

# MARSTON MORETEYNE PARISH COUNCIL

Parish Clerk: Mrs. H. Trustam  
Marston Moreteyne Community Centre  
Great Linns, Marston Moreteyne  
Bedford, MK43 0DD  
Tel: [REDACTED]  
Email: [clerk@marstonmoreteyne-pc.gov.uk](mailto:clerk@marstonmoreteyne-pc.gov.uk)

15<sup>th</sup> March 2023

Strategic Growth Team  
Central Bedfordshire Council  
Priory House  
Monks Walk  
Chicksands, Shefford  
Bedfordshire SG17 5TQ.

Email: [localplan@centralbedfordshire.gov.uk](mailto:localplan@centralbedfordshire.gov.uk)

## **Design Guide & Housing Policy Technical Guidance Supplementary Planning Document (SPD)**

The parish council has considered the consultation documents and responds as follows:

Whilst the draft Design Guide provides for green corridors and buffers, the parish council would like to see an increase in the size of these. This would enable a sufficient barrier preventing coalescence and allowing each village/town to retain its own identity and reduce the loss of open fields.

Developers commonly leave a gap at the ends of cul-de-sacs adjacent to open fields which suggest the possible speculation of future expansion beyond the current development and leads to uncertainty for local residents. The parish council would like to see this ended with no gaps in street design.

Home styles in Marston Moreteyne are an integrated diversity of design, which has brought character to the village as it has grown across the decades. However, the more recent developments in the parish are increasingly large scale and whilst being constructed in the modern style they have little connection to the character or style of the existing settlement. The parish council would like to see new homes designed so that they integrate and reflect good architecture in existing settlements.

New homes should reflect the new reality of home working which is becoming more popular for both employees and employers. Homes should be designed to support this in both design and infrastructure.

Developers should design new builds to exceed the latest minimum requirements to meet Carbon Neutral, Net-Zero, or Passive House standards. This will ensure the longer-term sustainability of developments and as a result less reliant on fossil fuels.

Design of new public buildings should include methods of creating and utilising its own energy and therefore less reliant on imported electricity / gas.

Good public transport links are important to residents and the sustainability of new developments. Thought should be given to The Last Mile. How residents access rail links from home. Many residents face obstacles to access these links without the use of a car.

Yours faithfully



Mrs H. Trustam BA(Hons)  
Parish Clerk