

Design Statement - Appendix A

Housing Policies

Housing Policy (HP):

Campton and Chicksands Neighbourhood Plan (CCNP):

Housing Policy CCNP/HP1

Any proposed development in Campton and Chicksands Parish must ensure that it: -

- Uses the Lifetime Homes Design Guide (HABINTEG) and Building for Life 12 as a minimum standard, using their standard check list diagrams for house design.
- Recognises the guidance as set out in the Campton and Chicksands Design Statement.
- Prioritises construction of bungalows to enable people to remain in the village.
- Has mixed tenures to meet the varied financial circumstances and needs of local residents.
- Recognises the diversity between Campton and Chicksands as set out in the Design Statement.

Conformity References:

Objectives H1, H2 and H3; CSDMP (2009) DM2 DM3 DM10; CBLP (2015-2035) SP5 (4.6,4.7,4.9,5.4), H1,H3,HQ1,SO3,SO4, plus pages 105, (9.2.5) 106,192 (15.6.); NPPF 6/d/e/f, 124, 125, 127c1, 66, 77, 110, 118B, 112e, 129

Central Bedfordshire Design Sections 5 and 7; Campton and Chicksands Needs Assessment; Building for Life 12 (January 2015)

Housing Policy CCNP/HP2

Any proposed new development, of any size in Campton and Chicksands Parish will respond to the needs of the population requiring adaptable or accessible homes by: -

- Prioritising construction of bungalows suitable for wheelchair accessible living.

Conformity References:

Objective H3; CSDMP (2009) DM10; CBLP (2015-2035) H1, H2, H3, HQ1 plus page 117 (11.1.3 and 11.1.3); NPPF 77

Central Bedfordshire Design Sections 5 and 7

Assessment of Housing Needs of Older People in Central Bedfordshire Council: March 2017

Building for Life 12 (January 2015)

Housing Policy CCNP/HP3

Any proposed new development in the Campton Parish will: -

- Recognise the guidance as set out in the Campton and Chicksands Design Statement.
- Prioritise the use of sustainable transport and access options with the ability for residents to walk or cycle, given priority.
- Ensure that the development layout reflects the needs for adequate parking to avoid on street parking. (For the safety of people particularly the young and elderly).
- Ensure that the development layout does not have a detrimental impact on the visual aspect of the area.
- Provide private garden amenity space in proportion to the size of the dwellings.

Conformity References:

Objectives H1, H2; CSDMP (2009) DM2, DM3, DM5; CBLP (2016-2035) T3 (Bullet points 1 and 13), SO4 (Page 24), SP1; NPPF 170a/b,174

Building for Life 12 (January 2015)

Housing Policy CCNP/HP4

Development will not generally be supported outside the village envelope either individually or cumulatively, if it will result in an increase in coalescence between Campton and Shefford therefore reducing the separate identity of each settlement by: -

- Reducing the openness and visual boundary between Campton village and Shefford.
- Increasing the intensification of development within the existing settlement.
- Development proposals for essential utility locations i.e., water and power will be supported in principle, subject to accordance with other development policies, and when they recognise guidance as set out in the Campton and Chicksands Design Statement.

Conformity References:

Objectives H1, H2; CSDMP (2009) CS1; CBLP (2015-2035) SP5, SP7(9.2.5), SP5, SP7 (Page106); NPPF

Housing Policy CCNP/HP5

Proposed development that reduces the countryside gap and compromises the separate identities of Campton and Chicksands Parish settlements and settlements in neighbouring parishes will be resisted.

Conformity References: Objectives H1, H2; CSDMP (2009) DM5; CBLP (2015-2035) SP5 (page100); NPPF

Housing Policy CCNP/HP6

Proposals for new dwellings within private residential gardens will be discouraged and will only be permitted where it can be demonstrated that: -

- The reduced garden sizes of the existing dwelling in combination with the garden sizes of the new dwelling(s) relate well to each other and to the surrounding neighbourhood.
- The character of the surrounding neighbourhood (in terms of appearance and the massing of development and landscape value) is respected.

Conformity References:

Objectives H1, H2; CSDMP (2009) DM4; CBLP (2015-2035) SO4 (Page24) SP7 and 9.2.9; NPPF 79c

Housing Policy CCNP/HP7

The upward development (additional floor extensions) of bungalows will not be supported. This will maintain appropriate housing numbers for an ageing population and people with disabilities who wish to remain in the village.

- Demolition of existing bungalows to be replaced by two storey dwellings will not be supported.

Conformity References:

Objectives H1, H3; CSDMP (2009) DM4, DM5; CBLP (2015-2035) H3 plus page 122 11.3; NPPF 79c, 112d pages 5 and 9