

Appendix 10: Consultation Comments

**Houghton Regis Town Centre Masterplan
Comments on Draft SPD and Issues and Options Statement
November 19, 2007**

Key:

BL Draft Baseline Report
SPD Draft Supplementary Planning Document / Masterplan
IOS Issues and Options Statement
SA Sustainability Appraisal

Comment source	Comment	Documents comment affects	Comment made by?	Halcrow Comment	Action to Date
Email from EL 9.8.07	Mention should be made of the 'Woodside Connection' and of the local connection to Junction 11a (Although this option is currently dismissed, the decision is not yet final). Woodside connection (particularly option 3) and local connection at Junction 11a will have noticeable effect on the pattern of traffic through Houghton Regis and in turn will effect the viability of the options considered. The section about the congestion and the need for further survey/modelling should be beefed up.	IOS	SBDC Transport Officer	Halcrow to respond.	Updated text inserted into IOS
Tel Con with Manouche 23.8.07	Need more assessment on congestion and proper impact assessment of the wider / regional transport proposals on the town centre options	IOS	Manouchehr Nahvi	Halcrow to respond.	Updated text inserted into IOS
Tel Con with Andy 22.8.07	Need to include reference to engagement with younger people somewhere – perhaps in relation to the use of one of the buildings as a youth facility – younger people could get involved in decision making	SPD	Andy Lewis	New section to be added into the SPD at the end of Section 4.4; The Preferred Option.	Text has been added; Public Consultation Consultation with stakeholders took place in May 2007, which helped to form the Masterplan. This Consultation Draft Masterplan now provides an opportunity for the wider public to comment on the Preferred Option. Once this Masterplan is adopted, consultation could continue in the following ways; With younger people, to establish local need for facilities, activities and training and the appropriate forum for gaining access to these With developers and / or operators, to

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					<p>establish whether a room or space within the new development could be provided for younger people's use (e.g. internet café / social club, coffee shop)</p> <p>With community groups / youth workers, to establish whether a community enterprise venture could be set up and by whom</p> <p>With the operators of the Library and Community Centre, to establish what facilities would be available for younger people and whether management of this building would be available in the evenings / weekends</p> <p>With community groups / schools to input into the landscaping and heritage proposals</p> <p>With the community to input into any public art proposals, or improvements for open space / children's play areas etc</p> <p>With John Groom Housing Association, occupiers and tenants, into housing proposals for The Green; type, style, layout, gardens, parking, access and the benefits it may bring to the local area – landscaping, public space improvements etc</p> <p>With owner of AA Insulations site, over future use and phasing of site</p> <p>With other land owners, occupiers and tenants, over affected land and buildings</p> <p>With Medical Centre / Bedford Square, over parking and land east of Tithe Farm Road</p> <p>With Church leaders over parking requirements</p> <p>With Netto over longer term solutions for the new street and parking arrangements</p> <p>With BCC over parking management for the town centre as a whole</p>
	Need to add in section on Flood Risk	Baseline	AW	Advice to be taken from SBDC on how to deal with.	
Mr Hinton	Concerned that existing historic character in the form of buildings surrounded by an ancient wall will be lost to the proposed development	SPD	1 (Number relates to Consultation Respondent)	No historic buildings or walls will be lost. Proposed buildings	Existing powers and policies provide sufficient protection to historic structures

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				will be designed to respect historic setting, in close liaison with SBDC. No action required.	
Ms Black	Supports improvement of derelict areas like old Co-op and AA Insulations. Wishes more leisure facilities and support for residents Suggests Jubilee Centre in Marsh Farm, a centre for youth, as an example to address problems related to young adults.	SPD	2	Noted. No action required at this stage but leisure uses to be considered further at detailed proposal stage.	
Unknown	Depends when done Raises concern on vandals, especially youth in areas like Bedford Square. Suggests an open, accessible courtyard, like at Bedford Square, should be avoided in the proposed Bedford Square redevelopment as it offers space for youth to loiter and engage in anti-social activities Suggests Jubilee Centre in Marsh Farm, a centre for youth, as an example to address problems related to young adults.	SPD	3	Noted. No action required at this stage. Public realm will be very different from existing Bedford Square arrangement.	
Mr Bumage	Concerned that traffic from the A5-M1 link will flow through HR, if Bedford Road opens to the A5-M1 link. Suggests, entry and exit to the link road to be on Sundon Road and on the A5.	SPD	5	Noted – see new comments made regarding traffic flow in the surrounding area in IOS. No further action required at this stage – Transport Strategy will manage local traffic increases.	
Mr England	Supports overall proposal and suggests traditional signage and some historical plaques will help retain the historical character of the place.	SPD	7	Noted. No action required at this stage but to be considered when details for Public	

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				Realm Strategy are taken forward.	
Mr Miles	Enquiry on location of additional Surgeries, Clinics etc to serve additional population Suggests use of natural looking materials for Boulevards, Piazzas; improvements to landscape and urban art elements and protection from vandals Requires off street parking of 2 cars per household Long time parking of commercial vehicles to be confined to service areas	SPD	8	Noted – Growth Area will address community facilities. No action required at this stage – to be considered when details for Public Realm Strategy are taken forward. Town will require a Parking Strategy.	
Mrs Carey	Impression that need for housing in the UDP will outweigh the Masterplan proposals Existing car parking is insufficient near the Parish Church Opposes buildings on The Green Concerned about the increasing traffic in HR Fears that 'undesirable tenants' might come into HR, if the unitary control is given to Luton from HR, having a negative impact on community cohesiveness in HR	SPD	10	Parking in front of Church – no action as plenty will be provided in a decked car park and Church car park will be open on Sundays. Housing on The Green is now deleted. Comments re unitary status are not relevant to the SPD.	Housing on The Green is now deleted
Mr Latham	Objects additional housing on The Green as it will compete with the already limited car parking space here or the additional housing may consume existing car park spaces	SPD	11		Housing on The Green is now deleted
Baylis	Urgent attention to the accident black spot at Bedford Road lay-by area Opposes houses on The Green, on the thin wedge as it will increase car traffic	SPD	12		Housing on The Green is now deleted
Mr Spencer	Change is overdue; and needs revival from its current run down state	SPD	13	No action required.	
Mrs Gower	Supports all proposals, but concerned that it would increase existing traffic. HGV traffic needs to be addressed on the High	SPD	14	Noted. No action required at this	

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	Street. Suggests youth provision to keep them occupied and away from vandal/ anti social activities Emphasises installing security measures to support proposals			stage – traffic will be managed through the Transport Strategy. Youth provision to be considered further under detailed proposals.	
Brinn	Emphasises need for easy access for disabled on open spaces and in public conveniences and removal of kerbs in public spaces Working CCTV for increased surveillance Opposed building on The Green	SPD	15	Noted – to be considered when details for Public Realm Strategy are taken forward.	Housing on The Green is now deleted
Mrs Stacey	Objects to housing on The Green as it will obliterate view of this space the existing residents enjoy	SPD	16		Housing on The Green is now deleted
Mr Hunt	Objects to building housing on The Green Supports absence of any accessible open space in the plan (Bedford Square redevelopment?) that will prevent congregation of youth causing nuisance. Drury Lane improvement required immediately	SPD	17	Noted. SBDC to note Drury Lane comment.	Housing on The Green is now deleted
Mr Randall	Objects building housing on The Green as it will affect view to this space. Also due to the impact on the parking space	SPD	18		Housing on The Green is now deleted
Ms Evans	Supports plan, however points towards its negative impact on traffic	SPD	19	Noted. No action required at this stage - traffic will be managed through the Transport Strategy.	
Ms Stannard	Need for additional medical facilities with increase in population should be considered Supports avenue of trees alongside road Objects to housing proposal on the path along The Green	SPD	20	Noted – Growth Area will consider community facilities.	Housing on The Green is now deleted
Hamill	Supports all proposals except building bordering The Green. Suggests demolition of the pavilion near The Green	SPD	21	Noted.	Housing on The Green is now deleted

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Badger	Asks if any ideas proposed to ease traffic on High Street Requires large car park for Surgeries and Bedford Square shopping centre	SPD	22	Traffic will be managed through the Transport Strategy. Adequate parking will be provided. No action required at this stage	
Mr White	Objects to moving business from Cumberland Queen Street and suggests building residential areas on Sundon Road, Bedford Road, Park Road (next to Moore Crescent) Supports opening The Green to all people rather than limiting it to few elite people	SPD	23	Businesses will only be relocated with their support. Noted – SBDC to note suggested locations. No action required at this stage	
Mrs Fullam	Requires more lighting on Clarke's Way. Improved access into Clarke's Way from the High Street Suggests new fencing around The Green	SPD	24	Noted. No action required at this stage – to be considered when details for Public Realm Strategy are taken forward.	
Mr Owen	Assumes that redeveloped space for Co-Op would be reduced compared to the existing Co-Op area. The proposal to construct offices and/or residential over the proposed Co-Op is worrying due to close proximity to that site. Supports facility to lock the open space that will discourage young people causing nuisance to use the space Objects encroachment of The Green and landscape around the Church; and changing the nature of the High street as all of them are considered to have a negative effect	SPD	25	The Co-Op is a key town centre site and the density proposed is considered realistic. Disagree that other landscape proposals will have negative impact.	Housing on The Green is now deleted
Ms Winnett	Opposes building houses on Clarkes Way Current issues with parking could be exacerbated	SPD	26		Housing on The Green is now deleted

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	Children's play space in The Green and the Park will be affected				
Ms Waldock	Concerned that houses may be built on the picturesque Village Green. Any new building in the Clarkes Way area should reflect the style of original village (cottage style). Mock Georgian buildings would enhance the area. New development should look at Toddington which retained its original buildings and character in the centre	SPD	27	Comments noted.	Housing on The Green is now deleted
Mrs Jennings	Desires The Green to be unaltered, nevertheless it could be improved further with more safety features, especially for children. Area along Rabbit Lane and bottom of The Green need good waste management	SPD	28	Noted.	Housing on The Green is now deleted
Ms Harris-Small	Supports housing in the Town Centre A town should be about more than retail Recommends a more attractive approach to the centre, which is overdue	SPD	31	No action required.	
Ms Dixon-Wilkinson	Supports pedestrianisation of the High Street. Recommends one-way system parallel to the High Street to reduce congestion. Suggests shifting proposed parking onto High Street frontage, to limit risk of anti-social behaviour. Recommends a youth centre which in addition to sports facilities will include a skate park, a climbing wall, archery, indoor sports, graffiti wall, internet café, milk bar, sound proof music practice areas, a small cinema, a stage for drama classes, and more indoor sports/games facilities. This leisure centre can be open for people from other towns. Suggests development of the Old Quarry into a country park with lakes or an outdoor education centre or a wildlife conservation area or a water sports centre, a camping caravanning area to raise the image of Houghton Regis	SPD	32	Noted. Parking on High Street would restrict valuable development space. Decker car park will have to be designed with surveillance and safety in mind. Leisure uses noted for consideration in detailed proposals. No action required at this stage	
Mrs Vivash	Sceptical about development in the area	SPD	33	Noted – to be	Housing on The Green is now deleted

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	based on previous experience (industrial units) Opposed to houses proposal on Clarke's way, as it would affect view from their house and increase anti-social behaviour Suggests recruitment of more community officers and better lighting in Clarke's Way			considered when details for Public Realm Strategy are taken forward.	
Ms Moore	Suggests surveillance (CCTV) to address anti-social behaviour (at places like Doctor's Surgery, Bedford Square) Prefers to retain green space that currently supports local plant/animal species. Supports any constructive change that will enhance the community	SPD	34	To be considered when details for Public Realm Strategy are taken forward. No action required at this stage	
Eaves	Amenities for youngsters to engage them and keep them off streets	SPD	35	Noted for consideration in detailed proposals. No action required at this stage	
Mr Morgan	Supports proposals and wants speedy implementation. Concerned that masterplan should not hold back any other development proposals on residential estates especially at the run-down garage blocks.	SPD	36	Noted. No action required.	
Mr Gregory	Opposes built area proposal on The Green	SPD	37		Housing on The Green is now deleted
Ms Gillespie	Recommends including youth between 13 and 25 years as stakeholders for consultation on the development	SPD	38	Noted – SBDC to consider how to take forward.	
Mr Sharp	Rejects proposals to build houses in front of the Manor (The Green) which was given to the village by Major Parks	SPD	39	Advice on how to deal with housing on The Green to be taken from SBDC.	Housing on The Green is now deleted
Ms West	Supports positively to the proposals that it will benefit the community and local residents which was overdue	SPD	41	No action required.	
Mr Board	Raises questions about the need for adequate car parking spaces for the proposed development. Considers that people would continue using cars even	SPD	42	Adequate parking will be provided and the town will be subject of a Parking	

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	with improvements to public transport Public toilets is raised as an important issue			Strategy. Noted - to be considered when details for Public Realm Strategy are taken forward. No action required at this stage	
Ms Costello	Opposes proposals of houses on The Green that can potentially spoil view to this space from existing houses	SPD	43	Advice on how to deal with housing on The Green to be taken from SBDC.	
Ms Kearns	Opposes proposals of houses on The Green, close to existing buildings Recommends more facilities for young people; better pavements and lighting along Clarke's Way and Manor Park	SPD	45	Noted - to be considered when details for Public Realm Strategy are taken forward	Housing on The Green is now deleted
Ms WilliaMs	Recommends facility provisions for teenagers Historic buildings should be intact Recommends cycle lanes on pavements and not roads Recommends lighting and talking cameras to address safety and security issues	SPD	46	Youth requirements noted for consideration in detailed proposals. Historic buildings will not be adversely affected. SBDC to note. Noted - to be considered when details for Public Realm Strategy are taken forward. No action required at this stage	
Mr Willingsworth	Prefers to see implementation to be immediate as opposed to be imminent, especially that of Co-Op (super store) Overall, supports the proposals	SPD	47	No action required	
Ms Peake	Supports all proposals, however emphasises need for a super store as inevitable	SPD	48	No action required	
Mr Forder	Opposes proposals on the open spaces on Clarke's Way	SPD	49	Youth requirements noted for	Housing on The Green is now deleted

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	Missing from the proposal - changing facilities (?), toilets and leisure facilities especially for youngsters.			consideration in detailed proposals.	
Griffiths	Unclear about the short term 'enhanced high street' facilities Feels proposed Bedford Square will still give room for youngsters to cause trouble to elders	SPD	50	No action required at this stage – will be further consultation on detailed public realm proposals	
Miss Maybank	Raises concern about flooding on King / Queen Street - additional buildings from the proposals will exacerbate the problem	SPD	51	Noted. Detailed proposals will need to be accompanied by a Flood Risk Assessment if areas are at risk.	
Ms Sowerby	Opposes building on The Green. Instead suggests enhancement of its features with railing/ hanging baskets etc	SPD	53	Noted - to be considered when details for Public Realm Strategy are taken forward.	Housing on The Green is now deleted
Mr Lester	Opposes short term enhancement of the high street as it has cost implications Opposes housing proposals on The Green Recommends leisure/entertainment provisions for youths	SPD	54	Enhancement will only be undertaken if funding is available from new sources Youth requirements noted for consideration in detailed proposals.	Housing on The Green is now deleted
Mr Islam	Raises concern re redevelopment at Bedford Square. Concerned that his business will be affected in the new proposal which removes car park from the Square. In addition fears that spaces created by such removal will attract young children who are already considered a nuisance at the Square.	SPD	55	Land owner supports proposals. Car parking reduced in front of Church, although likely disabled parking retained here or on Tithe Farm Road Church Square will be more open to view so anti-social behaviour is likely to be reduced	

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				No action required at this stage	
Father Wheelhouse	<p>Raises concern on removal of car park from the Church and indicates that parking in Sunday Mornings will be insufficient. Will affect parking access for the disabled during weekdays.</p> <p>The Church parking area is also used as a drop-off point for school children at The Thomas Whitehead School to reduce congestion on Angels Lane, which may be affected with the proposal of removing car parking near the Church. Concerned that agreed conditions for the lease of school grounds, to make way for parking facilities adjacent to service area at Bedford Square may be ignored. New Angels Lane car park cannot be an alternative to the existing one adjacent to the Church.</p> <p>The churchyard wall parallel to the Church car park, proposed for removal in the masterplan is listed as an ancient monument. Not supportive of the idea of open access to the Church as it may encourage inappropriate activities.</p> <p>Suggests planning areas for youth like adventure -playground, skate-board park, away from the shops to keep them entertained</p>	SPD	56	<p>Square will revert back to Church parking on Sundays.</p> <p>Disabled parking retained here or on Tithe Farm Road</p> <p>Comments about school drop off noted – SBDC to advise.</p> <p>School grounds will not be made available for public parking.</p> <p>The Churchyard wall will not be removed.</p> <p>Youth requirements noted for consideration in detailed proposals.</p>	
Mr Perry	<p>Concerned about removal of car park near the church as it currently serves for weddings and funerals.</p> <p>Wants to know where the car park would be shifted and indicates that it will not be convenient if near Co-Op as it entails crossing the road with children to school</p>	SPD	57	<p>Church car parking will be made available on Sundays and other occasions where appropriate</p> <p>No action required at this stage</p>	
Mr Anderson	<p>Disagree with statement that crossing the high street is difficult.</p> <p>Identifies nuisance caused by youth as a priority problem.</p>	SPD	59	<p>Noted.</p> <p>Youth requirements noted for consideration in</p>	

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	Feels that The Green is already a safe place for children with exception to few young children who cause trouble			detailed proposals. No action required at this stage	
Mr Oldfield	No comments as HR is outside their Board's jurisdiction	SPD	60	No action required at this stage	
Ms Boys	Objects to short term investments on the High Street citing disturbance to local residents and to traffic and suggests emphasising efforts on the re-alignment option. This option will create a semi-pedestrianised link between the Co-op site and Bedford Square with defined parking facilities and drop-off zones	SPD	61	Any disturbance from construction will be temporary and will be far outweighed by longer term benefits. Realignment is a long term option.	
	Likes mixed residential use proposal and believes it will act as a self-policing measure against youth vandals. Important to provide secure dedicated parking for residents	SPD	61	Noted. No action required at this stage. Town will require a Parking Strategy.	
	Agrees with proposal for Bedford Square except with the mixing of parking and service yard.	SPD	61	Noted. Parking and service yard are considered compatible uses.	
Mr Winter	Traffic is not addressed to a satisfactory level	SPD	62	Noted. No action required at this stage. Traffic will be managed through the Transport Strategy. Town will require a Parking Strategy.	
	Opposes removal of car park near the Church, as it will particularly affect the elderly and disabled	SPD	62	Parking will be provided in proposed decked car park and Church car park will be open on Sundays. It is likely	

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				disabled parking retained at Church or on Tithe Farm Road	
	Strongly favours development of pedestrianised shopping precinct at A1,A2,B1, B2 and E. Supports retention of main roads without realignment, and with a speed limit of 20mph.	SPD	62	Noted. Traffic will be managed through the Transport Strategy.	
Mrs Styant	Supports proposals on Bedford Square improvement, the High Street and on Queen Street	SPD	63	Noted. No action required.	
	Objects to development on The Green and questions as to how it would improve safety	SPD	63		Housing on The Green is now deleted
	Unclear about the Churchyard plans	SPD	63	Noted. No action required.	
Mr Warner	No comments on the Masterplan	SPD	64	Noted. No action required.	
Mr Sowerby	Concerned that increase in traffic is accepted and not well addressed	SPD	65	Noted. Traffic will be managed through the Transport Strategy.	
	Oppose development of houses near The Green, especially without protecting existing mature trees. New houses will either be attached to existing houses, or if separate will leave a gap between the new and existing giving scope for litter collection, or if the gap is wide for maintenance it could leave for someone to hide causing security problems. Access strip, particularly Fire Service, on which the buildings are proposed will affect existing buildings accessibility by these services.	SPD	65	Noted. Advice on how to deal with housing on The Green to be taken from SBDC.	Housing on The Green is now deleted
	Retention of the trees in front of the proposed town houses will obstruct light and may cause threat to the building structure, hence should be removed	SPD	65	Noted – this is a detailed implementation matter	

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Ms Knight	Objects to the removal of The Green (part)	SPD	66	Noted.	Housing on The Green is now deleted
CllrWilliaMs	Suggests conversion of The Quarry in Houghton Regis into a Leisure Park, a sailing lake and conservation area	SPD	67	Noted. This is outside the remit of the Houghton Regis Masterplan but comment will be passed on to the SBDC	
	Considers the need of investment for child facilities and to reduce crime levels.	SPD	67	Noted. The Masterplan address the need for facilities and proposes new facilities for children.	
	Lorry traffic should be limited to night only in order to cut down the traffic	SPD	67	Noted. Traffic will be managed through the Transport Strategy.	
Ms Wilson	Recommends residential development on derelict sites	SPD	68	Noted. The master plan proposes re development at some of the old industrial sites e.g. AA Insulations, Fieldhouse & Husbands & Autocraft	
	Fears an 'apartment' culture like that of nearby Hitchin should not occur at Houghton Regis	SPD	68	Noted. No action required at this stage	
Mr Wilson	Whilst a certain degree of building and development is unavoidable, the artist's impressions of what future day Houghton will apparently look like fill me with horror. The proposed development looks and feels exactly like Alcatraz writ large. As for the green spaces - what green spaces? A couple of barely significant blots in a jumped up mass of urban sprawl works out way below adequate. I believe	SPD	69	The 'artists impression' is a massing model rather than an actual visualisation of the proposed development. The definite design is down to the potential	

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	the phrase - back to the drawing board applies here.			developers architects.	
Mr Hilton	Suggests CCTV at Bedford Square to keep crime low	SPD	70	Noted. No action required at this stage – to be considered when details for Public Realm Strategy are taken forward.	
Mr Tucker	Objects to housing development over proposed Co-Op site as it is considered to replicate the current nuisance situation at Bedford Square.	SPD	71	The proposed development would entail residents, (i.e. restricted) access only to the housing units above the retail. This is fairly common practice and the mistakes from Bedford square will not be repeated	
	Hopes no entry/exit from the proposed car park opens to Whitehouse Close and prevent nuisance	SPD	71	Noted. Traffic will be managed through the Transport Strategy.	
Mr Pymont	Strongly oppose housing on The Green and raises questions on the legality issues of the proposal	SPD	72		Housing on The Green is now deleted
Ms Wilcock	Recommends a good, safe pedestrian access, especially on the High Street	SPD	73	The Masterplan provides for widened pedestrian footways, with high quality surfacing materials, planting, integrated street furniture, signage and lighting	
Mrs Boakes	No comments, voting of the proposals noted- Neutral about the whole Masterplan, supportive of few proposals, but objects to realignment of the High Street Option and development on The Green	SPD	74		Housing on The Green is now deleted

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Miss Lillico	Opposes proposals on The Green, as it would spoil views of the place from her residence as well as exacerbate the existing car parking problem here.	SPD	76		Housing on The Green is now deleted
Ms Price	Welcomes large Co-Op store.	SPD	77	Noted.	
	Wants to know what would happen to small businesses like Autocroft	SPD	77	Business located at the High St redevelopment site are to be rehoused at other council owned sites across the town	
	Desires easy access from Tithe Farm to Dunstable/Leighton Buzzard	SPD	77	Noted. This is outside the scope of the Masterplan.	
Ms . Northell	Objects to car parking inside the square and wishes to retain parking near the Church	SPD	78	Church car parking will be made available on Sundays and other occasions where appropriate. Disabled parking retained here or on Tithe Farm Road. Town will require a Parking Strategy.	
	Considers that the square needs improvement especially its façade from the road	SPD	78	Noted. Comments will be passed to the SBDC	
	Wants to view The Green from home, in other words object to The Green's proposals	SPD	78		Housing on The Green is now deleted
Ms . Boys	Duplicate entry. See comment no 61.	SPD	79		
Mrs Wright	Does not like mixed use at proposed Co-op site	SPD	80	PPS6 recognises mixed use development plays an important role in creating vibrant and viable town centres. The	

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				proposals for residential and retail development at the Co-Op site are in line with national guidance and will help to create a vibrant town centre.	
	Proposed Townhouses should not overlook Whitehouse Close	SPD	80		Housing on The Green is now deleted
	Impatient about getting a new super market, need is pressing that this facility should be built asap	SPD	80	Noted.	
Mrs Watling	Opposes office and residential buildings on the High Street, as it will increase the traffic	SPD	81	A controlled parking scheme within the town centre will become necessary	
Unknown	Objects to the Co-Op site having three storeys.	SPD	82	This is a key town centre site and the density is considered reasonable	
Ms Barratt	Suggests High Street/Bedford Road be converted into one-way to speed up traffic flow and to ensure no exits are blocked. Traffic on the High Street must be removed (especially HGV). The traffic has an impact on the road surfaces, pedestrians and pollution	SPD	83	One way traffic is not feasible as this is a major east-west route in this part of the Growth Area	
Voluntary and Community Action	Welcomes the masterplan proposal which will significantly enhance the town centre benefiting both the existing and new communities. Welcomes provision of high quality public spaces Welcomes the new library, community centre proposals which will provide opportunity for community interaction	SPD	84	Noted	
	Raises the need for additional community development provisions which will cater to the additional population which will be	SPD	84	Noted. Growth Area will address community facilities	

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	generated through the re-development. Funding for such a provision also should be discussed in the development brief.				
Bedfordshire and Luton Mental Health and Social Care Partnership NHS Trust	Appreciates the master plan Unsure if the access to the proposed new centre (pedestrian, public or private transport) has been sufficiently thought through considering the population in 2031 and the growth in traffic. Thinks that the provision for car parking spaces will not be sufficient, especially when the proposed plan may attract more business. Recommends that the plans be reviewed to consider this anticipated additional demand	SPD	85	The plans have factored in the likely increase in traffic from the Growth Area, although, at this stage, there is still no certainty where this will be located	
	Comments that the current health centre will be inadequate to meet future demands. Suggests a joint working with the Bedfordshire PCT to improve health facility, e.g. through section 106 funding. Additional community facilities are not considered in the plan. Suggests that the consultation should also include details on how social and leisure needs will be met.	SPD	85	Noted. Comment on joint working with the Bedfordshire PCT will be passed to the Council. Growth Area will address community facilities	
EEDA	Supports the masterplan which aligns with EEDA's role of improving East of England's economic performance. EEDA supports the Houghton Regis Draft Masterplan which recognises the needs of the existing community whilst considering the impact of planned urban growth in the North of the region (Milton Keynes South Midlands Sub-Regional Strategy, 2005). While finalising the masterplan, EEDA encourages the District Council to consider the functional relationship between this town centre plan and the development of new communities to the north of Houghton Regis as proposed in the MKSM Sub-regional Strategy	SPD	86	Noted – the plan has made assumptions about future Growth but the Core Strategy is still at an early stage and there is no certainty as to where growth will occur	

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CABE	<p>Welcomes development of this town centre masterplan and supports its intentions for the future development of Houghton Regis. However it is generic for a policy document. Whilst there are some sound principles, particularly in the proposals for the civic quarter, we feel that this has not developed from a rigorous analysis of Houghton Regis and that it is more a catalogue of best practice scenarios applied to the existing situation.</p> <p>Structure of the document is quite disjointed and some images used may not be relevant</p>	SPD	109	Noted	<p>The overall structure of the document has now been changed to follow a more logical sequence. The sustainability section is now a sub-section of the Urban Design Principles and the example images have been changed to better reflect the context in South Bedfordshire.</p> <p>The intention to set back the housing above the shops has been amended to omit any setting back at first floor level in the Final SPD</p> <p>Development in relation to Blocks A and B has already commenced in accordance with an existing approved scheme. The proposals indicated in the Masterplan can therefore not proceed in respect of these areas.</p> <p>The Masterplan recommends that further work will be required in respect of parking, landscaping and public realm strategies.</p>
	<p>Of the masterplan, we feel that attention paid to the civic quarter, is positive; the location of the public square and the links, both actual and visual, are clear and logical.</p>			Noted	
	<p>There are however, a number of elements in the masterplan which in CABE's opinion requires further thought: The intention to set back the housing above shops, towards the Green, will reduce the presence of the High Street. We sense that the street will open up to the Green naturally without the need for this intervention.</p>			Noted and welcomed	
	<p>We are aware of an existing consented development within Blocks A and B of the masterplan; we suggest that this scheme should be developed in line with the public space and permeability strategy recommended within this masterplan.</p>				
	<p>Care will be required in the parking and servicing strategy to ensure that new development fits with the existing grain and that the existing houses on Queen Street are not presented with backs.</p>				

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	<p>While the indicative materials and tree planting proposed is positive, a more comprehensive landscape and public realm strategy is required at this stage of a masterplan.</p> <p>Without a robust basis there is little to guarantee that this SPD will allow the specific character of Houghton Regis to be maintained when individual planning applications come forward.</p>			<p>Noted</p> <p>Noted</p>	<p>The Masterplan recommends that further work will be required in respect of parking, landscaping and public realm strategies.</p> <p>The masterplan will be a material consideration for future developments at the Houghton Regis Towncentre. The urban design strategy; parking strategy; public realm strategy and landscaping strategy proposed for development will be useful reference to guide future planning applications.</p>
Aylesbury Vale District Council	Supports Houghton Regis town centre proposals	SPD	87	Noted	
	Raises concern that the Masterplan provides mention of the Core Strategy and the need to provide housing for the time period to 2031, seeking to accommodate the full 41,700 houses for this time period. There is no reference made to the fact that the figures for the period 2021-2031 are unconfirmed.	SPD	87	Noted, but this does not affect the content of the SPD	
National Grid	The proposals pose negligible risk to the operational national gas transmission network.	SPD	88	Noted	
	To ensure that a response from both National Grid and the relevant gas distribution organisation, in addition to other utility network operators is obtained before proceeding with the proposals.	SPD	88	Noted. Awaiting response from utility network operator	
Unknown	Residential should not be mixed with offices on shops.	SPD	89	PPS6 recognises mixed use development plays an important role in creating vibrant and viable town centres. The proposals for mixed used development are in line with national guidance and will help to create a vibrant	

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				town centre	
	Church Plaza is unworkable. Parking is required for the Church.	SPD	89	Church car parking will be made available on Sundays and other occasions where appropriate. Disabled parking retained here or on Tithe Farm Road.	
	Industry should remain an option	SPD	89	Industrial uses are best accommodated on other sites	
Mr Green	It will be a definite improvement to Houghton Regis short term. Long term it would be very pleasing to have the traffic diverted onto a new road skirting the High Street.	SPD	90	Noted	
Ms Hive	Considers whatever is planned for Houghton Regis will be an improvement, at the moment the town lacks character and identity.	SPD	91	Noted	
	Would like to have seen plans for teenagers, somewhere they can perhaps play pool, purchase soft drinks and be able to meet up with their friends. It would keep them off the streets.	SPD	91	Youth requirements noted for consideration in detailed proposals.	
Mr Hemming	I am concerned about the graveyard within the church walls and replacing the church walls.	SPD	92	The Churchyard wall will not be affected.	
	I am concerned about further housing impacting the historic views of the green.	SPD	92		Housing on The Green is now deleted
Mrs Hemming	I am concerned about the graveyard within the church walls and replacing the church walls.	SPD	93	The Churchyard wall will not be affected.	
	I am concerned about further housing impacting the historic views of the green.	SPD	93		Housing on The Green is now deleted
Mrs Mead	Does not agree with interfering with the centre of the town - the green and church areas. Please leave alone.	SPD	94	Noted. It is considered that the Masterplan will	Housing on The Green is now deleted

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				improve the town centre by providing clear connections between the Church and Green.	
	No need for any more play areas on The Green. Everyone expects to enjoy this place - not just the children!	SPD	94		
Mr Green	These improvements are really long overdue. Houghton Regis used to be a pleasant village - may it return that way.	SPD	95	Noted	
Ms Bright	Does not support housing on the green (Clarkes Way) and do not support extra housing in this area in general.	SPD	96	Further housing will add vitality to the town centre	Housing on The Green is now deleted
	Strongly supports improving the park.	SPD	96	Noted	
	Lighting could also be improved in this area around the park.	SPD	96	Noted. No action required at this stage – to be considered when details for Public Realm Strategy are taken forward.	
Mr Hyde	Support the Masterplan proposals for Queen Street for new housing development. Support the partial perimeter block form of development.	SPD	97	Noted.	
	Reservations about the Masterplan proposals for 'New Street'. Much of the traffic congestion experienced in the town centre is regional through traffic rather than local traffic. The draft Masterplan addresses the potential to provide alleviation to the High Street by providing an alternative route for through traffic. However, this is only carried forward in the Masterplan in a 'half hearted' manner. Essential links within the town centre that would be necessary to ensure an alternative route that was direct and attractive are not identified. Only where direct redevelopment proposals are made does the old draft Masterplan appear to promote the provision of an alternative	SPD	97	The Plan attempts to retain flexibility to respond to these wider Growth Area transport schemes, for which there is no agreed programming or funding, and short term improvements to promote regeneration. The "New Street" alignment is not fixed, but attempts to reserve land for a new road if this	

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	<p>High Street. The alternative High Street proposal will only address east-west movement through the town centre. Much of the through traffic utilises the Bedford Road link through to the M1 junction 12 at Toddington and this will not be satisfactorily addressed. We are not satisfied that an alternative High Street as proposed will be an attractive proposition in urban design terms. We have doubts about the street level activity that could be achieved on what would be a secondary street or the ability to deliver the connectivity that the draft Masterplan aspires too between the wider town and the existing High Street, if it has to be designed to accommodate regional traffic flows.</p> <p>There are two principal schemes that will serve to alleviate the regional traffic congestion in the town - the A5/M1 Dunstable Link Road and the proposed Woodside Link. The timing and funding of these road proposals has a degree of uncertainty attached to them. But both will significantly reduce through traffic in the town centre. The need for New Street, must be considered doubtful. The saving in land in not providing for the New Street proposal will enable a more efficient use of the Queen Street site or the Queen Street/High Street site in combination for housing and/or a mixed use development scheme. , a particularly important point given</p> <p>The Masterplan's emphasis with regard to High Street West/Queen Street should be redevelopment of the site that presently fronts it, in the acknowledgement that in due course implementation of the A5/M1 Dunstable Link Road, The Woodside Link</p>			<p>becomes feasible in the future. The detailed design of this can reflect it's transport role and function when this becomes clearer.</p>	

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	and the Luton Dunstable Busway will lead to significant reductions in traffic congestion within the Town Centre.				
English Heritage	The visions and objectives for the master plan (section 2) do not include the protection, enhancement or strategic importance of reinforcing existing historic character or pride of place within the existing settlement, or its community	SPD	98	Section 4.1 of the SPD identifies enhancement of the conservation area and maintaining views of the church as opportunities in maintaining the heritage of Houghton Regis. In addition the Urban Design Strategy of the SPD sets goals and urban design principles to preserve, restore and enhance the village character at Houghton Regis.	
English Heritage	The plan presents an important opportunity to enhance the historic environment, not least the setting of All Saints church which is listed grade I. The church is currently diminished by neighbouring modern development. This is a chance to put some past mistakes right. Concern expressed that significant changes are proposed to street patterns and urban grain with no evidence that the historic environment has been fully assessed or that an understanding of what makes the place today has been able to inform the plan.	SPD	98	The Plan will enhance the setting of All Saints Church and was based on a thorough baseline analysis of the historic environment.	
	Archaeological assessment is an essential part of any assessment and recommend that the views of the County Archaeologist should be taken into account.	SPD	98	Noted. To discuss with SBDC	
	The SA report appears to be based on a	SA	98	The Plan will	

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	fairly narrow definition of the historic assets of the area. An appraisal of the context and setting of the designated assets, including the archaeological interest, should inform the baseline.			enhance the setting of All Saints Church and was based on a thorough baseline analysis of the historic environment.	
The Parish of Houghton Regis	Establishes the importance and utility of the All Saints Church on almost all days in a week.	SPD	99	Noted	
The Parish of Houghton Regis	The proposal does not mention areas of the Church and churchyard that are under preservation orders.	SPD	99	The church yard is not affected by any of the proposals. Potentially there is a chance to reinstate the original extents of the church yard wall on its southern boundary, where it has been demolished in the past to accommodate car parking.	
	The car park adjacent to the Church is used throughout the week, by the disabled as well and not just on Sundays.	SPD	99	Noted – car park management can be agreed with local stakeholders.	
	Access to the main door of the Church at all times is necessary. Access to the area in front of the gates and in the car park at all times is essential and sensitive to mourners in funerals. Considers that there is a lack of availability of access in the proposed plan.	SPD	99	Masterplan proposal does not affect access to the main door. No action required.	
Smith Stuart Reynolds Houghtin Regis Development Consortium (HRDC)	The SPD is generally supported as the need to improve the town centre is recognised as a key element to securing a viable retail offer in the area. Houghton Regis Town Centre should be a vibrant	SPD	100	The wider planning context has been considered as far as possible, but there is still a great	

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	<p>focus for both the existing and any proposed new community. The need for an appropriate framework to be provided which could promote, attract and deliver inward investment from both the public and private sectors. It is clear that the growth to the north of Houghton Regis can provide an opportunity to improve the retail and social offer of the area and the importance of integrating any new sustainable urban extension into the existing fabric of the town is vital in this respect. The wider planning context should be considered more fully as part of the preparation of the SPD. The policy context for the SPD is unclear. Similarly the policy context of the centre, with regard to the regional shopping hierarchy, is not clearly outlined, along with how this has been interpreted in relation to retail floorspace, retention rates and local identity. In particular it is vital that any proposed growth to the north of Houghton Regis should be considered in formulating improvements to the town centre especially in terms of: 1. the degree of retail offer available including floorspace, retail retention, the mix of uses and the development of community infrastructure and evening economy; ii. the connectivity of the town centre to new development areas (and deprived areas) in particular and the development of the town centre as a transportation hub; iii. improving the quality of retail experience alongside growth to ensure maximum retail retention rates. Whilst the HRDC support the formulation of the masterplan for the town centre, it would be advisable for it to be reviewed and updated once the various Retail Studies on need and hierarchy across the entire Growth Area are completed.</p>			<p>deal of uncertainty, with the Core Strategy at an early stage. Likewise, the Plan is based on the best available information about retail needs. Individual development proposals will need to be accompanied by retail impact assessments.</p>	

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Smith Stuart Reynolds Houghtin Regis Development Consortium (HRDC)	<p>The key objective for the Masterplan should be the achievement of a viable town centre which fulfils its role within the regional hierarchy and supports sustainable growth within the locality. Greater direction is required as to the type and quality of retail offer or community resource to be placed within the centre. The Consortium would wish to continue engaging with the key stakeholders to discuss how new growth could regenerate the community by improving services for Houghton Regis, services that would be accessible to and used by the community as a whole. The Consortium consider that there is no justification for holding back development to post 2012 as there is no need to restrict the release of land to the north before the completion of the A5-M1 link road. Development could progress in advance using opportunities for early delivery of an access point in advance of a particular trigger. Such early delivery would assist in securing improvements to the Houghton Regis town centre by improving market interest and helping to secure public funding. The recently announced Regional Funding Allocation also provides a positive context for early delivery. It should be noted that the urban capacity figures represent only an estimate at present and that more definitive figures will be available on completion of the Urban Capacity Study and Employment Land Study.</p>	SPD	100	<p>The Masterplan objectives do include town centre regeneration and sustainable development. the Plan is based on the best available information about retail needs. Individual development proposals will need to be accompanied by retail impact assessments. Comments re timing of development in wider Growth area are not relevant.</p>	
Smith Stuart Reynolds Houghtin Regis Development Consortium (HRDC)	<p>Support the development of a sense of identity and place for Houghton Regis, accompanied by the necessary transport network to support regeneration and community cohesion. There is concern that the degree of publicly funded transport modelling undertaken has been limited. HRDC would welcome the</p>	SPD	100	<p>Noted. The Plan is based on existing transport modelling.</p>	

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	opportunity to discuss the transport issues further which will create an opportunity for continued public:private dialogue on issues related to growth and the development area to be discussed and pursued.				
Beds County Council	Appreciates that the plan covers all the relevant subject areas. Considers that the plans are based on good urban design principles and if implemented should result in a significant improvement in attractiveness and accessibility of the town	SPD	101	Noted. No action required	
Beds County Council	Welcomes ideas of improved access links across the site, enhancing the setting for the church and opening up of new views, which are recognised as ideas that simplify the road layout as well as to give importance to pedestrians.	SPD	101	Noted. No action required	
	Concerned about the orientation of some of the new buildings proposed. The south side of Queen Street has generally good quality houses. The proposals show these facing the parking to and rears or sides of A2, B2 and C2. The fronts of these developments in turn face the rears of A1 and B1. The rear of E also looks like it could be exposed.	SPD	101	Detailed design is ultimately the developer's architect responsibility. The orientation of the new blocks off the High St, have been mainly influenced by the requirement to safeguard the corridor for a future High St realignment. Also the blocks have been designed to in order to reduce the impact on the existing buildings fronting Queen St, and maximise solar gain through the proposed buildings orientation.	

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	<p>The design of the square to the south of the Church - and its relationship to the churchyard wall and entrances - will need careful thought, as will the design and function of the wedge-shaped building to the east of the square.</p> <p>Highway and transport comments are to follow, but more detailed work will need to go into traffic management and the treatment of streets</p>	SPD	101	Noted. No action required at this stage – to be considered when details for Public Realm Strategy are taken forward.	
Houghton Regis Town Council	Development sites at Bedford Square and Co-Op should be considered together and not as separate sites. Consider that the sites together represent useful growth and improvement potential. Do not favour an iconic building proposal.	SPD	102	These sites have been considered in an integrated manner, since they face each other in a key location.	
	Members feel that no charges for car parking should be introduced. Any charge will have an impact on the local economy. Need to consider economically attractive 'park and ride' scheme	SPD	102	Noted Car park charging is a detailed implementation issue which does not affect the content of the masterplan	
	Support proposals for the Church Plaza provided accessible and acceptable parking space is provided elsewhere. Also support long term pedestrianisation of the High Street. Residential frontages to the Green seen as a long term possibility. Do not support any encroachment upon the Green as well as any development which will replace current housing stock.	SPD	102	Noted	Housing on The Green is now deleted.
	Strong support for long term pedestrianisation and priority to cyclists along the High Street. Non supportive of short term solutions as they are considered to hinder long term solutions. Supportive of ideas to create new views of Church; enhancement of High Street and Village Green, subject to concurrent	SPD	102	Noted	

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	development of areas D and E; proposals for the High Street, Queen Street/King Street, the Library Boulevard and Cumberland Square				
Mr Yeoman	Opposes building on The Green Against pay and display parking Encourage diverse retailers and every day Need to prevent traffic overflows shops on High Street	SPD	105	Noted. Transport Strategy will address traffic issues	Housing on The Green is now deleted.
Mr Woodhouse	Concerned about the height of proposed buildings i.e., 2-3 storeys which may dwarf the existing buildings. The artists impression show flat roofs which may affect the village character. Pitched roofs are better	SPD	106	Noted. Artist's impression was indicative of building location, not a final version of the building.	
Mr Lidge	Proposal has not achieved the needs of disabled people. Moving car park away from facilities will impose more difficulty in access for the disabled		107	Noted. Public realm strategy will address this issue	
	Space at Bedford Square is currently abused by youths, and the Council has not taken any preventative measures	SPD	107	Noted. Issues re youth to be discussed with SBDC	
East of England Regional Assembly	The master plan is in conformity with the regional planning policies	SPD	108	Noted	