

Appendix B, Section 1

Suggested Changes to Placemaking Principles Supplement

Reference	Originator	Suggested Change
1.0	David Lock Associates DLA	Add executive summary
Figure 1.3 Page 4	Shillington Village Design Association	Add ref to Village Design Statement and Parish Plans in flow chart under local policy
1.2 Page 5	CBC Transport	Reword 1.2 first two paragraphs to simplify <i>'This updated Design Guide has been produced to work towards good placemaking and sustainable development, whilst ensuring the creation of a safe, accessible and healthy built environment. It seeks to ensure that each proposal responds to the challenges, opportunities and character of its site and setting by helping to identify the aspects which contribute to their character and local distinctiveness. The Guide sets out a range of policies and objectives. These policies and objectives are intended to guide good design solutions. This guidance is not intended to be a straightjacket to produce narrow conformity, and as such it is therefore unlikely that the standard 'anywhere' designs from applicants will be accepted as a valid approach by the Council.'</i>
1.2 Page 5	Barton Wilmore	Change wording to make BREEAM assessment optional 'For sites of 75 dwellings and over, particularly where there are several schemes affecting a town or village; a sustainable communities assessment may be required as part of the master planning process.'
Figure 1.4 Page 6	CBC Planning	Move wording under heading 'Development Strategy Policy 43' so it is opposite the matrix at Figure 1.4 to provide context
Figure 1.5 Page 7	Hearne Homes	Change visual example so that it can be seen clearly
Figures 1.5/1.6 Pages 7/8 Move to Page 9	MK UD DLA	Remove and replace example illustration in design codes section and move section to after route map

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1.4 Route Map Page 9	CBC Transport MK Urban Design	<ul style="list-style-type: none"> - Make headings consistent and re-order elements of steps 2-4 - Change Step 4 to include all modes of travel change 'Public Transport' to 'all modes of travel' and make it clear that 'Appraise the site and its setting' is a header, and change 'constrains' to 'constraints' - Step 7 Change 'Vehicular and transport links' to Travel. Add '...and how do they relate to existing networks, address accessibility and mode shift.'
Page 9	DLA	Add information on design codes to route map
1.4 Page 9	CBC Building Control	Make punctuation consistent
Figure 1.9 Page 10	CBC Environmental Policy Team	Move context map at Figure 1.9 to left hand side so it sits before the text on landscape character
Section 1.5 Page 11	CBC Development Management	"...should be either visible ..." insert or ?
Figure 1.10 Page 11	CBC Environmental Policy Team	Fig 1.10 CBC landscape character – replace map with that in the GI landscape section (Figure 2.2 Page 7)
After 1.5 Page 11	CBC Planning	<p>Add materials section from previous Central Bedfordshire Design Guide (p.27-28) To be added to PP Supplement</p> <p><i>'The following section should be read in conjunction with the Historic Environment Supplement and provides a summary of the palette of traditional materials found in Central Bedfordshire. It is important to understand the subtleties of material changes throughout the district.</i></p> <p><i>Often the decision will need to be taken whether to attempt to match the original materials or whether a modern high quality alternative may be more appropriate. In some cases attempts to replicate the original material can often result in a poor match and this can diminish the overall quality of the extension/new building.</i></p>

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		<i>In all cases careful consideration should be given to the specification of materials and it is advised to speak to the Council's planning officers and conservation team (in the case of a listed building/ site in a conservation area) before finalising materials to be used for a development.'</i>
1.7 Page 14	MK UD DLA	Include headings for columns in table.
1.7 Page 14	CBC Building Control	Add in mention of looking at orientation to determine level of solar gain
1.7 Page 14	CBC Transport	Change to Movement Networks rather than Framework. Add walking and cycling to table under Movement ' Walking and Cycling – What are the local walking and cycling networks like?
1.7 Page 14	English Heritage	Site appraisal form should refer to conservation areas and historic parks and gardens under the Built Environment heading. Title should be 'Built and Historic Environment' ' Conservation Areas and Historic Parks – Does the site lie within or adjoin a Conservation Area or Historic Park?
1.7 Page 14	RSPB	Add reference to species in proximity of site (Natural Environment) 'Species - What species can be found on site?'
1.7 Page 14	Langford Parish Council	Change wording relating to habitats to "Are there any wildlife habitats within the site?"
1.8 Page 17	RSPB	Add reference to species (point 6) Adjust '...wildlife habitats, species on site , existing buildings'
1.9 Page 18	CBC Transport	Delete specialist service vehicles from the user hierarchy.
1.9 Page 18	CBC Transport	Change wording to ' ...layout that minimises travel distances by private vehicles to key facilities and services'
1.10 Page 19	CBC Transport	Add web link to CBC Cycle Parking Standards Add text – New developments should link into the strategic cycle network and individual site specific assessment is required depending on location, opportunities and constraints.
Figure 1.14 Page 20	CBC Transport	Remove Figure 1.14 as it is outdated
1.11 Page 21/22	CBC Transport	Remove Figure 1.16 and cross reference section to Street hierarchy in Movement and Streets supplement (provide reference) 'Further information on street hierarchies can be found in section 10.02 of the Movement

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		<i>and Streets Supplement.</i>
1.13 Page 25	CBC Transport	Change wording – <i>local evidence of special circumstances e.g. a mainline railway station or guided busway link would be required to justify a lower level of provision</i>
1.13 Page 25	DLA	Correct reference on p.25 (PP) should say parking standards on P29 not P28
1.13 Page 25	MK UD	Add more examples of parking options in section 1.13 on Parking
1.13 Page 25	MK UD	<i>'The Movement and Streets supplement provides more detailed guidance on parking specifications.'</i>
Figure 1.27 Page 25	CBC Building Control	Pixilate car number plate
1.30 Page 27	MK UD	Delete fig 1.30 because it already exists in the M&S supp
Car Parking principles table Page 28	Barton Wilmore MKUD	Make change to say <i>'tandem parking of more than two cars will not be acceptable unless one additional on-street parking space is provided'</i>
Car Parking principles table Page 28	MK UD	Allow parking as part of a square to be interpreted as a parking space – <i>Parking as part of a square may count towards the required parking provision'</i>
Car Parking principles table Page 28	DLA	Change the wording to allow greater flexibility on how many properties rear courtyard parking should serve to <i>around five</i> rather than five.
Car Parking principles table Page 28	RSPB	Make reference to the importance of permeable surfaces for parking areas
Car Parking principles table Page 28	CBC Planning	Insert text as follows <i>There are many examples of recent developments, designed at a time where planning policy required higher densities and low levels of parking, where well designed and realistic parking provision has not been achieved and this has resulted in on-street parking problems, such as parking on footpaths and verges. In order to avoid the need for controlled parking enforcement measures new developments must ensure that</i>

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		sufficient parking provision is made for residents and visitors. The Council may require a parking enforcement plan to be implemented, particularly during the site construction phase, in order to encourage appropriate parking behaviour.
Car Parking principles table Page 28	Barton Willmore DLA CBC Planning	Insert wording As an option, one parking space out of the three required for four bedroom properties may be provided in front of the property on streets with a width of at least 5.5m or in an inset bay on a narrower street
1.14 Page 29	CBC Building Control	Make reference to disabled parking bays
1.14 Page 29	CBC Planning	Add text alongside table to explain why minimum and suggested parking standards are provided “the suggested parking standards will allow flexibility to provide additional parking if specific needs dictate this i.e. in rural areas or to provide choice for larger homes”
Fig 1.33 Page 30	MK UD CBC Building Control	Change graphics to remove set back parking and improve frontage Change Figure 1.33 to make it a 2 storey house.
1.15 Page 31	CBC Transport	Add to bullet point – ‘Are surfaces level and should dropped kerbs be provided ’
Figure 1.40 Page 32	CBC Building Control	Add key to feature 10 Tactile paving or changes in surface to indicate the presence of obstacles
1.17 Page 34	MK UD	Move section 1.17 to Residential Supplement as section 5.08 and call it Active Frontages
1.18 Page 36	Barton Willmore DLA	Change wording on play areas in to allow grouped play provision/co-location
1.18 Pages 36-38	CBC Leisure Team	Amend play area text to exactly match that in the Leisure Strategy
1.18 Pages 36-38	DLA	Review walking distances as set out at 1.18
1.21 Page 42/43	MK UD DLA	Make bold the introductory text to the densities section and add text to p.43 to state that “However changes in density across a large scheme or in urban settings can often be appropriate and

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	Barton Willmore	add variety and mix providing that they are well-designed “.
1.21 Page 42/43	CBC Transport	Add text to say that ‘If appropriate, densities can be maximised along existing and potentially new public transport corridors in order to secure the provision of commercially viable services’.
1.22 Page 48	CBC Transport	Change first bullet point to read ‘location in relation to opportunity to travel by sustainable modes to key services and facilities (work, education, shopping, and health)’.
1.22 Page 48	CBC Development Management	Re-use of buildings ‘is’ should be ‘it’
Figure 1.79 Page 49	DLA	Remove figure 1.79 and list pollutants instead
Between 1.22 & 1.23	CBC Planning	Add new heading Mobile Infrastructure and reference to the Mobile Infrastructure Design Guide and add text to state that “the guide provides principles and guidelines for the sensitive siting and appearance of mobile communications base stations”
1.23 Page 50	CBC Transport	Add Other Transport Corridors to list to take account of the busway
Page 50	Barton Wilmore	Change text on p.50 should refer to ‘committed’ and not ‘known’ schemes
1.23 Page 50	CBC Environmental Health	<ul style="list-style-type: none"> - Bullet points 5 & 3 need changing round under How can we Limit Noise Pollution? - Last Paragraph on page starting "A Noise Impact Assessment....." needs to be immediately after paragraph 5 after revision above - 4 points on right hand side of page are explanatory notes for illustration on page 51 - these need to be linked
Key Points Table Page 52	CBC Env Health	Contaminated Land Key Points – move position so it is contained within the Contaminated Land Section.
1.24 Glossary Page 55	CBC Transport	Change ‘Reducing the need to travel short distances by car, by arranging the development to be accessible by foot, bike or bus’ to ‘Reducing the need to and distances travelled by private vehicles and to maximise opportunities to travel by walking, cycling and public transport.
General	CBC Transport	Make sure the Placemaking Principles supplement referenced as such and not ‘main document’ throughout