

Appendix 1

**DESIGN IN CENTRAL BEDFORDSHIRE - A GUIDE FOR DEVELOPMENT
COMMENTS RECEIVED DURING PUBLIC CONSULTATION**

Reference	Representee Name	Comment Type	Representation text	Council Response
DG001	South East England Partnership Board	Commenting	No comments to make.	Noted.
DG002	Cllr Carole Hegley	Commenting	The Design Guide should reflect the growing need for tailored accommodation to suit older people in the Council's agenda for recognising an aging population. There is a specific demand for ground floor accommodation from older people. More accommodation should be provided for people with disabilities and learning disabilities on smaller sites.	Noted. Whilst these comments are welcome, the Design Guide is not the appropriate vehicle in the first instance to address these concerns. This matter has been referred to Central Bedfordshire's Housing Strategy Team for a response.
DG003	Natural England	Supporting	Generally supports the document, in particular the reference to Green Infrastructure. Would like to see definition of Green Infrastructure in glossary plus links to sources of advice. Suggested amendment to wording: Section 6.12 Renewable Energy - Wind Generators- amend the final sentence" Both systems may have significant visual and possible noise and biodiversity impacts" Section 6.24 Green Infrastructure - amend the first paragraph as follows -	Noted. Comments to be incorporated.

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			<p>"Multifunctional green infrastructure should form part of the master planning of a neighbourhood. This would integrate sustainable principles and also hierarchy and structuring issues, amenity, biodiversity, landscape and health and recreation."</p>	
DG004	English Heritage	Supporting	<p>Supports the document as being comprehensive. Welcomes Supplement 7. Welcomes more inclusive cover of historic environment features in Supplement 5 Supplement 5 requires discussion on the use of salvaged historic materials. English Heritage also advocates that existing guidance may require reinforcement through design briefs for sensitive heritage sites.</p>	Noted. Comments to be incorporated.
DG005	Chilterns Conservation Board	Supporting	Supports the document and the recognition given to the AONB.	Noted.
DG006	The Forest of Marston Vale	Commenting	<p>Compliments the design and content of document. Disappointed no mention of Forest of Marston Vale would make developer aware of nationally designated Community Forest and aid in delivering the Forest Plan. Section 6.25 The integration of Trees into a Development - would like to see The Marston Vale Trust included as a source of advice.</p>	Noted. Amendments to be made where appropriate.

Reference	Representee Name	Comment Type	Representation text	Council Response
DG007	Highways Agency	Commenting	Detailed comments on the need for specific guidance on non-car movement modes not only for residential development but also for employment, transport interchanges and larger foot print buildings.	Noted. These points will be addressed in consultation with the Highways Officer.
DG008	Arlesey Town Council	Supporting	Accepts and endorses the Design Guide	Noted.
DG009	Shillington Parish Council	Commenting	Page 18 photo Fig 1 should be Shillington not Pulloxhill. Would like to see more reference to Parish Plans.	Noted. The Parish Plan principle is established as part of the design process.
DG010	Bedfordshire and River Ivel Internal Drainage Board (IDBS)	Commenting	IDBS have requested that more explicit guidance is provided on the need for planning for drainage and its management at an early stage in the design process. Specific items of guidance are suggested by IDBS.	Noted. Enhanced guidance will be included in the Main Guide under site and context appraisal and design concept stages, plus sustainability principles. In addition comments will also be included in Design Supplement 2.
DG011	Harlington Parish Council	Commenting	The design Guide is excellent and should be adopted. Especially supports the concern for boundary design and integration of trees and hedges into new development. Concern is raised regarding maintenance of design quality post construction. Questions the size assumptions of the size of cars to be accommodated in garages. The guidance does not explicitly cover rural and village infill development.	Noted. Enforcement of design quality post construction is outside of the Design Guide remit. Planning conditions and enforcement are in place through the Development Control process. The parking standards contained in the Design Guide reflect and to some extent exceed good practise.

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DG012	Ramblers Bedfordshire Area	Commenting	Plans submitted for planning permission should show all relevant rights of way crossing or adjoining the application area (Section 4.0 of validation of Local Planning Applications Guidance, DCLG). Would like to see the MBDC Public Rights of Way - A Guide for Developers updated and still available and mentioned in the Design Guide.	Noted. Existing former MBDC Public Rights of way document has been superseded and a draft Central Bedfordshire Rights of Way leaflet is being produced
DG013	Indigo Planning on behalf of Sainsbury	Supporting	The requirement for achieving BREEAM excellent may not always be achievable due to contextual factors which are outside the control of the developer. There is concern that the Design Guide implies that all larger footprint buildings have the same characteristics and that the guidance should reflect this.	Noted. Detailed guidance will be amended to reflect these comments where appropriate
DG014	Sport England	Supporting	Supports Document especially recognition of Sport England Active Design. Detailed suggested amendments: Page 53 reference to "Active Plans" should read "Active Design" Following paragraph should read "This document" not "These plans". We would like a reference to Sport England website, where the Active Design can be found. Would also like an inclusion of a description of the Active Design and what it can be used for.	Noted. Amendments will be made.
DG015	Bedford Borough Council. Highways	Supporting	The Design Guide is impressive and is easy to follow. Supplement 7 Sec 6.10 is superseded by work done by Beds CC and Beds	Noted. We welcome these comments. Guidance on a palette of highway materials was produced by the former

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	Development Control Team		Highways to produce an agreed palette of materials for the highway. The issue of consultation with relevant waste collection and waste recycling specialists is raised.	county Council. This will be incorporated in a forthcoming technical guidance document. Consultation has been carried out with the Council's waste and recycling team as part of the preparation of the Design Guide.
DG016	Ampthill Town Council	Commenting	Concern is expressed over possible unauthorised works in Ampthill conservation Area and to Listed Buildings.	Noted. Enforcement action will be taken where necessary.
DG017	The Coal Authority	Commenting	No comments to make.	Noted.
DG018	Bedfordshire Police	Commenting	Have concerns regarding the desirability of creating permeable layouts and stress that safety assessments are made having regard to their claim that permeable layouts are less safe than cul-de-sac type schemes. They also refer to the desirability of reference to the Bedfordshire Community safety SPG.	The Design Guide reiterates well established urban design principles (By Design, Safer Places etc) and stresses that the benefits of a well connected layout generally outweigh the drawbacks. However underused and indirect footways should definitely be discouraged. Consultation with central Bedfordshire's Community Safety Officer has been carried out and agreed at a number of stages throughout the development of the Design

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				Guide. The Community Safety SPG referred to has not been adopted by Central Bedfordshire Council.
DG019	Theatres Trust	Commenting	No comments to make	Noted
DG020	Anglian Water	Commenting	No comments to make	Noted
DG021	East of England Development Agency	Commenting	No comments to make	Noted
DG022	East of England Regional Assembly	Commenting	Request that regional policies referenced in the response should be included in the policy references in the Design Supplements.	Noted. Comments accepted.