



Streatley Parish Council Newsletter

**Serving Streatley,
Sharpenhoe &
Bushmead**

ISSUE 90
November 2019

The nights are drawing in and the weather is changing. The House Martins, Swallows and Swifts along with many other birds have now left the UK for their epic journey to Africa for the winter. Not all animals and birds are so lucky. For those staying here it can be challenging. Many hibernate which leave those still awake looking for shelter and food. This where we can help in making their lives easier.

Leaving leaves and twigs under hedges provides the perfect warm, dry shelter for small mammals and will house grubs, insects and queen bees too. Birds and ducks will relish high-fat foods and seeds and fruit plus small animals and birds will love munching on any leftover pumpkins.

Clean their nesting boxes for them to roost on cold nights.

Float a ball on ponds to prevent them freezing and put some old logs nearby for overwintering frogs and toads. Other hazards for domestic animals, wild animals and birds are manmade. Bonfires, Fireworks, and general mayhem around Christmas time all contribute to creatures being frightened, unwell and unhappy.

Please be mindful of your furry, feathered friends when making decisions during the winter months and consider their wants and needs too.

INVITATION TO STREATLEY PARISH COUNCIL MEETING

11th November 2019

7.30pm

Streatley Village Hall

CROMER WAY/Chevrons

In August, CBC installed chevrons at the junction of Cromer Way and Chalkdown. They are not as prominent as we would have liked and are only visible going south but we hope they will make drivers more aware of this tight bend. We are in the process of getting quotations for bushes to be planted along the grassed area of The Belfry and Cromer Way to hopefully stop the children who play football there from running out into the road. If the cost is reasonable, we will leave some gaps to allow the dog walkers to cut through on their way to the fields.

BE SCAM AWARE..... Central Bedfordshire Council have had a report from a resident following a telephone call they have recently received. The caller claimed to be from Central Bedfordshire Council advising residents that there has been a loss of their personal data from the Electoral Register.

Fortunately, the resident became suspicious of the call and when he was asked for his date of birth and National Insurance number, and was told that he would lose his right to vote if he did not provide this information. When the resident asked some questions, the caller quickly ended the call by hanging up.

This call was not from Central Bedfordshire Council. This type of telephone call has all the hallmarks of a scam, possibly seeking to obtain your personal details.

Our advice to residents is to always act with caution when receiving any type of cold call. Never provide your personal details to anybody over the telephone unless you are absolutely sure of their intentions. If you do have doubts, then do not be afraid to end the call by hanging up.

Please call Central Bedfordshire Council on 0300 300 8008 if you would like to check your registration status.

You can help prevent others from falling victim to this type of scam, by letting your family, friends and

Your Parish Councillors

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Cllr John Farrent
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01582 881662

Vice Chairman

Cllr Ian Ormiston
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Streatley
07768 418749

Cllr Adrian Button
The Chapel
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9 Harlington Road
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01582 882390
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Cllr Gentle Donald
79 Cromer Way
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Cllr Sally Machell
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Parish Council Meetings 2020

January 13th

March 9th

May 11th

June 8th

September 14th

November 9th

Central Bedfordshire Council (CBC) have published the ‘formal feedback’ from the Inspectors of the Local Plan (LP).

All papers referred to below can be found by following links within this page –
https://www.centralbedfordshire.gov.uk/info/45/planning_policy/468/local_plan/13

During the LP examination hearing sessions, the Inspectors had raised concerns regarding the soundness and legal compliance of the Plan submitted by CBC. When preparing an LP the process starts with what is known as a Sustainability Appraisal (SA). This is an assessment of the whole plan area to decide what goes where in terms of development. The Inspectors state that the role of the SA is to ensure that *proposals in the Plan are the most appropriate given the reasonable alternatives available.*

Some of those proposals fall into our area and are covered by a Policy – Strategic Area 1 (SA1) also referred to as Area A. These plans included 4,000 dwellings North of Luton (Sundon), development in Green Belt villages including Toddington, Harlington and Chalton, a Rail Freight Interchange (RFI) at Sundon Quarry, with 42 hectares of warehousing, and the M1 A6 Link Road that was associated with the housing and RFI.

All of SA1 falls entirely in the Green Belt and part of it affects the Chilterns Area of Outstanding Natural Beauty (AONB). These are both given a high level of protection in the National Planning Policy Framework (NPPF), and exceptional circumstances must exist before such development can be given permission through a Local Plan. CBC claimed that meeting the Luton Borough unmet need for housing formed those exceptional circumstances. The NPPF requires that alterations to Green Belt boundaries should only be made where there are exceptional circumstances.

After consideration of the plans put forward as SA1, the Inspectors have written – *“We therefore fail to see how the SA has adequately considered reasonable alternatives for Area A. Given that the growth in Area A is so critical to the Plan’s strategy for contributing towards Luton’s unmet housing needs, we would expect the SA to thoroughly consider the alternatives”*. They also add ... *it is difficult to see how the Council has concluded that Policy SA1 is the most appropriate strategy for expanding Luton”*. They also raised concerns about the employment strategy and justification for the warehousing site and the need for the Link Road through the AONB.

Therefore, CBC has failed to convince the Inspectors that the exceptional circumstances exist to release this land for development, as set out in the Local Plan, and they consider that *“key parts of the plan are not justified, and it thus fails the test of soundness in paragraph 182 of the Framework .”(NPPF).*

The Inspector’s also advised that the allocation for Chalton should be *“deleted from the plan”* as the village was ‘washed over’ by Green Belt. A site in Harlington was also considered to be *“unsound”*.

There are many other similar concerns raised throughout the Inspector’s letter for areas across Central Bedfordshire, in relation to the Sustainability Appraisal, and they question the contradictions between site assessment findings and the allocation of sites.

CBC has of course responded to the Inspectors. They respond - *“We note the tone of the letter and its lack of clarity does not appear to be consistent with a desire to work proactively with the Council to progress this plan, which is not hugely helpful. the Council is comfortable that the plan can be progressed and that subject to the additional work it suggests being undertaken and, of course, main modifications, the plan is capable of being made sound.*

CBC are *“appointing a new, independent consultant to review and revise the SA, particularly in relation to those issues raised above”*. This will require the *publication and consultation of a revised piece of evidence to inform the plan.”*

The Council intends also to provide responses to address the Inspectors concerns in relation to the M1-A6 Link road (in the form of an update note), a technical paper on employment to address concerns on Sundon RFI and a technical paper on housing to address points relating to Harlington. They expect to complete the work and consultation by April 2020. It would appear from this that the Council wish to continue to pursue the parts of the LP that affect our area and will seek to justify those allocations.

They request that the Inspectors recommend main modifications to make the plan sound and legally compliant. They will delete those sites that the Inspector wanted removed.

CBC consider they will be ready for additional hearings from June 2020.