

Ref page

<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/development-strategy.aspx>

actual document

http://www.centralbedfordshire.gov.uk/Images/DS%20PUBLICATION%20FINAL_260614_FOR%20WEB_tcm6-55496.pdf#False

Development Strategy for Central Bedfordshire

Revised Pre-submission version June 2014

page 95

Policy 38: Within and Beyond Settlement Boundaries

Within the settlement boundaries of both Major and Minor Service Centres, the Council will approve housing, employment and other settlement related development commensurate with the scale of the settlement, taking account of its role as a local service centre.

Within settlement boundaries of Large Villages, small-scale housing and employment uses, together with new retail and service facilities to serve the village and its catchment will be permitted.

Within Settlement Envelopes of Small Villages beyond the Green Belt, development will be limited to infill residential development and smallscale employment uses.

Beyond settlement boundaries only development appropriate to the countryside and specifically provided for in policy will be permitted. The Council will support schemes for community, education, health, recreation, employment generating uses or mixed community and other uses where a need for such facilities is identified through the Infrastructure Schedule or up to date evidence. For this type of development, where no land is available within the Settlement Envelope, a site adjacent to the Settlement Envelope may be granted planning permission particularly if brought forward through a Neighbourhood Plan.

Page 99

11.32 It is not considered appropriate to set out in the plan a prescriptive series of densities. Appropriate densities will vary depending on the location. Higher densities may be appropriate in town centres and neighbourhood centres, making best use of land while still providing suitable facilities such as amenity space and parking provision. Lower densities will also be appropriate to provide a mix of new development.

page 98

11.24 The Council places great emphasis on the need for new development to be of the highest possible quality, ensuring that the places created

now provide a lasting legacy. New residential development will need to provide homes and gardens that are of the right size to facilitate family life and provide residential amenity. A mix of dwelling types and sizes will be needed, including larger family homes to rebalance the previous focus on smaller homes and flats.

11.25 Local distinctiveness is an important characteristic. Without it the towns, villages and rural areas would lose their individual identities and their interest and attractiveness would be greatly diminished. New development, including extensions and conversions, should therefore seek to contribute towards maintaining and where possible, enhancing local character and distinctiveness. This does not rule out bold, contemporary designs providing that they relate well to the surrounding context.

page 99

11.32 It is not considered appropriate to set out in the plan a prescriptive series of densities. Appropriate densities will vary depending on the location. Higher densities may be appropriate in town centres and neighbourhood centres, making best use of land while still providing suitable facilities such as amenity space and parking provision. Lower densities will also be appropriate to provide a mix of new development.

page 100-101

Policy 43: High Quality Development

The Council aims to deliver the highest possible quality of new development within Central Bedfordshire to provide a lasting legacy and to continue to meet the needs of residents and businesses. As such, proposals for all new development will:

- **be appropriate in scale and design to their setting,**
- contribute positively to creating a sense of place and respect local distinctiveness through design, layout, use of materials and planting,
- use land efficiently, taking into account quality of life,
- consider what other nearby existing or planned land uses there are and whether these could be adversely affected/prejudiced by the proposed development (including impacts on amenity),
- **respect the amenity of surrounding properties, and their occupiers**
- provide adequate areas for parking and servicing,

- **provide a high level of highway safety and enable/support the free flow of traffic on the highway network.**
- **be complementary to the landscape setting both in the immediate proximity as well as longer views,**
- **respect and complement the context and setting of all Heritage Assets particularly those that are designated.**

Where appropriate development will;

- enhance community safety,
- meet the required standards for energy and resource efficiency and include climate change adaptation and mitigation measures,
- comply with the current guidance on noise, waste management, land instability, contaminated land, vibration, odour, water, light and airborne pollution,
- incorporate appropriate access and linkages, including provision for pedestrians, people with disabilities, elderly persons and for those with prams and pushchairs, cyclists and public transport,
- promote the use of shared space principles, speed management measures and for residential development the design speed should normally be 20mph,
- provide soft and hard landscaping, greenspace, and green corridors appropriate in scale and design to the development and its setting with appropriate linkages for wildlife and human access to existing landscape features, corridors and green infrastructure,
- provide art in the public realm for developments of 100 dwellings or more or 1000 square metres,
- **for housing, contain a locally appropriate mix of sizes and types of dwellings, including larger family homes,**
- ensure that buildings are accessible for all, and comply with current guidance on accessibility to buildings.

A development brief covering the above issues will be required for any proposal for 35 dwellings or more or where there are complex design or amenity issues; this, along with the level of community involvement will be agreed prior to the submission of a planning application. In addition, a Design Code and a Sustainable Communities Assessment will be required for proposals for 400 dwellings or more.

A Design Code may also be required for smaller sites with the following characteristics:

- Multiple related sites that will be built out in phases over a long period of time.
- Sites in multiple ownership, where coordination between the parties is desirable.
- Sites likely to be developed by several different developers.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

National Planning Policy Framework (March 2012)

Page6

(Core Planning Principles)

encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

page16

66. Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.