



# **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



# Current room size situation in Central Bedfordshire:

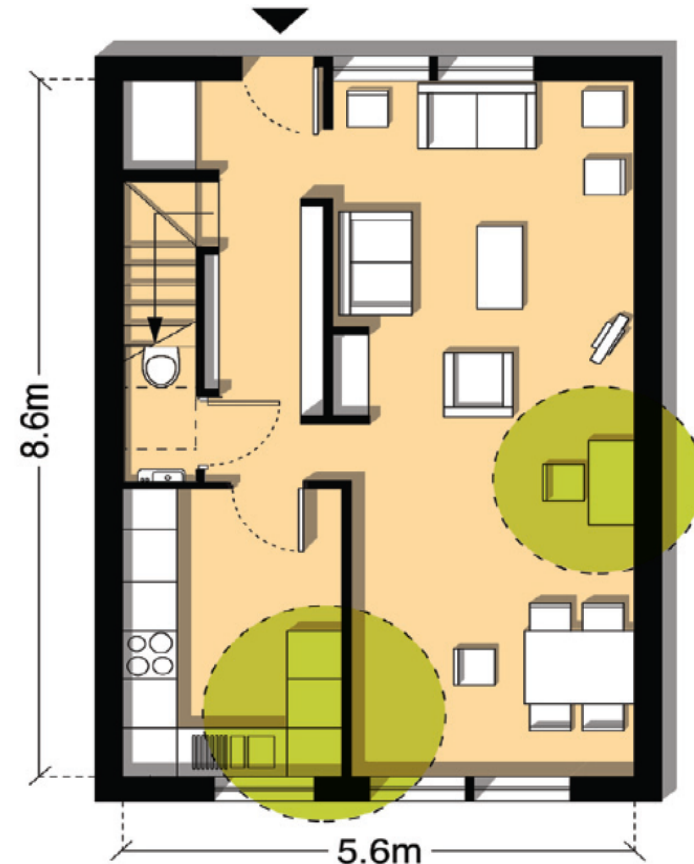
Sample of Floorspace in New Developments in Central Bedfordshire

Location	Development	No. of bedrooms	House Type	CEL Standard	CEL Actual	Bedroom 1 – should be 12sqm	Single Bed 8sqm
Ampthill	Greensand Woods	4	Detached	30	35.59	11.8	5.3
Biggleswade	Bramble Walk	3	Terrace	27		18.68	7.4
Biggleswade	Saxon Fields	4	Semi	30	29.9	23.3	6.0
Stotfold	Beauchamp Mill	3	Semi	27	29.1	8.37	6.7
Leighton Buzzard	Billington Grove	1	Maisonette	23	17.2	9.4	N/A
Leighton Buzzard	Billington Grove	3	Terrace	27	29.3	14.6	10.1
Dunstable	The Edge	4	Terrace	30	32.8	11.6	8.8
Dunstable	The Edge	3	Terrace	27	25.3	9.81	6.2
Dunstable	The Edge	2	Coach House	25	17.7	10.69	5.7
Silsoe	Silsoe Grange	2	Terrace	25	24.8	8.6	8
Silsoe	Silsoe Grange	3	Detached	27	27.9	7.67	6.7
Silsoe	Silsoe Grange	4	Detached	30	31.27	12.2	7.6

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



Garden to 4 storey, 4+bed house, Upton

## 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:

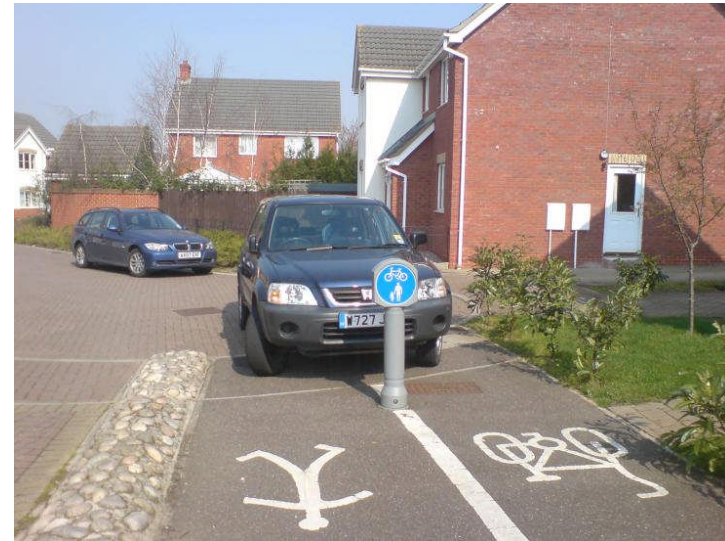
- Raised zebra crossings
- Crossings using desire lines
- Different surface treatments





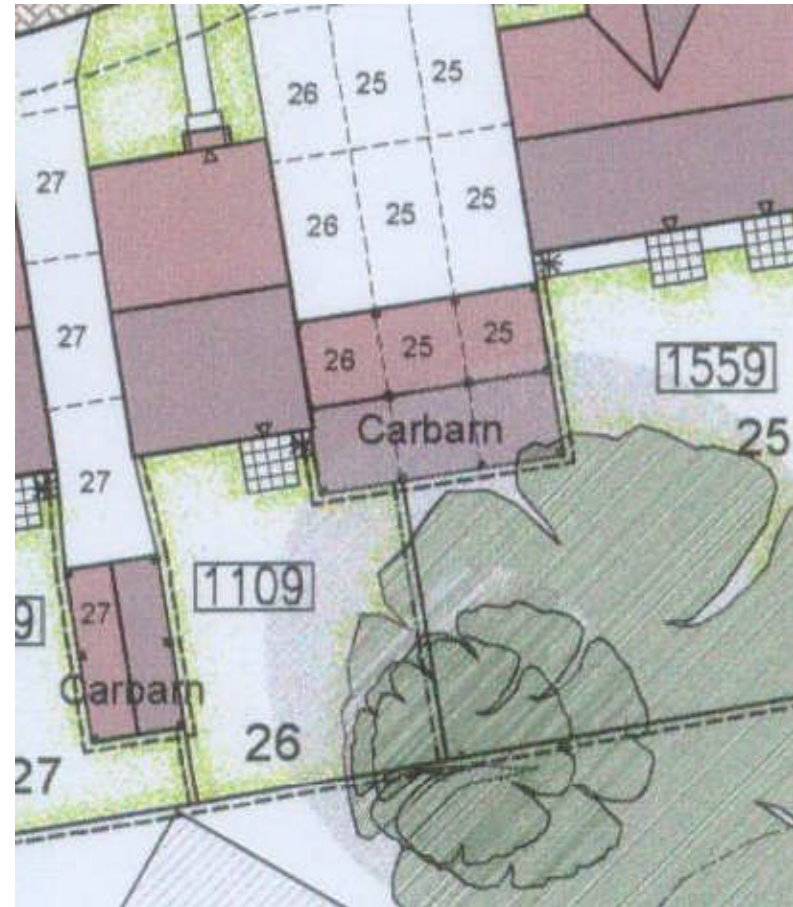
## 4. Parking

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

Residential Use	Number of Bedrooms	Number of Spaces Required
	4+	4 per unit + 1 per 4
	3	3 per unit + 1 per 4
	2	2 per unit + 1 per 4
	1	1 per unit + 1 per 4



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

Type of Property	4/4 + bedrooms		3 bedrooms		2 bedrooms		1 bedroom	
	Minimum No. Of Spaces	Suggested Number of Spaces	Minimum No. Of Spaces	Suggested Number of Spaces	Minimum No. Of Spaces	Suggested Number of Spaces	Minimum No. Of Spaces	Suggested Number of Spaces
<b>Detached</b>	3	4	2	3	2	2	1	2
<b>Semi-Detached</b>	3	4	2	3	2	2	1	2
<b>Terraced</b>	2	2.5	2	2.5	2	2	1	2
<b>Apartment</b>	2	2	2	2	2	2	1	2

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



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Affordable Housing (room 15)

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