

EPNP Key Policy Issues

The Dagnall Task Group - 31st March in the Red Lion

Attendees

Trish Owen
James Falcon-Cross
Don Russell
Karen Russell
Viv Hill

The group looked at the identified key policy issues and discussed each item

Settlement Boundary

Dagnall is washed over by the Green Belt currently so it can't have a formal settlement boundary although the group determined to create an informal settlement boundary. However, most of the sites we have found would enlarge the current settlement boundary. We are waiting to hear if we need to provide sites, given our MGB status. We must retain Dagnalls' Greenbelt and AONB statuses

Safeguard Future Sites for Development

We feel it would be prudent to safeguard an area around the school, of 30m to the SW and E of the school in case of the need for future development. However, we would also accept that should the school close, this could be a potential site for development. It is possible that the school may be forced to close if it has to become an academy.

Propose new housing types and tenures

The team all feel Dagnall needs to provide some smaller properties for older residents to downsize into. This could be a house split into 4 flats, or bungalow style properties. Some of the group felt it is important for the village to have some smaller houses – 2-3 bed as “starter homes” however, some of the group did not feel it was appropriate as there wasn't a need as the village would not attract young people. Whatever the case, it is unlikely that there would be any development of any great size in the village, with plots likely to be for between 1-3 or 5 houses. In light of this we would request that any building should be sympathetic to its surroundings and in keeping with the AONB status. Any building along roadside areas should only be one deep, to avoid cluster estate like builds.

Establish car parking standards for new developments

Parallel parking is to be discouraged, we already have problems with on-road parking in Nelson road and Dunstable Road and do not wish to encourage more

Manage detail design for Dagnall

No 3 storey houses near the edge of settlement, no flat roofs, no town houses, houses of a village style with chimneys, NOT the yellow box houses such as those seen being built recently in the surrounding area. Houses need to be built with some kind of character features, not flat faced and uniform. We want to retain as open an aspect as possible, with low density where houses are grouped, and we do not want to see uniform builds – we want a mix of styles on any one site.

Identify and protect key views and landmark buildings

We wish to retain the pub, school, village hall, recreation ground and church. We want to keep the gaps and open aspect between current buildings.
We need to draw up a list of listed buildings (the Gatehouse is one)

Define existing community facilities to protect and support them

The Red Lion must be protected against change of use.

We value the village shops we currently have although if either were to be improved / enhanced this would be a good thing

Define a network of green infrastructure assets

We would love to create and improve foot paths / cycleways.

We need to protect the large grassy verge opposite the Red Lion and the green triangle at Studham Lane / Dunstable Road. We assume the allotments are already protected? If not they need to be (There is a question mark over their classification)

SUMMARY

Overall the group hope that we do not have to allocate sites for building and that any need for housing will be taken up by windfall (*Waiting for a response from Neil Homer*) In the last 10 years, 11 houses have been built in Dagnall, so over 20 years we could assume another 22 might be built. We are not sure of our level of protection provided by the Greenbelt however.

We do not wish for the village to grow, and as such we do not 'want' anything for which we would be willing to trade large tracts of land to offer up for housing. Most of the group were not keen on relocating the Rec and DVH to the area between the church and the pig farm and freeing up the Rec + DVH site for housing.

HOWEVER, if it is deemed necessary to have some sites earmarked at all, then we have a couple of propositions, where, should a developer wish to build, we would not object, providing the build meets the schema we have started to design.

There is also a possibility of relocating the village hall to the Rec, and freeing up the village hall site for housing. The access to any new VH on the Rec would have to be via the strip of land behind Nelson Road, opposite the drainage pond. It is considered highly unlikely that the money needed to create a new VH and access would be far in excess of that gained via selling the current VH site.

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