



HOUGHTON REGIS TOWN COUNCIL

Peel Street, Houghton Regis, Bedfordshire, LU5 5EY

Town Mayor: **Councillor Y Farrell**

Tel: 01582 708540

Town Clerk: **Clare Evans**

e-mail: info@houghtonregis.org.uk

3rd January 2023

To: Members of the Planning Committee

Cllrs: M Kennedy (Chair), J Carroll, E Cooper, S Goodchild, D Jones, S Thorne and C Slough.

(Copies to other 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 9th January 2023 at 7.00pm.**

Members of the public who wish to attend the meeting may do so in person or remotely through the meeting link below.

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

Please follow this guidance if attending the meeting remotely [LINK](#)

Debbie Marsh
Corporate Services Manager

THIS MEETING MAY BE RECORDED¹

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.

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.

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

Pages 5 - 10

To approve the Minutes of the meeting held on the 12th December 2022.

Recommendation: To approve the Minutes of the meeting held on 12th December 2022 and for these to be signed by the Chairman.

5. PLANNING MATTERS

(a) To consider the following applications:

- | | |
|------------------|--|
| CB/22/04525/VOC | Removal of condition 10 and Variation of conditions,13 and 21 of planning permission CB/19/04220/OUT (Outline Application for Residential Development for up to 100 Dwellings with all matters reserved, except access) vary condition 13 from the requirement of 14 mainstream housing together with 9 units for care/support to 13.72% of total units suitable for the elderly and condition 21 to be amended to "The development hereby permitted shall be carried out in accordance with the following approve plan: 13060as2.15 Rev D (in so far as it relates to the means of access)"
Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ
For: Lagan Homes |
| CB/22/04652/FULL | Change of use from storage and distribution (Class B8) to flexible employment uses in Classes B2 and/or B8.
Unit 9, Humphrys Road, Dunstable, LU5 4TP
For: Intercounty Truck and Van Ltd |
| CB/22/04627/FULL | Rear and front single storey extensions and roofed barbecue (Retrospective)
16 Fenwick Road, Houghton Regis, Dunstable, LU5 5RP
For: Mr & Mrs Balan |
| CB/22/04189/ADV | Advertisement: Installation of 11 non-illuminated Signs to the exterior of the building and 3 non-illuminated signs to the freestanding post.
The Crown, East End, Houghton Regis, Dunstable, LU5 5LB
For: Stonegate Group |

For noting

- CB/22/04763/DOC Discharge of Condition 16 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).
Cond 16 - Noise and Vibration Mitigation Scheme
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
- CB/22/04765/DOC Discharge of Conditions 2,5 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).
Cond 2 Area Master Plan and Cond 5 Site Wide Master Plan.
Houghton Regis North Site 1, Land on the northern edge of Houghton Regis
- CB/22/04683/DOC Discharge of Condition 12 against planning permission
CB/22/00545/FULL (Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping). Cond 12 Material Management Plan
Unit 15 Humphrys Road, Dunstable, LU5 4TP
- CB/22/04663/DOC Discharge of Condition 6 against planning permission
CB/20/01537/FULL: Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (use Class D1), 1 no. retail unit (use Class A1), 4 no. retail units (use Classes A1/A3/A5)

	and associated infrastructure works including a haul road, landscaping and public realm. Cond 6 - Energy and Sustainability Land west of Bidwell, Houghton Regis LU5 6JQ
CB/22/04707/GPDE	Prior Notification of Householder Extension: Single storey rear extension, 4.46m beyond the rear wall of the original dwelling, maximum height of 4m & 3m to the eaves. 5 Watervale, Houghton Regis, Dunstable, LU5 6FY
CB/22/04866/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). Cond 9 - Advanced Infrastructure Works. Houghton Regis North Site 1, Land on the northern edge of Houghton Regis

(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. HOUGHTON REGIS FOOTPATH NO's 4, 16 and 49 PUBLIC PATH DIVERSION ORDER

Pages 11 - 19

Members will find attached a public notice and map in regard to the above footpaths.

Members are advised that any representations about or objections to the Order may be sent in writing to the Highway Assets Intelligence Team Leader, Central Bedfordshire Council Highways, Priory House, Monks Walk, Chicksands, Shefford, SG17 5QT or sarah.smalley@centralbedfordshire.gov.uk not later than 18 January 2023.

Recommendation: To respond to Central Bedfordshire Council in respect to the public path diversion order for Footpath No's 4,16 and 49.

HOUGHTON REGIS TOWN COUNCIL

**Planning Committee
Minutes of the meeting held on
12th December 2022 at 7.00pm**

Present: Councillors: J Carroll
E Cooper Virtual attendance
S Goodchild
D Jones Chairman
S Thorne

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

Public: 6

Apologies: Councillors: M S Kennedy
C Slough

12281 APOLOGIES AND SUBSTITUTIONS

Apologies were received from Cllr Kennedy, Cllr C Slough and Cllr Cooper joined the meeting virtually.

12282 QUESTIONS FROM THE PUBLIC

None.

12283 SPECIFIC DECLARATIONS OF INTEREST

Members were reminded that Councillors Carroll, Goodchild and Jones sat on the Neighbourhood Steering Group.

12284 MINUTES

To approve the Minutes of the meeting held on the 21st November 2022.

Resolved To approve the Minutes of the meeting held on 21st November 2022 and for these to be signed by the Chairman.

12285 PLANNING MATTERS

(a) The following planning applications were considered:

CB/22/04454/FULL Two Storey Side Extension
18 Thornhill Close, Houghton Regis, Dunstable, LU5 5SG
For: Mr J Kane

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

CB/22/04405/VOC Variation of condition number 10 of planning permission CB/18/04471/FULL (48 new residential units.). Variation sought to split into two phases due to change on subcontractor. Land at Oakwell Park, Thorn Road, Houghton Regis, Dunstable, LU5 6JH
For: Miss J Buoey

Comments: Houghton Regis Town Council objected to this application for the following reasons:

The Town Council stresses that the archaeological investigation of the whole site needs to be undertaken and assessed prior any development taking place. Condition 10, as detailed on the planning approval, secured this undertaking and thereby should not be revoked. This site is of significant historical and archaeological interest. The Town Council had major concerns that, should archaeological investigations and assessments be undertaken in piecemeal, significant data or records could be lost or overlooked.

CB/22/03101/RM Reserved Matters: following Outline Application CB/21/00280/OUT (Erection of 4 chalet style bungalows) Reserved matters sought for appearance, landscaping, layout and scale.
Land North of Highfield House, Bedford Road, Houghton Regis, Dunstable, LU5
For: Mr D Carrol

Comments: Houghton Regis Town Council objected to this application for the following reasons:

The Town Council acknowledges Central Bedfordshire Councils Tree and Landscape Officers comments in response to Outline Application CB/21/00280/OUT, that the row Cypress hedging (G1) was not considered worthy of site protection. However, the plans submitted to the Town Council and ones on which it responded to, showed this row of hedging as being retained and therefore did not make comment. The proposed landscape scheme as detailed in the Reserved Matters application, now shows this row of hedging as removed. The Town Council objects to the proposed landscape scheme as it does not go far enough to provide ecological benefits to the site. In addition to this, the proposed loss of trees within the site, however insignificant they may be in their present form, would still have a detrimental ecological impact in the medium term.

CB/22/04594/FULL Erection of a detached dwelling
52 Drury Lane, Houghton Regis, Dunstable, LU5 5ED
For: Mr A Nasar

Comments: Houghton Regis Town Council objected to this application for the following reasons:

- 1) **The proposed infill development is cramped in relation to the plot size and therefore is overdevelopment.**
- 2) **The building line appears to protrude further than that of the adjacent dwelling, number 54 Drury Lane.**

CB/22/04567/RM

Reserved Matters: Erection of 77 dwellings, providing full details of reserved matters including appearance, landscaping, scale and layout. Pursuant to Outline Application CB/19/04220/OUT: Residential Development for up to 100 Dwellings with all matters reserved, except access.

Land at Bury Spinney, Thorn Road, Houghton Regis, LU5 6JQ

For: Mr M Mann

Comments: Houghton Regis Town Council objected to this application for the following reasons:

- 1) **The design of the proposed dwellings appears inferior to those of the standard to the adjacent sites.**

Furthermore, the Town Council respectfully requests that the land, as proposed for footpath access, is confirmed as not subject to any ransom strip or covenants that would jeopardise the opportunity for connectivity. The Town Council welcomes the inclusion for this connectivity allowing off road access to local schools, local facilities and the Town Centre.

Noted:

CB/22/04384/DOC

Discharge of Conditions 8, 9, 12, 13 and 25 against planning permission 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, Houghton Regis, Dunstable, LU5 5PX

CB/22/04403/LDCP

Lawful Development Certificate Proposed: Single storey rear extension.

200 Tithe Farm Road, Houghton Regis, Dunstable, LU5 5JF

- CB/22/04544/DOC Discharge of Condition 7 against planning permission CB/20/01537/FULL (Erection of a mixed use Local Centre comprising 52 no. apartments, 1 no. day nursery (Use Class D1), 1 no. retail unit (Use Class A1) 4 no. retail units (Use Classes A1/A3/A5) and associated infrastructure works including a haul road, landscaping and public realm). Land west of Bidwell, Houghton Regis LU5 6JQ
- CB/22/04591/DOC Discharge of Condition 2 against planning permission CB/22/00545/FULL Development of a single industrial warehouse unit for E(g)(iii), B2 and B8 use with ancillary offices, car parking, service areas and soft landscaping. Unit 15, Humphrys Road, Dunstable, LU5 4TP

Permissions / Approvals / Consents

- CB/22/01953/FULL The creation of a vehicular access ramp to the top deck of the existing multi-storey car park (north eastern elevation) and the Change of use of the top deck from Use Class E to B8 (storage and distribution). Decked Car Park to the North of Porz Avenue Houghton Hall Park Houghton Regis Dunstable LU5 5FT
- CB/22/03782/FULL Retrospective planning permission for change of use from amenity land to a residential, gravel parking area to the rear 2 Farriers Way, Farriers Way, Houghton Regis, Dunstable LU5 5FG

Refusals:

None received.

Withdrawals:

None received.

12286 INCOME AND EXPENDITURE REPORT

Members received the income and expenditure report, for the Planning Committee to date.

Members noted the income and expenditure report.

12287 PLANNING COMMITTEE DRAFT BUDGET 2023/24

Members received the officer draft budget for 2023/24, along with explanatory notes for the Planning Committee.

The draft budget reflected on ongoing budgetary commitments along with anticipated budgetary commitments arising from the Council Vision 2020/24.

Members noted the Planning Committee draft budget.

12288 NEIGHBOURHOOD PLAN

Members were requested to consider the attached final draft version of Houghton Regis Town Councils Neighbourhood Plan.

Whilst the plan had been reviewed by the Steering Group members, members of this committee were advised that there could still be minor changes to the text before this version was published for public consultation.

Therefore, members were requested to recommend to Town Council that minor changes to the text i.e. names of places, street names and grammatical errors, be allowed up until the plan was presented for public consultation.

It was proposed, should Council be minded to agree, that the draft plan would be subject to a 6 week public consultation early in January 2023.

Members acknowledged and wished to thank members of the Steering Group for the valuable work that had been undertaken to produce the Neighbourhood Plan.

- Resolved:**
- 1) **To recommend to Town Council the adoption of the final version of Houghton Regis Town Councils Draft Neighbourhood Plan.**
 - 2) **To request that Town Council allow minor changes to the text to be made up until the plan is presented for public consultation.**
 - 3) **To approve the costs for the neighbourhood planning consultant fees, from budget heading 401-4062, be offset by a transfer in from EMR330, to enable the Neighbourhood Plan Steering Group to be able to take the plan to referendum stage.**

**12289 STRATEGIC DEVELOPMENT SITES/LOCAL PLAN–
UPDATE/PROGRESS**

Woodside Link – No substantive update to report.

A5 M1 Link – No substantive update to report.

All Saints View – No substantive update to report.

Linmere – 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 8.34pm

Dated this 9th day of January 2023.

Chairman

DRAFT

PUBLIC NOTICE

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257 AND PARAGRAPH 1 OF SCHEDULE 14

CENTRAL BEDFORDSHIRE COUNCIL (HOUGHTON REGIS: PARTS OF FOOTPATH NOS 4, 16 AND 40) PUBLIC PATH DIVERSION ORDER No.2 2022

The above Order was made on 9 December 2022 under Section 257 of the Town and Country Planning Act 1990. The effect of the order will be to divert parts of the public footpaths running between points A - B, C - E, and X - Y and create alternative footpaths on lines running between points C - D, J - K - L - M - E, and Z - Y respectively as shown on the Order map.

The Order will revoke CENTRAL BEDFORDSHIRE COUNCIL (HOUGHTON REGIS: PARTS OF FOOTPATH NOS 4, 16 AND 40) PUBLIC PATH DIVERSION ORDER 2022 made on 29 April 2022.

That part of Footpath No. 4, Houghton Regis to be stopped up extends from its junction with an unaffected section of Footpath No. 4, Houghton Regis at Ordnance Survey Grid reference (OS GR) TL 0086 2469 (Order map - point A) in a north-westerly direction for approximately 290 metres to its junction with Thorn Road at OS GR TL 0070 2493 (Order map - point B).

That part of Footpath No. 16, Houghton Regis to be stopped up extends from its junction with West Highland Drive at Ordnance Survey Grid reference (OS GR) TL 0085 2469 (Order map - point C) extends in a west-north-westerly direction for approximately 225 metres to its junction with an unaffected part of Footpath No. 16, Houghton Regis at OS GR TL 0062 2471 (Order map - point E).

That part of Footpath No. 40, Houghton Regis to be stopped up extends from its junction with Thorn Road at Ordnance Survey Grid reference (OS GR) TL 0069 2496 (Order map - point X) in a north-westerly direction for approximately 50 metres to its junction with an unaffected section of Footpath No. 4, Houghton Regis at OS GR TL 0066 2499 (order map - point Y).

That part of Footpath No. 4, Houghton Regis to be created extends from its junction with an unaffected section of Footpath No. 16, Houghton Regis at Ordnance Survey Grid reference (OS GR) TL 0085 2469 (Order map - point C) in a generally north-westerly direction for approximately 218 metres to its junction with Thorn Road at OS GR TL 0074 2488 (Order map - point D). The new footpath will have a width of 2 metres.

That part of Footpath No. 16, Houghton Regis to be created extends from its junction with West Highland Drive at Ordnance Survey Grid reference (OS GR) TL 0084 2469 (Order map - point J) extends in a south-westerly direction along a surfaced path for approximately 30 metres to OS GR TL 0083 2467 (Order map - point K) then extends for approximately 26 metres to a field boundary OS GR TL 0080 2466 (Order map - point L) then extends in a west-south-westerly direction at a distance of 7 metres from the bank top of the Ouzel Brook for approximately 109 metres to a field boundary at OS GR TL 0071 2461 (Order map - point M) then extends in a generally west-south-westerly direction at a distance of 7 metres from the bank top of the Ouzel Brook for approximately 16 metres to a pathway at OS GR TL 0069 2460 (Order map - point N) then continues in a generally north-westerly direction along a meandering pathway for approximately 134 metres to its junction with an unaffected part of Footpath No. 16, Houghton Regis at OS GR TL 0062 2471 (Order map - point E). The new footpath will have a width of 3 metres between OS GR TL 0084 2469 (Order map - point J) and OS GR TL 0080 2466 (Order map - point L) and between OS GR TL 0071 2461 (Order map - point M) and OS GR TL 0062 2471 (Order map - point E). The new footpath will have a width of 2 metres between OS GR TL 0080 2466 (Order map - point L) and OS GR TL 0071 2461 (Order map - point M).

That part of Footpath No. 40, Houghton Regis to be created extends from its junction with Thorn Road at Ordnance Survey Grid reference (OS GR) TL 0068 2495 (Order map - point Z) in a generally north-westerly direction along a pathway for approximately 48 metres to its junction with an unaffected section

of Footpath No. 4, Houghton Regis at OS GR TL 0066 2499 (order map - point Y). The new footpath will have a width of 2 metres.

A copy of the Order and the Order map have been placed and may be seen free of charge at the offices of Central Bedfordshire Council Highways, Priory House, Monks Walk, Chicksands, Shefford. Any inspection will be by appointment only, please contact sarah.smalley@centralbedfordshire.gov.uk or 0300 300 6888 to arrange an appointment.

A copy of the Order, the Order map and an explanatory statement are available to view and download for free at https://www.centralbedfordshire.gov.uk/info/82/countryside/424/definitive_map/3. Paper copies of the Order and map may be bought at a charge of £4.00

Any representations about or objections to the Order may be sent in writing to the Highway Assets Intelligence Team Leader, Central Bedfordshire Council Highways, Priory House, Monks Walk, Chicksands, Shefford, SG17 5QT or sarah.smalley@centralbedfordshire.gov.uk not later than 18 January 2023. Please state the grounds on which they are made. Representations and objections must include either a postal or e-mail address. Any representations or objections made will be in the public domain and will be available for viewing/copying by members of the public.

If no such representations or objections are duly made, or if any so made are withdrawn, Central Bedfordshire Council may itself confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for Environment, Food and Rural Affairs for confirmation any representations and objections which have not been withdrawn will be sent with the Order and will be made publicly available by either the Council or the Planning Inspectorate.

DATE 14 December 2022

Priory House, Monks Walk
Chicksands, Shefford
SG17 5QT

JILL DICKINSON
Deputy Director,
Place and Communities

PUBLIC PATH ORDER SUPPORTING STATEMENT

INTRODUCTION

The Definitive Map and Statement records the existence and route of any rights of way that exist over a parcel of land. The Map and Statement provides conclusive evidence of the existence of public rights of way and are very important for the landowner and users as a record of where the public has a right to walk, ride horses and drive vehicles.

TOWN AND COUNTRY PLANNING ACT 1990 ORDERS

The power for the Council to make an order for the stopping up (“extinguishment”) or diversion of a footpath or bridleway affected by development is contained in Section 257 of the Town and Country Planning Act 1990. Before making an order, the Council must be satisfied that it is necessary for the path or way to be stopped up or diverted to enable the consented development to take place. Sometimes a path will be stopped up but, where possible, we will divert it to an alternative alignment.

DIVERSION ORDER

This diversion order has been made by Central Bedfordshire Council to enable the construction of residential dwellings and associated landscaping constructed by Abbey Developments and at Bury Spinney under Planning application/consent numbers **CB/20/00348/RM and CB/19/04220/OUT respectively** to take place. The order proposes that:

- Houghton Regis Footpath No. 4 is diverted onto a nearby line that runs along the constructed footway alongside Millard Grange,
- Houghton Regis Footpath No. 16 is stopped up across two developments and is diverted onto an alternative route that will run alongside the Ouzel Brook before heading northwards through open space to connect up with an existing section of Footpath No. 16,
- Houghton Regis Footpath No. 40 is diverted for a short 50-metre section from the eastern side of a ditch which would become enclosed in rear gardens to run through public open space on the western side of the ditch.

This Order has been re-made to better comply with the requirements of the Developer and Internal Drainage Board.

OBJECTING TO THE ORDER

Objections or representations relating to the order must be made in writing by the date stated in the Public Notice to: **Asset Intelligence Team Leader, Highways, Central Bedfordshire Council, Priory House, Chicksands, Shefford, SG17 5QT.**

This Council is willing to discuss the concerns of anyone considering objecting or making representations relating to the order. Please telephone number **0300 300 6530** or e-mail **adam.maciejewski@centralbedfordshire.gov.uk** .

WHAT WILL HAPPEN NEXT

If there are no objections to the order, or if all objections are withdrawn, this Council will confirm the order **and certify any required works** at which point the Order will come into operation.

If objections are made and these are not withdrawn, this Council will forward the order to the Secretary of State for the Environment, Food and Rural Affairs, who will appoint an independent Inspector to consider the evidence and hear the objections, normally by means of an exchange of written representations or by holding a local hearing or public inquiry. Objectors to the order will be given the chance to put their case at an inquiry or hearing and will be able to cross-examine any witnesses produced by this Council. The inspector may then decide to confirm the order, with or without modifications, or may decide that they should not be confirmed.

THIS ORDER HAS NO EFFECT UNTIL AND UNLESS CONFIRMED.

PUBLIC PATH DIVERSION ORDER

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257

CENTRAL BEDFORDSHIRE COUNCIL (HOUGHTON REGIS: PARTS OF FOOTPATH NOS 4, 16 AND 40) PUBLIC PATH DIVERSION ORDER No.2 2022

This order is made by Central Bedfordshire Council under section 257 of the Town and Country Planning Act 1990 because it is satisfied that it is necessary to divert the footpaths to which this order relates in order to enable development to be carried out in accordance with planning permission granted under Part 3 of the Town and Country Planning Act 1990, namely: Abbey Developments' proposed development of 160 dwellings at Upper Thorn Green under planning consent number CB/20/00348/RM and for construction of small scale major dwellings on the adjacent Bury Spinney under planning consent No. CB/19/04220/OUT.

The CENTRAL BEDFORDSHIRE COUNCIL (HOUGHTON REGIS: PARTS OF FOOTPATH NOS 4, 16 AND 40) PUBLIC PATH DIVERSION ORDER 2022 made on 29 April 2022 is hereby revoked.

BY THIS ORDER:

1. The footpaths over the land shown by bold continuous black lines between points A-B, C-E, and X-Y on the attached Order map and described in Part 1 of the Schedule to this Order ("the Schedule") shall be diverted as provided below.
2. There shall be created to the reasonable satisfaction of Central Bedfordshire Council alternative highways for use as a replacement for the said footpaths as provided in Part 2 of the Schedule and shown by bold black dashed lines between points C - D, J - K - L - M - N - E, and Z - Y on the attached Order map.
3. The diversion of the footpaths shall have effect on the dates on which Central Bedfordshire Council certify that the terms of Article 2 above have been complied with.
4. The following works shall be carried out in relation to the highways described in Part 2 of the Schedule:
 - i. That the alternative route of Footpath No. 40 shall be provided with a ramped access with gradient of not greater than 1 in 20 and surfaced with asphalt to a width of 2 metres to Central Bedfordshire Council specifications.

ii. That waymark posts and signage shall be installed at points J, Z and Y to Central Bedfordshire Council specifications.

5. Abbey Developments Ltd. is hereby required to pay the cost for the cost of carrying out the said works.

In witness whereof
THE COMMON SEAL OF
CENTRAL BEDFORDSHIRE COUNCIL
was hereunto affixed this
9th day of December 2022
in the presence of:



Signed
Authorised Signatory

A handwritten signature in black ink, written over a dotted line.

SCHEDULE

PART 1

Description of site of existing path or way

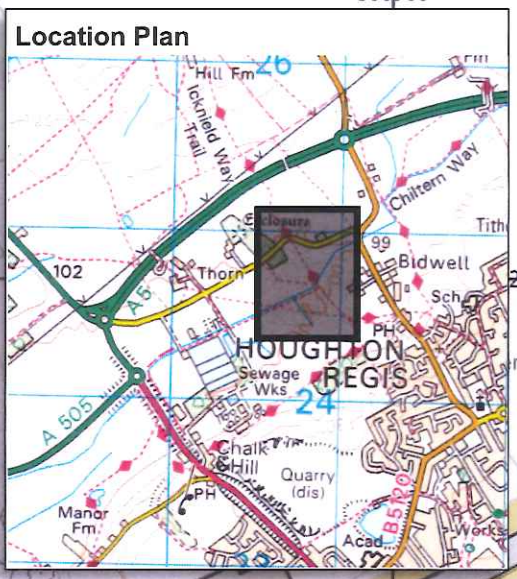
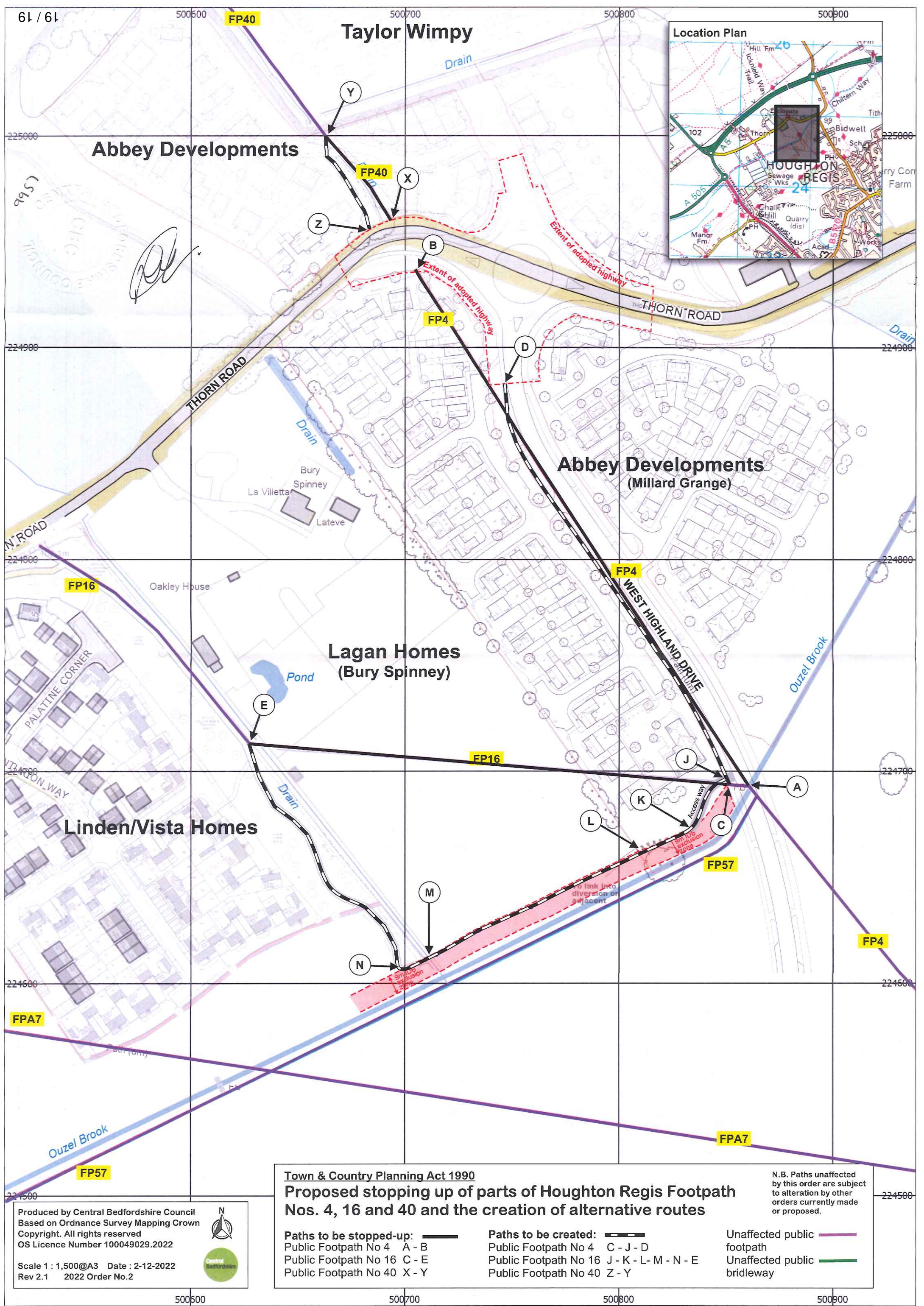
<u>Name of highway</u>	<u>Description</u>	<u>Width</u>
Footpath No. 4, Houghton Regis (A - B)	That part of Footpath No. 4, Houghton Regis to be stopped up extends from its junction with an unaffected section of Footpath No. 4, Houghton Regis at Ordnance Survey Grid reference (OS GR) TL 0086 2469 (Order map - point A) in a north-westerly direction for approximately 290 metres to its junction with Thorn Road at OS GR TL 0070 2493 (Order map - point B)	Stopped up over full width
Footpath No. 16, Houghton Regis (C - E)	That part of Footpath No. 16, Houghton Regis to be stopped up extends from its junction with West Highland Drive at Ordnance Survey Grid reference (OS GR) TL 0085 2469 (Order map - point C) extends in a west-north-westerly direction for approximately 225 metres to its junction with an unaffected part of Footpath No. 16, Houghton Regis at OS GR TL 0062 2471 (Order map - point E).	Stopped up over full width
Footpath No. 40, Houghton Regis (X - Y)	That part of Footpath No. 40, Houghton Regis to be stopped up extends from its junction with Thorn Road at Ordnance Survey Grid reference (OS GR) TL 0069 2496 (Order map - point X) in a north-westerly direction for approximately 50 metres to its junction with an unaffected section of Footpath No. 4, Houghton Regis at OS GR TL 0066 2499 (order map - point Y)	Stopped up over full width

PART 2

Description of site of alternative highway

<u>Name of highway</u>	<u>Description</u>	<u>Width</u>
Footpath No. 4, Houghton Regis (C - D)	That part of Footpath No. 4, Houghton Regis to be created extends from its junction with an unaffected section of Footpath No. 16, Houghton Regis at Ordnance Survey Grid reference (OS GR) TL 0085 2469 (Order map - point C) in a generally north-westerly direction for approximately 218 metres to its junction with Thorn Road at OS GR TL 0074 2488 (Order map - point D)	2 metres
Footpath No. 16, Houghton Regis (J - K - L - M - N - E)	That part of Footpath No. 16, Houghton Regis to be created extends from its junction with West Highland Drive at Ordnance Survey Grid reference (OS GR) TL 0084 2469 (Order map - point J) extends in a south-westerly direction along a surfaced path for approximately 30 metres to OS GR TL 0083 2467 (Order map - point K) then extends for approximately 26 metres to a field boundary OS GR TL 0080 2466 (Order map - point L) then extends in a west-south-westerly direction at a distance of 7 metres from the bank top of the Ouzel Brook for approximately 109 metres to a field boundary at OS GR TL 0071 2461 (Order map - point M) then extends in a generally west-south-westerly direction at a distance of 7 metres from the bank top of the Ouzel Brook for approximately 16 metres to a pathway at OS GR TL 0069 2460 (Order map - point N) then continues in a generally north-westerly direction along a meandering pathway for approximately 134	3 metres between points J-K-L 2 metres between points L-M 3 metres between points M-N-E

	metres to its junction with an unaffected part of Footpath No. 16, Houghton Regis at OS GR TL 0062 2471 (Order map - point E).	
Footpath No. 40, Houghton Regis (X - Y)	That part of Footpath No. 40, Houghton Regis to be created extends from its junction with Thorn Road at Ordnance Survey Grid reference (OS GR) TL 0068 2495 (Order map - point Z) in a generally north-westerly direction along a pathway for approximately 48 metres to its junction with an unaffected section of Footpath No. 4, Houghton Regis at OS GR TL 0066 2499 (order map - point Y)	2 metres



61 / 61 500500 500700 500800 500900

225000 224900 224800 224700 224600 224500

Taylor Wimpy

Abbey Developments

Abbey Developments (Millard Grange)

Lagan Homes (Bury Spinney)

Linden/Vista Homes

THORN ROAD

WEST HIGHLAND DRIVE

Ouzel Brook

Drain

Pond

Bury Spinney

La Villetta

Lateve

Oakley House

Palatine Corner

Access way

5m JWS exclusion zone

5m JWS exclusion zone

To link into diversion on adjacent

FP40

FP4

FP16

FP57

FPA7

A

B

C

D

E

F

G

H

I

J

K

L

M

N

Y

X

Z

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Scale 1 : 1,500@A3 Date : 2-12-2022
 Rev 2.1 2022 Order No.2

Town & Country Planning Act 1990
Proposed stopping up of parts of Houghton Regis Footpath
Nos. 4, 16 and 40 and the creation of alternative routes

Paths to be stopped-up:	Paths to be created:	Unaffected public
Public Footpath No 4 A - B	Public Footpath No 4 C - J - D	footpath
Public Footpath No 16 C - E	Public Footpath No 16 J - K - L - M - N - E	Unaffected public
Public Footpath No 40 X - Y	Public Footpath No 40 Z - Y	bridleway

N.B. Paths unaffected by this order are subject to alteration by other orders currently made or proposed.