

## Draft Houghton Regis North Framework Plan Consultation - Headline Results

Total responses - 53

Valid percentages are based on the number of responses to the question.

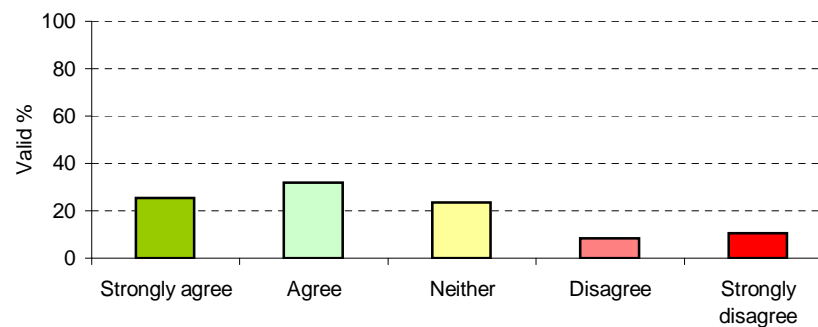
### Q1. Are you responding as a: (please pick one)

	Frequency	Percent	Valid Percent
Central Bedfordshire resident	45	85	87
Town/Parish Council	3	6	6
Community/ Voluntary organisation	2	4	4
Local Business	1	2	2
Other (please specify)	1	2	2
Total	52	98	100
Missing	1	2	
Total	53	100	

## Education Facilities

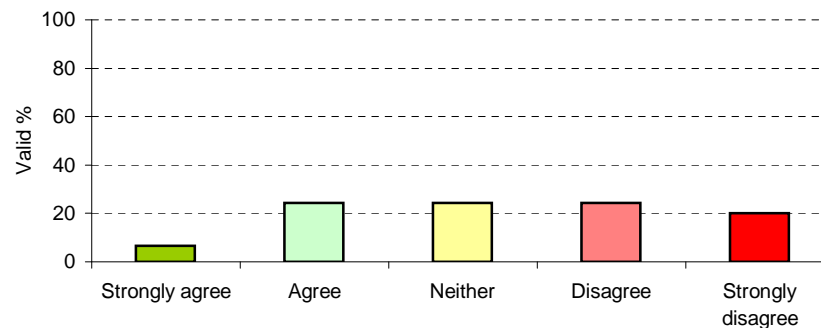
### Q2a. A new Secondary School at Kingsland Campus

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	12	23	26	57
Agree	15	28	32	
Neither	11	21	23	
Disagree	4	8	9	
Strongly disagree	5	9	11	
Total	47	89	100	
Missing	6	11		
Total	53	100		



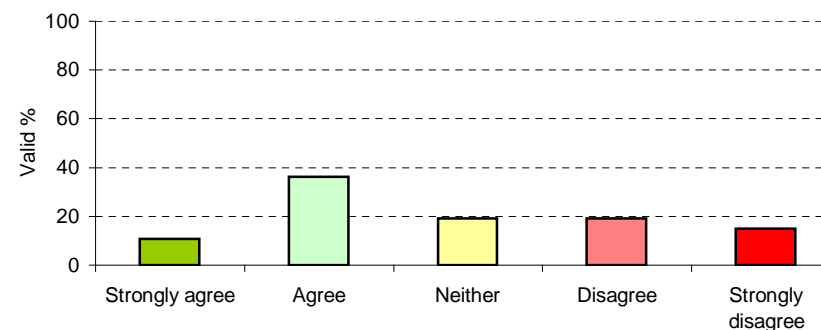
**Q2b. An improved and expanded All Saints Academy (new facilities will be required)**

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	3	6	7	31
Agree	11	21	24	
Neither	11	21	24	
Disagree	11	21	24	
Strongly disagree	9	17	20	
Total	45	85	100	
Missing	8	15		
Total	53	100		



**Q2c. Four new primary schools and one enhanced existing primary school at Tithe Farm School.**

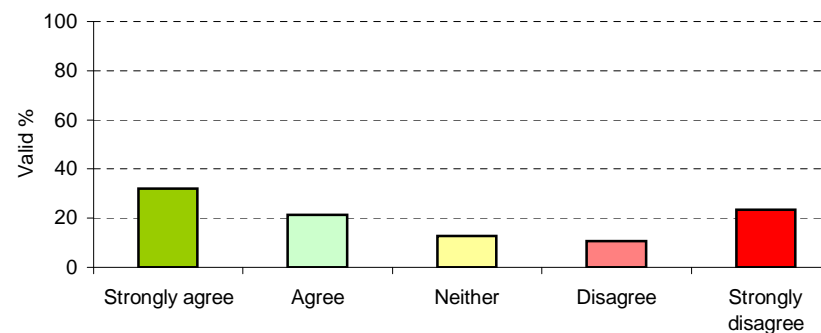
	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	5	9	11	47
Agree	17	32	36	
Neither	9	17	19	
Disagree	9	17	19	
Strongly disagree	7	13	15	
Total	47	89	100	
Missing	6	11		
Total	53	100		



**Road, Cycle and Pedestrian Network**

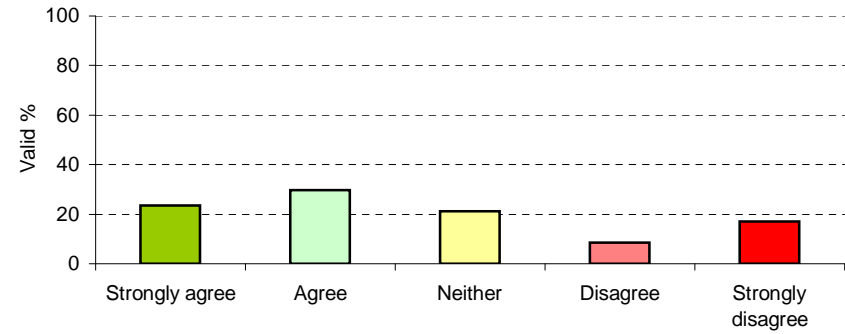
**Q3a. Realignment of road network with new roads, including new strategic access to the area**

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	15	28	32	53
Agree	10	19	21	
Neither	6	11	13	
Disagree	5	9	11	
Strongly disagree	11	21	23	
Total	47	89	100	
Missing	6	11		
Total	53	100		



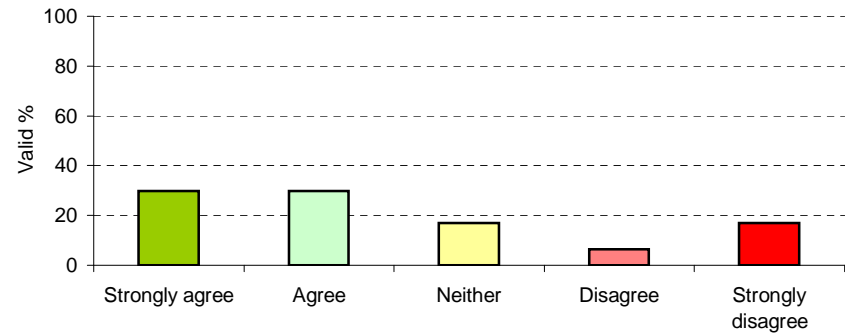
**Q3b.New cycling links**

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	11	21	23	53
Agree	14	26	30	
Neither	10	19	21	
Disagree	4	8	9	
Strongly disagree	8	15	17	
Total	47	89	100	
Missing	6	11		
Total	53	100		



**Q3c.New pedestrian links.**

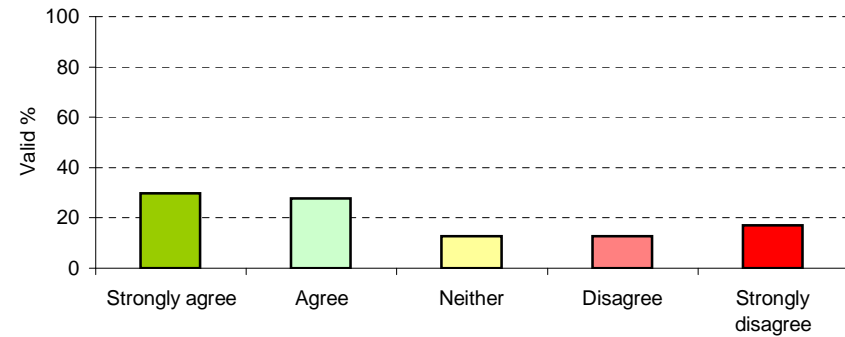
	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	14	26	30	60
Agree	14	26	30	
Neither	8	15	17	
Disagree	3	6	6	
Strongly disagree	8	15	17	
Total	47	89	100	
Missing	6	11		
Total	53	100		



## Public Transport

**Q4a.**A primary bus route will be accommodated through the development, directly linking to the Dunstable and Luton Guided Busway. This will include bus gates from the new development at locations near Kestrel Way and Tithe Farm School. All bus routes will be furnished with a high standard of bus waiting facilities.

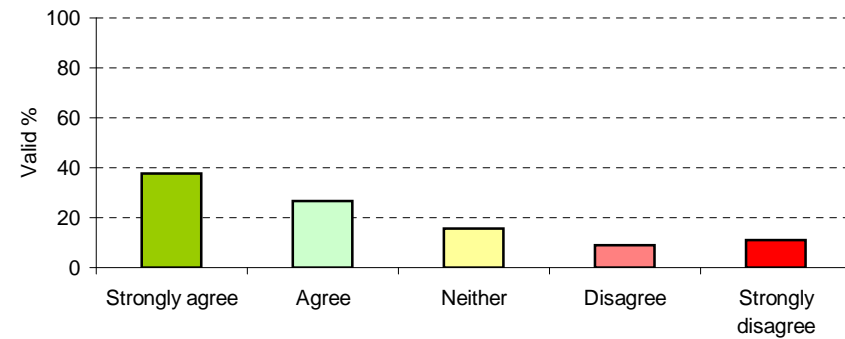
	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	14	26	30	57
Agree	13	25	28	
Neither	6	11	13	
Disagree	6	11	13	
Strongly disagree	8	15	17	
Total	47	89	100	
Missing	6	11		
Total	53	100		



## Community Facilities

**Q5a.**Combined service community facilities, (for shared for community meeting use, pre-school education and care, library facility, outreach for access to public services, faith facilities)

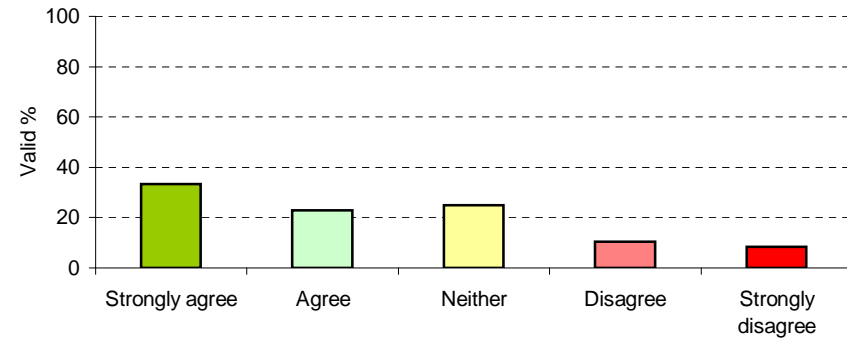
	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	17	32	38	64
Agree	12	23	27	
Neither	7	13	16	
Disagree	4	8	9	
Strongly disagree	5	9	11	
Total	45	85	100	
Missing	8	15		
Total	53	100		



## Leisure Facilities

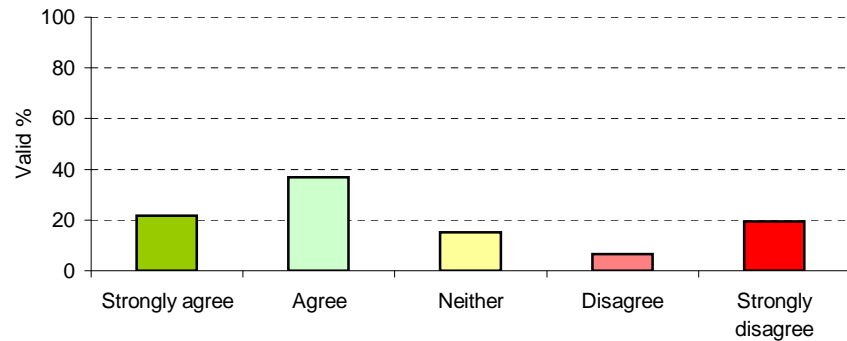
### Q6a.Replacement sports centre at Kingsland Campus to be used jointly with the education facilities

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	16	30	33	56
Agree	11	21	23	
Neither	12	23	25	
Disagree	5	9	10	
Strongly disagree	4	8	8	
Total	48	91	100	
Missing	5	9		
Total	53	100		



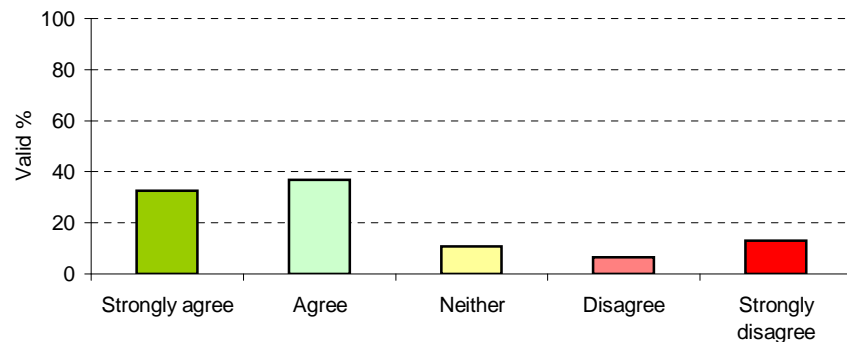
### Q6b.New formal sports pitches in the areas of Kestrel Way, Tithe Farm Road, to the south of the A5-M1 link road near the A5120 and to the west of the Bidwell settlement

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	10	19	22	59
Agree	17	32	37	
Neither	7	13	15	
Disagree	3	6	7	
Strongly disagree	9	17	20	
Total	46	87	100	
Missing	7	13		
Total	53	100		



### Q6c.A network of informal recreational spaces throughout. This may include informal recreation areas, formal and unstructured play areas.

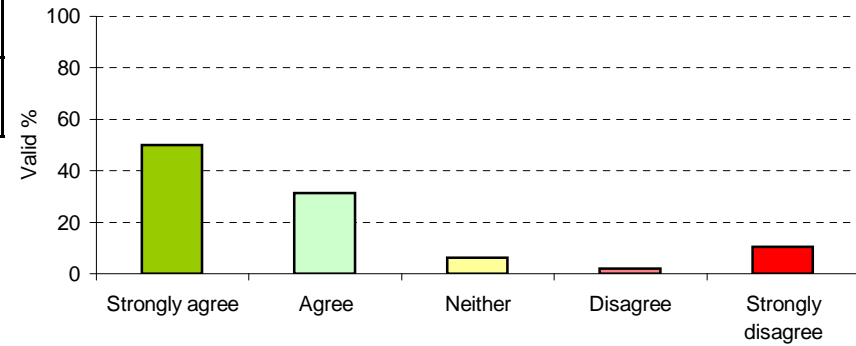
	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	15	28	33	70
Agree	17	32	37	
Neither	5	9	11	
Disagree	3	6	7	
Strongly disagree	6	11	13	
Total	46	87	100	
Missing	7	13		
Total	53	100		



## Recreation, Open Space and Green Infrastructure

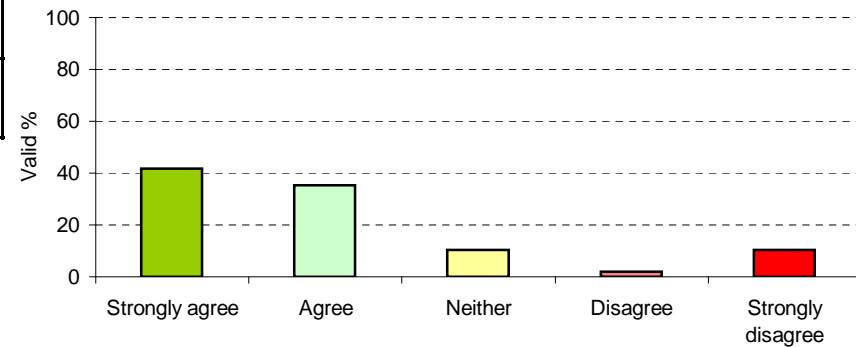
### Q7a.Parks and gardens, natural and semi-natural green space (including green corridors) and informal open spaces

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	24	45	50	81
Agree	15	28	31	
Neither	3	6	6	
Disagree	1	2	2	
Strongly disagree	5	9	10	
Total	48	91	100	
Missing	5	9		
Total	53	100		



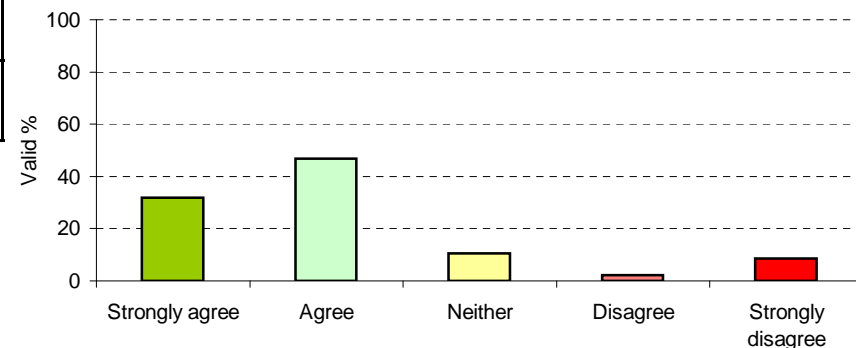
### Q7b.Play areas for children and young people and outdoor sport pitches and courts

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	20	38	42	77
Agree	17	32	35	
Neither	5	9	10	
Disagree	1	2	2	
Strongly disagree	5	9	10	
Total	48	91	100	
Missing	5	9		
Total	53	100		



### Q7c.Allotments, a cemetery and community gardens

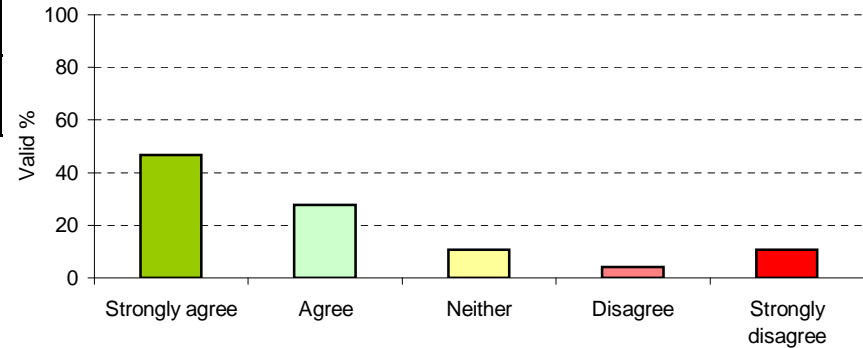
	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	15	28	32	79
Agree	22	42	47	
Neither	5	9	11	
Disagree	1	2	2	
Strongly disagree	4	8	9	
Total	47	89	100	
Missing	6	11		
Total	53	100		



## Ecology and Landscape

**Q8a.Landscaping at the “gateway” points along the A5 - M1 link road corridor, along the southern arm of the Woodside Connection, for any necessary visual, noise or pollution mitigation, associated with water and green infrastructure features, protected hedgerows and as focal points within the design of neighbourhoods.**

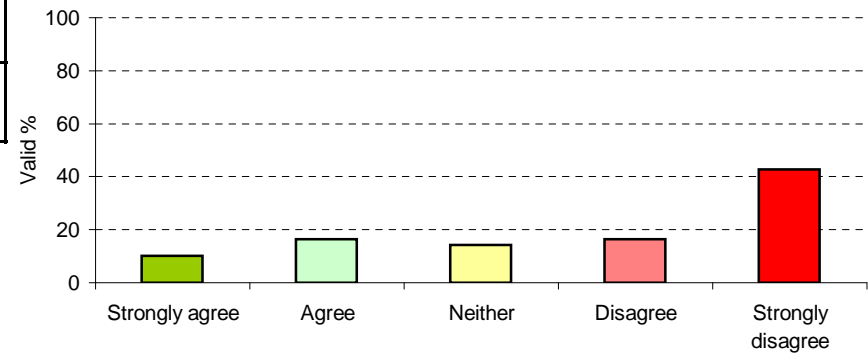
	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	22	42	47	74
Agree	13	25	28	
Neither	5	9	11	
Disagree	2	4	4	
Strongly disagree	5	9	11	
Total	47	89	100	
Missing	6	11		
Total	53	100		



## Housing

**Q9a.Provision of 7,000 dwellings in the North Houghton Regis area, broadly located as shown on the Framework Plan.**

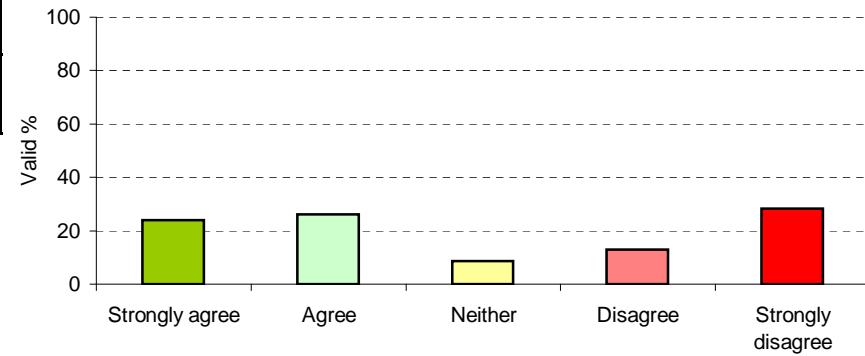
	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	5	9	10	27
Agree	8	15	16	
Neither	7	13	14	
Disagree	8	15	16	
Strongly disagree	21	40	43	
Total	49	92	100	
Missing	4	8		
Total	53	100		



## Employment and Training

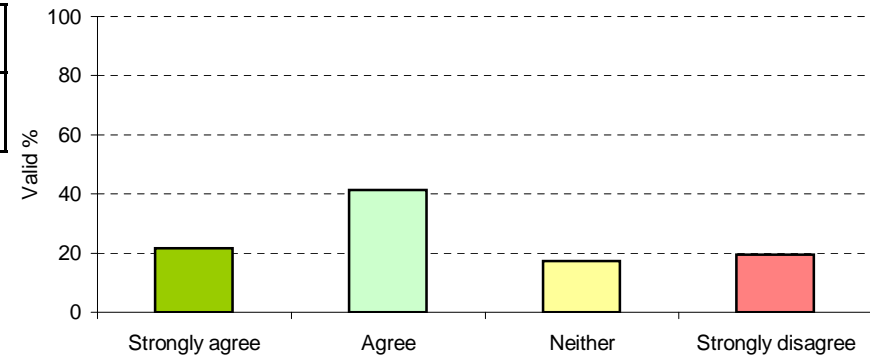
### Q10a. Provision of 40 hectares of employment land in the North Houghton Regis area, broadly located as shown on the Framework Plan

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	11	21	24	50
Agree	12	23	26	
Neither	4	8	9	
Disagree	6	11	13	
Strongly disagree	13	25	28	
Total	46	87	100	
Missing	7	13		
Total	53	100		



### Q10b. Training support through links with local colleges or similar employment training organisations with particular emphasis on the construction skills associated with the needs of the area.

	Frequency	Percent	Valid Percent	Strongly agree + agree (Valid %)
Strongly agree	10	19	22	63
Agree	19	36	41	
Neither	8	15	17	
Strongly disagree	9	17	20	
Total	46	87	100	
Missing	7	13		
Total	53	100		





## About you

### Q12.Are you

	Frequency	Percent	Valid Percent
Male	26	49	52
Female	24	45	48
Total	50	94	100
Missing	3	6	
Total	53	100	

### Q13.What is your age?

	Frequency	Percent	Valid Percent
30-44 yrs	16	30	33
45-59 yrs	17	32	35
60-64 yrs	4	8	8
65-74 yrs	10	19	20
75 yrs +	2	4	4
Total	49	92	100
Missing	4	8	
Total	53	100	

### Q14.Do you consider yourself to be disabled?

	Frequency	Percent	Valid Percent
No	46	87	92
Yes	4	8	8
Total	50	94	100
Missing	3	6	
Total	53	100	

**Q15.To which of these groups do you consider you belong?**

	Frequency	Percent	Valid Percent
White British	49	92	98
Other Ethnic group	1	2	2
Total	50	94	100
Missing	3	6	
Total	53	100	

**Responses by area**

	Frequency	Percent	Valid Percent
Houghton Regis	18	34	39
Toddington	9	17	20
Luton	4	8	9
Plantation	2	4	4
Watling	2	4	4
Flitwick East	1	2	2
Harlington	1	2	2
Leighton Buzzard	1	2	2
Leighton Linlade Central	1	2	2
Marston Moretaine	1	2	2
Maulden & Houghton Conquest	1	2	2
Silsoe & Shillington	1	2	2
South East Bedfordshire	1	2	2
Southcott	1	2	2
Woburn & Harlington	1	2	2
Bedford	1	2	2
Total	46	87	100
Missing	7	13	
Total	53	100	

## Draft Houghton Regis North Framework Plan Consultation - Verbatim comments

### Q11. Do you have any comments about the Houghton Regis North Draft Framework Plan?

Unfortunately the draft framework plan shows a secondary road and cycle network running through, and potentially seriously damaging the Houghton Regis Chalk pit Site of Special Scientific Interest and County Wildlife Site. The Wildlife Trust must formally object to this proposal. This site is elsewhere considered a vital part of the green infrastructure that will be delivered by the Houghton Regis development. The concept of a "nature Centre" at Houghton Regis Chalk Pit may be a good one but it slightly misses the point in that a large nature reserve plus additional greenspace will need staff to manage it, machinery to be stored, a point of contact for the public to deal with all the issues that arise from day to day and some form of income generation to carry that forward into the long term.

From: [REDACTED] Clerk to Chalgrave Parish Council. Chalgrave Parish Council does not consider that the online questionnaire constitutes a proper consultation on the major development proposals for the area north of Houghton Regis. Given the huge impact that the proposed development will have on Houghton Regis and the surrounding area, nine very selective questions to be answered by simply ticking a box allows no scope for expressing considered opinions. Indeed the only place where views and comments can be made is here right at the very end of the questionnaire. The online questionnaire is also difficult to find and not easily accessible. Chalgrave Parish Council feels strongly that the general public, in the main, would be unaware that in order to find current consultations they would first have to click on 'Council and Democracy' on the CBC Home Page followed by 'Have your Say'. A more obvious and fairer process would be to have a direct link to consultations from the home page. Chalgrave Parish Council is also dismayed that one of Chalgrave's councillors was unable to obtain a copy of the questionnaire at either Houghton Regis or Toddington libraries despite several attempts to do so and several messages to Central Bedfordshire Council to inform them of that fact.

1) We are against that part of the plan which sees a new road running alongside M1 to Porz Avenue industrial estate because:- a) New road passes behind properties in Thresher Close and Wheatfield Road, introducing noise and vibration which will lower property value. b) The road will destroy our only local woodland by bisecting it. c) New housing will overload fresh water sewers, which already fail in heavy rain. d) Instead of 7,500 new houses, we need 7,500 fewer families. Spend our taxation on population control instead.

Amend Framework Plan page 6 Help Form New Communities to read "... local employment opportunities; high quality social and community infrastructure, including shops, schools, community centres, cultural facilities and places of worship; and access to a range of quality open spaces ...." Amend Framework Plan page 8 Aim 6 to read: 6. to contribute to the provision of new social and community infrastructure to meet the needs of the new development and in a way that also benefits existing communities. Add to Framework Plan Page 16 new paragraph (e) (and renumber accordingly): Interim Community Facilities - developers will be required to provide interim community facilities and cover their maintenance and running costs until permanent community facilities are available. They will also be required to meet the costs of providing adequate social infrastructure, including the cost of community development workers. Reason for amendments: for the avoidance of doubt and to ensure the provision of adequate social and community infrastructure for large scale developments. These amendments provide due weight (in the form of policy) to important points included in the draft Development Strategy for Central Bedfordshire but which do not seem to have been carried forward into this Framework. We believe there is a need for three interim community facilities: one to the west of Site 1, one to the east of Site 1 and one on Site 2 and for the associated social infrastructure (including maintenance, running costs and community development staff). They should be provided from prior to the first occupation (in each phase) until six months after the last occupation. We will be pleased to discuss costs and plans for the provision of interim community facilities and the provision of social infrastructure, drawing on our experience of running such a facility/project in southern Leighton Buzzard. Please contact [REDACTED] Director, Voluntary and Community Action. Email: [REDACTED]

Strongly object to any building on green belt land

As employment forecast is to the south of Luton. Housing should be closure to the airport area. No details of access improvements to Houghton Regis/South Luton given inadequate bus way for expected workforce. M1 not a 1 or 2 junction commuter route. Plan looks ok as a plan but in reality?

I maintain that this consultation is fatally flawed The public are being mislead because there is no mention that the whole of this site is green Belt. This is not mentioned in this survey or in your Houghton Regis Framework Plan. No additional notes possible on individual questions There are no questions on Green Belt or taking farmland for housing. It also talks of Secondary and Primary schools when this area has a three tier not two tier system The consultation makes the assumption that this plan is finalized and all you are asking for comment on is details rather than fundamentals

I maintain that this consultation is fatally flawed The public are being mislead because there is no mention that the whole of this site is green Belt. This is not mentioned in this survey or in your Houghton Regis Framework Plan. No additional notes possible on individual questions There are no questions on Green Belt or taking farmland for housing. It also talks of Secondary and Primary schools when this area has a three tier not two tier system The consultation makes the assumption that this plan is finalized and all you are asking for comment on is details rather than fundamentals

Nobody wants your development. It's Green Belt. Go away.

Your document is not a consultation as it does nothing to ask the views of the public concerning the overall redevelopment and impact on the green belt. Neither does it address the issues that 5000 new homes will not be social housing but affordable (e.g, unaffordable) housing and owner occupied for commuters to the area not for local people who can not get a mortgage. Similarly, the plan fails to take into account the provisions of the Localism Bill, Social Welfare Reform, or the increasing ageing population and the need for downgrading homes to avoid the penalty of payment being deducting for over occupation. None of this is mentioned. Neither is the fact that Central Beds have any alternative than the M1 link which is predominantly sought to raise income for CBS in selling homes and promoting the introduction at a later date of the rail freight site PROLOGIS. Houghton Regis is the most deprived area of CBC, yet no thought has been giving to the Community i nfrastructure levy that will be applied or the percentage rate applicable. There is no alternative suggested and the consultation document, which does not consult at all, merely seeks to ask questions without offering any right to reply for alternatives.

You are proposing to build over green belt land but dont mention this ! Your previous surveys resulted in a preference for Low or Medium growth but you disregard this ! Why do we need all of these homes? Where are the people coming from?

We do not want it

Yes. My comment is that you should abandon Houghton Regis North. Luton/Dunstable/HoughtonRegis is too big and awful already. You should not be making it any bigger.

I don't think you should be building here at all. This is all green belt land. And should be protected from your blight

I would still prefer the Woodside Connection not to go through the new development because of the noise and pollution it will inflict on neighbouring housing very close by. I cannot see the point of building the A5-M1 by-pass to replace the A505 as the access road to the M1 because of hte high incidence of asthma and other attendant results of pollution on the A5 and A505, and then put the Woodside Connection through the middle of a new housing estate to blight new families lives in the new housing areas as well as ruining the peaceful green area between Wheatfield Road and Sandringham Way. Your map shows clearly a much shorter route from Woodside Estate to the NW, tunnelling under the SSSI (cutting the turf and replacing it as has been suggested in the M1-A505 section of the bypass development to the north of Luton, from Arenson Way to High Street North, following the old railway track from the point at which the guided busway veers away from it. I suggest th is route will not increase the amount of traffic travelling along the A5 north to the M1-A5 link because much of the traffic from the north will already have been diverted to the M1. I have to say that there was no consultation or opportunity to express our views on the choice of route of the Woodside Connection as from early on in the this process, the eastern route was designated the 'preferred route' but preferred by whom I was not informed.

I agree with the proposed amount of housing as long as they are all located south of the A5-M1 link road.

I don't agree that this scale of development is required in the area, and that the whole plan is unsustainable in the long term and a disaster for central Bedfordshire, along with the other proposals in the area such as the one to the east of Leighton buzzard. A specific concern with regard to this particular development is the proposal to build houses on the steep hill above Dunstable sewage works. This urban block will be visible from miles of the surrounding countryside, and it's proximity to the houghton Regis chalk pit SSSI will have a negative impact on the ecology of the site from the additional visitor pressure, such as for dog emptying! This hillside should remain undeveloped and restored to chalk grassland. This would help to buffer the SSSI from excessive visitor pressure, would itself provide a scenic area of public open space with good views, and would maintain a more rural aspect to this scarp when viewed from the adjacent rural areas.

I don't actually know Houghton Regis at all so I don't feel I'm in a strong position to comment on this plan without a visit. However, in general I think green infrastructure is very important in towns as are cycle routes and things that encourage people to walk. Its a health issue. As a general rule of principle and given the huge level of construction that has taken part in this county over the past fifty years I would favour rennovation, improvement and reallocation of existing buildings where possible. Entire new builds can be alienating and cut people off from past memories: good and bad. I don't think this is a good thing. What is more productive is to learn from the past and sensitively respond to it. As a general rule of thumb there is too much residential development in the South East and not enough promotion of other areas.

Reference:- Draft Houghton Regis North Framework Plan Dear Sir/Madam, With regards to your recent Consultation document entitled 'Draft Houghton Regis North Framework Plan' we would like to make comment with regards to the proposed development of the Community Infrastructure Levy (CIL). These comments are detailed below. Other planning related elements contained within Central Bedfordshire documents such as the forecast of an additional 28,750 new homes built across Central Bedfordshire by the year 2031 as outlined in Development Strategy for Central Bedfordshire – Draft June 2012 will be commented upon by this Service as additional details become clearer and the formal statutory planning process is commenced. CIL - The need for Bedfordshire Fire and Rescue Service Contributions Bedfordshire Fire & Rescue Service (BF&RS) has a statutory duty under the Fire and Rescue Services Act 2004, via the Fire and Rescue Services' National Framework to prepare an Integrated Risk Management Plan (IRMP). IRMP is termed a Community Risk Management Plan within BF&RS. The Community Risk Management Plan 2012 - 2016 sets out BF&RS strategy in collaboration with other agencies. A copy of this document is available on line at [www.bedsfire.com](http://www.bedsfire.com) The legislation imposes a requirement on Fire and Rescue Authorities and Local Authorities to ensure efficient and effective Fire and Rescue provision and that the Service contributes to the wider community safety agenda. New development schemes such as that highlighted in your document would undoubtedly place additional demand on Fire and Rescue Service resources, both in terms of the need for additional capital investment in new facilities and funding for additional firefighters, officers and support staff. It is, therefore, reasonable for Fire and Rescue Service needs to be taken into account by local authorities when determining planning applications relating to the provision of new developments. Any new 'growth' development across Central Bedfordshire, Bedford Borough and the Luton area would be subject to our Fire Service Emergency Cover (FSEC) process which is a Central Government provided software programme aimed at assisting us to analyse risk, resources and response when compiling our CRMP and subsequently our response(s) to ever changing community risk profiles. There should be no assumption that Fire and Rescue Service infrastructure could be provided by funding generated outside of the planning framework. BF&RS have no automatic access to sources of capital funding that could contribute towards new infrastructure arising from growth, although it will continue to seek to identify potential funding sources through other mechanisms in support of the delivery of its strategy. In view of our funding position, our reliance on developer contributions is, therefore, paramount to ensuring we can continue to provide an effective Fire and Rescue Service as growth takes place. Possible infrastructure requirements of BF&RS should this development occur could potentially include:-

- o Provision of adequate water supplies for effective firefighting
- o Provision of firefighting appliances
- o New community stations - building and land costs
- o Associated operational IT infrastructure
- o Personnel recruitment
- o Training
- o Personal protective equipment
- o Increase in community safety initiatives
- o Increase in technical fire safety costs

The list above is certainly not meant to be exhaustive but indicative of possible areas of need and would be subject to discussion and clarification when more detail(s) of any proposals become clearer. Some limited growth may be absorbed within the current infrastructure. Any development being considered would require provision of adequate water supplies for effective firefighting. Existing Fire and Rescue Service funding may be insufficient to meet the cost of providing fire hydrants in all new residential developments across the Central Bedfordshire area, and BF&RS will be looking for developer contributions towards their continuing provision in response to this anticipated growth. Summary Given the current position with national and local planning policy, BF&RS presently has a window of opportunity to position itself to receive developer contributions towards its infrastructure over the next circa 15 - 20 years through the existing Section 106 system and, more importantly, through the Government's emerging CIL tariff based system. The inclusion of BF&RS in this developing CIL process is clearly essential in order to ensure that the Service is not materially disadvantaged in any future planning developments over the next 15 – 20 year period as highlighted within your consultation document and, with this in mind, we would strongly recommend that BF&RS is considered a full partner in this developing process. BF&RS would also suggest that we would be better engaged in discussions at the initial early planning stage of any future developments in the Central Bedfordshire area rather than purely at the statutory building control stage. This will help ensure that BF&RS is in a better position to help shape and influence issues such as overall site layout, accessibility for fire appliances and within any detailed engineered design for example, the fitting of sprinklers. On behalf of the Service I will also submit an electronic comment form as detailed on your website as part of this overall Consultation process. Yours faithfully, Group Commander [REDACTED] Area Fire Safety Manager (North) Bedfordshire Fire & Rescue Service 20th July 2012

Traffic jams are caused by bad planning as outside the COOP single lane were double lane needed, and vice versa. Bus stop were road narrow end of cemetery road. Wide two lanes opposite, the bus stop so traffic can ignore white dot round about. Lets have roads before any more building at all in Houghton Regis. We have enough dumping time to get some benefits instead.. Come on lets have some roads and leave the Lower school alone.

I am not impressed with your new plan. are you going to pay me the money by which my house is going to devalue due to the new dual carriageway which is going to run right in front of my house. i think the plan is shocking and i strongly disagee.

Due to global warming is it right and fair to destroy more country side as i was lead to believe that all political party's are supposed to be eco logicly friendly we have problems with flash floods and gobal warming as it is without adding to the problem.

What impact will this have on existing bus frequency on parkside

It is important to develop the framework sensitively providing new infrastructure along side existing amenities to ensure that existing residents do not lose any local schools, clubs and societies to avoid alienation of existing residents.

I don't agree with 'Milard' or 'Houstone' or 'Kyngs' as names for new neighborhood centres. Caldecote was the name given to land that was given to the Prior, see "A Brief History of Dunstable with the Priory 1100-1550 by Vivienne Evans. Alice Milard was not even called Alice Milard when she had Houghton Hall built. She was a Brandreth. There is plenty of evidence to show that "Zouche" owned land in Houghton Regis. Maybe that should be a neighbourhood name?

Two words: TRAFFIC CHAOS.

Disagree with the building of more houses in the area. Its like a concrete jungle.

Strongly disagree to Q8 as I disagree to the new road. It will do nothing to alleviate traffic in Houghton Regis. In fact the new housing will make the traffic so horrendous Houghton Regis will be a virtual car park 24/7. I very often use houghton regis for shopping, library etc. This will cease with any new houses, due to the traffic congestion.

Get the employment opportunities in place BEFORE building more homes. Think about it. Where are all these new people going to work?

my concern is that the number of homes suggested for this are to many for those people already living in area will services be provided it is all very well ticking the boxes but if these issues are not addressed i do not see the point of this

Houghton Regis has a major problem with traffic congestion as it is now have any of these decision makers thought of that!! the road accesses for this northern framework should be as far away from the centre of the houghton regis as there will be complete gridlock at peak traffic time. We don't have the doctors, dentists or jobs in the area to support these houses and even though the development will create jobs when it is complete those people will be unemployed as well as finding employment for the 7,000 families that will live there. I live in Grove road and am already looking to move as I fear the noise from the development will be close to my home, the view will be awful (just a sea of roofs) as well as the chaos to the towns roads will all be too much. I feel we have been 'dumped' on by the government without thought for the people who live and work here.

Plans need to be made clearer. I don't think Houghton Regis town centre can support this massive influx of new residents. I would be very unhappy if the open fields near where I reside were used for housing etc and would consider moving out of the area altogether. We moved out of London to be close to open fields and this proposed development would destroy the small community feel of the town. We already have two large building sites for new houses including the Edge in H. Regis town centre and French's gate. Furthermore, the creation of 7000 new dwellings would also reduce house prices in the area. Overall I vehemently oppose these plans.

Hopefully development of this area would encourage new businesses into the area and would help regenerate the shopping area in Dunstable as a major town on the A5.

The M1/A5 link road may not be built for years, if ever, and may not be where the plan assumes it will be. There's no obvious way to get to a rail station to commute to London or is the idea that everyone drives? It's far too big. Dunstable and Houghton Regis will be swallowed up by Luton.

NO I DON'T HAVE ANY MORE COMMENTS

No

It is not wanted by the residents of Houghton Regis. The town is large enough as it is. If England alters its immigration rules to those used by Australia, all this extra housing would not be required.

The plan of 7000 homes is too many for that area, and would have a major impact on the surrounding area. The necessary roads, main utilities and support for that number of homes needs to be provided, and carefully planned before that decision is final. A much reduced number of homes, with all the proper provision, would be better for the area.

Although somewhat improved over the years, the reputation of Houghton Regis has been far from ideal. Any new estate must be correctly monitored & policed to ensure the harassment & petty crime levels are kept down. Will there be sufficient police resources (with proposed cuts) to ensure sufficient cover? Daytime patrols are mostly a waste of time, it's evening when most 'young' crime takes place. It must be a pleasant place to live with sufficient play areas & good schools to give children a positive start in life.

Houghton Regis has been devastated by the so called progress over the last 50 years, leave our 'village alone' it is not a dumping ground for other areas that dont want to be spoilt.

The draft plan shows an area subject to flooding, north of Kestrel Way, that is designated for development as 'Residential and Mixed Use'. That's a bad idea. Don't do that. A better plan might be to use that flooding area in to green/open space.

This area of development has been long awaited and although I don't look forward to the period of upheaval, I do look forward to the benefits of the 106 agreements for the current as well as the new area. This development will almost double the size of Houghton Regis and it is of the utmost importance that Houghton Regis North is not seen as a separate entity, but is well integrated into the existing community. The supplementary text states, on page 5 "The northern expansion of Houghton Regis will be a sustainable urban extension, building upon the existing strong sense of local community". It has always been considered that although territorial, community spirit generally (until the recent issues over the leisure centre closure) is something which has been sadly lacking in Houghton Regis. One of my concerns about this new development is the potential for a new "territory" and it will be important to involve the use of community workers across the whole of Houghton Regis to make sure than new "them and us" situations don't occur and a strong sense of pride in the whole town is fostered. Regarding the Leisure Centre: The Central Bedfordshire Leisure Strategy, Initial Summary Report, Built Facilities, April 2012 states that in Central Bedfordshire there are "low levels of unemployment and overall deprivation at present", this is not the case in Houghton Regis, we are an anomaly in an otherwise fairly affluent area. This has caused problems in bidding for large grant finance for facilities in the past, so it is important that in a development of the proposed magnitude, emphasis is put on facilities for both the current town and the expanded town. The summary built facilities report also says "The main current issue for sports hall provision in Central Bedfordshire appears to be the apparent high use of the existing facilities at Biggleswade, Flitwick, Sandy, Dunstable, Houghton Regis and Tiddenfoot, which are operating well above comfortably full levels and in some cases at capacity." As you are aware, the swimming pool at Houghton Regis Leisure Centre is currently closed and the centre as a whole is now a very popular and well-used centre, having had 500+ new members since the change of management recently. If the existing facilities are already operating well above comfortably full levels I don't see that simply "a replacement sports centre at Kingsland Campus" will be sufficient. We need to ensure that the sports centre will be big enough to cover the new population on top of the existing population and ensure that sufficient wet sports facilities are available without people having to travel out of the area, to the already "at capacity" facilities at Dunstable, Tiddenfoot or Flitwick, especially as there are no current or proposed direct public transport connections to Flitwick and Tiddenfoot. The transition from the old to the new facilities must be seamless in order not to disadvantage the people of Houghton Regis further. Regarding public transport: it is good to see that there is a proposed bus route through the new development and I feel that it is important to make sure that this will connect to the guided busway as well as direct links from Houghton Regis to other areas like Leighton Buzzard, Milton Keynes, Bedford and even further afield, to London. On the Core Strategy, July 2011 there was an aspiration of a railway connection to Houghton Regis. This would be a very important and highly desirable facility for the people of Houghton Regis. I acknowledge that there is a station at Leagrave but to get from Houghton Regis to Leagrave on public transport is a disproportionately long journey considering the close proximity. A community of over 33,000 people, as Houghton Regis is likely to be once this development is complete, warrants serious consideration for the provision of a rail connection. This facility would, very quickly, improve the area and make it a far more desirable place to live. This should be considered even if it would mean the closure of Leagrave station as Luton has three mainline rail stations and a good network of bus services to get people to the other two stations. Regarding road networks: It has always been the opinion locally that there should be no connection from Sundon Road to the new A5-M1 link road. A connection here would not only cause havoc to the residents of the area but also to the village of Chalton should there be a problem on the motorway. The road through to Chalton and Leagrave from this end of Houghton Regis is already a busy road, the connection to the top of Sundon Road via the Woodside Connection is not necessary and would be detrimental to the lives of people at the current top end of the town as opposed to benefiting them. On a similar concern, the M1-A5 link road is seen as an important/essential road in the regeneration of Dunstable Town Centre.



FROM REP ABOVE - The Woodside Connection will benefit Woodside Industrial Estate making it a more desirable estate. I don't see how either of these links will directly benefit the people in Houghton Regis, particularly the people in North Houghton Regis. The government's Circular 05/2005 says that matters agreed, as part of a S106 must be: · relevant to planning · necessary to make the proposed development acceptable in planning terms · directly related to the proposed development · fairly and reasonably related in scale and kind to the proposed development · reasonable in all other respects I do not believe that the link roads fit with these criteria and I will strongly oppose S106 agreement money from the development being used to benefit the people of Dunstable and the owners of property on Woodside Industrial Estate more than the people of Houghton Regis. Regarding a new cemetery, allotments & community gardens: There has long been a need for allotments in Houghton Regis, but sadly, nowhere for them to be placed. I welcome this provision in Houghton Regis. I would also welcome a green burial site rather than a cemetery in the new development area. Green burial sites are gaining popularity and fit well with conserving green areas. They discourage the use of hard wood caskets in favour of biodegradable materials and can be presented as a discreet peaceful area for people to pay their respects. From a green burial web site – "A green burial is a natural way to celebrate a life, a way of giving back to nature and the environment a gift for our children, grandchildren and all future generations, the gift being a memorial woodland. Peace and tranquillity with the knowledge that the memorial woodland will evolve and little by little become a haven for wildlife and people alike. The woodland will be safe and secure for perpetuity, with the knowledge that by the passing of a loved one, and the celebration of their life, new life is given. The very nature of the burial ground and they way in which it will develop alleviates the need for maintenance and there would never be the risk of neglect as nature will look after itself" Finally, the Houghton Regis North Framework Plan says "Transfer of land from developer to Central Bedfordshire Council". Surely the transfer of land should be to Houghton Regis Town Council. The area will need more football fields, changing facilities and storage as exist already at Parkside & Tithes Farm. These areas are already managed locally, so any similar areas should fall under the same system. The area on Windsor Drive was due to be developed for leisure and recreation from S106 agreements, but I understand that this money was moved to Creasey Park and lost for Houghton Regis. Houghton Regis always loses out and it is time for the people of Houghton Regis to benefit from the massive development that is going to affect the lives of everyone here already and to those joining us. Thank you

Most of any development plans will only cater for the natural expansion of Houghton Regis's future requirements. The vast amount of residential development will obliterate totally the character of the area. This will in effect flood services now already overburdened as in hospital, doctors & social needs. Already local roads are having inflicted traffic displaced from Dunstable or rat running around the area. A moderate development would be reasonable, catering for natural expansion, 7000 extra dwellings plus traffic, is not reasonable.