

Item No. 6

APPLICATION NUMBER	CB/17/04108/OUT
LOCATION	Bury Spinney, Thorn Road, Houghton Regis, Dunstable, LU5 6JQ
PROPOSAL	Outline: Residential development for up to 100 dwellings with all other matters except access reserved.
PARISH	Houghton Regis
WARD	Houghton Hall
WARD COUNCILLORS	Cllrs Mrs Goodchild & Kane
CASE OFFICER	Alex Harrison
DATE REGISTERED	03 October 2017
EXPIRY DATE	02 January 2018
APPLICANT	C/O Agent
AGENT	Jeremy Peter Associates
REASON FOR COMMITTEE TO DETERMINE	Town Council objection to a major application Departure from the Development Plan
RECOMMENDED DECISION	Outline Application - Recommended for Approval

Recommendation:

That Outline Planning Permission be **REFUSED** for the following reasons:

- 1 The site is located within the Green Belt and within the open countryside. The development as proposed would be brought forward without local infrastructure in place without proposing suitable infrastructure to accommodate the growth. The proposal is inappropriate and harmful to the Green Belt and very special circumstances that would outweigh the identified harm have not been established in this case, notably, but not exclusively by virtue of the isolated nature of this development creating a necessity and reliance on residents to access services via motor vehicle and a substandard provision of affordable housing. The proposal is not considered to amount to sustainable development and is therefore contrary to the advice of the National Planning Policy Framework and Policies BE8 and H4 of the South Bedfordshire Local Plan Review.

- 2 Having regard to the width and design of Thorn Road; the requirement for suitable footway and cycleway connections on Thorn Road; provision for suitable local transport services and infrastructure to serve the site the applicant has not demonstrated that safe and suitable access to the site, to promote sustainable modes of transport, can be achieved in the context of the existing highway and transport network and also in relation to the planned changes to the highway and transport network. The proposal is therefore contrary to paragraph 32 of the National Planning Policy Framework.

- 3 In the absence of a completed legal agreement securing the provision of affordable housing and financial contributions towards local infrastructure, the development would have an unmitigated and unacceptable impact on existing local infrastructure and would fail to make an acceptable contribution towards the local affordable housing stock. The development would be contrary to the Council's Affordable Housing Guidance Note for Central Bedfordshire (South Area) – Adopted April 2016 and paragraphs 50, 72 and 73 of the NPPF.