

STATEMENT OF CONSULTATION

Draft Supplementary Planning Document: Managing Waste in New Developments

**Planning and Compulsory Purchase Act 2004
The Town and Country Planning (Local Development) (England) Regulations 2004**

A formal four week consultation period was held during which a comprehensive consultation exercise for the Supplementary Planning Document was undertaken. This exercise is summarised in this statement.

Consultation on the Draft SPD

The following table outlines the consultation process in terms of who was consulted and by which method:-

Organisation consulted on the Draft SPD	Total number of this type of organisation consulted	Method of consultation
Adjoining County and District Councils	11	Notify / Offer of a free copy
Adjoining Parish Councils	52	Notify / Offer of a free copy
Communication companies operating within the area	62	Notify / Offer of a free copy
Government Agencies	9	Notify / Offer of a free copy
Internal (BCC / LBC)	65	Notify / Offer of a free copy
Local Council	19	Notify / Offer of a free copy
Local Organisation	31	Notify / Offer of a free copy
Miscellaneous Organisations/Individuals	23	Notify

Mineral Operator	23	Notify
Non Governmental Organisation	28	Notify / Offer of a free copy
Other Councils	11	Notify / Offer of a free copy
Other Companies	21	Notify
Planning and Property Agents	30	Notify
Property Developers	172	Notify
Specific Consultation Body	17	Notify / Offer of a free copy
Statutory Consultees	13	Free copy sent
Town and Parish Councils	122	Notify / Offer of a free copy
Waste Operators	26	Notify
Heads of Districts	3	Free copy sent x 2 no.
Stakeholder Group	28	Free copy sent
Working Group	19	Copy circulated by e-mail
Total	785	

In addition, during the formal consultation period, a workshop event took place for both the Stakeholder Group and the Working Group.

The working group was made up of the officers from both the County Council and Local Authorities as listed below:-

THE WORKING GROUP

Bedfordshire County Council

Alison Stringfellow	Planning Officer
Andrew Brown	Waste Planning Officer
Charlotte Morbey	Waste Planning Officer
Jennifer Watts	Recycling Officer
Roy Romans	Waste Planning Officer
Steve Watson	Waste Projects Officer

Bedford Borough Council

Martin Tidy	Planning Officer
Neil Townrow	Waste Management Officer

Luton Borough Council

Jackie Patterson	Planning Officer
Kully Birring	Waste Management Officer
Sarah Barker	Planning Officer

Mid Beds District Council

John Hill	Enforcement Team Leader
Phil Dodshon	Policy Planner
Siobhan Vincent	Waste Management Officer
Steve Whittaker	Waste Management Officer

South Beds District Council

David Hale	Planning Manager
Fiona Robinson	Waste Management Officer
Gwen Hinde	Waste Management Officer
John Spurgeon	Planning Officer

The Stakeholder Group incorporated the members of the Working Group plus relevant bodies to represent industry, organisations and other local authorities. The following individuals, along with the Working Group members above, formed this extended group:-

THE STAKEHOLDER GROUP

Alan Dennis	RIBA
Adam Ireland	Environment Agency
Adam Nicholls	Suffolk County Council
A Kirkdale	The Highways Agency
Chris Watts	Renaissance Bedford
David Atkinson	Cambridgeshire County Council
David Marlow	EEDA
David Potter	RICS
David Vose	Countryside Agency
Duncan Pollock	Quarry Products Association
Geoff Gardner	Essex County Council
Graham Liddiard	Buckinghamshire County Council
Jim Gammie	English Nature
John Bailey	Norfolk County Council
John Durbin	Hertfordshire County Council
John Williamson	GO-East
Katherine Fletcher	English Heritage
Lester Hannington	Peterborough City Council
Margaret Gough	EERA
Mark Cornell	Bedfordshire County Council
Martin Bates	Northamptonshire County Council
Nigel Mattravers	Institute of Civil Engineers
Pete Errington	House Builders Federation
R Hatter	Thurrock BC
Robert Durwood	British Aggregates Association
Shari McDonald	Northamptonshire County Council
Tina Benfield	CIWM
Wayne Laramee	Environmental Services Association

A detailed listing of other consultees is set out in the appendix

How the groups were consulted

The Stakeholder Group members were invited to attend an afternoon workshop event at Bedfordshire County Council offices, held on the 6th February 2006 and similarly the Working Group members were invited to an afternoon workshop at the same venue, held on Friday 3rd March 2006.

At both of these workshops the Draft SPD was discussed in detail and the relevant comments at the outcome were fed into the overall result of the consultation period. At the end of the four week period, all the comments from the two workshops and the additional consultation were collated and summarised in order for them to be addressed in the Draft SPD where appropriate. Much of the discussion was based around implementation and ownership/buy-in of the document.

Summary of the main issues raised during consultation

Enforcement Issues

Enforcement issues relating to the additional requirements of the SPD were a major concern. These included the following:

- Who will be carrying out the enforcement and what resources will be put in place?
- Enforcement through the planning system.
- What sanctions will there be or system of redress?
- Will legal agreements be used and will agreements necessitating a waste audit be enforced?
- Will sufficient funds and manpower be available for enforcement?
- Concern over local councils' ability to enforce the provision of waste management facilities. The document is pitched in terms of being guidance, which might suggest that developers have a choice of making the provision or not.
- It is clear that the level of resources required to fully monitor and enforce the SPD requirements as laid out exceed that currently available.
- There are no spare resources or expertise in the Council, and in particular the Planning team, to assess the adequacy of waste audits.

Requiring a Waste Audit/Waste Management Plan

- It is wrong for SPD to require WMPs when govt policy states that LAs should only seek them.
- In PPS10, Waste Management Plans do not require formal approval by the LPA but are only encouraged.
- Waste Audits should be required for all developments.
- Difficult to accept that a planning application will be refused if sufficient waste management facilities are not put in place.
- Checklist should set out the minimum requirements that must be achieved for the waste audit to be acceptable.

Appeals

- Assurance must be given that Bedfordshire County Council will provide evidence for any subsequent appeal and be responsible for covering all costs.

Relationship with Policy

- The SPD's comments must fully accord with relevant policies to which the SPD relates. If individual LPAs are to adopt this SPD they will have to first identify and list it within their Local Devt Scheme.
- Policies which should be included in a DPD and subjected to proper scrutiny should not be set out in SPDs.
- From a practical point of view it would be preferable and administratively simpler to include such guidance under wider development control policies and procedures rather than to issue a separate SPD which may be at variance with other guidance.
- Certain elements of the SPD appear to be concerned with matters beyond the scope of these two policies

Legal Agreements

- Should we be encouraging the further use of legal agreements?

Consultation & Community Involvement

- PPS12 states that SPDs should be subject to rigorous procedures of community involvement,
- The process of the SPD's preparation must be made clear and a statement of conformity with the statement of community involvement must be published with the SPD.

Provision/Practicalities of Facilities

- The provision of actual recycling facilities (bins, boxes etc) is a property matter for the waste authority, not for the developer.
- Bin stores are sensible but need to be big enough to hold the waste produced and appropriately sited and designed as not to become a target for antisocial behaviour.

Liaison with Councils

- Close liaison needed with the district councils so that the policies can be implemented through planning briefs and the development control process in so far as it is possible.

Implementation

- Requirements for the effective implementation of the document.
- Practicality – tools that might help SPD be put into practice e.g. checklists and best practice examples.

- Tools for ensuring implementation e.g. protocol, advice service, presentations on SPD.
- Role of planning conditions and S.106 agreements and their relationship with the SPD.

Ownership and Buy In

- Barriers to implementation.
- Persuading people/officers to use the SPD.
- Identifying individuals and organisations important in the implementation of the SPD.
- Delivery of SPD.
- Engagement.

Other

- Building control's involvement.
- Putting the SPD into use the possibility of training for officers who will be using this document.

How these main issues have been addressed in the Draft SPD

Where possible, the above issues were addressed in the meeting and involved lengthy discussion. Some of the issues could not be directly addressed in the SPD itself, especially where they related to implementation and resource issues.

Appeals

Bedfordshire County Council have agreed that they would assist if an appeal is made where planning permission has been refused on the grounds of no waste audit or an insufficient audit has been submitted.

Liaison with Councils/Ownership and Buy In/Training

Training for local authority officers was felt to be a crucial part in ensuring the successful implementation of the SPD. This was discussed at the workshops and it was decided that the best method for delivery of this would be a workshop/seminar event delivered by Entec. Attendees will include officers from both development control and planning policy departments as well as waste managers and building control staff, where possible. By this method it is hoped that the adopted SPD will be used to its full potential and ensure that officers are aware that they will be expected to address the policy issues delivered through this document at the earliest opportunity.

Appendix: Detailed List of consultees

Adjoining County / District Councils

Ms Thomson	Aylesbury Vale District Council
Ms Wood	Dacorum Borough Council
Sir/Madam	East Northamptonshire Council
Mr Hudson	Milton Keynes Council
Sir/Madam	North Hertfordshire District Council
Sir/Madam	South Cambridgeshire District Council
Sir/Madam	St. Albans City Council
Mr Warren	Stevenage Borough Council
Sir/Madam	Wellingborough Borough Council
Mr Samways	Huntingdonshire District Council
John Mooyman	South Northamptonshire District Council

Adjoining Town and Parish Councils

Mr Lambourne	Pitstone Parish Council
Mr Thomas	Great Brickhill Parish Council
Mr Spires	Soulbury Parish Council
Mr Spires	Wing Parish Council
Mrs Sergeant	Edlesborough Parish Council
Mrs Godsland	Slapton Parish Council
Mrs Gray	Tilbrook Parish Council
Mrs Thatcher	Kimbolton Parish Council
Mrs Perrett	Great Staughton Parish Council
Mrs Penton	Hail Weston Parish Council
Mr Devonald	St Neots Council
Mr Irons	Eynesbury Hardwick Parish Council
Mr Kerr	Waresley Parish Council
Mr Kindersley	Hatley Parish Council
Mrs Stoehr	Guilden Morden Parish Council
Sir/Madam	Gamlingay Parish Council
Sir/Madam	Covington Parish Mtg
Mr Grundy	Bythorn and Keystone Parish Council
Mr Parkinson	Tadlow Parish Council
Mrs Bush	Offley Parish Council
Mrs Draper	Flamstead Parish Council
Mrs Young	Great Gaddesden Parish Council
Mrs Sheppard	Lilley Parish Council
Mrs Swan	Hexton Parish Council
Mrs Aldis	Aldbury Parish Council
Sir/Madam	Markyate Parish Council
Ms Smart	Pirton Parish Council
Mrs Warner	Holwell Parish Council
Mrs Henshaw	Ickleford Parish Council
Miss Wilmers	Radwell Parish Council
Miss Mallinson	Caldecote Parish Council
Mrs Kitchener	Hinxworth Parish Council
Mrs Taylor	Ardeley Parish Council
Cllr Thomas	Cold Brayfield Parish Council
Mrs Stapleton	Woburn Sands Parish Council
Mrs Landymore	Moulsoe Parish Council
Mrs Petchey	Bow Brickhill Parish Council

Mr Miller	Broughton Parish Council
Mr Bloomfield	Moulsoe Parish Council
Ms Hold	North Crawley Parish Council
Mrs Rodgers	Clifton Reynes Parish Council
Mrs Gillies	Lavendon Parish Council
Mrs Fahy	Wavendon Parish Council
Mrs Nunn	Astwood & Hardmead Parish Council
Mrs Daft	Irchester Parish Council
Mrs Savage	Wollaston Parish Council
Mrs Sheppard	Hargrave Parish Council
Mr Hunter	Chelveston cum Caldecott Parish Council
Mr Linnell	Higham Ferris Town Council
Mr Fraser	Rushden Town Council
Mrs Turner	Newton Bromswold Parish Council

Communications Companies

Sir/Madam	Airwave mm02 Limited
Sir/Madam	AT & T Global Network Services (UK) B V
Sir/Madam	Centric Telecom
Sir/Madam	City Telecommunications
Sir/Madam	Cityspace Limited
Sir/Madam	COLT Telecommunications Ltd
Sir/Madam	Crown Castle UK Limited
Sir/Madam	Easynet Telecommunications Limited
Sir/Madam	Equant Network Services Ltd
Sir/Madam	Energis Communications Ltd
Sir/Madam	Eurobell (Holdings) Plc
Sir/Madam	Faultbasic Limited
Sir/Madam	FibreNet UK Limited
Sir/Madam	Fibrespan Limited
Sir/Madam	FLAG Atlantic UK Limited
Sir/Madam	Fujitsu Services Limited
Sir/Madam	Gama Telecommunications
Sir/Madam	Genesys IBS Ltd
Sir/Madam	Global Crossing Communications Limited
Sir/Madam	Global One Communications Holding Ltd
Sir/Madam	Hutchinson 3G UK Limited
Sir/Madam	Hutchinson Network Services UK Limited
Sir/Madam	Infonines Public Network Ltd
Sir/Madam	Internet Central Ltd
Sir/Madam	Internet Airworks Ltd
Sir/Madam	I 21 Limited
Sir/Madam	KDD Europe Ltd
Sir/Madam	Lambdanet Communications (UK) Ltd
Sir/Madam	Level 3 Communications Ltd
Sir/Madam	MCI Worldcom Ltd
Sir/Madam	Metromedia Fiber Network UK Limited
Sir/Madam	MLL Telecom Ltd
Sir/Madam	National Transcommunications Ltd
Sir/Madam	ntl National Networks Limited
Sir/Madam	Neos
Sir/Madam	NewNet plc
Sir/Madam	NWP Street Limited
Sir/Madam	O2 (UK) Limited
Sir/Madam	OMNE Telecommunications Limited

Sir/Madam Opal Telecommunications plc
 Sir/Madam Orange Personal Communications Ltd
 Sir/Madam Sprintlink UK Ltd
 Sir/Madam Pipex Internet Limited
 Sir/Madam TeliaSonera International Carrier UK Limited
 Sir/Madam Thus plc
 Sir/Madam Tiscali UK Limited
 Sir/Madam Torch Communications Ltd
 Sir/Madam Tweedwind Limited
 Sir/Madam Your Communications Ltd
 Sir/Madam VTL (UK) Ltd
 Sir/Madam Vodafone Limited
 Sir/Madam United Utilities Plc
 Sir/Madam UK Broadband Limited
 Sir/Madam Vectone Gnanam Ltd
 Sir/Madam Vtesse Networks Ltd
 Sir/Madam Rightelcom Networks
 Sir/Madam Cooper Watson Communication
 Sir/Madam C I Balsam
 Sir/Madam Emedia Telecom
 Sir/Madam Signo Communication Electronics
 Sir/Madam Hotline Comsec UK
 Sir/Madam Entropie Voice & Data

Government Agencies and Utilities

Mr Cummins MOD Property Manager
 Mr Galey Anglian Water Services Ltd
 Mr Easom Bedford Group of Drainage Boards
 Mr Wilkins Cranfield Airport
 Ms Lowe The National Grid Company plc
 Sir/Madam Three Valleys Water Plc
 Sir/Madam Transco
 Sir/Madam London Luton Airport Ltd
 Sir/Madam East Midlands Development Agency

Internal (BCC / LBC) consultees

Ms Myers	BCC Heritage and Environment
Mr Beckett	BCC Access & Partnerships
Mr Russell	Forest for Marston Vale
Ms Lewis	BCC Member Support
Mr Comont	BCC Heritage and Environment
Mr Gilford	BCC Waste Management
Mr Norman	Mouchel Property Services
Ms Munden	BCC Sustainability & Regeneration
David Bevan	BCC Heritage and Environment
Ms Fudge	Corporate Strategy Unit
Ms Hughes	Economic Development
Ms Belcher	Consultation Manager
Ms Faul	Regeneration and Sustainability Officer
Councillor Duggan	
Councillor Wooton	
Councillor Atkins	
Councillor Bootiman	
Councillor Piggott	

Councillor Carter
Councillor Drinkwater
Councillor Lawrence
Councillor Reedman
Councillor Ross
Councillor Fairbairn
Councillor Faulkner
Councillor Colling
Councillor Goodchild
Councillor Grugeon
Councillor Gaszczak
Councillor Goodchild
Councillor Hand
Councillor Howard
Councillor Saunders
Councillor Burley
Councillor Johnstone
Councillor Lee
Councillor King
Councillor Male
Councillor Gershon
Councillor Mingay
Councillor Mrs M Russell
Councillor Paul
Councillor Record
Councillor Blaine
Councillor Rogers
Councillor Hollick
Councillor Sadler
Councillor Stay
Councillor Elford
Councillor Baker BEM
Councillor Goodwin
Councillor Gwynne Jones
Councillor Shingler
Councillor Oliver
Councillor Spurr
Councillor Younger
Councillor Gillard
Councillor Scott
Councillor Street
Councillor Summerfield
Councillor Swaisland
Councillor Walker
Councillor Willey
Councillor Baker
Councillor Walley

Local Councils

Mr Bailey	Bedford Borough Council
Mr Valentine	Mid Bedfordshire District Council
Mr Hoad	South Bedfordshire District Council
Mr Briggs	Bedford Borough Council
Ms Robb	Luton Borough Council
Mr Wright	Luton Borough Council

Mr Whittaker	Mid Bedfordshire District Council
Mr Hale	South Bedfordshire District Council
Mr Crutche	South Bedfordshire District Council
Mr Storah	Luton Borough Council
Mr Owen	Luton Borough Council
Mrs Salisbury	Mid Bedfordshire District Council
Mr Ruddick	South Bedfordshire District Council
Mr Field	Bedford Borough Council
Mr Bailey	Bedford Borough Council
Mr Slater	Luton Borough Council
Mr Atkinson	South Bedfordshire District Council
Mr Birring	Luton Borough Council
Ms French	South Bedfordshire District Council
Mr Hustwitt	Mid Bedfordshire District Council
Ms Patterson	Luton Borough Council
Mr Simmons	Bedford Borough Council

Local Organisations

Ms Jackson	Rural Stress Information Network
Administartion Co-Ordinator	Sight Concern Bedfordshire- Bedford Office & Resource Centre
Sir/Madam	Bedford Development Agency
Mr Powell	Bedfordshire & Luton Enterprise Centre
Sir/Madam	Chamber Business
Mr Earl	Luton First
Sir/Madam	Luton Community Information Observatory, Research and
Intelligence Team	
Mr Adburgham	Campaign To Protect Rural England
Ms Hindley	Chiltern Society
Mrs Hunt	Dunstable Tidy Group
Ms Morgan	Disability Resource Centre
Mr Richardson	Lifestyle Choices Project
Miss Todd	Bedfordshire Care Support Network For People Wirh Learning
Disabilities	
Mrs Birkin	Age Concern Bedfordshire
Ms Coates	Luton Senior Peoples Forum
Mrs Garton	Older People's Action Group
Ms Francis	Limbless Association
Ms Fittner	East Of England Planning Aid Services
Mr/Ms Herron	Bedford Freecycle
Mr Beresford	Charity Furniture Store
Mrs Barrett	Emmaus Village Restoration
Mr Valenzuela	Furniture Aid
Ms Lewis	Furniture Link
Mr Ruddock	Recycle It
Mr Wise	Central Linslade Residents
Ms Woods	Bedford SME Business Breakfast Club
Mrs Hegley	Federation Of Small Businesses
Ms Hendrick	Luton Dunstable Partnership
Mr/Ms Kufuor	Luton Forum
Secretary	Women's Institute
Ms Ridge	Bedfordshire Rural Communities Charity

Miscellaneous Individuals & Organisations

Mr Hall	MP for Bedford Borough
Mr Hopkins	MP for Luton North
Ms Moran	MP for Luton South
Ms Dorries	MP for Mid Bedfordshire
Mr Burt	MP for North East Bedfordshire
Mr Selous	MP for South West Bedfordshire
Mr Coggins	
Lord Howland	
Professor Porteous	
Avais Amin	Youth MP
Mr N Steel	Youth MP
Miss Begum	Youth MP
Olly Hallet	Youth MP
Lord of the Manor of Biggleswade	c/o Rickerby Watterson Solicitors
Mr Lacey	Bedfordshire & Luton Chamber of Commerce, Training and Enterprise
Mr Green	Business Link
Mr Greenhalgh	Business Link Bedfordshire
Mr James	Bedfordshire Green Business Network
Dr Gilbert	Composting Association
Mr Murphy	Mid Beds Parish Planning Consortium
Mrs Rix	Arlesey Community Resource Centre
Mr Hayward	The Southern Brick Federation Ltd
Ms Marston	Parliamentary Sustainable Waste Group

Minerals Companies

Mr Bulpin	Aggregate Industries UK Ltd
Mr King	Aggregate Industries UK Ltd
Sir/Madam	Chalkshift Ltd
Mr Curson	Curzon Developments Ltd
Mr Bird	Hanson Aggregates
Mr Smith	Hanson Aggregates
Ms Plant	Hanson Aggregates
Mr Manning	Hanson Brick
Mr Donnelly	Hanson Brick
Mr Walpole	L B Silica Sand Ltd
Mr Deal	Lafarge Aggregates Ltd
Mr Wharmby	Lafarge Aggregates Ltd
Mr Hedges	Laporte Absorbents
Mr Jepp	CEMEX
Mr Redwood	CEMEX Materials Ltd
Mr Sargent	Rugby Cement
Mr Bennet	Steetley Woburn Bentonite Ltd
Mr Shaw	Tarmac
Mr Chaffe	Tarmac Southern Ltd
Mr Bates	Totternhoe Lime & Stone Co Ltd
Mr Hill	JFL Hill Ltd
Mr S Briggs	Arnold White Group Ltd
Mr Wardrop	Lafarge Aggregates Ltd

NGOs

Mr Halls	National Trust
Mr Page	Arlesey Conservation For Nature
Mr Oakley-Hill	Bedfordshire & Luton Friends of the Earth

Mr Lowe	Bedfordshire Conservation Volunteers
Mr Gibbard	Bedfordshire Preservation Society
Mr Clarke	Bedfordshire Rights of Way Association
Sir/Madam	Bedfordshire Transport 2000
Mr Bellamy	Bedfordshire Wildlife Trust
Mr Green	Combined Heat & Power Association
Mr Le Clerc	Confederation of British Industry
Sir/Madam	CPRE
Ms Lipop	ENCAMS
Prabha	Friends of the Earth
Mr Woolnough	Greensand Trust
Mr Carre	Ivel Valley Countryside Project
Mr Gossip	London Waste Action
Dr Roby	Marston Vale Landfill Liaison Grp
Ms Juster	NFU East Anglian Region
Mr Fowler	Ouse Valley Ramblers Association
Mr Binns	Ramblers Association
Mr/Ms Darby	South Bedfordshire Preservation Society
Mr Larminie	The Chiltern Society
Mr Rodrick	The Chilterns Conservation Board
Sir/Madam	Waste Watch
Ms Lowe	World Wide Fund for Nature
Mr Ward	The Leighton Buzzard Society
Sir/Madam	Royal Society For The Protection of Birds
Sir/Madam	Sustrans

Other Councils

Mr Edgar	Berkshire County Council
Ms Rheiter	Transport and Environment Dept.
Mr Smith	Team Leader, Policy
Mr Murphy	Kent County Council
Mr Broughton	Land Use Planning
Mr Elkington	West Sussex County Council
Mr Bond	Southend on Sea BC
Mr Lamb	Team Leader Policy & Plans
Mr Maxwell	Worcestershire County Council
Mr Hubbard	London RTAB (c/o GLA)
Mr Livingstone	Mayor of London

Other Companies

Mr Odell	Abbey Corrugated
Mr Coles	Amphill Metal Co.
Mr Butler	BIFFPACK
Mr Dingle	Cannon Hygiene Ltd
Mr Eades	Eades Hotwani Partnership
Mr Hills	HD Plastics Ltd
Mr Riding	Recycle UK
Mr Egar	Southill Estate
Mr Barry	Wardell Armstrong
Ms Wye	Malcolm Judd & Partners
Mr Edwards	Aspinwall & Company Ltd
Mr Treacy	Matthews & Son
Sir/Madam	Bidwells

Mr Emberson David Jarvis Associates Ltd
 Mr Stewart British Waterways, South East Region
 Sir/Madam Trustees of the Kempston Mill Trust c/o Mr R Gordon
 Sir/Madam F W Ward & Sons, Green Farm
 Mr Paice H.J. Banks
 Mr Ford Pinsents
 Mr Jones Heathcote Farms
 Mr George M E George Haulage Ltd

Planning and Property Agents

Sir/Madam	BSG Property Services Ltd
Mr Reavell	O & H Properties Ltd
Mr Kimber	Geoplan Consultants Ltd
Mr Denton	Jackson-Stops & Staff
Mr Drake	John Drake & Co
Mr Glenn	Landmine Associates
Mr Pearce	Pearce Environmental Management
Mr Raper	Richard Raper Planning
Mr Smylie	Smylie Norden & Assoc
Mr Sandbrook	Voaden Sandbrook
Mr Smith	WS Atkins
Ms Brooks Bernard	Carpenter Planning Consultants
Mr Jenkins	WynThomasGordonLewis
Ms Pawson	Gill Pawson Planning
Mr Lockwood	GVA Grimley
Mr Jonas	Property Consultants
Mr Parr	RPS Consulting Ltd
Mrs Pritchard	SLR Consulting Ltd
Ms Spense	Smiths Gore
Sir/Madam	Arnold White Estates
Mr Mongezi Ndleea	RPS Consulting Ltd
Mr Smith	Smith Stuart Reynolds
Mr Pywell	Mobile Operators Association
Ms Van der Berg	Atis Real Weatherall
Mr Randall	DP9
Ms Turner	Jones Day
Sir/Madam	John Felgate Planning Consultancy
Sir/Madam	Arup on behalf of Gallagher and RWE npower joint venture (JV)
Mr Bainbridge	Bidwells Property Consultants
Ms Smith	Hepher Dixon

Property Developers

Mr Howard Smith & Mr Nigel Smith	Addison Buildings
Sir/Madam	Aldwyck Housing Association
Sir/Madam	Anglian Home Improvements
Mr F Caldwell	Aragon Land & Planning UK LLP
Sir/Madam	Arcadia Architects
Sir/Madam	Apex Tree Specialists
Gae Parry & Steven Barker	Barker Parry Town Planning
Mr Brian English	Brian C English
Sir/Madam	Bruce Deacon - Architect
Mr Tony Garrett	Bedford Design Group
Mr D Keeling	Bedfordshire Pilgrims Housing Association

Mr Rivers	Bovis Homes
Sir/Madam	Braund Technical Services
Mr Michael Allen	Cording Allen Partnership
Mr R Robinson	Charter Consultants Architects
Mr D Maple	Circle Anglia Housing Group
Mr Martin Page	D H Barford & Co
Sir/Madam	Mr D J Swanston
Sir/Madam	Dycol Ltd
Mr Dominic Lawson	David Lock Associates Ltd
Ms C Buddle	David Wilson Homes South Midlands
Mr P Leggett	David Wilson Homes South Midlands
Mr Simon James	Development Land and Planning
Mr Derek Nash	Derek & Alan Nash
Mr Roy Douglas	Douglas Duff
Mr David Palmer	The Palmer Family Trust Plc
Sir/Madam	Development Planning Partnership
Sir/Madam	The Inskip Partnership
Ms P Carney	Fairview New Homes Ltd
Mr A Wells	George Wimpey North London Ltd
Mr Graham Stewart	Graham Stewart Architect
Sir/Madam	G W Horne (Architectural Services)
Sir/Madam	Mr H Purser
Sir/Madam	Hallam Land
Mr J Drew	Heron Latimer
Mr Keith Hutchinson	Hutchinsons Planning & Development
Sir/Madam	Judith Armstrong
Mr J Vacchio	J & J Architectural & Construction
Mr John Shephard	J & J Design
Mr J Emms	Jeffrey J Emms Riba / Potton Ltd
Sir/Madam	Jacques Strachan Associates Ltd
Mr Julian Adams	Julian Adams Ltd
Mr John Wagstaff	John Wagstaff Associates
Mr Kit Vincent	Vincent & Associates
Lee Butler	Leon Developments Ltd
Sir/Madam	Lightfoot Design
Sir/Madam	Luton Community Housing Ltd
Mr Graham Wright	MEPK Architects
Sir/Madam	Michael V S Hardiman & Associates
Sir/Madam	Mr M J Holmes
Mr E Barnes	National Federation of Housing Associations
Mr J Holden	North Luton Consortium
Aleks Simic	Simic Associates
Mr Roy Judge	On Site Building Control Ltd
Mr Ron Cox	Ousebank Windows Ltd
Mr Peter Parker	Parker Architectural Designers
Sir/Madam	Peter Carter Associates
Mr Peter Farmer	Peter J Farmer
Mr Peter Llyod	Peter Llyod & Associates
Mrs Yvonne Phillips	Phillips Planning Services
Sir/Madam	Presentation Housing Association Ltd
Sir/Madam	R Beaty (Building Design)
Sir/Madam	R D J Batchelor
Mr Tony Still	Relmfield Design Partnership
Mr M Stock	Redrow Homes
Mr David Jones - Mr A Barr - Miss E Cox	Robinson & Hall
Mr R H Roberston	R H Robertson & Associates

Mr David Fake	SDC Builders Ltd
Sir/Madam	Mr S R Everitt
Sir/Madam	TA Design
Mr Victor Farrar or Ms Laurane Bubbins	The Victor Farrer Partnership
Mr D Bromley	Trustees of the Warden Hill Estate
Sir/Madam	Warmingtons
Mr John Hargreaves	Woods Hardwick Planning Ltd
Mr Martin Wheatley	Westbury Homes Holdings Ltd
Andrew Fido, Senior Planner	Indigo Planning Limited
Sir/Madam	Apcar Smith Planning
Sir/Madam	Arup
R Dowle, Strategic Planning Director	Ashwell Developments Ltd
Sir/Madam	Barratt Northampton Ltd
Eamonn Keogh	Barton Willmore Planning Partnership (Northern)
M Stevenson, Chief Executive	Bedfordia Developments Ltd
Kim Webster, Planning Manager	Bellway Homes
Sir/Madam	Bryant Homes, Thames Valley Ltd
Sir/Madam	Cardington Properties
Sir/Madam	Charles Church Developments Ltd
Sir/Madam	Chesterton Plc
Sir/Madam	Chris Blandford Associates
Sir/Madam	City & County Developments
Sir/Madam	City & St James Property Ltd
Sir/Madam	Connolly Homes Plc
Sir/Madam	Country & Metropolitan Group
David Russell	David Russell Associates
Sir/Madam	David Walker Surveyors
Sir/Madam	Diamond Estates
Sir/Madam	Diocese of St Albans
Sir/Madam	DPDS Consulting Group
Sir/Madam	Drivers Jonas
Sir/Madam	Eagle Homes
David Henry, Director	Savills
Sir/Madam	Fuller Peiser
Sir/Madam	Gazeley Properties Ltd
Mark Banton	Gerald Eve
Sir/Madam	Gleeson Homes
Judy Gough	Gough Planning Services
Bill Warden	Hallam Land Management Ltd
Sir/Madam	Hanson Properties Ltd
Sir/Madam	Harrison Murray
Louise Bamford	Henry H Bletsoe & Son
Sir/Madam	Hives Partnership Planning
Bill Blincoe	Gallagher Estates
Sir/Madam	Jones Lang Wootton
Kevin Dixon, Managing Director	Kier Land Ltd
Sir/Madam	King Sturge & Co
Sir/Madam	Kirkby & Diamond
Sir/Madam	Kingsoak Homes
Sir/Madam	Laing Homes Ltd
Sir/Madam	Lattice Property Holdings Ltd
Sir/Madam	Leach Homes
Sir/Madam	Littman & Robeson
Sir/Madam	Malcolm Scott Consultants
Mark Jackson	DTZ Piedad Consulting
Sir/Madam	Martin Grant Homes (UK) Ltd

Sir/Madam	Milden Investments Ltd
Gareth Roberts	G R Planning
Sir/Madam	Nathaniel Lichfield & Partners
Sir/Madam	Nigel Clark Architects
Kate Sylvester-Kilroy	Old Road Securities plc
Sir/Madam	Robinson & Hall
Sir/Madam	Persimmon Homes (Midlands)
Sir/Madam	Robert Turley Associates
M Egar	The Southill Estate
Sir/Madam	Scott Wilson Kirkpatrick & Co Ltd
Sir/Madam	Sondon Development Co Ltd
Sir/Madam	St Modwen Developments Ltd
Stephen Woods, Development Director	George Wimpey (South Midlands Ltd)
Sir/Madam	Stoneleigh Planning Partnership
Sir/Madam	Strutt & Parker
Brian Morton, Regional Land Manager	Taylor New Homes
John Cornwell	The Bell Cornwell Partnership
Sir/Madam	The Bromborough Estate Co Ltd
Sir/Madam	The Charter Partnership
Sir/Madam	Tibbalds TM2
Colum Fitzsimons, Planning Manager	Twigden Homes
Sir/Madam	Walker Associates Architects
Sir/Madam	Weatherall Green & Smith
Sir/Madam	West & Partners Town Planning Consultants
Sir/Madam	Westbury Homes (Holdings) Ltd
Sir/Madam	Whitbread Property
Sir/Madam	Wilcon Homes Midlands
Sir/Madam	Wood Frampton Planning Consultancy
Sir/Madam	Wyncote Developments
RPS	Helen Cherry
Nick Fisher, Assistant Planner	Planning Issues
Norman Gillan, Senior Planner	Mono Consultants Ltd
John McLarty	Strutt & Parker
Ian Smith	Smiths Gore
John K Boyd	JB Planning Associates Ltd
Mike Parkhouse, Strategic Land Manager	George Wimpey UK Ltd
R Evans	David Wilson Estates
Tracy-Ann Scanlan, Assistant Planner	Tetlow King Planning
Michael Brooks	Community and Regional Planning Services
B Seery	District Development Company
Jennifer Lampert	Jennifer Lampert Associates Ltd
Liz Weaver, Policy and Research Officer	Levvel
Katie Lazzam	Malcolm Judd & Partners
Helene Wagner	RMJM
Alex Anderson, Senior Project Manager	Pegasus Planning Group
Patrick Clifton, Senior Planner	Knight Frank LLP
Cassie Holland	Peacock & Smith
Rachael Patterson	Devplan UK
Nathan McLoughlin	CGMS Consulting

Specific Consultation Bodies

Sir/Madam	British Gas
Sir/Madam	British Telecom
Sir or Madam	Connect
Sir/Madam	

Sir or Madam	Cable & Wireless
Sir/Madam	Eastern Group Plc
Sir/Madam	Innogy
Sir/Madam	NTL Group Ltd
Sir or Madam	Powergen
Mr Sharpe	Planning Manager, Network Analysis
Sir or Madam	East of England Energy Group (EEEGR)
Sir or Madam	Enginite Ltd
Sir or Madam	MK Energy Agency
Sir or Madam	National Energy Foundation
Mr Lee	Renewables East
Ms Gauld- Clark	npower renewables
Customer Relations Manager	EDF Energy

Statutory Consultees

Mr Bambury	Highways Agency
Ms Fletcher	English Heritage
Mr Gammie	English Nature
Mr Ireland	Environment Agency
Mr Williamson	GO-East
Mr Kirkdale	The Highways Agency
Mr Nelson	East of England Regional Assembly
Sir/Madam	SEEDA
Sir/Madam	EMDA
Sir/Madam	SEEDA
Sir/Madam	Bedfordshire and Hertfordshire Strategic Health Authority,
Mr Marlow	East of England Development Agency
Mr Vose	Countryside Agency

Town and Parish Councils

Mr Hitch	Ampthill Town Council
Mrs Hare	Arlesey Town Council
Mrs Fitzgerald	Aspley Guise Parish Council
Mrs Lyman	Aspley Heath Parish Council
Mr Struthers	Astwick Parish Meeting
Mrs Foulkes	Barton Parish Council
Mr Hunt	Battlesden Parish Meeting
Mrs Bottoms	Biddenham Parish Council
Mrs King	Biggleswade Town Council
Ms Johnson	Billington Parish Council
Mr Rowland	Bletsoe Parish Council
Mrs Trustam	Blunham Parish Council
Mrs Maddison	Bolnhurst and Keysoe Parish Council
Mrs Lyman	Brogborough Parish Council
Ms Kamellard	Bromham Parish Council
Mrs Whiting	Caddington Parish Council
Mrs Olley	Campton & Chicksands Parish Council
Mrs Payne	Cardington Parish Council
Ms Forde	Carlton and Chellington Parish Council
Mrs Smith	Chalgrave Parish Council
Mr Foster	Chalton Parish Council
Mrs Lanham	Clifton Parish Council

Mrs Lyman	Clophill Parish Council
Mr Hayes	Colmworth Parish Council
Mr Squire	Cople Parish Council
Mrs Hunt	Cranfield Parish Council
Mrs Aylott	Dean and Shelton Parish Council
Mrs Hall	Dunton Parish Council
Mrs Palmer	Eastcotts Parish Council
Mrs Littley	Eaton Bray Parish Council
Mr Smyth	Edworth Parish Meeting
Mrs Nash	Eggington Parish Council
Mr Whiting	Eversholt Parish Council
Mrs Payne	Everton Parish Council
Mrs Millar	Eyeworth Parish Meeting
Mrs Payne	Felmersham and Radwell Parish Council
Mr Foster	Flitton & Greenfield Parish Council
Mrs Carter	Flitwick Town Council
Mrs Hodgson	Gravenhurst Parish Council
Mrs Walker	Great Barford Parish Council
Ms Bales	Harrold Parish Council
Mrs Grundon	Haynes Parish Council
Mrs Crann	Heath and Reach Parish Council
Mr Evans	Henlow Parish Council
Ms Griffiths	Hockliffe Parish Council
Mrs Hunt	Houghton Conquest Parish Council
Mrs Lyman	Husborne Crawley Parish Council
Mr Haste	Hyde Parish Council
Mrs Bottoms	Kempston Rural Parish Council
Mrs Smith	Kempston Town Council
Mr Farrelly	Kensworth Parish Council
Mr Deacon	Knotting and Souldrop Parish Council
Mr Rutt	Langford Parish Council
Mrs Kingsnorth	Leighton and Linslade Town Council
Mr West	Lidlington Parish Council
Mrs Alington	Little Barford Meeting
Mrs Davies	Little Saughton Parish Council
Mrs Trustham	Marston Moretaine Parish Council
Mrs Galler	Maulden Parish Council
Mrs Hatch	Melchbourne and Yelden Parish Council
Mr Waghorn	Meppershall Parish Council
Mrs Thomas	Millbrook Parish Meeting
Mrs Lyman	Milton Bryan Parish Meeting
Mrs Couling	Milton Earnest Parish Council
Mrs Payne	Moggerhanger Parish Council
Mr Knightley	Northill Parish Council
Mr Jones	Oakley Parish Council
Mrs Knight	Odell Parish Council
Mrs Hodgson	Old Warden Parish Council
Dr Sharpe	Pavenham Parish Council
Mrs Telling	Pertenhall & Swineshead Parish Council
Mr Hayes	Podington Parish Council
Mr Greenwood	Potsgrove Parish Meeting
Mrs Mayne	Potton Town Council
Mrs Bradshaw	Pulloxhill Parish Council
Mr Stewart	Ravensden Parish Council
Mr Squire	Renhold Parish Council
Ms Worth	Ridgmont Parish Council

Mr Giles	Risely Parish Council
Mrs Payne	Roxton Parish Council
Mr Stewart	Sandy Town Council
Mrs Stander	Sharnbrook Parish Council
Mr Barham	Shefford Town Council
Mrs Cousins	Shillington Parish Council
Mr Irons	Silsoe Parish Council
Mr Haste	Slip End Parish Council
Mr Noyes	Southill Parish Council
Ms Shields	Stanbridge Parish Council
Mrs Payne	Staploe & Duloe Parish Council
Mrs Duck	Steppingley Parish Council
Mrs Davies	Stevington Parish Council
Cllr Tait	Stewartby Parish Council
Mr Breacher	Stondon Parish Council
Mrs McLeod	Streatley Parish Council
Mr Farrelly	Studham Parish Council
Mr Barker	Sundon Parish Council
Mrs Jones	Sutton Parish Council
Mrs McGowan	Tempsford Parish Council
Mrs Ellison	Thurleigh Parish Council
Ms Evans	Tilsworth Parish Council
Mrs Lyman	Tingrith Parish Meeting
Mrs Saunders	Toddington Parish Council
Ms Burton	Totternhoe Parish Council
Mrs Bottoms	Turvey P.C.
Mr Read	Westoning Parish Council
Mr Farelly	Whipsnade Parish Council
Mr Hayes	Wilden Parish Council
Mrs Hare	Willington Parish Council
Mrs Lyman	Woburn Parish Council
Mrs Sherwood	Wooton Parish Council
Ms Dear	Wrestlingworth & Cockayne Hatley Parish Council
Mrs Sutton	Wymington Parish Council
Sir/Madam	Dunstable Town Council
Sir/Madam	Houghton Regis Town Council
Mrs Sutherns	Stotfold Town Council
Mrs Payne	Stagsden Parish Council
Clerk to the Parish Council	Brickhill Parish Council
Mrs A Paice	Elstow Parish Council
Mrs A Paice	Clapham Parish Council
Mrs Nicky Upton	Harlington Parish Council
Mrs Lyman	Hulcote & Salford Parish Council
Ms Lowe	Wilshamstead Parish Council

Waste Companies

Mr Adshead	DSM Demolition (Head Office)
Mr Field	Dunstable Car Disposal
Mr Riches	Paul Riches Skips
Mr Abbott	Shanks Waste Services Ltd
Mr Winterton	SITA
Mr Morgan	SKF Luton
Mr Lovett	Thames Waste Management
Mr Miles	Thames Waste Management

Mr Gaskin	Universal Salvage
Mr Harper	Waste Recycling Group
Mr Wykes	Wykes Engineering
Mr/Ms Wynn-Jones	
Mr Scarborough	A & J Bull Ltd
Mr/Ms Le Clerc	SITA
Mr Oliver	Viridor Waste Management
Mr Watson	F & R Cawley Ltd
Sir/Madam	FD O'Dell & Sons Ltd
Mr Firbank	Dunstable Waste Group Ltd
Mr Beatham	Fitwarmth Ltd
Mr Moore	G Moore Haulage Ltd
Mr Wise	GFX Hartigan Ltd
Mr Page	Hanson Recycling
Mr Harrington	J&WJ Harrington Bros
Mr Callanan	JP Callanan and Son Ltd
Mr Standing	Mr D B Standing & Son
Mr Maskell	Duck End Farm