
Meeting: Executive
Date: 10 November 2009
Subject: Site Allocations Development Plan Document for Submission

Response of the Sustainable Communities Overview and Scrutiny Committee

1. At its meeting on 27 October 2009 the Sustainable Communities Overview and Scrutiny Committee received a note of a meeting of the Development Strategy Task Force held on 23 October at which the allocation of sites for additional housing and employment development in the northern part of Central Bedfordshire (the former Mid-Bedfordshire District Council area) had been considered. The Chairman of the Task Force introduced the note of the meeting and outlined the deliberations that had taken place. He acknowledged that the opportunity for public consultation had been limited but he reminded the meeting that substantial consultation had taken place previously under the legacy authority. It was also noted that the Task Force had received representations from a number of Town and Parish Councils during its meeting and their input had influenced the Task Force's recommendation to the Committee.
2. Members noted that the Task Force had recommended that development should be supported at the sites set out in the appendix attached to the note of its meeting. The Committee considered the note and the appendix and, in particular, discussed concerns relating to the allocation of a site for 24 dwellings at Shillington. A Ward Member and a local resident commented that the allocation of this site was in contravention to policies detailed in the Local Development Framework and to the Shillington Parish Plan. Furthermore, previous planning applications for the site had been refused by Mid Bedfordshire and at appeal. On this basis it was requested that the Committee reconsider the suitability of this site prior to supporting its allocation. The Ward Member stressed that she would welcome development in the village but that the site identified was, for various reasons, totally unsuitable and an alternative should be sought.
3. Further debate followed during which the Head of Development Plan advised the meeting that Parish Plans had no statutory status. Nonetheless, in view of the uncertainty which had arisen regarding the site at Shillington, the Committee felt that the officers should investigate the issues raised and provide additional information.

RECOMMENDED to the Executive:

1. **That, subject to Recommendation 2 below, the sites allocated for additional housing and employment in the northern part of Central Bedfordshire, as set out in the attached appendix, be approved.**

- 2. That, in consideration of the allocation of site H006 in Shillington, additional information be received from officers by the Chairman of the Development Strategy Task Force regarding the Shillington Parish Plan and Local Development Framework policies and then this information be submitted to the Executive for further consideration as necessary.**

Appendix

Site Proposals Supported by the Sustainable Communities Overview and Scrutiny Committee:-

Name of area	Supported Site(s)	Detail of Proposal
Ampthill	H052	Development of 150+ dwellings
	H203	Development of 40 dwellings and long stay car park
	H083	Development of approximately 270-360 dwellings
	E64	B1 Business use (1ha)
	E68	B1 Business use
Arlesey	H293/E12a (incorporates H048, H156, H165 and E12)	Mixed use development of 1000+ dwellings, community facilities and 10ha of employment. The Development Strategy Task Force also commented that support of this site related to the development of a new relief road.
Biggleswade	H210	Development of between 60 dwellings
	H098	Development of 65 dwellings
	H347	Development of 330 dwellings. The Development Strategy Task Force noted that this development would occur at the end of the plan period, after the relief road associated with the development on land to the east of Biggleswade was in place.
	E67	Development of 15ha of employment
Blunham	H091	Development of 36 dwellings
Brogborough	E15	Development of 8ha of employment. The Development Strategy Task Force also commented that support for this site was provided with the caveat that no development took place in the northern tip of the site due to its proximity to the housing development.
Clifton	H206	Development of 50 dwellings. The Development Strategy Task Force also commented that access issues related to this site needed to be addressed in development.
	H261	Development of 50 dwellings
Clophill	H042	Development of 12-15 dwellings
	H157	Development of 10 dwellings
Cranfield	H104	Development of 20-25 dwellings

	H040	Development of 100 dwellings and doctors surgery
	H133	Development of 25-35 dwellings. The Development Strategy Task Force supported allocation of a total of approximately 160 dwellings in Cranfield.
	E82	Development of 10ha of employment
Dunton	H192	Development of 10-15 dwellings. The Development Strategy Task Force commented that the preference for this development should be bungalows.
Everton	H246	Development of 8 dwellings
	H244	Development of 7 new dwellings and 1 renovation
Flitwick	H077/E62	Development of 475-500 dwellings and 0.6ha of commercial development
	H113	Mixed use development of 85 dwellings, employment, retail and leisure use with transport interchange.
Gravenhurst	H270	Development of 7-8 dwellings
Henlow	H135	Development of 15-25 dwellings. This was the preferred site for development in Henlow but the Development Strategy Task Force did resolve to revisit this site if necessary.
Houghton Conquest	None	It was considered that due to the development to the north (Wixams) no further sites should be supported for development in Houghton Conquest.
Langford	H164	Development of 44 sheltered homes for the elderly with cemetery, it was commented that this development was strongly supported for sheltered accommodation and a cemetery.
	H160	Development of 5 dwellings
	H123	Development of approximately 30 dwellings along the frontage of the site. The Development Strategy Task Force commented that this site would only be required if there were not enough sites elsewhere.
Lidlington	H081	Development of approximately 45 dwellings
Marston Moretaine	E09	Mixed use development of approximately 100 dwellings and 7ha of employment. The Development Strategy Task Force commented that this site was also supported as a 'reserve' site for a further 320 homes which would only be developed if other developments at the Wixams were not developed on time.
Maulden	H218	Development of 60 dwellings

	E18	Development of 1.8ha of employment. The Development Strategy Task Force commented that this site should be recommended as a reserve.
Meppershall	H174	Development of 68 dwellings, cemetery, GP surgery, community hall and playing field
Moggerhanger	H154	Development of 17 dwellings. The Development Strategy Task Force additionally commented that concerns relating to traffic and access to the site needed to be addressed and that an appropriate number of affordable homes needed to be provided.
Potton	H356	Development of approximately 50 dwellings
	H237	Development of approximately 60 dwellings
	H075/H199 (combined proposal)	Development of 150 dwellings, B1 employment and community facilities
Sandy	H240/H276	Mixed use development of 65 dwellings
	H295	Development of 77 dwellings
	E38	Development of 10ha of employment
Shefford	H163	Development of 59 dwellings
	H055	Development of 135 dwellings. The Development Strategy Task Force commented there may be a need to revisit sites in Shefford as no decision was made on site H019/H171 regarding the 2ha of employment land, which is required.
Shillington	H006	Development of 24 dwellings. The Development Strategy Task Force also commented that matters relating to access to the site needed to be resolved as part of the development.
Silsoe	H106	Development of 380 dwellings with B1 business use
Stondon	H079	Development of 70 dwellings, B1 (office/ light industrial) use and community facility. The Development Strategy Task Force also commented that matters relating to access to the site and sewage needed to be resolved as part of the development.
	H176	Development of 13 dwellings
Stotfold	H260	Development of 85 dwellings.
	H129	Development of 8 or 9 dwellings
	E25	Development of 1.8ha of employment

Wixams	H278/ E14	Mixed use development of approximately 1,000+ dwellings, employment, education and community facilities.
Wrestlingworth & Cockayne Hatley	H090	Development of 21 dwellings. The Development Strategy Task Force commented in relation to this site that if there were enough rural development sites then this one should be removed from development.