

**Matter 10 – All Individual Site Allocations – Including Land East of Luton and West of Cockernhoe – STATEMENT BY CAROLYN COTTIER
12 January 2017**

The current Plan is not soundly or positively prepared. This is a declaration of Positive Action.

79 Ambitions

“Neighbourhood Planning and Balanced Solutions for Big “Herted” Shires”.

- 1) We shall form at least one (or more) Neighbourhood Forum across the whole district and declare eight Neighbourhood Zones.
- 2) We shall use the Neighbourhood Planning statutory apparatus and toolboxes.
- 3) Powers to create Neighbourhood Plans covering all chosen neighbourhood areas shall be enacted.
- 4) The Forums will work to produce their own high quality Neighbourhood Plans for each area, bespoke to their unique communities’ tastes and genuine needs.
- 5) The Neighbourhood Plans shall include a range of components including, but not limited to, those which are obligatory.
- 6) The objectively Assessed Housing Needs (OANS) shall be calculated according to the methodology outlined by Reg Norgan in Matter 3’s Hearing Session on Tue 14 Nov 2017 – using *actual* ONS Statistics that have already happened, as opposed to the vague DCLG estimations and projections.
- 7) A regular Housing Occupant Census shall be conducted, as suggested by Carolyn Cottier during the same session.
- 8) Each Neighbourhood Forum shall decide how many houses are to be built and where.
- 9) We will engage proactively and creatively with the Governments White Paper sections once they are finalized, outlining how to assess needs, plus its clear point that “not all districts will be able to fulfil their own housing needs due the presence of Green Belt.”
- 10) The current NHDC over-inflated OANS shall be retracted due to their inaccuracy, and their being the highest possible end of a twelve scenario spectrum, plus we have no evidence to show they are founded on true evidence.
- 11) The current re-allocation of present Green Belt boundaries shall be retracted across the district, and original Green Belt boundaries shall be respected a per NPPF 79 statements.
- 12) All land across the whole district shall be identified and placed in an accurate and thorough register.
- 13) Identification of land for the register shall not be confused with the separate matter of developing or not developing land.
- 14) The Green Belt shall be and shall remain permanent as per NPPF 79. “Permanent” means enduring, perpetual, lasting, stable, long-lasting, undeviating, and constant.
- 15) The Forster Country shall be considered and treated as a national and cultural treasure and preserved as such.
- 16) Applications to Natural England for extensions to Areas of Outstanding Natural Beauty shall be allowed to go through unimpeded. Another largescale project of national significance is underway next-door, therefore this would be a balancer and compensating and mitigating action.
- 17) A highly advanced network of automatic air monitoring systems, testing for all types of pollutants requiring to be monitored by UK Law, shall be set up before any development is applied for or commenced.
- 18) If breaches are revealed, or likely pending, then the cleanliness of air will be addressed first before plans are made.
- 19) Real-time air pollution data shall be gathered over the minimum period of one full year in all places where development has been previously suggested; to establish the truth about the contaminant levels.
- 20) Modelled or algorithmically generated data shall not be accepted. Everything must be based on true data that is transparent, raw and publically available. If models are later applied, they are scrutinized and cannot exist devoid of an initial true data.
- 21) The same shall apply as for items 16 - 19 in cases of traffic monitoring.
- 22) Wildlife and Habitat Assessments shall be produced for the whole district, apparently for the first time.
- 23) If there is potential for any ancient battle sites, they shall be investigated via state of the art archaeological aerial sonic and laser scanning and possible ground excavation. In case were Boudicca’s Battle Site or other significant sites may be buried, community and heritage interest shall be declared and further exploration undertaken.

- 24) The Council must not allow its negative financial status to be the central influencing or controlling factor in this Plan's submission, adoption or time frame envisaged; there must be no rush to usher through an inherently flawed or inferior plan in order to gain the advantages of a very large New Homes Bonus faster. Such haste causes gains for a few and losses for many. "Spend Green Space in haste, repent at leisure" is our motto.
- 25) If the Council is financially deficient, it must accept full responsibility and claim bankruptcy or approach central Government for an audit or bail-out fund.
- 26) If this cannot be done, new innovative trouble shooters must be brought in from the Neighbourhood Forums to run things more economically and efficiently.
- 27) Once the Neighbourhood Forums have established their own AONs, tender will be offered fairly to an appropriate number of small builders for bespoke housing projects and not hogged by big developers.
- 28) Smaller building contractors, willing to offer lower impact constructions will be welcomed – and be encouraged to concentrate on maximizing land-space in favour of ecology and reduction of atmospheric pollutants.
- 29) The houses that Neighbourhood Forums decide are required, shall be spread more sparsely across the entire area, showing respect for proportion and the feelings and sensibilities of the current populace.
- 30) The dictatorship that has become the North Herts Local Planning model ends here, and it shall be - replaced by a democratic, collective, transparent, non-dictatorial model of plan-making.
- 31) The Neighbourhood Forum Plans shall concentrate on lower impact housing solutions.
- 32) They will have solar technology
- 33) Basement storage space
- 34) Triple glazed windows
- 35) Use reclaimed building materials wherever possible
- 36) Vertical planting systems up some walls
- 37) Green roofs
- 38) Support foundations as in Scandinavia
- 39) Winter gardens like in Switzerland
- 40) Green driveways,
- 41) Peak roof attic storage spaces
- 42) Optional additional eco-loos
- 43) Hemp Crete for roads
- 44) Communal vegetable gardens
- 45) Orchards
- 46) Conservation meadows in support of butterflies, birds, bees, badgers, insects and wild flowers
- 47) The relationships between Nature and Humans is to thrive and survive in respectively and in that order.
- 48) Humans must strive to change planning and building habits if they are to co-exist harmoniously with nature.
- 49) We will set up our own Eden Project to entice eco-tourism into the area.
- 50) Constructs shall be of creative and experimental design; with some as unique as the "tiny house dome".
- 51) For affordable housing solutions and for tackling homelessness, the "tiny house" concept shall be explored.
- 52) We will study innovative housing projects around the world to get ideas.
- 53) The rise of the "tree house" shall be seen.
- 54) Revolutionary new materials such as air Crete can be used to make moulded bricks; since air Crete is strong, insulated and waterproof, and can also be moulded into larger forms.
- 55) Privately owned Steiner academies shall be encouraged and supported, as shall Montessori nurseries and primary schools. So a range of educational styles shall be offered as well as the conventional.
- 56) Cottage industry work space shall be provide to encourage entrepreneurialism and working from home as well as online enterprise to reduce daily commuter traffic.
- 57) Organic food growing projects shall be set up and then maintained by the communities themselves.
- 58) Heirloom seed harvesting, storage and replenishment shall be encouraged. Each site shall have a seed vault.
- 59) The Unbuntu energy model and self-sufficiency model shall be explored.
- 60) A local recycling plant shall be set up to regenerate and reproduce plastics.
- 61) Burnable cardboard and paper will be used to create agricultural ash.
- 62) Compost heaps will be set up to generate compost for the food production.
- 63) The district will not participate in the shipment of recyclable rubbish out to third world nations and pollute.
- 64) The plastic carrier bag will be replaced with a bioplastic.

- 65) Ancient woodland and trees will be considered and treated as a great treasure.
- 66) Use of bee-killing pesticides will be banned in the district and fines imposed for their usage.
- 67) Naturopathic health centres will be opened and education given to the public, in a range of alternative health approaches, the motto being "prevention is better than cure". Also prevention is economical.
- 68) New de-centralised methods of investment and banking will be explored via crypto exchanges and altcoins.
- 69) If a new bartering app for the exchange of goods and services becomes available, we will support and encourage its implementation and offer try it as a pilot group.
- 70) If North Herts County Council want to make a New Garden City, now is their chance to create one and to interpret the concept as a set of transferable principles.
- 71) This New Garden City can be made up of satellite parts and be spread it over the widest possible area rather than being lumped in excess, upon only a few areas.
- 72) All Planning will be done conjunction with the Neighbourhood Planning Forums.
- 73)
- 74) It doesn't have to end badly for everyone, but a complete rethink is necessary.

Signed:

Carolyn Cottier On Behalf of Herself and Residents of East Luton, West Cockernhoe, Wandon End, Mangrove Green and Tea Green