

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

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

4th January 2022

To: Members of the Planning Committee
Cllrs: D Jones (Chairman), J Carroll, Y Farrell, M Kennedy, R Morgan, C Slough, vacancy

(Copies to all Councillors for information)

Notice of Meeting

You are hereby summoned to a Meeting of the **Planning Committee** to be held at the Council Offices, Peel Street on **Monday 10th January 2022 at 7.00pm.**

Due ongoing Covid concerns, members of the public who wish to attend the meeting are encouraged to do so remotely through the meeting link below. Members of the public may also attend in person and, if doing so, are requested to socially distance as much as possible.

To attend remotely through Teams please follow this link: [MEETING LINK](#)

Debbie Marsh

THIS MEETING MAY BE RECORDED¹

Debbie Marsh
Corporate Services Manager

Agenda

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

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

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

¹ 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. No part of the meeting room is exempt from public filming unless the meeting resolves to go into exempt session.

The use of images or recordings arising from this is not under the Council's control.

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

Pages 5 - 9

To approve the Minutes of the meeting held on the 20th December 2021.

Recommendation: To approve the Minutes of the meeting held on 20th December 2021 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

CB/21/05434/FULL	Erection of car collection point pod Wm Morrisons Supermarkets Plc, High Street, LU5 5EX
CB/21/05435/ADV	Advertisement: WeBuyAnyCar.com car collection point pod. Wm Morrisons Supermarkets Plc, High Street, LU5 5EX
CB/21/05552/RM	Reserved Matters: following Outline Application CB/12/03613/OUT Mixed Development, supported by an Environmental Statement, which was submitted to the council during the application's determination process. Reserved Matters sought for Access, Appearance, Landscaping, Layout and Scale for 100 homes and retail units Parcels 1 and 2 of Phase 2 of Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
CB/21/05575/REG3	Development of a new leisure centre, incorporating landscaping and parking provisions. Demolition of the existing building and the construction of a new facility to include an eight-lane 25 metre community swimming pool, dedicated learner pool, confidence pool, fitness suite, exercise studio and two squash courts. Building to include a café, community space, creche, children's outdoor play zone and an outdoor fitness trail and public area. Houghton Regis Academy, Parkside Drive, LU5 5PX
CB/21/05524/FULL	Double storey side and front extension, with additional floor added above the existing garage. 38 Arnald Way, LU5 5UN For: Mr & Mrs Noel
CB/21/05171/FULL	New detached storage unit

Units 11 To 14, Houghton Regis Trading Centre, Cemetery Road,
LU5 5QH
For: Dymatec UK

CB/21/05478/FULL Demolition of existing garages & stores and construction of single detached chalet bungalow
Land rear of 2 and 2A Northview Road, LU5 5AH

For noting

CB/21/05510/DOC Discharge of Condition 19 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)

CB/21/05500/GPDE Single storey rear extension 4.5m with flat roof and one roof light
73 Houghton Road, LU5 5AB

CB/21/05491/LDCE Lawful Development Certificate Existing: Occupation of a caravan as a dwelling
Chews Farm, Sewell Lane, Sewell, LU6 1RP

(b) Decision Notices

Permissions/Approvals/Consents:

CB/21/03999/FULL Change of use of amenity land to private residential, relocation of fence and new dwelling
1 Newbury Road, LU5 5RA

Refusals:

CB/21/03507/FULL Repositioning of garden wall and new fencing
25 Fenwick Road, LU5 5RP

Withdrawals:

None at time of going to print.

6. NEIGHBOURHOOD PLAN UPDATE

Members will be provided with a verbal update, in regard to the appointment of a planning consultant, in respect of support for the Neighbourhood Plan Steering Group following the resignation of the town councils previous planning consultant.

HOUGHTON REGIS TOWN COUNCIL

Planning Committee

**Minutes of the meeting held on
20th December 2021 at 7.00pm**

Present: Councillors: D Jones Chairman
Y Farrell
M S Kennedy
R Morgan

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

Public: 2

Apologies: Councillor: D Dixon-Wilkinson

Remote: Councillors: C Slough
J Carroll
S Goodchild Central Bedfordshire Council

11886 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Dixon-Wilkinson.

11887 QUESTIONS FROM THE PUBLIC

None.

11888 SPECIFIC DECLARATIONS OF INTEREST

None.

11889 MINUTES

To approve the Minutes of the meeting held on the 29th November 2021.

Members requested clarification on application number CB/21/04863/FULL and the council's response to Central Bedfordshire Council. Members were advised that the resolution of the council was to object, however, as the original application had not been objected to, it was considered that submitting an objection to the proposed amendments was contradictory to the councils previous stance.

**Resolved To approve the Minutes of the meeting held on 29th November 2021
and for these to be signed by the Chairman.**

11890 PLANNING MATTERS

(a) The following planning applications were considered:

CB/21/05167/FULL Single storey rear extension
27 St Michaels Avenue, LU5 5DW
For: Mr G Field

Comments: No objection.

CB/21/04442/FULL Conversion of the former surgery building to a residential dwelling with outdoor garden space and vehicle parking area.
Sewell Manor, Manor Farm, Sewell Lane, Sewell, LU6 1RP
For: Mr K Sherwood

Comments: Houghton Regis Town Council strongly objects to this application on the grounds of:

- **The proposed development appears cramped.**
- **The existing building is within the curtilage of a Listed Building and although the applicant has amended the previously installed brick pillars and closed board fencing, there should be no fencing around the building, in order to protect the openness of the site and the Conservation Area.**
- **This structure can be viewed from an adjacent public footpath (FP24), contrary to the declaration on the application form.**
- **Most worryingly is the previous application (CB/17/03582/FULL) which was withdrawn 13th October 2017, shows the building as it was then. What is being presented with this application as being existing is not the same and in fact poses as an unauthorised development of the building that has taken place in the meantime. The Town Council strongly requests planning enforcement investigates this matter to ascertain whether there has been a breach of planning regulations.**
- **The applicant has stated on the application form that works have not started when they have.**

CB/21/05190/FULL Erection of side extension and removal of rear conservatory
43 Northview Road, LU5 5HB

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

- **Overdevelopment.**
- **Due to the close proximity of the proposed side wall, at double storey height, this would appear overbearing and intrusive to the adjacent property in Douglas Close.**
- **The Town Council has concerns that the design does not accord with Central Bedfordshire Councils design guide.**
- **Double storey extension with no internal staircase or access.**

Noted

- CB/21/05178/DOC Discharge of Condition 11 against planning permission 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.)
Employment Site North of Thorn Road, Thorn Road, Houghton Regis
- CB/21/05108/DOC Discharge of Condition(s) 2,3,4 & 5 against planning permission CB/18/03034/FULL (Change of use from offices to 2 residential dwellings)
104A High Street, LU5 5BJ
- CB/21/05265/NMA Non-material amendment to planning permission CB/20/00449/RM (Reserved Matters: following Outline Application CB/12/03613/OUT 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 planning application for 309 new homes, public open space, landscape and associated infrastructure pursuant to Conditions 3 and 4.)
Amendment sought to boundary wall details
Land at Houghton Regis North, HRN1, Houghton Regis, LU5 6JW
- CB/21/05310/DOC Discharge of Conditions 3 and 18 against planning permission CB/14/03056/FULL (Comprehensive development providing 169 residential units, including affordable housing, with associated infrastructure including car parking, drainage, pumping station, hard and soft landscaping, footway/cycleways, children's play space and informal public open space.)
Land of Bedford Road Houghton Regis
- CB/21/05356/LDCP Lawful Development Certificate Proposed: Loft conversion with rear dormer window
12 Orpington Rise, LU5 6FW

- CB/21/05329/DOC Discharge of Condition 19 against planning permission 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.)
Employment Site North of Thorn Road, Thorn Road, Houghton Regis
- CB/21/05291/DOC Discharge of Condition 12 against planning permission CB/19/02130/FULL (Demolition of existing residential dwelling and erection of 119 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works).
The Gates, Land East of Bedford Road, Bidwell
- CB/21/05293/DOC Discharge of Condition 13 against planning permission CB/19/02130/FULL (Demolition of existing residential dwelling and erection of 119 dwellings including the creation of a new vehicular access, recreational open space, parking infrastructure and associated landscaping and ancillary works).
The Gates, Land East of Bedford Road, Bidwell, Houghton Regis
- CB/21/05277/DOC Discharge of Condition(s) 2, 11, 24 against planning permission CB/21/00382/FULL (Construction of 9 residential dwellings and all ancillary works)
The Orchard, Bedford Road, LU5 6JJ

(b) The following decision notices were noted:

Permissions / Approvals / Consents

- CB/21/02286/FULL Erection of single storey side/rear extension and erection of detached outbuilding
16 Douglas Crescent, LU5 5AT
- CB/21/02304/VOC Variation (or removal) of condition number 12 of planning permission CB/18/00067/OUT-Outline Application: Formation of a new access to serve existing residential development and a residential development of up to 24 dwellings together with an enhanced footpath link and associated landscaping. A revised point of access is proposed to the north east of the permitted access.
Highfield Barns, Bedford Road, Bidwell, LU5 6JP
- 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.
Employment Site North of Thorn Road, Thorn Road, Houghton Regis

CB/21/04308/FULL Single storey front and side and part single, part two storey rear extension with a rear balcony
Dalziel, Chalk Hill, LU6 1RS

Refusals:

None received.

Withdrawals:

CB/21/02105/FULL Two storey side and single storey rear extension.
116 Fensome Drive, LU5 5SH

For information

CB/TCA/21/00585 Works to trees in a conservation area: Fell Leylandii trees against boundary with neighbouring property (Numbers 1 to 8). Pollard the remaining 5 Leylandii by 20ft (Numbers 9 to 13). Replace the felled Leylandii with native hedging.
Meadowbank, Sewell Lane, Sewell, Dunstable, LU6 1RP

Members were in support of the proposed tree works.

11891 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 – No substantive update to report.

Bidwell West – No substantive update to report.

Kingsland – No substantive update to report.

Windsor Drive – No substantive update to report.

Section 106 Monies – No substantive update to report.

Resolved: To note the information

The Chairman declared the meeting closed at 8.00pm

Dated this 10th day of January 2022

Chairman

PUBLIC NOTICE



CENTRAL BEDFORDSHIRE COUNCIL PROPOSES TO INTRODUCE AND AMEND WAITING RESTRICTIONS ON TITHE FARM ROAD, ANGELS LANE AND BEECH TREE WAY, HOUGHTON REGIS

Reason for proposals: These markings are intended to prevent obstructive parking effecting the free flow of traffic.

Effect of the Order:

To introduce No Waiting at any time on the following lengths of road in Houghton Regis:-

1. Angels Lane, both sides, from the junction with Tithe Farm Road and extending in a westerly direction for approximately 10 metres.
2. Tithe Farm Road, west side, from the junction with Angels Lane and extending in a north-westerly direction for approximately 24 metres, ending at a point in line with the common property boundary between No. 17 and No. 19 Tithe Farm Road.
3. Beech Tree Way, both sides, from the junction with Tithe Farm Road and extending in a north-easterly direction for approximately 10 metres.
4. Tithe Farm Road, east side, from the junction with Beech Tree Way and extending in a north-westerly direction for approximately 10 metres.
5. Tithe Farm Road, east side, from the junction with Beech Tree Way and extending in a south-easterly direction for approximately 10 metres.

To replace No Waiting Monday-Sunday between 7am and 7pm with No Waiting at any time on the following lengths of road in Houghton Regis:-

1. Tithe Farm Road, west side, from the junction with Angels Lane and extending in a south-easterly direction for approximately 5 metres ending at the Bus Stop.

Details may also be viewed online at www.centralbedfordshire.gov.uk/publicstatutorynotices.

Comments should be sent by e-mail to highways.consultation@centralbedfordshire.gov.uk by 6th January 2022. Any objections must state the grounds on which they are made **and must quote unique reference number A00178**. If you want to send in your comments in writing please send them to the address shown below FAO Emily Hirst.

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 202**"

Central Bedfordshire Council
Priory House
Chicksands
Shefford SG17 5TQ

Daryl Harvey
Head of Highways

16 December 2021



Revoke approx. 5mtrs Single Yellow Line



Proposed 'No waiting at any time' 10mtrs junction protection



Windsor Drive Open Space

Listening event – 13 November 2021
Feedback

A great place to live and work.

Introduction

This document summarises an engagement event held by Central Bedfordshire Council (CBC) to collect local responses to the proposal of housing development on Windsor Drive, Houghton Regis.

Central Bedfordshire Council determined that an open and transparent engagement event preceding any further site surveys or a formal planning process should be delivered to provide up to date information on the Council's thinking and provide an opportunity for early input. To this end, community consultation specialists BAS Consultancy and Play Disrupt were engaged to lead the process.

The team transcribed conversations and recorded key topics following spoken discussions with participants in addition to collecting data via three creative tasks, as described below.

Creative tasks

a. Current use

To uncover popular as well as less common current uses of Windsor Drive, Play:Disrupt devised an activity which collected a number of different pieces of data:

- Types of activity
- Frequency of activity
- Demographics undertaking activity
- Time of day activity is done

The activity invited participants to represent their activity on a map of Windsor Drive to show routes, spaces and uses. Responses are summarised in the section below.

b. Future use

To engage people with ideas for the future of Windsor Drive, Play:Disrupt created a 'Subbuteo'-style board in the shape of Windsor Drive, reflecting its current common use as a football practice pitch. Around the edge, instead of advertisements, were questions. These questions asked if any improvements were to be made to Windsor Drive in the future, what they might be.

These questions were:

- What do we need for the future of Windsor Drive?
- What facilities?
- What activities?
- What kind of place?
- What's the atmosphere?
- Who is it for?
- What kinds of habitat?
- What must be kept?



- What's missing in Houghton Regis?

The activity was well used and engaged with. The public used flags, plasticine and models to put across their views. Results are described in the Responses section and full feedback is collated in **Appendix 2**.

c. General amenities

Play:Disrupt created a board for stakeholders to record the general facilities and amenities that were lacking in the area or that the area needed less of. These are described in the Responses section of this report below.

Responses

The outcome of the creative tasks and conversations is detailed below.

Current use

Common activities (dog walking, jogging, taking children to play, walking) were prompted but attendees added many more, shown here:

<i>Complete list of activities reported as taking place on Windsor Drive Open Space</i>	
Exercise classes/groups	Picnics
Walking	Butterflies/birds/nature
Cycling	Playing in snow
Football	Geo-cacheing
Kite flying	Looking at it- view
Dog walking	Pokemon Go
Jogging	Golf pitching
Taking children to play	Drone flying
Learning to ride a bike	Spending time being around other people in community, chatting to others, watching life

The most frequently described activities were walking (36) and dog walking (19), followed by jogging (9) and taking children to play (9).

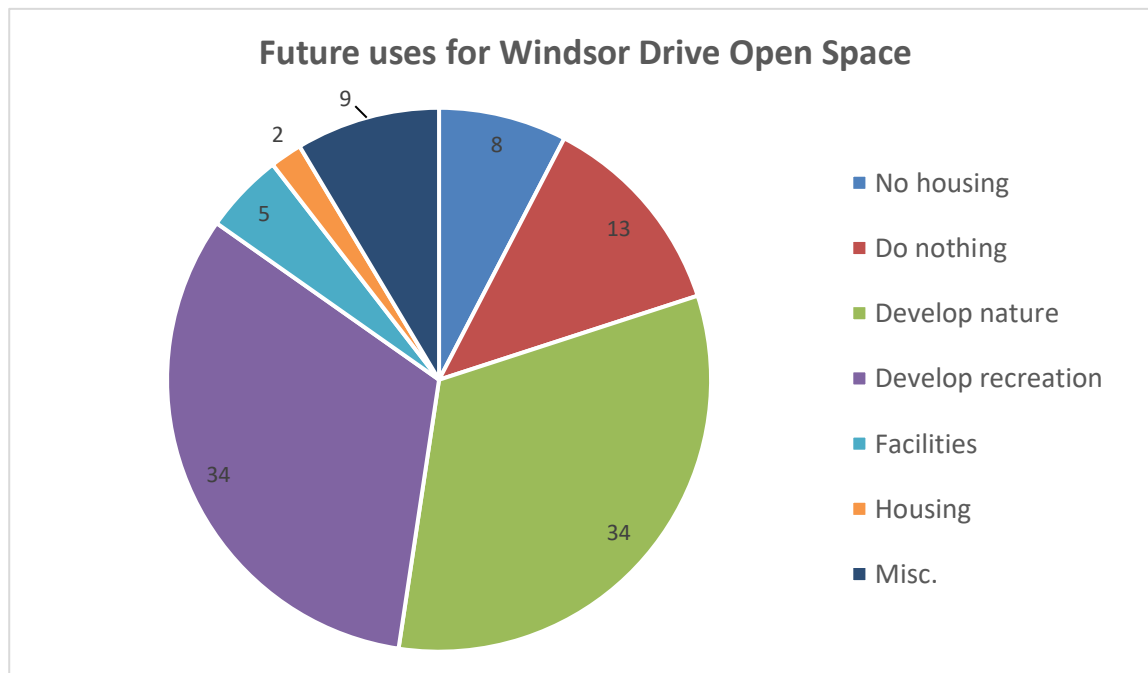
Windsor Drive's daytime use is over three times higher than evening and night use which may be partly explained by the lack of lighting. The most popular time to use Windsor Drive is in the afternoon.

Those who use Windsor Drive do so with great frequency, with running and dog walking being mostly daily occurrences.

Full feedback is available in **Appendix 1**.

Future use

Feedback from the 'Future Use' creative task has been grouped into seven themes:



The most common feedback was to develop nature and recreation on Windsor Drive.

Where recreational development was called for, this commonly fell into one of four categories:

- a. Seating
- b. Paths
- c. Accessibility
- d. Exercise/activity

Common themes around developing nature include: rewilding, planting trees, managing and rejuvenating the brook, wildlife habitat improvement, wildflower seeding, wildlife signage.

Eight responses specified that no housing should be built on Windsor Drive, and an additional thirteen responses specified that nothing at all should be done on Windsor Drive.

Five responses called for new facilities: new daycare centre for special needs adults, more GPs, dentists, doctors, schools, local community shop, mobile coffee shack. Two responses specified certain types of housing provision: bungalows for disabled people and council housing.

General amenities and facilities

In the 'more of' less of' area, doctors' surgeries and greenery/nature were frequently mentioned in the 'more of' category. Also mentioned were floodplains, police presence, and homes sized for those wishing to downsize. In the 'less of' category a common view was to see less housing, housing without infrastructure, traffic and poverty.

Full feedback is available in **Appendix 2**.

The transcribed conversations reflect the data collected in the above three activities: lack of infrastructure, need for green spaces for mental health, lack of doctors and health provision, antisocial behaviour, need for better access to green space.

Windsor Drive is important to the community intergenerationally, with important life moments taking place there. There is a great deal of love and appreciation for the place, particularly after coronavirus and the close access to green space it provided. At least one person cited the reason for buying their house was the proximity to this green space.

The lack of infrastructure provision (particularly doctors and dentists) was often mentioned. The community feels that a lot of housing has been built in Houghton Regis, but not enough infrastructure provision for those additional residents.

What also became clear during the listening exercise was the lack of trust attendees had in the council, and the belief that the council will go ahead with plans despite any objections raised.

Full feedback is available in **Appendix 3**.

Appendix 1. Collated responses to Exercise 1 – Uses of Windsor Drive Open Space

Demographics																		
Activities	Exercise classes/groups		Cycling	Football	Kite Flying	Dog Walking	Jogging	Taking children to play	Picnics	Butterflies, birds, nature	Playing in snow	Geo-caching	Looking at it-view	Pokemon Go	Golf Pitching	Drone flying	Spending time being around other people in community, chatting to others, watching life. Learning to ride a bike	
Demographic List	Walking																	
Children		5	1	1	1		1	3		2					1			
Teenagers	1	3		1				1							1			
Young Adults		6	1	1	1		4	2			1	1		1	1			
Adults	2	13	2				8	7		2	1	1		1	1			
Families	1	5	1	1	2		3		5	1	1	1						
Elderly		1					3										1	
Disabled (people)		2		1													1	
Visually Impaired																	1	
Wheelchair Users		1															1	
Hearing Impaired																		
Total	4	36	5	5	4		19	9	9	1	5	2	3	0	2	3	0	3

Time of day																	
Activities	Exercise classes/groups		Cycling	Football	Kite Flying	Dog Walking	Jogging	Taking children to play	Picnics	Butterflies, birds, nature	Playing in snow	Geo-caching	Looking at it-view	Pokemon Go	Golf Pitching	Drone flying	Spending time being around other people in community, chatting to others, watching life. Learning to ride a bike
Time of day	Walking																
Morning	2	13	3	2			14	4	1			2	1		2		
Afternoon	9	15	5	5	4		16	4	8	1		3	1		2		
Evening	2	8		2	1		7	4	3	1			1		2		
Night		4		1			4	1					1		1		

Frequency																	
Activities	Exercise classes/groups		Cycling	Football	Kite Flying	Dog Walking	Jogging	Taking children to play	Picnics	Butterflies, birds, nature	Playing in snow	Geo-caching	Looking at it-view	Pokemon Go	Golf Pitching	Drone flying	Spending time being around other people in community, chatting to others, watching life. Learning to ride a bike
Frequency	Walking																
Daily	4x per week	every couple of days			4x per week	twice a week	bi-weekly to month	every sn	Every few weeks	every day							weekly during day light
	3x per week	weekly			2-3 times per week	every day			Every few weeks	every day							
	every few days	weekly			every day	every day			every sn	Every few weeks	every day						
	every day	everyday			2 x per day	1x per week											
	2x day				everyday												
	every day				everyday												
	weekly				everyday												
	daily				everyday												
	twice a week				everyday												
	weekends				everyday												
	weekly				everyday												
	daily				every day												
	daily				every day												
	daily																
	daily																
	daily																
	weekly																
	daily																
	weekly																
	daily																
	weekends																

Appendix 2. Collated data from exercise 2: Future uses for Windsor Drive Open Space

Feedback from activity regarding the future of Windsor Drive	No housing	Do nothing	Develop nature	Develop recreation	Facilities	Housing	Misc.	Detail
Comment (raw, from flags)	8	13	34	34	5	2		9
No housing	No housing							
No to housing. Keep green space-nature- mental health	No housing							
NO BUILDING HOUSES	No housing							
Absolutely NO MORE HOUSING	No housing							
Calm friendly- NO HOUSES	No housing							
No to housing. Keep green space-nature- mental health	No housing							
More trees. No houses of flat or building	No housing		develop nature					
Don't build in condensed areas!	No housing							
Keep as an open space- DO NOT DO ANYTHING WITH IT. LEAVE IT ALONE		do nothing						
Don't build on WD, leave it as it is		do nothing						
Keep it as it is		do nothing						
Leave it as it is		do nothing						
Retain as it is. Should have green space		do nothing						
Keep as open space		do nothing						
Keep it open for dog-walking and walking		do nothing						
Keep for exercise for people to use. Don't change it		do nothing						
KEEP OUR GREEN SPACE AND REDUCE OUR CARBON FOOTPRINT		do nothing						
There is a need for quiet green space for people to enjoy		do nothing						
keep as a quiet area for mindfulness and mental health		do nothing						
Keep green for school activities		do nothing	develop nature					
Keep green space. Government advice to keep us healthy!		do nothing	develop nature					
Build new day care centre for special needs adults- replace one being closed in Houghton Regis					facilities			
More GPs, dentists, doctors					facilities			
Local/community shop. run by community					facilities			
Coffee shack (mobile)				develop recreation	facilities			
Doctors, GPs, Schools					facilities			
Disabled bungalows						housing		
Council houses						housing		
Don't forget the river. Reduce tree cover/shading. Reprofile banks			develop nature					
Rejuvenate the brook. Clean & accessible			develop nature					
Developed further for nature- edges- flora and fauna			develop nature					
wildlife place and long grass			develop nature					
pond & wildflowers			develop nature					
Link with improvements to surrounding landscape on Parkside			develop nature					
Wildlife reserve			develop nature					
Create/improve wet woodland. Sort drainage into it. SUDS			develop nature					
wildflowers growing in sections/edges			develop nature					
keep woodland area for wildlife			develop nature					
Re-Wind & sealing and open green space			develop nature					
Green spaces- take the carbon out of the atmosphere			develop nature					
More wildflowers, trees, keep it green for everyone and wildlife			develop nature					
Re-wilding			develop nature					
Mitigating flooding. The big green sponge			develop nature					
Woodland and lake			develop nature					
Retain areas supporting wildlife			develop nature					
Plant Britain- plant trees			develop nature					
Better management of green space			develop nature					
Wildlife signage (info board)			develop nature					
More trees in the middle			develop nature					
Community based biodiversity projects			develop nature					
re-wild and natural space			develop nature					
Pond and park with benches			develop nature	develop recreation				seating
maintain and make walkway in the wooded area			develop nature	develop recreation				paths
Open space for walking dogs			develop nature	develop recreation				
More seating to enjoy the open spaces			develop nature	develop recreation				seating
Nature trail connection			develop nature	develop recreation				paths
more wheelchair access to nature reserve spaces			develop nature	develop recreation				accessibility
Community event and/or gardening			develop nature	develop recreation				exercise/activity
Allotments			develop nature	develop recreation				exercise/activity
Seating, and waste management				develop recreation				seating
Seating areas				develop recreation				seating
Clarity around cycling/footpath use				develop recreation				
Running track				develop recreation				exercise/activity
Outdoor gym for older people				develop recreation				exercise/activity
playground				develop recreation				exercise/activity
low intervention sports facilities (football)				develop recreation				exercise/activity
More lighting with paths around it!				develop recreation				paths & lighting
Dog poo bins and benches needed				develop recreation				seating
Pathways with lighting so it can be used at night too				develop recreation				paths
maintain walking space for walking/exercise				develop recreation				exercise/activity
Needs some parking (there is already a lack)				develop recreation				parking
Craft fairs				develop recreation				exercise/activity
Not accessible!				develop recreation				accessibility
More sports for players				develop recreation				exercise/activity
Disabled access				develop recreation				accessibility
SAFER				develop recreation				safety
Public seats/picnic area. car park				develop recreation				seating
Accessible pathways				develop recreation				accessibility
Community children's recreation ground				develop recreation				exercise/activity
5 a side multi use games area				develop recreation				exercise/activity
Path area. Seating area. Pathways. Rubbish bins				develop recreation				paths & seating
Pavilion/meeting space				develop recreation				
Cricket pitch				develop recreation				exercise/activity
Tea house facility				develop recreation				
That development on WD would set a precedent for other green spaces to be developed							Misc.	
Quiet, peaceful, chilled							Misc.	
More open spaces like WD							Misc.	
There are other spaces with better facilities than WD							Misc.	
Better crossing/Good traffic calming							Misc.	
50%/65% is also including tree areas- no							Misc.	
Quiet, serene, open, relaxing							Misc.	
Looking at it VIEW							Misc.	
Community oriented							Misc.	

Appendix 3. Collated data from exercise 3: general amenities for Houghton Regis

More of	Less of
Hospital! Capacity?	Poverty- hidden/visible
Network of cycle/natural/footpath trails- wheel chair accessible and plenty of biodiversity	No housing on Windsor Drive
Greenways	Traffic and associated noise
Greenspace for wildlife and trees	No more housing- we are not a dumping ground. We had lack of open space even for football 20 years ago
Capacity Doctors Surgery	Development on green spaces
Bungalows included in new building schemes- important for access, mobility, downsizing (these should always be included in new developments)	Expensive houses with no thought to infrastructure- Dr/school/congestion/police/leisure/facilities
Trees in highstreets, and on grass areas and verges	New housing developments
More Doctors surgeries	Building new houses
Green open spaces	Amazon Prime vans driving through Houghton Regis to get to Boscombe Road- make them use the link road
Flood plains	No new housing in existing open spaces
police on the beat	No more housing in nature/sports/community areas
Natural open spaces	Building new houses and destroying our greens
Improve Houghton Brook	Do not want houses on park
Green open space for walks and sport	Dogwalking space remains the way it is
Provision/thinking in new development for other end of market (downsizing)	
Council houses	