

1.0 Introduction

- 1.1 Optimis Consulting (1148) presents these representations on behalf of our client Wooburn Homes.
- 1.2 These Representations provide two parts. Part 1 is a presentation of the qualities of our site in Meppershall and Part 2 details the specific Representations to Regulation 19 Local Plan and supporting technical documents.
- 1.3 This representation relates to CBC site reference:

Site ALP283 – Land off Shefford Road, Meppershall.

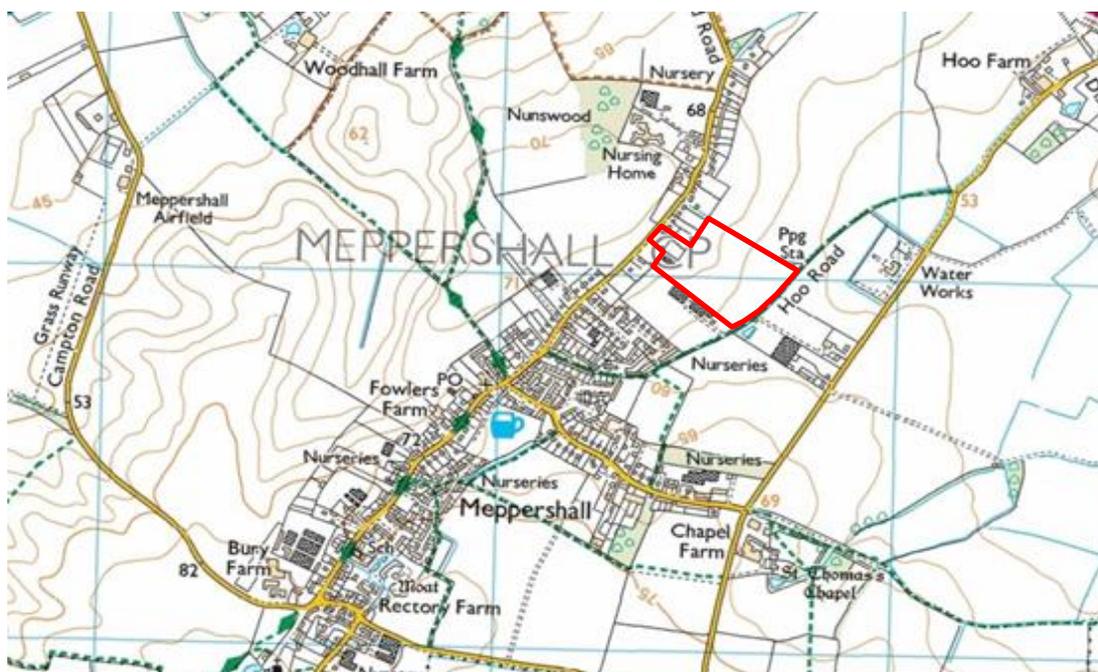


Part 1 – Site Considerations

2.0 Site Details – ALP283

The Site

- 2.1 This site is 5.6 hectares in size; it is located on the north eastern edge of the village of Meppershall. The site gains access off Shefford Road, an arterial road from Shefford to the north. The access is formed by an entrance to an agricultural business consisting of a number of outbuildings and arable farmland, via two bungalows at no's 38 and 40 Shefford Rd.
- 2.2 The land to the rear of the bungalows gently falls away, but in part is shielded by trees and other farm buildings to the south and to Hoo Road in the east. The bungalows are within the settlement envelope of the village, which is delineated by the rear boundary to gardens along Shefford Road.



Access

- 2.3 The site has a road frontage of 285 metres onto Shefford Road, although the road is straight in this part of the village, so it may be possible to reuse the existing access if this was preferable. Traffic calming features have recently been introduced to Meppershall to reduce speeding along a straight section of road and if desired the access to this site could incorporate further features to reduce speeds.





- 2.4 The village has good green infrastructure links across the fields via footpaths and Shefford Road acts as an important pedestrian as well as vehicular access to the village, from Shefford. There is an opportunity to improve the footpath links from Hoo Road through the site and onto Shefford Road and link into the wider footpath network. Although a highway, Hoo Road is not used for vehicles, but may be capable of being made up to an adoptable standard, with further investigation and if desired.

The Village of Meppershall

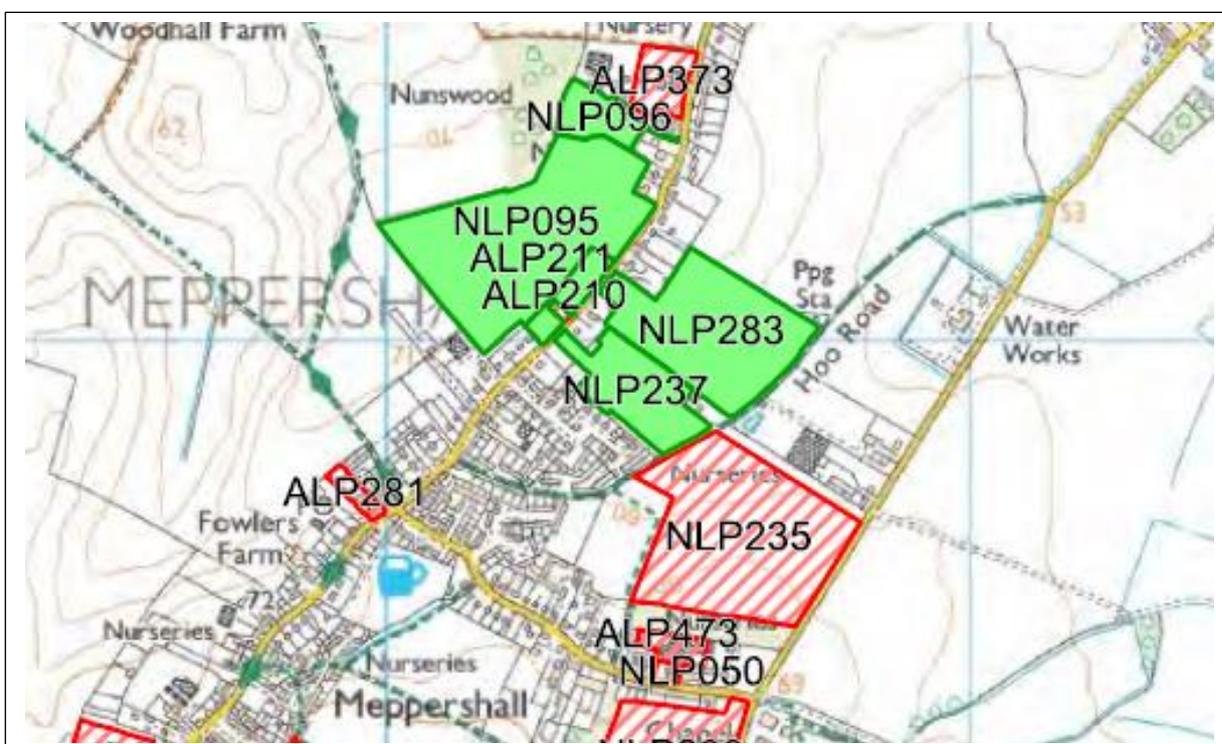
- 2.5 The 2009 adopted plan defined Meppershall as a 'Large Village' and considered the village to provide an important function as an outlying settlement to the town of Shefford. The village has a wide range of services including a church, Lower School, village hall, recreation areas, allotments, Post Office, shop, bakery, public house, employment opportunities and excellent public transport links to other villages and the main town of Shefford located only 2 miles to the north.
- 2.6 The 2011 Allocations Plan described Meppershall as follows:
- "11.22.1 Meppershall is categorised as a Large Village. The village provides a number of services and facilities for residents including a post office, bus service and lower school.*
- 11.22.2 Meppershall will continue to build on its role as a Large Village. To achieve this, additional housing and community facilities will be provided during the plan period."*
- 2.7 Meppershall is a sustainable village and has the capacity to accommodate further growth as is evident for the allocation HA25 of the 2011 Plan for 68 dwellings and associated community improvements. Although this development has not yet begun the desire to deliver the dwellings and the community improvements remain important. Further development is capable of supporting the delivery of these benefits and therefore further allocations for development of different scales will allow existing facilities to thrive and the community prosper.



2.8 Meppershall is noted in the Domesday Book of 1086 as being a small settlement and in the last fifty years the population has more than doubled and was recorded in 2011 Census as having 1,745 residents. It is one of the largest villages in Central Bedfordshire and has an important history of serving the local outlying smaller settlements and farmsteads. Its role as a Large Village is therefore very important.

SHLAA (January 2018)

2.9 The supporting technical document to the Regulation 19 Plan identifies a number of suitable sites within the village of Meppershall. Four such sites are all clustered around the north eastern end of the village and this comprises this site NLP283, which is adjacent to NLP237, as below:



2.10 It should be noted that site NLP237 is allocated in this plan for residential development of up to 55 dwellings, under policy HAS39. We consider that this site (NLP283) should also be allocated for development as the two sites can either be developed in isolation or comprehensively.

2.11 The SHLAA considers the site to be suitable, available, achievable and therefore deliverable and therefore passed the assessment. However, the site was not allocated for development as other sites were deemed more appropriate, although in light of the adjacent site (NLP237) being allocated it is reasonable to conclude that the decision not to allocate was not based on location, sustainability or strategic delivery considerations.



- 2.12 In our view this site at Meppershall should be allocated because it represents a better choice for development than many other proposed sites in the Local Plan and the plan has overestimated its ability to deliver the strategic sites. Accordingly, we consider that the site should be allocated as follows:

HAS99 – Land off Shefford Road, Meppershall

Land at 38/40 Shefford Road, Meppershall as identified on the Proposals Map below, is allocated for a residential development consisting of up to 120 dwellings, including affordable housing, set in a landscaped area comprising up to 2 acres of public open space, with sustainable urban drainage features and new green infrastructure links to Hoo Road.

The Principles of Development are:

- 1) The development will form a well-designed sustainable extension to Meppershall and integrate with existing adjoining land uses with improved connectivity through the site and facilitate a permanent edge to the village. The proposals will include:
 - a. Residential development up to 120 dwellings, incorporating up to 10% towards bungalow provision to meet the identified needs of Older People.
 - b. Affordable Housing, up to 30% of all dwellings will be provided to meet local needs.
- 2) The development will maximise the opportunity to deliver enhanced Green Infrastructure, including:
 - a. The provision of a landscaped public space along the northern edge of the site to deliver up to 2 acres public open space to deliver a strong landscape edge to the development and provide improved connectivity between Shefford Road and Hoo Road.
 - b. Introduction of new rights of way to enhance the footpath network in the area and provide cycle friendly routes to encourage sustainable forms of travel
 - c. Enhancement of the biodiversity of the site through the introduction of improved tree and hedge corridors, improved habitats areas and features to support any existing protected species.
 - d. Delivering a sustainable urban drainage solution that permeates through the site and offers the opportunity for future biodiversity gains.
- 3) The development will also consider other improvements such as:
 - a. Highway improvements to Shefford Road, to create a safer gateway into Meppershall
 - b. Archaeological surveys to establish the presence of any hidden heritage assets and any such finds to be recorded
 - c. Incorporate measures to adapt to climate change, minimise energy use and include renewable energy technologies



Part 2 – Representations to the Plan and Technical Documents

3.0 Representation to the Regulation 19 Draft Local Plan (January 2018).

Section 2 – Key Themes

- 3.1 We support the intention of the Plan to direct development towards the most sustainable locations, to villages such as Meppershall (Para 2.4.2).

Section 5 – The Spatial Strategy

- 3.2 The Partial Plan Review is supported in principle, but it also needs to review how the release of strategic development sites, delivery of homes and the provision of homes for older people and those in need of care are being achieved. An opportunity exists for an immediate improvised adjustment so that if there is an under provision, reserve sites, for example, can immediately be introduced.
- 3.3 The Partial Plan Review should also commit to review the Objectively Assessed Housing Need (OAN) based on the new formula presented through the revised NPPF, so that it is relevant to the latest and most up to date means of calculation.

Section 6 – The Proposed Locations for Growth

- 3.4 It is noted in para 6.6.2 that only a “*modest contingency*” has been applied for the supply of sites to provide a failsafe if sites do not come forward. The Council continues to support the proposition of significantly large strategic sites that have often failed to deliver through the past 9 years (since CBC merged MBDC and SBDC) because of the slow infrastructure delivery and a constrained market place. This continued under delivery of the main strategic sites around Houghton Regis, for example, has had consequences on the success of section 78 appeals, where numerous Inspectors have had little regard to the delivery of dwellings from strategic sites. It is important that this plan delivers certainty so that the Council can achieve a comfortable supply of homes, not just a minimum 5-year supply.
- 3.5 We advocate for a greater number of smaller more modest sites such as this site in Meppershall to deliver a present housing target but also acknowledge that the target will be significantly increased when the plan is reviewed and the new methodology for OAN is required to be calculated.

Policy SP1 – Growth Strategy

- 3.6 Policy SP1 provides a Growth Strategy for the District for the full requirement of homes and employment land. It does not provide a breakdown over the 20-year period as the Council is presumably relying on a smooth delivery of development. Given the reliance on so many large sites



this is a dangerous strategy and given the “*modest contingency*” there is a reasonable chance that the land supply might not meet the requirements of a rolling 5-year supply.

- 3.7 In our view it would be helpful if the policy included targets for each 5-year period of the plan to give the policy some structure and to give clarity on the anticipated delivery for each strategic area. This will also allow for adjustments through windfall delivery, where the 5-year supply falls below the minimum requirement.
- 3.8 Our concern for the role of the strategic sites is centred around a misunderstanding, in our view, that they are delivered expeditiously. This is not evidenced, nor a satisfactory basis to place so much reliance on. The new settlement in Wixams took 33 years from conception to the delivery of its first phase and it delivered 2250 homes over 18 years (125p.a). If the same lead in time were to occur for the new settlements proposed in this plan this policy would fail considerably and there needs to be an opportunity to have an early warning sign that could be introduced through a monitoring delivery mechanism. It is noted that the development management team at CBC insist is that a delivery timetable is introduced into section 106 agreements to monitor the delivery of homes by developers. We think this concept might also be introduced into this plan to effectively monitor the outcomes.
- 3.9 The final paragraph is negatively written and lacks any objective test, for which any application might reasonably be judged. It fails the test of the NPPF (para 154).
- 3.10 Para 6.7.1 identifies sites of up to 650 dwellings as medium sized developments. These are not medium but substantial developments that may require significant infrastructure before they deliver homes. Unless started early in the plan their contribution to the overall 20-year period may be limited.
- 3.11 The policy may rely on the delivery of homes through Neighbourhood Plans but is unclear whether these are in addition to the 39,350 requirement or included within it. The plan needs to provide clarity in this regard, so that a proper assessment of its delivery can be robustly judged. It would be inappropriate for the Plan to rely on outside bodies to deliver its own homes as this would leave the plan open to immediate review.

Section 7 - Implementation

- 3.12 The anticipated delivery rates do not account for the cumulative effect of other major development sites. Furthermore, these rates are not consistent with the evidence of other sites that are more advanced in delivery, such as the existing strategic commitments. (see section 3.35 onwards)
- 3.13 We do not consider that the strategic sites will deliver in accord with the table 7.1 and given the “*modest contingency*” further sites should be allocated in areas that are not located near to strategic allocations. The cumulative impact of many sites being allocated in close proximity, such as Biggleswade can have the effect of reducing the success of delivery as the market can only



accommodate at a maximum rate of sale. Such over reliance on few strategic locations is unhelpful. Development at Meppershall, where there is limited provision proposed, would be a sensible proposition.

Policy SP3 - General Requirements for Strategic Sites

- 3.14 The policy background to SP3 recognises the value of large sites, although reference should be to sites over 500 units not 1,500. CBC has previously considered this to be the threshold for strategic sites and recognition must be had that although these are sustainable options for growth, they are NOT necessarily the most sustainable. Furthermore, the delivery of these sites is very difficult to predict and the reliance on them in this Plan needs further control than is imposed by SP3. The Plan cannot allow the delay of the proposed strategic sites in the same way that HRN1 and 2 (Houghton Regis North) have been allowed to stall, because these sites are vital to the delivery of the plan over the entire plan period, because the Council relies so heavily on them.
- 3.15 To achieve a level of control, the Council should consider imposing milestones that if they have not met the delivery timetable the allocations may be removed from the plan. Not only will this encourage early planning negotiation through the Development Management process it will prevent unwanted land banking, that could cripple the delivery of the planned housing requirement.
- 3.16 We advocate that the Policy SP3 includes key milestones for the submission of outline/reserved matters and implementation of consent to ensure that the delivery can be controlled.
- 3.17 The policy requires the inclusion of a number of community facilities, non-residential uses and specialist housing provision, but this is not recorded in the individual allocations. SE3, does not include provision for older residents, for example. It is unclear which policy carries the greatest weight and there is a lack of clarity in what is being expected of the sites.

Strategic Sites – policies SA1 – SE4

- 3.18 We consider that the Council has unrealistic expectation for the delivery of the homes in the various sites and has not fully considered the impacts of cumulative impact and an overstretched housing market, along with other site-specific concerns.

Policy SA1 – North of Luton

- 3.19 The delivery of the residential units is recorded in the Housing Implementation Strategy as beginning in 2022/23. In the commentary this is noted as being supplied by the agent. It is noted also that one of the potential barriers to development is the multiple landowners. Despite some significant infrastructure works including flood mitigation measures the anticipation that the first delivery of homes might be as early as 2022 is extremely optimistic and unlikely for such a constrained site. Suggesting that the first 50 dwellings might be delivered within the next 5 years is in our view erroneous.



- 3.20 It is noted that other sites that are deemed to have multiple land ownership issues but are much more modest in scale with limited infrastructure constraints are projected to deliver much later in the process, such as HAS05 Barton Le Clay, HAS07 Caddington, HAS10 Clifton, HAS20 Harlington, HAS23 Henlow, HAS29 Houghton Regis, HAS30 Langford, HAS46 Stondon, HAS49, Toddington.
- 3.21 Even schemes with consent such as land south of Wixams (former policy MA3) is not due to commence until 2023/24 and yet this has “*no known barriers to development*”. The same can be said of HRN1, Houghton Regis, which has a consent dated 2013, but no delivery expected until 2023/24, despite the major infrastructure now in place. Development at Arlesey also predicts delivery of homes in 2023/24.
- 3.22 In our view the anticipated date to deliver homes in SA1 is significantly over-estimated.
- 3.23 The Council has acknowledged and demonstrated in their own analysis that the lead-in to the delivery of homes on strategic sites is significantly longer than is ordinarily planned. The delays through planning, secretary of state approval and approval of statutory bodies and landowner/developer agreements introduce significant unforeseen delays. The projected delivery on North of Luton is not a credible position.
- 3.24 In our view the earliest that the units will be delivered will be 2025/26.
- 3.25 Not only is the speed of implementation overestimated, there is no evidence that the site will deliver 300 dwellings per annum, as the Council advocates on the advice of the landowner’s agent. Wixams delivered only 125 p.a in its first phase that took 18 years to complete. The delivery proposed on similar large sites (over 500 dwellings) in the plan at their highest annual delivery, is as follows:
- | | |
|----------------------------|------------|
| Arlesey (HT005) | 150 |
| Arlesey (HT006) | 100 |
| East Biggleswade (HT014) | 100 |
| Houghton Regis HRN1 | 200 |
| Houghton Regis HRN2 | 150 |
| Leighton Buzzard (HT078) | 150 |
| Leighton Buzzard (HT079) | 150 |
| Wixams (HT116) | 100 |
| Wixams (HT117) | 150 |
- 3.26 Only one committed site is predicted to be above 150 per annum and that is HRN1, which is a consent for over 5,000 dwellings; and yet this is only as high as 200 per annum.
- 3.27 We therefore consider that the North of Luton site, will not achieve greater than 150 dwellings per annum at its most prolific delivery. We consider the rate should be reduced to 150 dwellings per annum, maximum.



- 3.28 Based on this site starting on 2025/26 and reduced to a maximum of 150 dwellings, this site is over estimated by 2,350 dwellings in this plan period.

Policy SA2 Marston Vale New Village

- 3.29 The concept of this village in an area of degraded landscape provides positive regeneration opportunities. However, the delivery timescales of the village are significantly overestimated, both in numbers and timeframes. The village of Wixams took 33 years from the initial concept to the delivery of the first phase. This provides anecdotal evidence of long it will take to deliver a village of this scale, given the vast infrastructure requirements.
- 3.30 The Council is not encouraging piecemeal delivery and therefore there will be no quick delivery of homes from small sites and the process of an overarching comprehensive development delivery is reliant on a very detailed and slow planning and delivery process, similar in kind to Wixams. Although learning the lessons from Wixams may prevent a 33 year wait for the delivery of the first phase, it is inconceivable that the first homes might be delivered in three years from this plan.
- 3.31 There is a danger that the Council has considerably overestimated the delivery of the residential development for a site that is a long way from an outline application being consented. To expect the first delivery of homes in 2021/22 is completely unrealistic, even if a piecemeal approach was taken. This date should be revised to 2031/32 so that there is no undue pressure on the first phases to be delivered.
- 3.32 The rate of delivery is also overestimated, when compared to the other sites in the area. Marston Vale has undergone significant expansion and the housing market can only accommodate enough to satisfy residual demand. No consideration has been given to the expansion of nearby development in Milton Keynes, Bedford west, Cranfield, Wootton, Stewartby, Wixams and Marston Moretaine. The cumulative impact of the vast delivery from many large sites on the edge of these towns will reduce the sales rates in this new village.
- 3.33 For further evidence that the Council has overestimated, the present trajectory for Morteyne Farm (HT082) reaches a predicted maximum of 100 dwellings per annum. This allocation in the Marston Village should not be any higher as the market cannot accommodate a higher delivery rate.
- 3.34 Based on a more sensible delivery rate of 100 per annum, if the first delivery was in 2021/22 as predicted by the LPA then the plan has overestimated by 2,350 and if that got pushed back to 2031/32 the overestimation would be 3,200. We consider this site will only deliver 450 dwellings in this plan period.

Policy SA3 - East of Arlesey

- 3.35 This site should be removed and replaced with an Important Local Gap. Previous plans have sought to protect the gap to Fairfield hospital and although the proposals suggest that there will be a



country park there is little detail in the policy that provides any certainty on the distribution of the land uses. In absence of such important further detail the allocation should be removed and more appropriate sites allocated, with a more modest development on the edge of Arlesey, commensurate in proportion to the existing community.

- 3.36 Notwithstanding the unsuitability of the site, the proposals indicate delivery in 2023/24 and given the vast infrastructure component this is an overestimation. It is more realistic to seek delivery in 2025/26 to give time for the adjoining housing allocation to proceed and the vast infrastructure on this site be delivered.
- 3.37 Furthermore, the delivery rate is overemphasised and should be reduced to 100 per annum at its greatest. This would be consistent with other sites in the area (HT006) and will reflect the cumulative market supply of homes.
- 3.38 If the site is reduced to an annual delivery of 100 dwellings per annum, this would reduce the LPA projected plan delivery by 450. If this is further delayed as we suggest this will reduce the delivery by 650.

PolicySA4 – East of Biggleswade

- 3.39 Biggleswade has been a centre of growth over successive plan periods and substantial number of homes have been delivered into a relatively small market area. The most recent expansion to the east of Biggleswade is not expected to complete until 2027/28 according to the Council's HIS. It is therefore over-optimistic to propose that a new expansion for a further 1,500 homes would start delivery in 2023/24. Not only is there a limited housing demand in the locality, that is largely saturated, but the high infrastructure implementation that is required for the site will delay the proposed start times and influence the annual delivery rate.
- 3.40 In our estimation the delivery start should be amended to 2026/2027 to coincide with the end of the earlier phasing. The Annual delivery should also be no higher than 100 per annum in recognition of the existing projections at Biggleswade East.
- 3.41 The reduced rate to 100 dwellings per annum would reflect a reduction of 450 dwellings within the plan period, using the Council's start date and this would reduce further to 600 if the first units were not delivered until 2026/27.
- 3.42 Based on the adjustments that we have proposed to the above strategic sites, this would require further allocations to accommodate the shortfall of 6,800 dwellings that we do not consider will be realistically achieved in this plan.



Policy HA1 – Small and Medium Allocations

- 3.43 In our view there are many proposed small and medium sites that do not warrant being treated as the best alternative locations for development in the plan period and should not be allocated. The Policy is flawed because there are better sites, in our view and the process of identifying the best sites has not been objectively assessed because good sites have been ruled out for inappropriate reasons.
- 3.44 Meppershall is an unconstrained Large Village, in close proximity to Shefford and an important location for growth within the Central Area. Its sustainable credentials recognised by its hierarchy as a Large Village without constraint, provides the optimum location for growth and it is able to accommodate further development. This site was judged to be deliverable and it is therefore a suitable site for inclusion in the plan over and above many sites that have been proposed for allocation.
- 3.45 The sites that have been chosen are not satisfactory in number nor are they the most suitable sites in the Borough and we comment on the proposed sites individually in Appendix A, where we provide our critique of sites. The summary from the critique is the following sites should be considered for deletion from the Plan, either because they are in unsustainable small settlements, are harmful due to their cumulative number, represent unwanted and unrestricted encroachment into the countryside or other site-specific reasons:
- HAS03 Aspley Guise
 - HAS05 Barton Le Clay East
 - HAS06 Biggleswade North
 - HAS07 Caddington
 - HAS08 Campton
 - HAS09 Chalton
 - HAS12 Cranfield South
 - HAS13 Dunton
 - HAS14 Eaton Bray
 - HAS15 Everton North
 - HAS16 Everton South
 - HAS17 Flitwick West
 - HAS20 Harlington West
 - HAS21 Harlington South
 - HAS22 Haynes
 - HAS24 Hockliffe south
 - HAS25 Hockliffe North
 - HAS26 Hockliffe West
 - HAS27 Wixams



- HAS35 Marston Moretaine
- HAS38 Maulden
- HAS40 Moggerhanger
- HAS41 Northill
- HAS42 Upper Caldecote
- HAS48 Sutton
- HAS50 Toddington West
- HAS51 Westoning North

3.46 We consider that with the removal of the above sites one such replacement is this site in Meppershall, which provides a better option to develop adjacent to a sustainable settlement whilst providing significant benefits to the area. The removal of all or most of the above sites would lead to a requirement to find between 1 and 3,407 additional dwellings and this site would provide a contribution towards that requirement.

Section 9.0 – Settlement Envelopes and Settlement Hierarchy

3.47 The Plan recognises that the Large Villages are one of the most sustainable locations for growth. Their “*local sustainability credentials*” (para 9.1.1) are due to their access to a variety of services and facilities. Meppershall, lies outside of the Green Belt and is significantly less constrained than other Large Villages such as Aspley Guise, Caddington, and Eaton Bray all of which have received allocations within the Green Belt. In our view Meppershall should provide a further focus for development.

Section 11.0 Housing

3.48 The Policy and the commentary provide sensible statements but there is a lack of clarity. The policy is supported in that it is not too prescriptive, but it is ambiguous and provides an area for dispute at Development Management. The requirement for a mix should consider the geographical location and character of areas as well as the market place. A town centre site might have different “needs” than a village location, but the policy doesn’t seek to differentiate between this and this might lead to dispute at decision making.

3.49 This policy should be used to affect the tenure of development, which is most appropriately dealt with in a specific policy such as older people (H3) and affordable housing (H4).

3.50 Furthermore, it is recognised that there is a “*chronic under-delivery and loss of existing bungalows*” (para 11.3.7). Together with ground floor apartments the need for accessible accommodation for elderly persons wishing to remain in mainstream housing as well as those requiring an element of care.

Policy H7 – Self and Custom Build Homes

3.51 The sentiment in the policy is proactive, however it is ambiguous. As a starting point, all forms of sustainable development should be considered “favourably” and therefore in what circumstances is



the Council willing to “...consider favourably applications for the delivery of serviced plots on sites of less than 10 dwellings.” Is this policy alluding to “very special circumstances” in the green belt, or development in the open countryside? If this is related to ten dwellings within the settlement boundary, then this would be favourably considered any way – what is the benefit to an applicant to take the self-build route as this policy does not provide anything that is exceptional.

- 3.52 Furthermore, to insist that within a development of over 10 dwellings up to 20% should be for self-build is to fail to understand that market place and to understand how house-builders develop and how they operate commercially. The majority of sites that deliver over ten dwellings will be built by commercial developers who have sales targets and key delivery timescales to ensure that their Return of Capital Employed meets their commercial terms, both to their Board as well as any financial lender. To bolt self-build plots onto a mainstream housing site will fail to deliver the plots in sensible timescales. The self-build plots would most likely be delivered late in the development phases, because a developer will not wish to hamper their own sale targets by offering competing self-build plots. The last units on a site will therefore be the self-build plots. Noting that there is no ‘commercial incentive’ for a developer to deliver the self-build plots, as they cannot form part of their sales delivery targets, they will have little relevance to a housebuilder and therefore their importance within a development site will be of the lowest priority.
- 3.53 In our view this policy should be about creative ways of accommodating self-build away from normal policy restrictions on mainstream housing. These plots should not be seen as a ‘burden’ to development and we would advocate, that like affordable homes, they are delivered as an exception to the countryside and Green Belt policies. This way there is an incentive for landowners to deliver the self-build homes and to free the mainstream housebuilders from a further obligation, that will act as a burden to the delivery of their development sites.
- 3.54 For example a policy that allowed (up to a finite number – say 10) the positive presumption in favour of self-build plots located outside BUT adjacent to a Settlement Envelope, subject to other criteria on delivery, scale etc would in our view deliver opportunities for new self-build plots in modest clusters that would not be harmful to the wider countryside policies, whilst delivering a sensible source of housing.

Chapter 15 - Environmental Enhancement

- 3.55 We consider that Policy EE1 (Green Infrastructure) is a nebulous policy that provides a lack of clarity on what might be acceptable. What is net gain and how is tested at development management? The policy should identify considerations for what might constitute net gain, not necessarily an exhaustive list but one which provides clarity on what is sought and that all planning applications can be judged against. It is noted that the policy supports schemes that have regard for enhancement of the infrastructure network and are multi-functional and high quality. These are characteristics of these proposals in Meppershall.

