



**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)

12<sup>th</sup> April 2021

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

(Copies to all Councillors for information)

### Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held virtually on **Monday 19<sup>th</sup> April 2021 at 7.00pm.**

This meeting is being held virtually via Microsoft Teams. If members of the public would like to attend, please click on the meeting link below and follow the online instructions:

[MEETING LINK](#)<sup>1</sup>

[MEETING GUIDANCE](#)

To assist in the smooth running of the meeting please refer and adhere to the Council's Virtual Meeting Guidance. To view the Virtual Meeting Guidance please click on the link above.

**Debbie Marsh**  
Corporate Services Manager

**THIS MEETING MAY BE RECORDED<sup>2</sup>**

### Agenda

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

In accordance with approved Standing Orders 1(e)-1(l) Members of the public may make

<sup>1</sup> If you require a meeting link emailed to you, please contact the Head of Democratic Services at [louise.senior@houghtonregis.org.uk](mailto:louise.senior@houghtonregis.org.uk)

<sup>2</sup> 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.*

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representations, ask questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

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

### 3. SPECIFIC DECLARATIONS OF INTEREST & REQUESTS FOR DISPENSATIONS

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

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

### 4. MINUTES

To approve the Minutes of the meeting held on the 29<sup>th</sup> March 2021

**Recommendation: To approve the Minutes of the meeting held on 29<sup>th</sup> March 2021 and for these to be signed by the Chairman.**

### 5. PLANNING MATTERS

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

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

CB/21/00661/FULL	Single storey side extension with garage conversion 133 Leafields, LU5 5LU For: Ms L Grigg
CB/21/01300/REG3	Retention of one triple classroom temporary unit. The Chiltern School, Regis Education Centre, Parkside Drive, LU5 5PX For: Central Bedfordshire Council
CB/21/01147/FULL	Rear/side extension and front porch 45 Sundon Road, LU5 5LL For: Mr D Corr
CB/21/01081/FULL	Single storey side and rear extensions 39 Thornhill Close, LU5 5SG For: Mrs K Ad
CB/21/01242/FULL	Development of the site for E(g)(iii), B2 and B8 Uses to include Trade Counter, including details of access, servicing, landscaping, boundary treatment and associated works.

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	Employment Site North of Thorn Road, Thorn Road, Houghton Regis For: Wrenbridge (FREOF V Houghton Regis) LLP
CB/21/01226/FULL	Two storey rear extension and internal alterations following demolition of existing wc/utitly and lobby at ground floor level. 24 Manor Park, LU5 5BX For: Ms K Fox
CB/21/01385/FULL	Two storey front and side extension 2 Harrington Heights, LU5 6JU For: Mr J Cook
<b><i>For noting</i></b>	
CB/21/01244/DOC	Discharge of Conditions 03 and 23 against planning permission CB/20/03300/REG3 (Erection of a three storey secondary school and sports hall providing 6 forms of entry (900) pupils, together with a 220 pupil sixth form, sports pitches including an all-weather pitch, vehicular access, car-parking, coach parking, pedestrian and cycle access from the north and east, landscaping and associated infrastructure). Kingsland Secondary School Parkside Drive, LU5 5QN
CB/21/01211/DOC	Discharge of Conditions 15 & 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 [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) Parcel 1, Bedford Road, Houghton Regis
CB/21/01441/DOC	Discharge of Condition 15 against planning permission CB/19/03232/RM (Reserved matters: Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a and 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES). Parcels 5a and 5b of Bidwell West, Houghton Regis
CB/21/01394/DOC	Discharge of Condition 5 against planning permission CB/20/03087/RM-Reserved Matters: following Outline Application CB/15/04918/REG3 (Erection of up to 61,336m2 employment development floor space with associated infrastructure and ancillary works. All matters reserved except means of access from Thorn Road) Appearance, Landscaping, Layout and Scale to Plot B. Land at Thorn Turn Thorn Road Houghton Regis LU6 1RT

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CB/21/01243/DOC	Discharge of Condition 4 against planning permission CB/20/01265/FULL- Dropped kerb to front of property, block pave front garden for parking 4 Townsend Terrace, LU5 5BB
CB/21/01141/NMA	Non-material amendment to planning permission CB/19/03232/RM- Reserved matters: (Appearance, scale and landscaping for residential development of 336 dwellings on Development Parcels 5a & 5b Bidwell West, Houghton Regis. Outline application (CB/15/0297/OUT) was supported by a full Environmental Statement (ES). Amendment sought to approved bricks as shown on approved plans P19-0483_14-01 J Facing Materials. Layout, P19-0483_14-02 J Facing Materials Layout and P19-0483_14-03 J Facing Materials Layout. Proposed amendments as follows: Olde Alton Yellow Multi, to be replaced by Yellow Multi Gilt Stock Weinerberger Olde Cheshire Red Multi, to be replaced by New Red Multi Gilt Parcels 5a and 5b Bidwell West LU5 6JQ
CB/21/01388/LDCP	Lawful Development Certificate Proposed: Single storey rear extension and hip to gable loft conversion with rear and front facing velux roof lights 44 Wilbury Drive, LU5 4TA

### **(b) Decision Notices**

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

None at time of going to print.

#### ***Refusals:***

None at time of going to print.

#### ***Withdrawals:***

None at time of going to print.

## **6. OFF-STREET PARKING ORDER – PEEL STREET**

Members considered the above parking order at the previous planning meeting held on the 29<sup>th</sup> March 2021 and although members agreed to support, in principle, Central Bedfordshire Councils proposed off-street parking places order. The committee requested further information be forthcoming before making their full and final comments. Therefore, this item was deferred.

Members are advised that the following comment was submitted to Central Bedfordshire Council following their meeting held on the 29<sup>th</sup> March 2021:

*The Town Council is, in principle, supportive of the proposal but would like the opportunity to have further information before being able to make a full and final response.*

*Part of the car park is provided for those residents of Bedford Square. What will happen to this provision? Will they have to find parking elsewhere? How many spaces are allocated to them?*

*What about traders? Will they not be able to park here?*

*If resident and traders can continue to park here, how will this be monitored? Where will they go if not?*

*The Town Council is aware that there is already a lot of pressure for on street parking in the*

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*adjacent residential streets and would not wish to see this increased.*

*What about provision for public parking at All Saints View? How many will be available there? Will there be restrictions there too?*

*As already stated the Town Council is supportive but really would like to understand what has been considered holistically to this approach, rather than just move the problem further down the road.*

The Town Council has been informed that they can submit a response raising questions, these will be investigated and then included and answered formally in Central Bedfordshire Councils report. All responses will form part of what is recommended as the way forward.

**Recommendation:**                    **To consider the Town Councils response to Central Bedfordshire Councils proposed off-street parking places order relating to a car park in Peel Street.**

## **7. CENTRAL BEDFORDSHIRE COUNCIL DISABLED PARKING SPACES ORDER - PROPOSALS**

Members will find attached an Order, made by Central Bedfordshire Council, proposing to introduce disabled spaces at various locations in South Central Bedfordshire. One of these locations is Sycamore Road, Houghton Regis.

The reason for the proposal is to provide dedicated places for blue badge holders to park.

**Recommendation:**                    **To consider the Town Councils response to Central Bedfordshire Councils proposed disabled parking spaces order.**

## **8. LOCAL PLAN PROPOSED MAIN MODIFICATIONS CONSULTATION – MARCH 2021**

Central Bedfordshire Council have published Proposed Main Modifications relating to its Emerging Local Plan.

Central Bedfordshire Council submitted its Local Plan to Government in February 2018. The Local Plan sets out a policy framework to guide development across the Council area up-to 2035, including to support the delivery of housing, employment and infrastructure.

The Local Plan is now at the Examination stage where independent Planning Inspectors consider if the plan meets the appropriate requirements and if it can be adopted. This process has already involved public hearings that took place in May to July 2019 and December 2020. All the stages of the Examination are available on the Council's website at the following link:  
<https://www.centralbedfordshire.gov.uk/local-plan-exam>

As part of an Examination process, Planning Inspectors may recommend Main Modifications (changes that materially affect the plan's policies) to make a submitted local plan sound and legally compliant. These Proposed Main Modifications must be published for public consultation, so the Inspectors' have an opportunity to consider any representations on the proposals prior to publishing their report on the plan.

The consultation began on Friday 19<sup>th</sup> March 2021 for a period of six weeks, finishing at 12 noon on Wednesday 5<sup>th</sup> May 2021.



**Houghton Regis Town Council**  
**Planning Committee**  
**29<sup>th</sup> March 2021 at 7.00pm**

Present: Councillors: D Dixon-Wilkinson Chairman  
D Jones  
M S Kennedy  
R Morgan Substitute  
S Thorne

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

Public: 5

Apologies: Councillor: K Wattingham

Also present: Councillor: S Goodchild Central Bedfordshire Council

Absent: Councillor: J Carroll

**11567 APOLOGIES AND SUBSTITUTIONS**

Apologies were received from Cllr Wattingham (Cllr Morgan substituted)

**11568 QUESTIONS FROM THE PUBLIC**

Members of the public addressed the committee in regard to minute number 11572. Residents stated that since the Woodside Link road had opened, the volume of traffic had significantly decreased in Windsor Drive. It was suggested that a speed camera would be a more appropriate approach to slowing speeding motorists down and not to install raised tables as these would have a detrimental impact to the amenity of residents with the increase in noise. Concern was raised that the proposed traffic calming measures and crossing were being installed to coincide with the proposed development on Windsor Drive.

Alan Winter suggested chicanes as a more appropriate means of slowing the speed of traffic.

A member of the public raised concerns in regard to minute number 11573 and the proposed off-street parking places order relating to a car park in Peel Street, Houghton Regis. Members were advised that this member of the public had, on numerous occasions, raised their concerns to Central Bedfordshire Council about the increase of inconsiderate on street parking in nearby residential roads. The proposed order would only serve to further increase the demand for on street parking, by dispersing those who would ordinarily use the car park finding alternative parking spaces.

A member of the public requested clarity, from the Chairman, under minute number 11575 and in particular to the matter of the Windsor Drive FAQ's item. It was advised that this section was merely an opportunity for the committee to receive updates under the headings listed and that anything more specific would be discussed under its own agenda item.

Members were made aware that residents had established a Friends of Windsor Drive group.

#### **11569 SPECIFIC DECLARATIONS OF INTEREST**

None.

#### **11570 MINUTES**

To approve the Minutes of the meeting held on the 8<sup>th</sup> March 2021.

**Resolved To approve the Minutes of the meeting held on 8<sup>th</sup> March 2021 and for these to be signed by the Chairman.**

#### **11571 PLANNING MATTERS**

**(a) The following planning applications were considered:**

CB/21/00631/FULL External fabric alterations including new external windows and doors, new canopy over entrance, enlarged bin enclosure and secure cycle shelter.  
Unit 6, Nimbus Park Houghton Hall Park, Porz Avenue,  
Houghton Regis, Dunstable, LU5 5WZ  
For: E & N Hertfordshire NHS Trust

**Comments: Houghton Regis Town Council had no objections to this application.**

CB/20/04236/FULL Dropped Kerb  
116 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JD

**Comments: Houghton Regis Town Council had no objections to this application.**

CB/21/00965/FULL Demolish existing detached garage and erect two storey side extension  
2 Millers Way, Houghton Regis, Dunstable, LU5 5FA  
For: G Gillings

**Comments: Houghton Regis Town Council had no objections to this application.**

**The following applications were noted:**



- CB/21/00717/DOC Discharge of Condition 19 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).  
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
- CB/21/00953/NMA Non-Material Amendment to planning permission CB/18/03530/RM (Reserved Matters following Outline Application CB/15/00297/OUT-Erection of 264 dwellings, amenity space and parking, public open space, landscaping and associated works)  
Parcels 3 & 4 (Phases 7 7a & 7b Land at Bidwell West, Houghton Regis
- CB/21/00963/DOC Discharge of Condition 9 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)  
Houghton Regis North 1, Sundon Road, Houghton Regis

- CB/21/00884/DOC Discharge of Condition 15 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 [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).  
Land West of Bidwell (Houghton Regis North Site 2)  
Houghton Regis
- CB/21/01095/DOC Discharge of Condition 30 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 1, Sundon Road, Houghton Regis

**(b) The following decision notices were noted:**

***Permissions / Approvals / Consents***

None received.

***Refusals:***

None received.

***Withdrawals:***

None received.

**11572 WINDSOR DRIVE**

Members considered proposals from Central Bedfordshire Council for the installation of traffic calming measures in Windsor Drive.

Members discussed these proposals at length.

Members were advised that the proposed traffic calming measures were believed to be funded by monies coming from the s106 arrangements made for the Sandringham Drive Development, albeit that this was in 2008, and not from the proposed development in Windsor Drive.

Councillor Jones proposed the following motion to read:

That the Town Council supports the installation of the Tiger Crossing, but that the Town Council strongly objects to raised tables.

Councillor Kennedy proposed an amendment to this motion to read:

That the Town Council accepts the need for the Tiger Crossing but request Central Bedfordshire Council seek alternative traffic calming measures than those of the proposed raised tables. Councillor Morgan seconded the amendment.

Members voted on whether to accept the proposed amendment to the original proposed motion.

All those in favour:

Cllr Dixon-Wilkinson, Cllr Thorne, Cllr Kennedy, Cllr Morgan

Those against:

Cllr Jones

Members voted on the amended motion.

All those in favour:

Cllr Dixon-Wilkinson, Cllr Thorne, Cllr Kennedy, Cllr Morgan

Those against:

Cllr Jones

The motion was agreed and therefore the following resolution was included.

**Resolved:** To respond to Central Bedfordshire Council in regard to the installation of traffic calming measures proposals in Windsor Drive, with the following reply:

*That the Town Council accepts the need for the Tiger Crossing but request Central Bedfordshire Council seek alternative traffic calming measures than those of the proposed raised tables.*

#### **11573 OFF-STREET PARKING ORDER – PEEL STREET**

Members were advised that Central Bedfordshire Council were proposing to make an off-street parking places order relating to a car park in Peel Street, Houghton Regis. Details attached.

Members were, in principle, supportive of the proposal but felt that further information was required before a full and final response could be given.

Members were aware that provision within the car park was provided for those residents living in Bedford Square and raised questions on where residents and traders would park. If this could still be provided and how it would be monitored.

Members agreed to support, in principle, Central Bedfordshire Councils proposed off-street parking places order but requested further information be forthcoming before making their full and final comments.

**Resolved: To request further information in order to consider the Town Councils response to Central Bedfordshire Councils proposed off-street parking places order relating to a car park in Peel Street.**

#### **11574 LOCAL PLAN PROPOSED MAIN MODIFICATIONS CONSULTATION – MARCH 2021**

Central Bedfordshire Council have published Proposed Main Modifications relating to its Emerging Local Plan.

Central Bedfordshire Council submitted its Local Plan to Government in February 2018. The Local Plan sets out a policy framework to guide development across the Council area up-to 2035, including to support the delivery of housing, employment and infrastructure.

The Local Plan was now at the Examination stage where independent Planning Inspectors consider if the plan meets the appropriate requirements and if it can be adopted. This process has already involved public hearings that took place in May to July 2019 and December 2020. All the stages of the Examination were available on the Council's website at the following link:

<https://www.centralbedfordshire.gov.uk/local-plan-exam>

As part of an Examination process, Planning Inspectors may recommend Main Modifications (changes that materially affect the plan's policies) to make a submitted local plan sound and legally compliant. These Proposed Main Modifications must be published for public consultation, so the Inspectors' have an opportunity to consider any representations on the proposals prior to publishing their report on the plan.

The Town Council, as a consultee, were invited to express their views on these Modifications.

Members were advised that the consultation began on Friday 19th March 2021 for a period of six weeks and would finish at 12 noon on Wednesday 5th May 2021.

**Resolved: To defer the Town Councils response to Central Bedfordshire Councils proposed Modifications Consultation to the next meeting of the planning committee.**

#### **11575 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN UPDATE/PROGRESS**

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

**A5 M1 Link** – No substantive update to report.

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

**Linnere – Linnere and Bidwell West** – Members were advised that there were no substantive updates to report in regard to either sites, however members were provided with the following information:

*A spokesperson for Central Bedfordshire Council said, “As part of the Houghton Regis North (HRN) development, Central Bedfordshire Council had granted planning permission for 7,000 homes in Houghton Regis. These homes were part of a wider development which included a range of leisure, community and school facilities, and more information on this can be found on their website. In total, it was estimated that a total of 8,065 homes would be built in Houghton Regis, up until 2035. The locations of the additional 1,065 homes were subject to planning permission.”*

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

**Kingsland** – No substantive update to report.

**Windsor Drive** – Members were provided with a FAQ’s sheet, produced by Central Bedfordshire Council, in regard to a proposed development of up to 100 affordable homes for rent and shared ownership on this site.

**Section 106 Monies** – No substantive update to report.

**Resolved:**    **To note the information**

**The Chairman declared the meeting closed at 8.32pm**

**Dated this    19<sup>th</sup> April    day of    2021**

**Chairman**

# PUBLIC NOTICE

## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO MAKE AN OFF-STREET PARKING PLACES ORDER RELATING TO A CAR PARK IN PEEL STREET, HOUGHTON REGIS**

Reason for Variation Order: The proposed Order is considered necessary in regulating the off-street car parking facilities in Peel Street, Houghton Regis. This car park exits onto Tithe Farm Road.

Effect of the Order:

### **To create an Off-Street Parking Places Order in Peel Street, Houghton Regis as follows:-**

- To provide and allocate car parking spaces in which the duration of parking will be limited to 90 minutes, with no return within 2 hours, from Monday to Friday between 8.30am and 5.30pm. Outside of those hours parking in those spaces will be unrestricted.

Further Details may be examined during normal office hours by appointment at the address shown below or viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://www.centralbedfordshire.gov.uk/publicstatutorynotices).

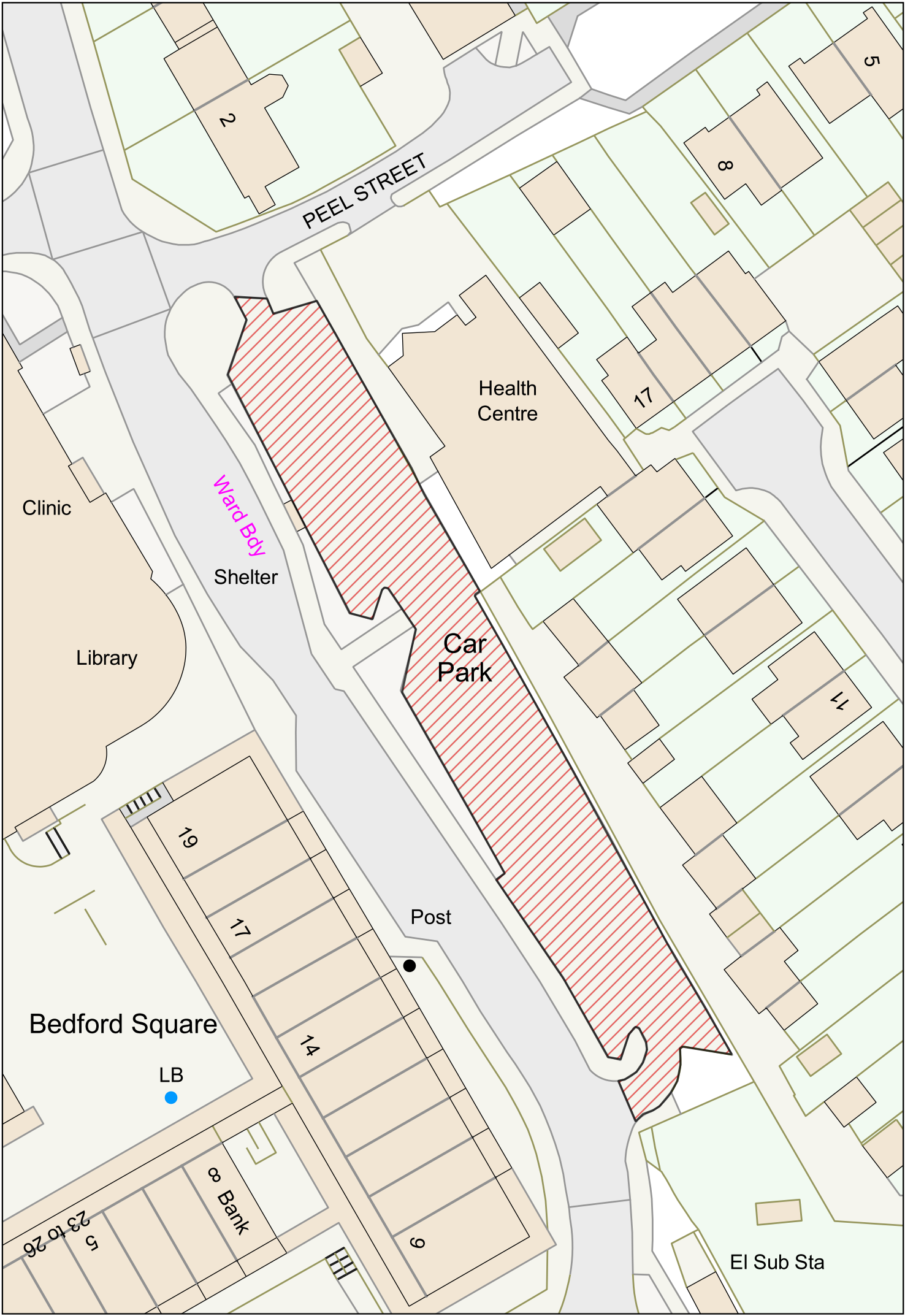
Comments should be sent in writing to the Traffic Management team at the address below or e-mail [highways.consultation@centralbedfordshire.gov.uk](mailto:highways.consultation@centralbedfordshire.gov.uk) by 07 April 2021. Any objections must state the grounds on which they are made and **must quote unique reference number A00081**.

Order Title If made will be "Central Bedfordshire Council (Off-Street Parking Places) (Peel Street, Houghton Regis) Order 202\*\*"

Central Bedfordshire Council  
Priory House  
Chicksands  
Shefford SG1917 5TQ

Jill Dickinson  
Assistant Director of  
Community Services

17 March 2021



PEEL STREET

Health Centre

Clinic

Library

Ward Bdy  
Shelter

Car Park

Post

Bedford Square

LB

Bank

El Sub Sta

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17

14

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23 to 26  
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# PUBLIC NOTICE



## **CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE DISABLED PARKING SPACES AT VARIOUS LOCATIONS IN SOUTH CENTRAL BEDFORDSHIRE**

Reason for proposal: The disabled parking spaces would provide a dedicated place for blue badge holders to park.

Effect of the Order:

### **To introduce Parking for Disabled badge holders only on the following areas: -**

1. Richard Street, Dunstable, south-west side, from a point opposite the common boundary of nos. 11 and 13 Richard Street south-eastwards, covering an area of approximately 6.6 metres in length and 2.2 metres in width.
2. The Cedars, Dunstable, north-east side, from a point 6.5 metres south-east of the common boundary of nos. 5 and 7 Staines Square south-eastwards, covering an area of approximately 6.6 metres in length and 2.2 metres in width.
3. Chiltern Road, Dunstable, south-east side, from a point 1.0 metre south-west of the north-eastern boundary of no.32 Chiltern Road, extend existing disabled parking bay south-westwards from 5.9 metres in length to 6.6 metres in length and 2 metres in width.
4. Chiltern Road, Dunstable, south-east side, from a point 7.6 metres south-west of the north-eastern boundary of no.32 Chiltern Road, south-westwards from edge of extended disabled parking bay (3), covering an area of approximately 6.6 metres in length and 2 metres in width.
5. Market Square, Toddington, south-east side. Two parking bays from a point 3.3 metres north-east of the common boundary of the Oddfellows Public House and Toddington Library, south-westwards each bay covering an area of approximately 7 metres in length and 2.6 metres in width.
6. Market Square, Toddington, north side, from a point 3 metres west of the eastern boundary wall of the Cuckoo Public House, eastwards covering an area of approximately 6.9 metres in length and 2.7 metres in width.
7. Sycamore Road, Houghton Regis, south-east side, from a point 1.0 metre north-east of the common boundary between nos. 70 and 72 Sycamore Road north-eastwards, covering an area of approximately 6 metres in length and 2.2 metres in width.
8. Periwinkle Lane, Dunstable, south-east side, from a point 1.0 metre south-west of the north-eastern boundary of no. 43 Periwinkle Lane south-westwards, covering an area of approximately 6.6 metres in length and 2.7 metres in width.

Further Details may be viewed online at [www.centralbedfordshire.gov.uk/publicstatutorynotices](http://www.centralbedfordshire.gov.uk/publicstatutorynotices).

Comments should be sent in writing to the Traffic Management team at the address below or e-mail [highways.consultation@centralbedfordshire.gov.uk](mailto:highways.consultation@centralbedfordshire.gov.uk) by 14 April 2021. Any objections must state the grounds on which they are made and **must quote unique reference number A000101**.

Please note that any comments received will be redacted of personal information and uploaded onto the Central Bedfordshire Council website as part of a report on the scheme a few days before the proposal is discussed at the relevant Traffic Management Meeting, where it will remain in the public domain. If you do not wish for your comments to be part of the report please state this explicitly within your response.

Order Title: If made will be "Central Bedfordshire Council (Bedfordshire County Council (District of South Bedfordshire) (Civil Enforcement Area and Special Enforcement Area) (Waiting Restrictions and Street



Parking Places) (Consolidation) Order 2008) (Variation No.\*) Order 2021”

Central Bedfordshire Council  
Priory House  
Chicksands  
Shefford SG17 5TQ

Jill Dickinson  
Assistant Director of Community Services

24 March 2021

## **Main Modifications Consultation – Summary of key points**

### **Key points to note:**

- This summary picks out some of the Main Modifications being proposed - largely in relation to the Strategic sites and policies. The entire Main Modifications schedule is nearly 300 pages long and covers the entirety of the plan and many points that won't be covered in this summary. As such, it is really important that this summary is not relied upon in terms of determining any response that may be submitted to the consultation. It does not cover everything within the Main Modifications schedule, or the details relating to the sites listed below.
- There are also other documents being consulted on, including a Sustainability Appraisal and HRA Addendum, and modification to the Policies Maps.

### **Summary of some of the Main Modifications being proposed:**

#### North of Luton

- Amend site boundary to the north east to remove parcel of land beyond the Link Road.
- Amend residential capacity from 4,000 to 'approximately 3,600'.
- Employment capacity figure changed from 20ha to 7ha (some employment has now been built out)

#### Sundon RFI

- Addition of wording to ensure rail infrastructure is delivered during first phase of development and warehousing will be limited until the rail infrastructure is provided.

#### Marston Valley

- Reduction of employment capacity figure to 30ha (from 40ha)
- Minor boundary amendment to remove very small parcel adjacent to Brogborough Village

#### Marston Gate

- Reduction of site boundary – removes north east parcel of land. Consequential amendment of site capacity – from 40ha to 30ha
- Policy wording added to set out mitigation in detail – maximum building heights, multi-barrelled roof profiles, colour banding, planting and landscaping

#### East of Arlesey

- Country Park area and uses to be defined, and illustrated on the Policies Map
- Policy wording added to ensure built residential development is defined by the gas pipeline and does not go beyond that boundary.

#### East of Biggleswade

- Supporting text added to reflect site now has planning permission.
- Addition of potential access points into policy and onto Policies Map

### Holme Farm

- Boundary amended
- Employment capacity increased from 60ha to 63ha.
- Significant additional landscaping is now required (15ha landscaping is now specified).
- Site to provide for both Strategic employment and local employment needs
- Wording added to ensure accessibility – requirements for footbridge and cycleway over the A1, improvements to existing footpaths/cycleways, a shuttle bus service
- Wording added to set out mitigation required to reduce visual impact

### RAF Henlow

- Policy SE4 to be deleted from the plan.
- RAF Henlow to be added to list of 'significant facilities in the countryside' covered by EMP5

### Small/Medium sites

- Number of small/medium sites allocated reduced from 52 to 48. Deleted sites are:
  - HAS03 – Land off Meadow View, Aspley Guise
  - HAS04 – Land at Luton Road, Barton
  - HAS09 – Chapel Farm, Chalton
  - HAS24 – Land to SW of A5, Hockliffe.
- HAS20 – Harlington. 'Lower tier'/Primary school required on-site. Transport network mitigation measures specified.
- HAS25 – Hockliffe. Capacity reduced from 23 homes to 14 homes.
- HAS26 – Hockliffe. Capacity reduced from 41 homes to 27 homes.
- HAS36 – Maulden. Capacity reduced from 45 to 25 homes.
- HAS45 – Shillington. Site area reduced and capacity reduced from 42 to 15 homes.
- HAS48 – Sutton. Site area reduced and capacity reduced from 37 to 24 homes.

### Other/General:

- Addition of a policy in relation to the Local Plan review
- Removal of 'Future Growth Areas' – Appendix 7 sites and associated Countryside Gaps
- Update of housing supply figures to 2020 base date
- Added list of heritage assets and additional wording to all strategic policies
- Policy SP8 (Gypsy and Traveller and Travelling Showpeople pitch requirements) – requirements amended to reflect that G&T provision for plan period has been met and Travelling Showpeople requirement reduced from 31 to 22 plots.