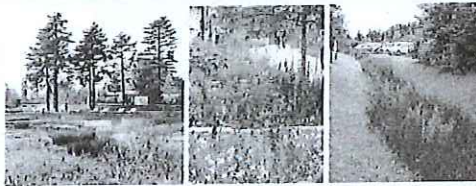
The Area Design Code 3 (ADC3) will look at the details of this specific area and cover the elements listed below.

- Building height ranges
- Building setbacks
- Location of landmark buildings and features
- Detail of key streets, buildings and open spaces
- Material palettes for buildings and the public realm
- Architectural details and character



VIEW OF GATEWAY SITE AND OASIS PARK

### GREEN AND BLUE INFRASTRUCTURE



### THE CODE WILL COVER:

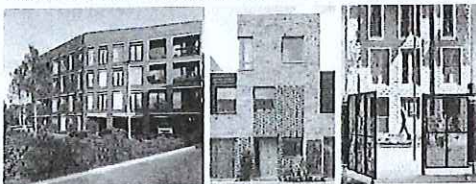
- Location of key open spaces
- Design principles for the layout of each space
- Planting species
- Drainage features
- Boundary treatments
- Wayfinding and signage

### SOCIAL COHESION AND COMMUNITY SPIRIT



- Location of non-residential uses
- Design principles for the form, scale and character of non-residential uses
- Distribution of land uses
- Strategy to encourage an active and healthy lifestyle

### CHARACTER AND ARCHITECTURE



- Building height and massing
- Location of landmark and accent buildings
- Primary and secondary materials palette
- Range of common and exceptional architectural features
- Block typologies

### MOBILITY, STREETS AND PUBLIC REALM



- Street hierarchy
- Surface materials
- Walking and cycling routes
- Parking options
- Street dimensions
- Location of bus stop and routing

LINMERE - AMP3 PUBLIC ENGAGEMENT / 13

**We invite you to kindly fill in the enclosed feedback form and reply using the free post 'envelope' provided (no stamp is required), or email it to us at: [info@linmere.com](mailto:info@linmere.com)**

If you do not have an addressed envelope because you have received this document via email or downloaded it from our website then all you need to do is print and send the feedback form to:

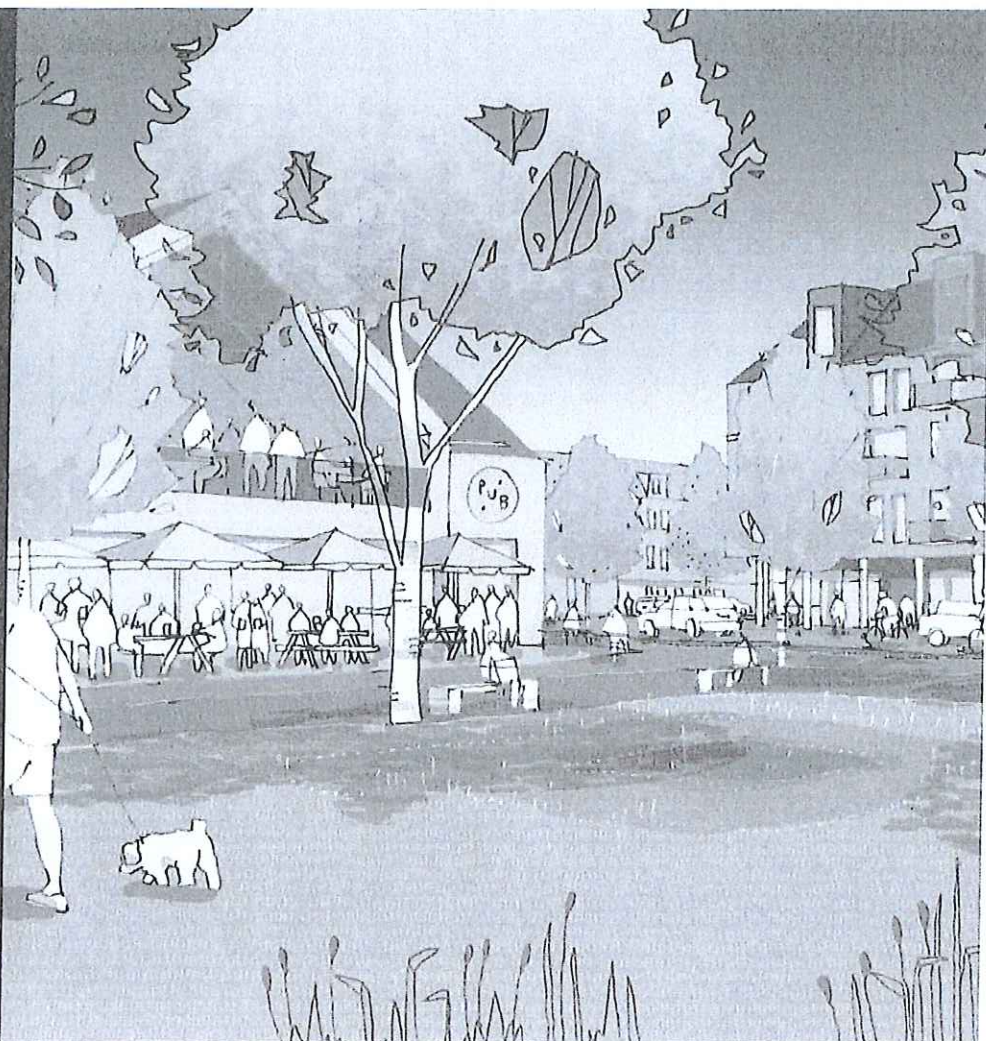
**Freepost LINMERE PHASE 3 CONSULTATION**

The one line address above must be written exactly as it appears, nothing else is needed and no stamp is required.

This material can be viewed online and the feedback form downloaded from our website [www.linmere.com](http://www.linmere.com)

Please try to respond by 31st July 2020.

If you have any questions you can contact us via the email address above, or using freephone 0800 232 1794



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# FEEDBACK FORM

Thank you for taking the time to fill in our feedback form on the proposals for AMP3. Your comments will be considered and carefully reviewed by the project team. If you have any further questions, please call or email: \_\_\_\_\_ or \_\_\_\_\_

NAME:	<input type="text"/>
ADDRESS:	<input type="text"/>
POSTCODE:	<input type="text"/>
TELEPHONE:	<input type="text"/>
EMAIL:	<input type="text"/>
Please tick the box to give us your consent to contact you specifically about these proposals: <input type="checkbox"/>	

---

AGE:

<input type="checkbox"/> 18-24	<input type="checkbox"/> 25-34	<input type="checkbox"/> 35-44
<input type="checkbox"/> 45-54	<input type="checkbox"/> 55-64	<input type="checkbox"/> 65+

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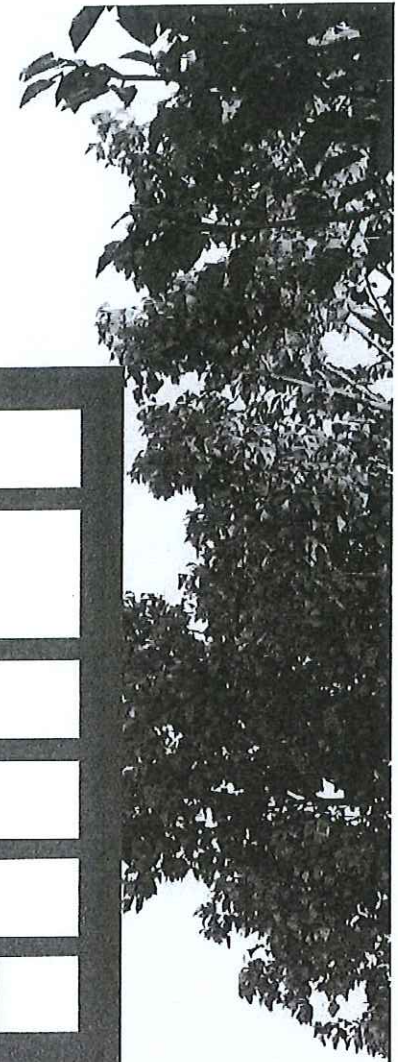
HOME OWNERSHIP:


<input type="checkbox"/> Owner Occupied	<input type="checkbox"/> Private Rented	<input type="checkbox"/> Social Rented
<input type="checkbox"/> Living with Family	<input type="checkbox"/> Other	

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**DATA PROTECTION:**

By ticking this box you are consenting to your personal information being stored securely under the General Data Protection Regulation being shared with Linmere and the Project Team employed by Linmere. Your personal information will not be disclosed to any other third party. The answers you have provided to us relating to the proposals will be anonymised and will be used for statistical purposes only. Any information provided by you will be stored by us for a maximum period of two years. If you change your mind regarding the above consent, please contact us by emailing [info@linmere.com](mailto:info@linmere.com) or by calling 0800 232 1794.





**QUESTION 1**

Do you have any comments about our proposed 'land uses and the layout' as set out in Chapter 1 and 2?

**QUESTION 2**

Do you have any comments about our 'movement and public realm' proposals as set out in Chapter 3?

**QUESTION 3**

Do you have any comments about our proposals for a 'rich and diverse landscape' as set out in Chapter 4?

**QUESTION 4**

Do you have any thoughts on what the Design Code should include, as set out in Chapter 5?

Please return this feedback form to our Freepost Address:  
**Freepost LINMERE PHASE 3 CONSULTATION**

The address above must appear exactly as written.

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W1D 3QB  
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**BY EMAIL** [stuart.robinson@centralbedfordshire.gov.uk](mailto:stuart.robinson@centralbedfordshire.gov.uk)

Stuart Robinson  
Principal Planning Officer  
Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands  
Shefford  
Bedfordshire, SG17 5TQ

20718/A3/HL  
6<sup>th</sup> July 2020

Dear Stuart,

**HOUGHTON REGIS NORTH 1**  
**PLANNING APPLICATION REF. CB/20/01001/RM – THE FARMSTEAD**  
**RESERVED MATTERS APPLICATION - RESPONSES TO CONSULTEES, AND AMENDED PLANS**

I write on behalf of my Client, the Houghton Regis Management Company (HRMC) to respond to the various comments forwarded to me in respect of the above application, and in particular from Houghton Regis Town Council (HRTC) and from the following Officers:

- Pollution Officer (to which I responded via email on 12<sup>th</sup> May);
- Green infrastructure;
- Landscape;
- Ecology;
- Highways;
- Sustainability; and
- Trees.

In addition, we are also submitting amended plans which take account of the following key amendments:

- i. The addition of some condenser units now required for the proposed café building, which are located in the plant housings adjacent to the access to the car park to the north of Hub Street, and adjacent to the Hall and Café buildings;
- ii. The addition of some PV panels on the south facing roof area of the Hall building;



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Barton Willmore LLP  
Registered Office:  
The Priory  
Chicksands  
Shefford  
Bedfordshire  
SG17 5TQ

- iii. An alteration to the access arrangements for the car park to the south of Hub Street with the removal of one of the access points to that car park, and the addition of barriers and bollards to this, and the car park to the north of Hub Street;
- iv. It should be noted that there has been a minor adjustment to the area of and edged blue – a very slight extension towards the car parking area to the south of the Café building, in order to ensure that we can maximise the space for the delivery of the adventure playground;
- v. Updates to the fencing details; and
- vi. Swept path analysis of the car park to ensure that refuse collection can be facilitated.

These plans have been uploaded to your Box site, into a folder named 'Farmstead amended plans – July 2020'.

For your ease we have summarised the key comments from each consultee in turn below, and where relevant and required, provided our responses:

#### Houghton Regis Town Council

The HRTC has made the following key comments:

<b>HRTC comment</b>	<b>HRMC response</b>
Seek clarity on the connections from the site to the local facilities such as schools, and the Town Centre	<p>The Farmstead site forms part of the AMP2 area, which has been the subject of an approved masterplan and design coding process, which in turn complies with the wider approved Site Wide Masterplan and Design Code. These masterplans identify the linkages both through the new community, and outwards to the wider community, via the existing roads, and through the introduction of new low speed routes, pedestrian and cycle linkages, and new prioritised bus routes, which will ultimately link into the existing bus routes within the community. This will include linkages to the east and to the west, where new primary schools will be established within the site.</p> <p>It should also be noted that we are working with CBC to ensure that there are positive linkages from AMP2 and the future AMP3 to the east, into the newly masterplanned Kingsland Campus site.</p>
Would welcome proposals for the long-term management of the facility	HRMC are in the process of considering how the buildings at the Farmstead will be managed in the long-term, and once they have had an opportunity to consider this, they would be more than happy to discuss this with HRTC, with particular respect to the Community Hall. The café and office space/small retail units will be managed on a commercial basis.
Would welcome details of the future sustainability of the buildings proposed	See our comments below in response to the comments received from the Sustainability Officer.
Would welcome details of how any impacts of light pollution will be minimised	<ul style="list-style-type: none"> <li>• Lighting on the southern boundary will be low level and directional; and</li> <li>• The lighting in the car parks would be dimmed to 50% output at 22:00, which can be pre-programmed into the lantern by the supplier.</li> </ul>

HRTC comment	HRMC response
	We would be happy to accept a suitably worded planning condition which required the submission and approval of a scheme for the lighting of car parks and external areas.
Would welcome details of how the car parking area will be secured in order to deter illegal occupation	HRMC recognise, and are aware of the concerns raised here about illegal occupations, and as seen as HRTC to ensure that such a situation is not allowed to arise at the Farmstead, or indeed elsewhere across the site. HRMC are working on a plan for the management of the car parking areas and will be happy to share this with HRTC once agreed internally. It should be noted that the amended plans being submitted to CBC today include the provision of barriers and bollards to the car parking areas to boost security.
Noise and disturbance during the construction period	There are several planning conditions on the OPP which require discharge before development can commence on site, or in any development area such as the Farmstead site. These include a requirement for the submission and approval of a Construction and Environmental Management Plan (CEMP), pursuant to Condition 25, which would include information about construction working practices.

#### Green Infrastructure

The Green Infrastructure Officer has made the following comments:

Officer comment	HRMC response
There should be trees between the parking bays to shade cars and reduce urban heat	<p>We note this comment, but it should be borne in mind that there is limited space between the parking bays within the car park. There is a balance to be struck between making the car park 'greener' versus ensuring that any such planting can be robust in such a location in the long-term. We are concerned that there would be a risk of damage to trees between the parking bays from vehicles manoeuvring in close proximity to such planting.</p> <p>We propose that an appropriately worded condition is applied to the approval which requires a detailed landscape/planting scheme to be submitted for approval. Such a detailed planting scheme would include planting around the additional plant enclosure area adjacent to the entrance to the northern car parking area.</p>
Additional tree planting with the existing hedge to the south would be welcomed	This comment is noted and as far as is possible within HRMC's land ownership, we are happy to consider some additional planting along this boundary. We



Officer comment	HRMC response
	propose that this is dealt with pursuant to the planning condition referred to above.

### Landscape

The Landscape Officer has made the following comments:

Officer comment	HRMC response
There are limited trees along the Sundon Road roundabout frontage with which to screen the views of the backs of the buildings	<p>We acknowledge your comments and appreciate your concerns in this respect. As previously discussed at pre-application stage, we are constrained when it comes to planting in this location as the area to the rear of the buildings referred to (along the Sundon Road roundabout boundary) are located adjacent to the servicing zone and a utilities easement which prevents tree planting.</p> <p>Given the limited space available, the native hedgerow should develop into a dense screen but being largely composed of deciduous species will allow views through to the building during winter months.</p>
Yew should not be used in or adjacent to play areas, and can take time to establish and grow	This is noted. We would be happy to review the use of yew and replace it with another more appropriate form of planting, pursuant to an appropriately worded planning condition as referred to above in respect of the Green Infrastructure comments.
The proposals would benefit from additional trees in the car park area to provide shade, reduce urban heat and visually soften the built form	We note this comment, but it should be borne in mind that there is limited space between the parking bays within the car park. There is a balance to be struck between making the car park 'greener' versus ensuring that any such planting can be robust in such a location in the long-term. We are concerned that there would be a risk of damage to trees between the parking bays from vehicles manoeuvring in close proximity to such planting.
Disappointing that green/brown roofs or loving walls are not included	The pitch of the roofs that are proposed for the Farmstead buildings are such that they could not accommodate green or brown roofs safely or successfully. Significant changes to the design and construction of the buildings would have to be made to accommodate green/brown roofs, and this would erode the intent of the design approach as set out in the Design and Access Statement.
The proposed play area application would benefit from the inclusion of trees to provide shade to the café and play area, and bespoke designs could be included within the fencing designs for the new play area	These comments are noted and will be fed-back to the play area design team.

Officer comment	HRMC response
Confirmation is required that the tree species and locations proposed are acceptable to UKPN	The tree planting locations have been considered against UKPN offset distances using their guidance documentation. The planting proposals will be validated by them. It is a service that they offer once the final species are agreed with CBC.
The attenuation area appears to include steep slopes, which should be 'designed out' to remove the requirement for fencing	The attenuation slopes are 1:3. The attenuation pond will be wet throughout the winter periods, but mostly dry during summer. During extreme weather, when there has been a lot of rainfall there could be a maximum depth of 1 metre of water within the pond. The enclosure for this area is currently being looked at and we are thinking along the lines of a timber post-and-rail fence to deter access. The design of the ponds is being reviewed and the current thinking is to create a wildlife feature which provides visual amenity, with no access except for maintenance.

### Ecology

The Ecology Officer echoed the tree species and grassland comments set out above from the Landscape Officer, and made the following comment:

Officer comment	HRMC response
Would welcome the inclusion of swift boxes in the proposed buildings as an ecological net gain	We are already actively considering the inclusion of swift boxes at The Farmstead, so we are happy to accept an appropriately worded planning condition to this effect.

### Highways

The Highways Officer has made the following comments:

Officer comment	HRMC response
Queries whether the turning area for refuse collection vehicles is adequate	We have enclosed with this letter a copy of drawing ref. 30027/AC/701_TPP_AMP2 Rev.C, which demonstrates that there is adequate turning space for large refuse lorries within the car park to the north of Hub Street, through a the swept path analysis. It should be noted that the refuse vehicle would overhang landscape buffers, which have been designed in for this purpose, as it makes its turning manoeuvre.
Queries whether the car park space surfacing material – reinforced gravel – is going to be durable enough	It is our view that this material is durable enough for the purposes proposed.
Seeks clarity on whether the proposed A3 use will be a takeaway	For clarification, the proposed use is Class A3, and not Class A5, which would be a takeaway use.

Officer comment	HRMC response
<p>In addition to the above, proposed the following planning condition to be applied to any approval:</p> <p><i>Development shall not begin until details of a turning area suitable for a heavy goods vehicle within the confines of the site incorporated within the northern car park has been approved by the Local Planning Authority and no building shall be occupied until that turning area has been constructed in accordance with the approved details.</i></p>	<p>On the basis that the drawing referred to above demonstrates that there is adequate space in which a large refuse lorry can turn, we do not believe that such a planning condition is required.</p>

### Sustainability

The Sustainability Officer has made the following comments:

Officer comment	HRMC response
<p>The development is expected to be delivered in compliance with the NPPF and the Energy Statement submitted at OPA stage – each RMA should be supported by a detailed energy statement</p>	<p>We note that the Energy Statement submitted with the OPA proposed that 'energy statements' could be submitted at reserved matters stage. However, whilst we acknowledge the importance of the contribution that passive and active energy measures have in the future of building design, there is no formal requirement obligation – whether through planning conditions or S106 requirement – to submit an Energy Statement. The sole requirement is within Condition 4 where 'details of energy collection systems' is required at RMA stage. We explore this further below.</p>
<p>Strategy should be submitted and as a minimum should include:</p> <ul style="list-style-type: none"> <li>• Passive and active measures to deliver energy efficient buildings, and to demonstrate sustainability credentials;</li> <li>• Measures to prevent overheating in buildings; and</li> <li>• Measures to conserve water.</li> </ul>	<p>We are happy to share the following with you in respect of our sustainable energy approach for the Farmstead scheme:</p> <ul style="list-style-type: none"> <li>• The designers have followed a 'fabric first' approach to building design. This involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.</li> </ul> <p>The fabric design is based on using SIP's (Structural Insulated Panel). SIP's is a stressed skin panel with rigid foam core – and it delivers a technically advanced solution that is integrated with the timber frame that provides the primary structure.</p> <p>The arrangement of large format panels and interlocking connections contributes towards building airtightness. All of which contributes towards reducing whole-life cost and impact.</p>

Officer comment	HRMC response
	<p>A SIP structure is flexible and adaptable - being able to accommodate a variety of material components;</p> <ul style="list-style-type: none"> <li>• Spaces have been designed to facilitate a diverse programme of activities and occupancy levels in order to create a facility that meets the needs of the community (from small numbers using it passively, to higher occupancy and higher activity levels). Where possible, the spaces have been designed to be naturally ventilated, helping to improve the internal environment and to reduce the energy consumption of the development. Assessment of comfort levels and overheating concluded a natural ventilation approach is possible in the café, although the other buildings require mechanical systems for the spaces to be available to use without restriction throughout the year;</li> <li>• As part of HRMC's strategy for the wider development scheme, it is the intention for the development to be powered entirely by electricity, to be sourced via a renewable energy supplier;</li> <li>• The heating and hot water systems will be designed to use air source heat pumps (ASHPs). These systems utilise electricity to generate usable heat in a highly efficient process, able to provide up to 3kW of usable heat energy of every 1kW of electricity consumed. As the national grid electrical supply continues to de-carbonise and include ever growing renewable energy capacity, this is seen as the future of space heating and an environmentally responsible design selection; and</li> <li>• A preliminary allowance for a PV array to serve the site has been allocated on the Hall roof. During the detailed design stages, an energy simulation model will be used to predict the energy usage of the buildings. The exact size of the PV array will be confirmed in line with the predicted energy usage to ensure that the development complies with the low energy usage requirements outlined by the Building Regulations.</li> </ul>

Trees

We acknowledge and welcome the comments from your Tree Officer regarding the arboricultural information previously approved.

Amended Plans

We have enclosed the following amended drawings for your consideration (one 'clean' set and one including 'revision clouds' with the amendments annotated on the drawings in order to assist your review). It should be noted that a Schedule of Revisions also accompanies this submission (dated 1<sup>st</sup> July 2020), which sets out the detailed amendments made to each of the drawings enclosed:

- Floor Plan – Level 00 – drawing ref. LVC-NOR-01-00-DR-A-00001 Rev.P07;
- Floor Plan – Level 01 - drawing ref. LVC-NOR-01-01-DR-A-00001 Rev.P06;
- Roof Plan - drawing ref. LVC-NOR-01-RF-DR-A-00001 Rev.P05;
- GA Elevations – Café - drawing ref. LVC-NOR-01-ZZ-DR-A-00101 Rev.P06;
- GA Elevations – Hall - drawing ref. LVC-NOR-01-ZZ-DR-A-00102 Rev.P06;
- GA Elevations – Office - drawing ref. LVC-NOR-01-ZZ-DR-A-00103 Rev.P06;
- Block Plan (Landscape) – drawing ref. LP2190-FIRA-MP-P-0003 Rev.C;
- Landscape Masterplan – drawing ref. LP2190-FIRA-MP-P-0001 Rev.Q;
- Landscape Fencing Masterplan – drawing ref. drawing ref. LP2190-FIRA-MP-P-0002 Rev.C;
- Visualisations:
  - Adventure Playground View – drawing ref. LVC-NOR-01-XX-VS-A-0000 Rev. P04;
  - Car Park View - drawing ref. LVC-NOR-01-XX-VS-A-00002 Rev. P04;
  - Courtyard View - drawing ref. LVC-NOR-01-XX-VS-A-00003 Rev. P04;
  - Hall Entrance View - drawing ref. LVC-NOR-01-XX-VS-A-00004 Rev. P04;
  - View from Roundabout Approach - drawing ref. LVC-NOR-01-XX-VS-A-00005 Rev. P02;
  - View from Roundabout - drawing ref. LVC-NOR-01-XX-VS-A-00006 Rev. P02; and
- Swept path of large refuse vehicle entering, turning, and exiting – drawing ref. 30027/AC/701\_TPP\_AMP2 Rev.C.

Summary

We trust that the responses enclosed, along with the amended drawings, above address the comments received from consultees. As always, we are happy to discuss them with you, and with your fellow Officers.

I would be grateful if you could acknowledge the receipt of the enclosed amended plans, and once you have considered them along with our responses above, what the likely timescale is for the determination of this reserved matters application.

Yours sincerely,



**HANNAH LEARY**  
Planning Associate

cc. By Email Only  
Nigel Reid - Lands Improvement Holdings  
Ben Phillips - Lands Improvement Holdings

10 AUGUST 2020

## PC10-20 | CHANGES TO THE CURRENT PLANNING SYSTEM

### Summary

The Ministry of Housing, Communities and Local Government has issued a new consultation on changes to the planning system. This consultation seeks views on a range of proposed changes to the current planning system including: changes to the standard method for assessing local housing need, securing of First Homes through developer contributions, temporarily lifting the small sites threshold and extending the current Permission in Principle to major development. The main consultation document can be found [here](#).

### Consultation questions

NALC will be responding to the consultation questions as follows:

1. Do you agree that planning practice guidance should be amended to specify that the appropriate baseline for the standard method is whichever is the higher of the level of 0.5% of housing stock in each local authority area OR the latest household projections averaged over a 10-year period?
2. In the stock element of the baseline, do you agree that 0.5% of existing stock for the standard method is appropriate? If not, please explain why
3. Do you agree that using the workplace-based median house price to median earnings ratio from the most recent year for which data is available to adjust the standard method's baseline is appropriate? If not, please explain why.
4. Do you agree that incorporating an adjustment for the change of affordability over 10 years is a positive way to look at whether affordability has improved? If not, please explain why.
5. Do you agree that affordability is given an appropriate weighting within the standard method? If not, please explain why.

Do you agree that authorities should be planning having regard to their revised standard method need figure, from the publication date of the revised guidance, with the exception of:

6. Authorities which are already at the second stage of the strategic plan consultation process (Regulation 19), which should be given 6 months to submit their plan to the Planning Inspectorate for examination?

7. Authorities close to publishing their second stage consultation (Regulation 19), which should be given 3 months from the publication date of the revised guidance to publish their Regulation 19 plan, and a further 6 months to submit their plan to the Planning Inspectorate?

If not, please explain why. Are there particular circumstances which need to be catered for?

8. The Government is proposing policy compliant planning applications will deliver a minimum of 25% of onsite affordable housing as First Homes, and a minimum of 25% of offsite contributions towards First Homes where appropriate. Which do you think is the most appropriate option for the remaining 75% of affordable housing secured through developer contributions? Please provide reasons and / or evidence for your views (if possible):

- i) Prioritising the replacement of affordable home ownership tenures, and delivering rental tenures in the ratio set out in the local plan policy.
- ii) Negotiation between a local authority and developer.
- iii) Other (please specify)

With regards to current exemptions from delivery of affordable home ownership products:

9. Should the existing exemptions from the requirement for affordable home ownership products (e.g. for build to rent) also apply to apply to this First Homes requirement?
10. Are any existing exemptions not required? If not, please set out which exemptions and why.
11. Are any other exemptions needed? If so, please provide reasons and /or evidence for your views.
12. Do you agree with the proposed approach to transitional arrangements set out above?
13. Do you agree with the proposed approach to different levels of discount?
14. Do you agree with the approach of allowing a small proportion of market housing on First Homes exception sites, in order to ensure site viability?
15. Do you agree with the removal of the site size threshold set out in the National Planning Policy Framework?
16. Do you agree that the First Homes exception sites policy should not apply in designated rural areas?
17. Do you agree with the proposed approach to raise the small sites threshold for a time-limited period?

18. What is the appropriate level of small sites threshold? i) Up to 40 homes ii) Up to 50 homes iii) Other (please specify)

19. Do you agree with the proposed approach to the site size threshold?

20. Do you agree with linking the time-limited period to economic recovery and raising the threshold for an initial period of 18 months?

21. Do you agree with the proposed approach to minimising threshold effects?

22. Do you agree with the Government's proposed approach to setting thresholds in rural areas?

23. Are there any other ways in which the Government can support SME builders to deliver new homes during the economic recovery period?

24. Do you agree that the new Permission in Principle should remove the restriction on major development?

25. Should the new Permission in Principle for major development set any limit on the amount of commercial development (providing housing still occupies the majority of the floorspace of the overall scheme)? Please provide any comments in support of your views.

26. Do you agree with our proposal that information requirements for Permission in Principle by application for major development should broadly remain unchanged? If you disagree, what changes would you suggest and why?

27. Should there be an additional height parameter for Permission in Principle? Please provide comments in support of your views.

28. Do you agree that publicity arrangements for Permission in Principle by application should be extended for large developments? If so, should local planning authorities be:

- i) required to publish a notice in a local newspaper?
- ii) subject to a general requirement to publicise the application or
- iii) both?
- iv) Disagree

29. Do you agree with our proposal for a banded fee structure based on a flat fee per hectare, with a maximum fee cap?

30. What level of flat fee do you consider appropriate, and why?



31. Do you agree that any brownfield site that is granted Permission in Principle through the application process should be included in Part 2 of the Brownfield Land Register? If you disagree, please state why.
32. What guidance would help support applicants and local planning authorities to make decisions about Permission in Principle? Where possible, please set out any areas of guidance you consider are currently lacking and would assist stakeholders.
33. What costs and benefits do you envisage the proposed scheme would cause? Where you have identified drawbacks, how might these be overcome?
34. To what extent do you consider landowners and developers are likely to use the proposed measure? Please provide evidence where possible.
35. In light of the proposals set out in this consultation, are there any direct or indirect impacts in terms of eliminating unlawful discrimination, advancing equality of opportunity and fostering good relations on people who share characteristics protected under the Public Sector Equality Duty?

Your evidence

Please email your responses to this consultation to [policycomms@nalc.gov.uk](mailto:policycomms@nalc.gov.uk) by 17.00 on 17 September 2020. County associations are asked to forward this briefing onto all member councils in their area.

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10 AUGUST 2020

## PC11-20 | WHITE PAPER: PLANNING FOR THE FUTURE

### Summary

The Ministry of Housing, Communities and Local Government has issued a new consultation on planning for the future. This consultation seeks any views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed. The main consultation document can be found [here](#).

First, we will streamline the planning process with more democracy taking place more effectively at the plan-making stage, and will replace the entire corpus of plan-making law in England to achieve this:

- Simplifying the role of Local Plans, to focus on identifying land under three categories
- Growth areas suitable for substantial development, and where outline approval for development would be automatically secured for forms and types of development specified in the Plan
- Renewal areas suitable for some development, such as gentle densification; and Protected areas where – as the name suggests – development is restricted. This could halve the time it takes to secure planning permission on larger sites identified in plans. We also want to allow local planning authorities to identify sub-areas in their Growth areas for self- and custom-build homes, so that more people can build their own homes.

Local Plans should set clear rules rather than general policies for development. We will set out general development management policies nationally, with a more focused role for Local Plans in identifying site- and area-specific requirements, alongside locally produced design codes. This would scale back the detail and duplication contained in Local Plans, while encouraging a much greater focus on design quality at the local level. Plans will be significantly shorter in length (we expect a reduction in size of at least two thirds), as they will no longer contain a long list of “policies” of varying specificity – just a core set of standards and requirements for development.

Local councils should radically and profoundly re-invent the ambition, depth and breadth with which they engage with communities as they consult on Local Plans. Our reforms will democratise the planning process by putting a new emphasis on engagement at the plan-making stage. At the same time, we will streamline the opportunity for consultation at the planning application stage, because this adds delay to the process and allows a small minority of voices, some from the local area and

often some not, to shape outcomes. We want to hear the views of a wide range of people and groups through this consultation on our proposed reforms.

- Local Plans should be subject to a single statutory “sustainable development” test, and unnecessary assessments and requirements that cause delay and challenge in the current system should be abolished. This would mean replacing the existing tests of soundness, updating requirements for assessments (including on the environment and viability) and abolishing the Duty to Cooperate.
- Local Plans should be visual and map-based, standardised, based on the latest digital technology, and supported by a new standard template. Plans should be significantly shorter in length, and limited to no more than setting out site- or area-specific parameters and opportunities.
- Local authorities and the Planning Inspectorate will be required through legislation to meet a statutory timetable (of no more than 30 months in total) for key stages of the process, and there will be sanctions for those who fail to do so. • Decision-making should be faster and more certain, within firm deadlines, and should make greater use of data and digital technology.

We will seek to strengthen enforcement powers and sanctions so that as we move towards a rules-based system, communities can have confidence those rules will be upheld.

- We will develop a comprehensive resources and skills strategy for the planning sector to support the implementation of our reforms – so that, as we bring in our reforms, local planning authorities are equipped to create great communities through world-class civic engagement and proactive plan-making.

Second, we will take a radical, digital-first approach to modernise the planning process. This means moving from a process based on documents to a process driven by data. We will:

- Support local planning authorities to use digital tools to support a new civic engagement process for Local Plans and decision-making, making it easier for people to understand what is being proposed and its likely impact on them through visualisations and other digital approaches. We will make it much easier for people to feed in their views into the system through social networks and via their phones.
- Insist local plans are built on standardised, digitally consumable rules and data, enabling accessible interactive maps that show what can be built where. The data will be accessed by software used across the public sector and also by external PropTech entrepreneurs to improve transparency, decision-making and productivity in the sector.
- Standardise, and make openly and digitally accessible, other critical datasets that the planning system relies on, including planning decisions and developer contributions. Approaches for fixing the

underlying data are already being tested and developed by innovative local planning authorities and we are exploring options for how these could be scaled nationally.

- Work with tech companies and local authorities to modernise the software used for making and case-managing a planning application, improving the user-experience for those applying and reducing the errors and costs currently experienced by planning authorities. A new more modular software landscape will encourage digital innovation and will consume and provide access to underlying data. This will help automate routine processes, such as knowing whether new applications are within the rules, making decision-making faster and more certain.
- Engage with the UK PropTech sector through a PropTech Innovation Council to make the most of innovative new approaches to meet public policy objectives, help this emerging sector to boost productivity in the wider planning and housing sectors, and ensure government data and decisions support the sector's growth in the UK and internationally.

Third, to bring a new focus on design and sustainability, we will:

- Ensure the planning system supports our efforts to combat climate change and maximises environmental benefits, by ensuring the National Planning Policy Framework targets those areas where a reformed planning system can most effectively address climate change mitigation and adaptation and facilitate environmental improvements.
- Facilitate ambitious improvements in the energy efficiency standards for buildings to help deliver our world-leading commitment to net-zero by 2050.
- Ask for beauty and be far more ambitious for the places we create, expecting new development to be beautiful, and to create a 'net gain' not just 'no net harm', with a greater focus on 'placemaking' and 'the creation of beautiful places' within the National Planning Policy Framework.

Make it easier for those who want to build beautifully through the introduction of a fast-track for beauty through changes to national policy and legislation, to automatically permit proposals for high-quality developments where they reflect local character and preferences.

- Introduce a quicker, simpler framework for assessing environmental impacts and enhancement opportunities, that speeds up the process while protecting and enhancing England's unique ecosystems.
- Expect design guidance and codes – which will set the rules for the design of new development – to be prepared locally and to be based on genuine community involvement rather than meaningless consultation, so that local residents have a genuine say in the design of new development, and ensure that codes have real 'bite' by making them more binding on planning decisions.

- Establish a new body to support the delivery of design codes in every part of the country, and give permanence to the campaigning work of the Building Better, Building Beautiful Commission and the life of its co-chairman the late Sir Roger Scruton.
- Ensure that each local planning authority has a chief officer for design and place-making, to help ensure there is the capacity and capability locally to raise design standards and the quality of development.
- Lead by example by updating Homes England's strategic objectives to give greater emphasis to delivering beautiful places.
- Protect our historic buildings and areas while ensuring the consent framework is fit for the 21st century.

Fourth, we will improve infrastructure delivery in all parts of the country and ensure developers play their part, through reform of developer contributions. We propose:

- The Community Infrastructure Levy and the current system of planning obligations will be reformed as a nationally set, value-based flat rate charge (the 'Infrastructure Levy'). A single rate or varied rates could be set. We will aim for the new Levy to raise more revenue than under the current system of developer contributions, and deliver at least as much – if not more – on-site affordable housing as at present. This reform will enable us to sweep away months of negotiation of Section 106 agreements and the need to consider site viability. We will deliver more of the infrastructure existing and new communities require by capturing a greater share of the uplift in land value that comes with development.
- We will be more ambitious for affordable housing provided through planning gain, and we will ensure that the new Infrastructure Levy allows local planning authorities to secure more on-site housing provision.
- We will give local authorities greater powers to determine how developer contributions are used, including by expanding the scope of the Levy to cover affordable housing provision to allow local planning authorities to drive up the provision of affordable homes. We will ensure that affordable housing provision supported through developer contributions is kept at least at current levels, and that it is still delivered on-site to ensure that new development continues to support mixed communities. Local authorities will have the flexibility to use this funding to support both existing communities as well as new communities.
- We will also look to extend the scope of the consolidated Infrastructure Levy and remove exemptions from it to capture changes of use through permitted development rights, so that additional homes delivered through this route bring with them support for new infrastructure

Fifth, to ensure more land is available for the homes and development people and communities need, and to support renewal of our town and city centres, we propose:

- A new nationally determined, binding housing requirement that local planning authorities would have to deliver through their Local Plans. This would be focused on areas where affordability pressure is highest to stop land supply being a barrier to enough homes being built. We propose that this would factor in land constraints, including the Green Belt, and would be consistent with our aspirations of creating a housing market that is capable of delivering 300,000 homes annually, and one million homes over this Parliament.
- To speed up construction where development has been permitted, we propose to make it clear in the revised National Planning Policy Framework that the masterplans and design codes for sites prepared for substantial development should seek to include a variety of development types from different builders which allow more phases to come forward together. We will explore further options to support faster build out as we develop our proposals for the new planning system.
- To provide better information to local communities, to promote competition amongst developers, and to assist SMEs and new entrants to the sector, we will consult on options for improving the data held on contractual arrangements used to control land.
- To make sure publicly owned land and public investment in development supports thriving places, we will: – ensure decisions on the locations of new public buildings – such as government offices and further education colleges – support renewal and regeneration of town centres; and – explore how publicly owned land disposal can support the SME and self-build sectors.

#### Proposal 9:

Neighbourhood Plans should be retained as an important means of community input, and we will support communities to make better use of digital tools. Since statutory Neighbourhood Plans became part of the system in 2011, over 2,600 communities have started the process of neighbourhood planning to take advantage of the opportunity to prepare a plan for their own areas – and over 1,000 plans have been successfully passed at referendum. They have become an important tool in helping to ‘bring the democracy forward’ in planning, by allowing communities to think proactively about how they would like their areas to develop. Therefore, we think Neighbourhood Plans should be retained in the reformed planning system, but we will want to consider whether their content should become more focused to reflect our proposals for Local Plans, as well as the opportunities which digital tools and data offer to support their development and improve accessibility for users. By making it easier to develop Neighbourhood Plans we wish to encourage their continued use and indeed to help spread their use further, particularly in towns and cities.

We are also interested in whether there is scope to extend and adapt the concept so that very small areas – such as individual streets – can set their own rules for the form of development which they

are happy to see. Digital tools have significant potential to assist the process of Neighbourhood Plan production, including through new digital co-creation platforms and 3D visualisation technologies to explore proposals within the local context. We will develop pilot projects and data standards which help neighbourhood planning groups make the most of this potential.

#### Consultation questions

NALC will be responding to the consultation questions as follows:

1. What three words do you associate most with the planning system in England?
2. Do you get involved with planning decisions in your local area? [Yes / No]  
  
(a). If no, why not? [Don't know how to / It takes too long / It's too complicated / I don't care / Other – please specify]
3. Our proposals will make it much easier to access plans and contribute your views to planning decisions. How would you like to find out about plans and planning proposals in the future? [Social media / Online news / Newspaper / By post / Other – please specify]
4. What are your top three priorities for planning in your local area? [Building homes for young people / building homes for the homeless / Protection of green spaces / The environment, biodiversity and action on climate change / Increasing the affordability of housing / The design of new homes and places / Supporting the high street / Supporting the local economy / More or better local infrastructure / Protection of existing heritage buildings or areas / Other – please specify]
5. Do you agree that Local Plans should be simplified in line with our proposals? [Yes / No / Not sure. Please provide supporting statement.]

6. Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally? [Yes / No / Not sure. Please provide supporting statement.]
7. Do you agree with our proposals to replace existing legal and policy tests for Local Plans with a consolidated test of "sustainable development", which would include consideration of environmental impact? [Yes / No / Not sure. Please provide supporting statement.]
  - (b). How could strategic, cross-boundary issues be best planned for in the absence of a formal Duty to Cooperate?
8. (a) Do you agree that a standard method for establishing housing requirements (that takes into account constraints) should be introduced? [Yes / No / Not sure. Please provide supporting statement.]
  - (b). Do you agree that affordability and the extent of existing urban areas are appropriate indicators of the quantity of development to be accommodated? [Yes / No / Not sure. Please provide supporting statement.]
9. (a). Do you agree that there should be automatic outline permission for areas for substantial development (Growth areas) with faster routes for detailed consent? [Yes / No / Not sure. Please provide supporting statement.]
  - (b). Do you agree with our proposals above for the consent arrangements for Renewal and Protected areas? [Yes / No / Not sure. Please provide supporting statement.]
  - (c). Do you think there is a case for allowing new settlements to be brought forward under the Nationally Significant Infrastructure Projects regime? [Yes / No / Not sure. Please provide supporting statement.]
10. Do you agree with our proposals to make decision-making faster and more certain? [Yes / No / Not sure. Please provide supporting statement.]
11. Do you agree with our proposals for accessible, web-based Local Plans? [Yes / No / Not sure. Please provide supporting statement.]
12. Do you agree with our proposals for a 30 month statutory timescale for the production of Local Plans? [Yes / No / Not sure. Please provide supporting statement.]



13. (a) Do you agree that Neighbourhood Plans should be retained in the reformed planning system? [Yes / No / Not sure. Please provide supporting statement.]
- (b). How can the neighbourhood planning process be developed to meet our objectives, such as in the use of digital tools and reflecting community preferences about design?
14. Do you agree there should be a stronger emphasis on the build out of developments? And if so, what further measures would you support? [Yes / No / Not sure. Please provide supporting statement.]
15. What do you think about the design of new development that has happened recently in your area? [Not sure or indifferent / Beautiful and/or well-designed / Ugly and/or poorly-designed / There hasn't been any / Other – please specify]
16. Sustainability is at the heart of our proposals. What is your priority for sustainability in your area? [Less reliance on cars / More green and open spaces / Energy efficiency of new buildings / More trees / Other – please specify]
17. Do you agree with our proposals for improving the production and use of design guides and codes? [Yes / No / Not sure. Please provide supporting statement.]
18. Do you agree that we should establish a new body to support design coding and building better places, and that each authority should have a chief officer for design and place-making? [Yes / No / Not sure. Please provide supporting statement.]
19. Do you agree with our proposal to consider how design might be given greater emphasis in the strategic objectives for Homes England? [Yes / No / Not sure. Please provide supporting statement.]
20. Do you agree with our proposals for implementing a fast-track for beauty? [Yes / No / Not sure. Please provide supporting statement.]
21. When new development happens in your area, what is your priority for what comes with it? [More affordable housing / More or better infrastructure (such as transport, schools, health provision) / Design of new buildings / More shops and/or employment space / Green space/ Don't know / Other – please specify]

22. (a) Should the Government replace the Community Infrastructure Levy and Section 106 planning obligations with a new consolidated Infrastructure Levy, which is charged as a fixed proportion of development value above a set threshold? [Yes / No / Not sure. Please provide supporting statement.]
- (b) Should the Infrastructure Levy rates be set nationally at a single rate, set nationally at an area-specific rate, or set locally? [Nationally at a single rate / Nationally at an area-specific rate / Locally]
- (c) Should the Infrastructure Levy aim to capture the same amount of value overall, or more value, to support greater investment in infrastructure, affordable housing and local communities? [Same amount overall / More value / Less value / Not sure. Please provide supporting statement.]
- (d) Should we allow local authorities to borrow against the Infrastructure Levy, to support infrastructure delivery in their area? [Yes / No / Not sure. Please provide supporting statement.]
23. Do you agree that the scope of the reformed Infrastructure Levy should capture changes of use through permitted development rights? [Yes / No / Not sure. Please provide supporting statement.]
24. (a). Do you agree that we should aim to secure at least the same amount of affordable housing under the Infrastructure Levy, and as much on-site affordable provision, as at present? [Yes / No / Not sure. Please provide supporting statement.]
- (b). Should affordable housing be secured as in-kind payment towards the Infrastructure Levy, or as a 'right to purchase' at discounted rates for local authorities? [Yes / No / Not sure. Please provide supporting statement.]
- 24 (c). If an in-kind delivery approach is taken, should we mitigate against local authority overpayment risk? [Yes / No / Not sure. Please provide supporting statement.]
- 24 (d). If an in-kind delivery approach is taken, are there additional steps that would need to be taken to support affordable housing quality? [Yes / No / Not sure. Please provide supporting statement.]
- 25 Should local authorities have fewer restrictions over how they spend the Infrastructure Levy? [Yes / No / Not sure. Please provide supporting statement.]

(a) If yes, should an affordable housing 'ring-fence' be developed? [Yes / No / Not sure. Please provide supporting statement.]

26. Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

Your evidence

Please email your responses to this consultation to [policycomms@nalc.gov.uk](mailto:policycomms@nalc.gov.uk) by 17.00 on 15 October 2020. County associations are asked to forward this briefing on to all member councils in their area.

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10 AUGUST 2020

## PC12-20 | TRANSPARENCY AND COMPETITION: DATA AND LAND CONTROL

### Summary

The Ministry of Housing, Communities and Local Government has issued a call for evidence on data and land control. This call for evidence seeks views on proposals to require additional data from the beneficiaries of certain types of interests in land—rights of pre-emption, options and estate contracts. It also seeks views on the design of the policy and additional evidence on the impacts of the policy. The main document can be found [here](#).

### Consultation questions

NALC will be responding to the consultation questions as follows:

#### 1. The Public Interest

Do you think there is a public interest in collating and publishing additional data on contractual controls over land?

#### 2. Rights of pre-emption and options

(a) Do you think that the definition of rights of pre-emption and land options in the Finance Act 2003, s. 4616 is a suitable basis for defining rights of pre-emption and options that will be subject to additional data requirements? Please give reasons.

(b) Is the exemption for options and rights of pre-emption for the purchase or lease of residential property for use as a domestic residence sufficient to cover: • options relating to the provision of occupational housing and • shared ownership schemes? Please give reasons.

(c) Are there any types of rights of pre-emption or options that do not fall under the scope of the definition in the Finance Act 2003, s. 46? Please give reasons

#### 3. Estate contracts

Are the tests set out above sufficient to avoid inadvertently capturing transactions not related to the development of land? If not, please give examples.

#### 4. Other contractual controls

(a) Are there any contractual arrangements by which control can be exercised over the purchase or sale of land, which should be included within this regime and which are not rights of pre-emption, options or estate contracts? Please give examples.

(b) If so, do you consider them (i) an interest in land (interests that are capable of being protected by way of a notice on the land register); or (ii) not an interest in land? Please give reasons.

## 5: Data requirements

(a) Are there any data fields that (i) should; or (ii) should not be subject to additional data requirements? Please give reasons.

(b) Are there any data fields that (i) should; or (ii) should not be placed on the land register? Please give reasons.

(c) Are there any data fields that (i) should; or (ii) should not be included in a contractual control interest dataset? Please give reasons.

(d) Are there other data fields that should be collected? Please give reasons.

(e) Do any of the data fields give rise to privacy risks? Please give reasons.

## 6. Contractual conditions

(a) Are there any data fields that (i) should; or (ii) should not be subject to additional data requirements? Please give reasons.

(b) Are there any data fields that (i) should; or (ii) should not be placed on the land register? Please give reasons.

(c) Are there any data fields that (i) should; or (ii) should not be included in a contractual control interest dataset? Please give reasons.

## 7. Legal Entity Identifiers

Should legal entities that are beneficiaries of contractual arrangements be asked to provide a Legal Entity Identifier? Please give reasons

## 8. Data currency

(a) Should beneficiaries be required to provide updated information on: • variation • termination, or • assignment or novation? Please give reasons.

(b) Are there other ways in which data currency could be maintained?

## 9. Accounting treatment

If your organisation is required to produce annual accounts, when are: (i) rights of preemption; (ii) options; and (iii) estate contracts recognised on the balance sheet? Please give reasons and state the accounting standard used.

#### 10. Existing contractual control interests

(a) Should the requirement to supply additional data be limited to: (i) new contractual control interests only; or (ii) all extant interests? Please give reasons.

(b) How long should beneficiaries of an extant contractual control interests that is varied, assigned or novated be given to provide additional data before losing protection: (i) three months; or six months?

#### 11. Current beneficiaries

What are the best ways of informing current beneficiaries of the need to provide additional data? Please give reasons.

#### 12. A digital process?

Should the provision of additional data prior to the application process for an agreed notice be exclusively digital (with assisted digital support if required)? Please give reasons.

#### 13. Certification

Should beneficiaries of contractual control interests with a duty to produce annual accounts be required to certify that all relevant interests have been noted? Please give reasons.

#### 14. Restrictions

(a) Should beneficiaries of contractual control interests be required to obtain an agreed notice before they could apply for a restriction? Please give reasons.

(b) Should the protections of restrictions placed on an un-noted contractual control interest be (i) limited; or (ii) removed? Please give reasons.

(c) If the Government accepts the Law Commission's recommendation on restrictions, should contractual control interest fall into the category of interest that cannot be capable of protection by way of a restriction? Please give reasons.

#### 15. Alternative options

(a) Should a mandatory system be introduced whereby the beneficiary of a contractual control interest would, where it is possible to do so, be required to note their interest with HMLR? Please give reasons.

(b) If so, how should the system be enforced? Please give reasons.

16. Current practice

(a) If you are a beneficiary of a right of pre-emption, option or estate contract, please indicate how you protect your interest.

	Notice		Restriction	Other	Do not protect
	Agreed	Unilateral			
Right of pre-emption					
Option					
Estate contract					

(b) What factors influence your choice? Please give reasons.

17. Data collation and provision

(a) Are there any data fields in Annex A that contracting parties would not have readily to hand? Please list them.

(b) What is your estimate of the time needed to provide the additional data?

(c) Does your entity hold a Legal Entity Identifier?

18. Data currency

What additional work (over and above the time and cost of preparing annual accounts) would your organisation need to undertake to identify contractual control interests that needed to be updated?

19. Certification

What additional work (over and above the time and cost of preparing annual accounts) would your organisation need to undertake to certify in your organisation's annual accounts that all relevant contractual control interests had been noted on the land register where the land is registered?

20. Economic impact

What impact, if any, do you think that these proposals will have on the English land market (residential and commercial)? Please describe the effects and provide evidence.

## 21. Costs

What impact, if any, do you think that these proposals will have on the costs incurred by participants in the English land market (residential and commercial)? Please describe the effects and provide evidence.

## 22. Identifying and understanding contractual control interests

(a) Can you estimate the amount of (i) time and (ii) money that you have spent on identifying land affected by a contractual control interest?

(b) What is the source of your information?

(c) Can you estimate the amount of (i) time and (ii) money that you have spent on seeking professional advice on exactly how a contractual control interest affects a piece of land?

## 23. Market impact

(a) If you are a small or medium enterprise (SME) builder or developer, do contractual controls hinder your ability to assess the viability of a local market? Please give reasons.

(b) If you are an SME builder or developer, does a lack of freely accessible and understandable data act as a barrier to you entering the market? Please give reasons.

## 24. Trust in the planning system

(a) Do you think that a lack of accessible and understandable data on contractual controls makes it more difficult for local communities to understand the likely pattern of development? Please give reasons.

(b) If so, to what extent does it undermine trust and confidence in the planning system: (i) not much; (ii) somewhat; (iii) a great deal? Please give reasons.

## 25. Public Sector Equality Duty

What impact, if any, do you think that these proposals will have on people who share protected characteristics<sup>20</sup>? Please describe the effects and provide evidence.

Your evidence





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Please email your responses to this consultation to [policycomms@nalc.gov.uk](mailto:policycomms@nalc.gov.uk) by 17.00 on 16 October 2020. County associations are asked to forward this briefing onto all member councils in their area.

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