Town & Parish Council Conference
3 July 2014

Managing Growth Effectively
Welcome

Cllr David Hopkin
Deputy Executive Member for Corporate Resources and
Lead Member for Localism
Agenda

- Welcome
- Managing Growth Effectively
- Design Guide
- Workshop 1 – Session 1
- Workshop 2 – Session 2
- Close
Introduction

Cllr Nigel Young
Executive Member for Sustainable Communities, Strategic Planning & Economic Development
Submitted Questions

From:  David Ashlee, Dunstable Town Clerk and Chief Executive

‘When will CBC be adopting any new CIL levies and what discretion will they adopt when allocating funding to town and parish council's? This, in the case of town council's like Dunstable, that will not be producing a Neighbourhood Plan, but do have the capacity to actually manage capital programmes that may be funded from CIL levies’

From:  Cllr John Westbury, Chairman of Eggington Parish Council:

‘Why, when considering the approval of large development plans, doesn't CBC's DMC include consideration of the ability of smaller Parish Councils to cope - both financially as well as physically - with the impact they will have on the existing population?’
Answers to questions submitted
The Central Bedfordshire Design Guide

A new guide for development
• Why is good design important?
• Introducing the new Central Bedfordshire Design Guide
• Content and structure
• Overview of new design requirements
• Role of Town and Parish Councils in good design
Why is good design important?

Some good examples:

Attention to detail

Unified schemes
Interesting use of materials

Thoughtful street design
A sense of place

Strong landscape features
And some not so good examples:

No consideration of vistas and gateway features

Poor quality landscaping and public realm
Car dominant streets

Too much tarmac
No landscaping
The new Central Bedfordshire Design Guide

Supports the policies of the Development Strategy

Fit for purpose for all types of development

Covers new areas like Lifetime Homes and Adaptation to Climate Change

New guide will provide certainty and clarity to all involved in new development
Process

• Site visits with CBC Members, Officers and representatives of the development industry
• Internal consultation
• Two themed workshops and a focus group
• Further internal consultation
• Public consultation in Autumn 2013
Content and structure

1. Placemaking Principles
2. Green Infrastructure & Environmental Design
3. Historic Environment
4. Public Realm
5. Residential Development
6. Accommodating Specific Housing Needs
7. Alterations and Extensions
8. Larger Footprint Buildings
9. Town Centres and Retail Development
10. Movement and Streets
Overview of new design requirements

1. Minimum room and garden standards

- **UK**: The average new home is 76m²
- **IRELAND 15% BIGGER**: The average new home is 87.7m²
- **NETHERLANDS 53% BIGGER**: The average new home is 115.5m²
- **DENMARK 80% BIGGER**: The average new home is 137m²
Current room size situation in Central Bedfordshire:

<table>
<thead>
<tr>
<th>Location</th>
<th>Development</th>
<th>No. of bedrooms</th>
<th>House Type</th>
<th>CEL Standard</th>
<th>CEL Actual</th>
<th>Bedroom 1 – should be 12sqm</th>
<th>Single Bed 8sqm</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ampthill</td>
<td>Greensand Woods</td>
<td>4</td>
<td>Detached</td>
<td>30</td>
<td>29.9</td>
<td>11.8</td>
<td>5.3</td>
</tr>
<tr>
<td>Biggleswade</td>
<td>Bramble Walk</td>
<td>3</td>
<td>Terrace</td>
<td>27</td>
<td>29.1</td>
<td>18.68</td>
<td>7.4</td>
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<tr>
<td>Biggleswade</td>
<td>Saxon Fields</td>
<td>4</td>
<td>Semi</td>
<td>30</td>
<td>29.9</td>
<td>23.3</td>
<td>6.0</td>
</tr>
<tr>
<td>Stotfold</td>
<td>Beauchamp Mill</td>
<td>3</td>
<td>Semi</td>
<td>27</td>
<td>29.1</td>
<td>8.37</td>
<td>6.7</td>
</tr>
<tr>
<td>Leighton Buzzard</td>
<td>Billington Grove</td>
<td>1</td>
<td>Maisonette</td>
<td>23</td>
<td>17.2</td>
<td>9.4</td>
<td>N/A</td>
</tr>
<tr>
<td>Leighton Buzzard</td>
<td>Billington Grove</td>
<td>3</td>
<td>Terrace</td>
<td>27</td>
<td>29.3</td>
<td>14.6</td>
<td>10.1</td>
</tr>
<tr>
<td>Dunstable</td>
<td>The Edge</td>
<td>4</td>
<td>Terrace</td>
<td>30</td>
<td>32.0</td>
<td>11.6</td>
<td>8.8</td>
</tr>
<tr>
<td>Dunstable</td>
<td>The Edge</td>
<td>3</td>
<td>Terrace</td>
<td>27</td>
<td>25.3</td>
<td>9.81</td>
<td>6.2</td>
</tr>
<tr>
<td>Dunstable</td>
<td>The Edge</td>
<td>2</td>
<td>Coach House</td>
<td>25</td>
<td>17.7</td>
<td>10.69</td>
<td>5.7</td>
</tr>
<tr>
<td>Silsoe</td>
<td>Silsoe Grange</td>
<td>2</td>
<td>Terrace</td>
<td>25</td>
<td>24.8</td>
<td>8.6</td>
<td>8</td>
</tr>
<tr>
<td>Silsoe</td>
<td>Silsoe Grange</td>
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<td>27.9</td>
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<td>Silsoe Grange</td>
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<td>30</td>
<td>31.27</td>
<td>12.2</td>
<td>7.6</td>
</tr>
</tbody>
</table>

CEL = Cooking, Eating and Living Space
Minimum room sizes:

- No standards were in place
- The Design Guide proposes a move towards best practice
- Space to facilitate family life
Minimum garden sizes:

• Minimum depths and areas for houses and flats
• A sliding scale depending on the size of the home

Example: 3 Bedroom + Houses

• Minimum depth of 12m – instead of 10m
• Minimum area of 60sqm, but ideally 100sqm
2. Bin storage
Solutions:

• Integrated into the design of the building

• Emphasis on communal storage
3. Designing for low vehicle speeds

Achieved by:

• Shared spaces
• Level surface streets
• Street layout and dimensions
• Physical features
Solutions:

• Raised zebra crossings
• Crossings using desire lines
• Different surface treatments
4. Parking

Former national planning policies allowed as little as 2.5 spaces for a 4 bedroom home and also had maximum standards.
CBC Parking Strategy (2012) reacted by increasing provision to 1 space per bedroom

<table>
<thead>
<tr>
<th>Residential Use</th>
<th>Number of Bedrooms</th>
<th>Number of Spaces Required</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>4+</td>
<td>4 per unit + 1 per 4</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>3 per unit + 1 per 4</td>
</tr>
<tr>
<td></td>
<td>2</td>
<td>2 per unit + 1 per 4</td>
</tr>
<tr>
<td></td>
<td>1</td>
<td>1 per unit + 1 per 4</td>
</tr>
</tbody>
</table>
A new, more **flexible** approach to parking:

• Combination of on/off plot and on street most suitable option
• Emphasis on on-street solutions
• Integrated into initial design concept
• Convenient
• Should not dominate the street
New parking standards

<table>
<thead>
<tr>
<th>Type of Property</th>
<th>4/4 + bedrooms</th>
<th>3 bedrooms</th>
<th>2 bedrooms</th>
<th>1 bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Minimum No. Of Spaces</td>
<td>Suggested Number of Spaces</td>
<td>Minimum No. Of Spaces</td>
<td>Suggested Number of Spaces</td>
</tr>
<tr>
<td>Detached</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Semi-Detached</td>
<td>3</td>
<td>4</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Terraced</td>
<td>2</td>
<td>2.5</td>
<td>2</td>
<td>2.5</td>
</tr>
<tr>
<td>Apartment</td>
<td>2</td>
<td>2</td>
<td>2</td>
<td>2</td>
</tr>
</tbody>
</table>
The guide is the *starting point* for good design in Central Bedfordshire
Role of Town and Parish Councils

• Engagement
• Role of Neighbourhood Plans, Parish Plans and Village Design Statements
• Feedback on schemes on the ground
• What works, what doesn’t in new schemes
Workshop Instructions

There are 4 workshops, running over 2 sessions (see your label on delegate pack):

Workshop 1: Affordable Housing (room 15)
Workshop 2: Protecting the Environment (Chamber)
Workshop 3: Planning Application (room 14)
Workshop 4: Neighbourhood Planning (room 13)

Please follow your designated officer (holding a coloured card) to the appropriate room.
Closing remarks

Feedback form

The next Town and Parish Council conference will be held:
• 18 November 2014
Town & Parish Council Conference
3 July 2014
Managing Growth Effectively
Workshop 1:
Affordable Housing (room 15)

Workshop 2:
Protecting the Environment (Chamber)

Workshop 3:
Planning Application (room 14)

Workshop 4:
Neighbourhood Planning (room 13)