

# **Central Bedfordshire Council Local Plan (2015-2035)**

**Consultation Statement  
(January 2018)**



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### **Regulation 18 Consultation**

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### **Regulation 19 Consultation**

To be included at a later date







## **1. Introduction**

- 1.1.1. This Consultation Statement is one of the proposal submission documents specified by Regulation 17 (d) of the Town and Country Planning (Local Planning) (England) Regulations 2012 and will be updated to include engagement activity carried out during Publication in the Statement published at submission under Regulation 22 (c) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 1.1.2. This Consultation Statement covers the methods employed for community engagement and consultation in the various public consultations undertaken from February 2016 up to December 2017.
- 1.1.3. At each stage of the consultation, Central Bedfordshire Council (CBC) has complied with its Statement of Community Involvement which was adopted in 2012. At each stage the consultation responses have fed into and informed the next stage of Plan preparation.

## **2. Members Briefings**

- 2.1.1. A number of Members Briefings have been held from February 2016 to December 2017. These meetings serve as an introduction to the Local Plan and covered discussions on Housing, Employment, Infrastructure, Environment, Climate Change and other topics. Information gained from consultation exercises and proposed changes to the Plan were reported and discussed at these meetings. Where possible, Members were supplied with information and leaflets which they were encouraged to share with their Town and Parish Councils (T&PCs).

## **3. Site Assessment Criteria**

- 3.1.1. The Council produced separate Site Assessment Criteria for Housing, Employment and Gypsy and Traveller (G&T) sites.
- 3.1.2. The Council consulted on its draft Housing Site Assessment Criteria between February and April 2016. Following a mail out to over 7000 residents and all stakeholders (stakeholder list shown at Appendix A), there was a notification of the consultation placed on the CBC website. The comments that were received in response to the initial consultation were used alongside comments from officers internally to make changes. This updated criteria was put out to a second consultation between 30th June and 29th July 2016, this time alongside the Employment and G&T Site Assessment Criteria. Further changes were made following this consultation and the final criteria was agreed and published with the Draft Local Plan as part of the Site Assessment Technical document.



## **4. Development Management Workshops**

- 4.1.1. A number of Development Management workshops for CBC staff were held between June and August 2016. The workshops were attended by a range of Officers from service areas across the Council including environmental, heritage and transport specialists.
- 4.1.2. These workshops were held to assess the existing Development Management policies and to consider which policies it would be appropriate to include within the Local Plan. The groups considered which policies were used, which were no longer consistent with national policy and where policies would need to be produced in order to avoid any policy gaps. The results of the workshop were then collated by officers and used by the Local Plan Team to formulate new policy.

## **5. Town and Parish Council Planning Conference**

- 5.1.1. A T&PC Conference was held on 5th April 2016. The opportunity was taken to provide attendees with an introduction to the Local Plan and the process that would be followed to produce the Plan. Delegates were invited to attend a workshop which aimed to demonstrate the complexities in identifying sites for housing, employment and infrastructure.
- 5.1.2. A further T&PC Planning Conference was held on 13th July 2016.
- 5.1.3. All 79 T&PCs (see Appendix B) within Central Bedfordshire were invited to attend the conference held at CBC head office in Chicksands. The agenda for this meeting is shown at Appendix C. The event began with a presentation from the Chairman of the Councils Infrastructure and Development Board and independent advisor for the Local Plan who provided a strategic overview and the high level requirement for the new Local Plan. The Head of Place Delivery provided an update on key aspects of the Local Plan including the recent call for sites, the duty to cooperate and refreshing the evidence base. The event then looked at community and stakeholder engagement in the Local Plan process and the concept of Community Plans and their role in the Local Plan. Further information on Community Planning is provided below. Delegates then joined workshops to identify growth options and infrastructure needs in 15 community plan areas. The presentations used at the Conference were made available to view on the CBC website.
- 5.1.4. The Community Planning workshops introduced the 15 community group areas and how they had been defined based on location and other common factors. The objective for the conference workshops was to unify the group and help to draw out the common factors and issues arising in each community group area, so that at the area workshop, there would be some common understanding between the T&PCs.
- 5.1.5. Over 116 delegates, representing 55 parishes attended the event.



- 5.1.6. Following feedback from the workshops, there was a review of the 15 Community Planning areas with some modifications made (see Appendix D).

## **6. Local Plan Stakeholders Workshop**

- 6.1.1. Similar to the T&PC Conference above, a Stakeholders Workshop was held on 14th July 2016. Over 200 stakeholders were invited to the event with 66 attending. A copy of the agenda is shown at Appendix E.
- 6.1.2. Presentations were given outlining the Local Plan strategic context and the progress made so far. An overview of how we planned to consult with our local communities and stakeholders was given and an introduction to Community Planning.
- 6.1.3. Attendees were then asked to participate in a workshop which asked for feedback to four questions:
- What significant changes in demand do you envisage in the future housing and development market in Central Bedfordshire?
  - What major changes do you foresee affecting viability of development?
  - Do you have suggestions on how the process of funding necessary infrastructure can be improved?
  - Are there any other aspects of today's presentations or discussion that you would like to comment on?
- 6.1.4. The event proved to be a useful session which highlighted the many interdependencies between the various technical work streams supporting the Draft Local Plan. This information was fed back and changes were made to the tender briefs for technical studies which comprise the Local Plan evidence base.

## **7. Sustainability Appraisal Scoping Report**

- 7.1.1. In July 2016 the draft Sustainability Appraisal Scoping Report was put out to consultation for a six week period. Emails were sent to over 7000 residents and stakeholders and the consultation was advertised on the CBC website. A copy of the email alert sent out can be found at Appendix F.
- 7.1.2. Consultants responded to the comments received and re-issued the Sustainability Appraisal Scoping Report in October 2016. This was made available on the CBC website.



## 8. Shaping Central Bedfordshire Consultation

- 8.1.1. This first piece of public consultation aimed to give an indication of the approach the new Local Plan would take. The purpose of the consultation was to help residents and stakeholders 'shape big picture' options for growth which could then be taken forward in the Plan. The consultation gave background information on the need for a Local Plan and what it needs to address; housing, transport, business, greenspace etc.
- 8.1.2. Four areas of Central Bedfordshire were identified which reflected the character of the towns and villages and countryside, existing and planned transport corridors and areas of Green Belt. A summary of each of the areas was provided and a 'growth potential' suggested. Consultees were then asked if they thought the suggestions were correct or not by answering a short questionnaire (this is shown at Appendix G).
- 8.1.3. The consultation was well advertised through a variety of media's, including Facebook, Twitter and email bulletins sent to over 10,000 people who had signed up for updates. Officers attended a number of events, including local markets and the councils 'Older People' festival and used exhibition boards and leaflets to make residents aware of the consultation and provide information.
- 8.1.4. By the time the consultation closed on November 1st 2016, it was one of the council's most popular campaigns. Information through a series of three leaflets (including one which outlined the engagement strategy), was made available at 13 libraries and six leisure centres as well as the Council offices. Over 7000 people visited the web page which provided the information and 785 responses were received.

## 9. Community Planning

- 9.1.1. Community Planning is a vision to start a proactive, ongoing dialogue with the local community about local needs and opportunities. By understanding the opinions of local people as to what needs improvement, along with what they love and want to keep, CBC have produced Community Plans which can be referred to in decisions about development. The plans can be used in a number of ways, including influencing the Local Plan.
- 9.1.2. Starting in mid-October 2016, CBC held workshop events for each of the 15 community areas using interactive techniques to draw out the relevant issues and information on the growth themes of the Local Plan. In preparation, T&PCs were provided with Community Information Packs which contained posters, leaflets and questionnaires so that they could advertise the upcoming workshops and prepare the local residents and other interested parties on what was needed from them and when.



- 9.1.3. The CBC website was used to promote the workshops along with the Facebook page and Twitter feeds. Posters were put up in the areas before each event by both local councils and officers. Emails were also sent to over 10,000 people who had signed up for Local Plan updates.
- 9.1.4. The drop-in events consisted on a number of exhibition boards which introduced six growth themes, Local Character, Environment, Transport, Jobs and Business, Growth and Infrastructure and Homes. For each of the themes, the member of the public was asked to select one category that they felt strongly about, then using a sticker, locate this on a map and expand on why they had chosen this location on the feedback form.
- 9.1.5. The events were well received and the feedback used to produce 15 draft Community Plans. These draft plans were sent to each of the T&PCs and those that requested to be kept informed. Following feedback on the draft reports, changes were made and a final Overview Statement produced alongside the 15 plans. Evidence of the Community Planning events is shown at Appendix H.

## **10. Settlement Hierarchy and Settlement Envelope Review**

- 10.1.1. Within the Community Information Packs sent out in September to October 2016, each Parish and Town Council was provided with a copy of a map showing the settlement envelope and a list of services and facilities which had been identified within the parish. The T&PCs were asked to review the information and check for accuracy. A brief outline of the need for the settlement boundary to be correct was included. This exercise with respect to the Settlement Hierarchy was repeated during summer 2017, to refine and check the audit information on which the Hierarchy was based.

## **11. Delay in Local Plan – notice to residents and stakeholders**

- 11.1.1. In December 2016, an email was sent to all stakeholders and residents who had signed up for updates, together with press releases, informing them of the Councils decision to ‘hold back’ on the process to publish the Draft Local Plan for consultation whilst the Council waited for the government’s Housing White Paper. This was expected to have implications on the Local Plan.
- 11.1.2. Following the publication of the paper in February, further communication was sent out informing residents and stakeholders of the decision to adjust the Local Plan timetable. The decision was made to have a Draft Local Plan ready to be considered by the Executive Committee on the 6th June 2017, with an aim to publish it for consultation from the end of June for an eight week period.



## **12. Notice of Consultation to Neighbouring Authorities**

- 12.1.1. On the 16th June 2017, an email was sent to all CBCs neighbouring authorities (see Appendix I) informing them that that the Draft Local Plan was available on the CBC website and inviting them to view the plan.

## **13. Draft Local Plan consultation (Reg. 18)**

- 13.1.1. Following agreement from the Executive Committee, consultation on the draft Local Plan began on 4th July 2017 and ran until 29th August 2017.
- 13.1.2. The consultation was advertised widely through a variety of media including television, websites (CBC's and Town and Parish Council sites), radio, email, Facebook and Twitter (see Appendix J).
- 13.1.3. Residents and stakeholders, including those bodies prescribed under paragraphs 1 and 2 of Regulation 18, and paragraph 1 of regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012, were invited to view and make representations on the draft Plan and accompanying technical evidence base (see appendix K).
- 13.1.4. All documents and technical reports were made available on the Council's website, and hard copies were held at all CBC libraries and council offices.
- 13.1.5. Five drop-in sessions were held across the authority, focusing on areas where growth was proposed. Using exhibition boards and leaflets, the events provided information on what was included in the draft plan. Hard copies of the Plan and supporting documents were made available to view. A number of planning officers attended the events and were able to answer questions raised and support residents in responding to the consultation.
- 13.1.6. During the consultation period a telephone survey was undertaken. The telephone survey was carried out with a representative sample of 1,222 residents across Central Bedfordshire. The survey was conducted to compliment the Regulation 18 consultation and was developed to closely match the formal consultation.
- 13.1.7. 6,828 comments were made on the Draft Local Plan during the consultation. 4,459 of these comments were made through the website, 1,780 were sent by email and 589 were made through letters (see appendix L). All the comments were published online. The Council has considered all comments received and these have informed the preparation of the Regulation 19 Draft Local Plan. A summary of the Key Issues raised during Regulation 18, and corresponding actions are set out in Appendix M.



## **14. Appendices**

Appendix A List of Statutory Consultees

Appendix B List of all CBC T&PCs

Appendix C T&PC Conference Agenda (13/07/16)

Appendix D Town and Parish Councils within community areas

Appendix E Local Plan Stakeholders Workshop (14/07/16)

Appendix F Sustainability Assessment Scoping Report email

Appendix G Shaping Central Bedfordshire Consultation

Appendix H Community Planning

Appendix I Notice of Consultation to Neighbouring Authorities

Appendix J Draft Local Plan Consultation (Regulation 18)

Appendix K Draft Local Plan consultation email and letter

Appendix L Draft Local Plan consultation statistics

Appendix M Regulation 18 responses, key issues and actions







## APPENDIX A: LIST OF STATUTORY CONSULTEES

Marine Management Organisation	Highways Agency	Cambridgeshire County Council
SEMLEP	Secretary of State for Transport	Police and Crime Commissioner
East of England Development Agency	The Homes & Communities Agency	Hertfordshire Police Authority
National Grid	CCG	Cambridgeshire Police Authority
National Grid	NHS England	Gypsy Council
Citizen's Advice	CBC	Network Rail
Bedfordshire Humanists	Local Nature Partnership	Vodafone and O2
Health Inequalities	The Chilterns Conservation Board	Three
Sensory Impairment	Wildlife Trust	OpenReach BT
Gender equality issues	Local Nature Partnership	EE
Disability Resource Centre	Plant Protection	Anglian Water
Citizen's Advice	RSPB	Thames Water
Bedfords Council of Faiths	Greensand Trust	Huntingdonshire District Council
Mental Health	Greater London Authority	NHSE
Housing	Bedford Borough Council	Luton Borough Council
Faith and Poverty Issues	Stevenage Borough Council	Affinity
Learning disabilities and mental health	North Hertfordshire District Council	
Citizens advice	Dacorum	
Older People	Milton Keynes Council	
Natural England	Buckinghamshire County Council	
Cambridge Water	Aylesbury Vale District Council	
Historic England	Hertfordshire County Council	
Health and Safety Executive	St Albans City and District Council	
Environment Agency	South Cambs District Council	



## APPENDIX B: LIST OF ALL TOWN AND PARISH COUNCILS

Amphill Town Council	Haynes Parish Council	Stanbridge Parish Council
Arlesey Town Council	Heath and Reach Parish Council	Steppingley Parish Council
Aspley Guise Parish Council	Henlow Parish Council	Stondon Parish Council
Aspley Heath Parish Council	Hockliffe Parish Council	Stotfold Town Council
Astwick Parish Meeting	Houghton Conquest Parish Council	Streatley Parish Council
Barton-Le-Clay Parish Council	Houghton Regis Town Council	Studham Parish Council
Battlesden Parish Meeting	Hulcote and Salford Parish Council	Sundon Parish Council
Biggleswade Town Council	Husborne Crawley Parish Council	Sutton Parish Council
Billington Parish Council	Hyde Parish Council	Tempsford Parish Council
Blunham Parish Council	Kensworth Parish Council	Tilsworth Parish Council
Brogborough Parish Council	Langford Parish Council	Tingrith Parish Meeting
Caddington Parish Council	Leighton Linlade Town Council	Toddington Parish Council
Campton and Chicksands Parish Council	Lidlington Parish Council	Totternhoe Parish Council
Chalgrave Parish Council	Marston Moretaine Parish Council	Westoning Parish Council
Chalton Parish Council	Maulden Parish Council	Whipsnade Parish Council
Clifton Parish Council	Meppershall Parish Council	Woburn Parish Council
Clophill Parish Council	Millbrook Parish Meeting	Wrestlingworth & Cockayne Hatley Parish Council
Cranfield Parish Council	Milton Bryan Parish Meeting	Harlington Parish Council
Dunstable Town Council	Moggerhanger Parish Council	Southill Parish Council
Dunton Parish Council	Northill Parish Council	Slip End Parish Council
Eaton Bray Parish Council	Old Warden Parish Council	Gravenhurst Parish Council
Edworth Parish Meeting	Potsgrove Parish Meeting	
Eggington Parish Council	Potton Town Council	



Eversholt Parish Council	Pulloxhill Parish Council	
Everton Parish Council	Ridgmont Parish Council	
Eyeworth Parish Meeting	Sandy Town Council	
Fairfield Parish Council	Shefford Town Council	
Flitton & Greenfield Parish Council	Shillington Parish Council	
Flitwick Town Council	Silsoe Parish Council	



# APPENDIX C: TOWN AND PARISH COUNCIL WORKSHOP AGENDA

## Town & Parish Council Planning Conference – 13 July 2016

Priory House, Monks Walk, Chicksands,  
Shefford, Bedfordshire, SG17 5TQ

**Central  
Bedfordshire**

### Agenda

5.30 pm	Arrival and registration	Networking, light refreshments
6.00pm	Welcome and introduction	<b>Cllr Tracey Stock</b> Deputy Executive Member, Corporate Resources.
<b>6.15</b>	<b>Strategic Context</b> (An introduction to the high level requirement for the Local Plan)	<b>Henry Cleary</b> Chairman of CBC Infrastructure and Development Board
<b>6.40</b>	<b>Local Plan – Overview and Process</b> (update on key aspects of the Local Plan, call for sites, evidence base and duty to cooperate)	<b>Andrew Davie</b> Development Infrastructure Group Manager  <b>Sue Frost</b> Head of Place Delivery
<b>7.05</b>	Questions	
<b>7.20</b>	<b>Community and Stakeholder Engagement</b> (points of engagement and timeline)	<b>LDA Design</b> (details tbc)
<b>7.35</b>	Questions	
<b>7.50</b>	Introduction to community planning	
8.00pm	Comfort Break	
8.15pm	Community Planning workshops	
9.00pm	Wrap Up and Close	In workshops



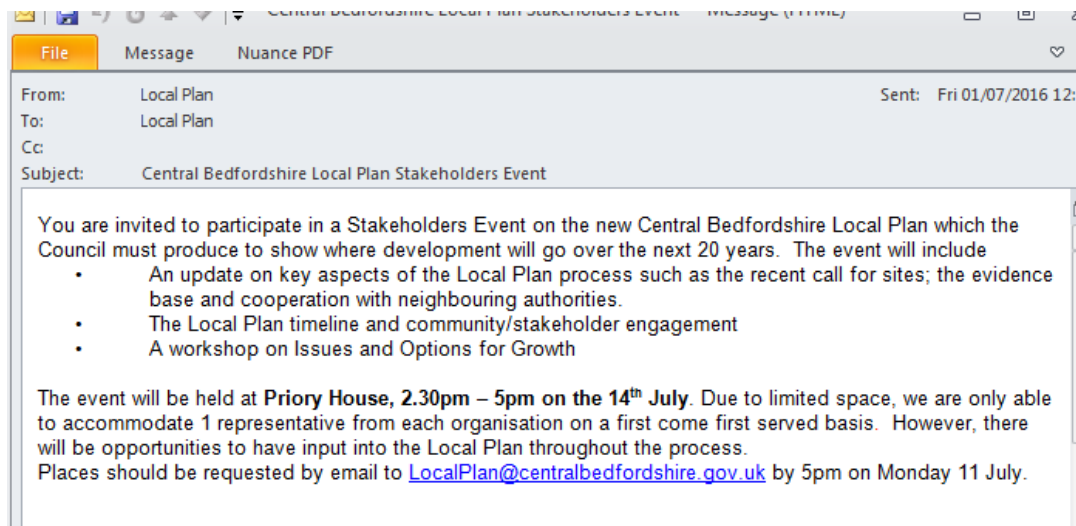
## APPENDIX D:TOWN AND PARISH COUNCILS WITHIN COMMUNITY AREAS

Community Area	Town and Parish Councils
1	Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Totternhoe, Whipsnade
2	Dunstable, Houghton Regis
3	Battlesden, Eggington, Heath & Reach, Hockliffe, Leighton Buzzard
4	Biggleswade, Edworth, Langford
5	Aspley Guise, Aspley Heath, Bryan, Eversholt, Husborne Crawley, Milton Bryan, Potsgrove, Woburn
6	Northill, Old Warden, Southill
7	Ampthill, Flitwick, Steppingley
8	Blunham, Moggerhanger, Tempsford, Sandy
9	Dunton, Everton, Eyeworth, Pottton, Sutton, Wrestlingworth & Cockayne Hatley
10	Arlesey, Astwick, Fairfield, Stotfold
11	Cranfield, Ridgmont, Brogborough, Liddington, Marston Moretaine, Millbrook, Hulcote & Salford
12	Clophill, Haynes, Houghton Conquest, Maulden
13	Barton-Le-Clay, Flitton & Greenfield, Gravenhurst, Pulloxhill, Shillington, Silsoe, Streatley
14	Chalgrave, Chalton, Harlington, Sundon, Tingrith, Toddington, Westoning
15	Clifton, Campton & Chicksands, Henlow, Meppershall, Shefford, Stondon



## APPENDIX E: LOCAL PLAN STAKEHOLDER WORKSHOP

### Invitation sent 01/07/2016





## Agenda

### **CBC Local Plan Stakeholder Event 14 July 2016**

Priory House, Monks Walk, Chicksands,  
Shefford, Bedfordshire, SG17 5TQ

**Central  
Bedfordshire**

### **Agenda**

2.15 pm    Arrival and registration

2.30 pm    **Welcome and introduction**

**Cllr Nigel Young**  
Executive Member, Regeneration

#### **Strategic Context**

(An introduction to the high level requirement for the  
Local Plan)

**Henry Cleary**  
Chairman of CBC Infrastructure and  
Development Board

#### **Local Plan – Overview and Process**

(update on key aspects of the Local Plan, call for  
sites, evidence base and duty to cooperate)

**Sue Frost** Head of Place Delivery

#### **Questions**

**Community and Stakeholder Engagement**  
(points of engagement and timeline)

**LDA Design**  
**Nicola Longland** Associate

#### **Introduction to Workshop**

**Henry Cleary**

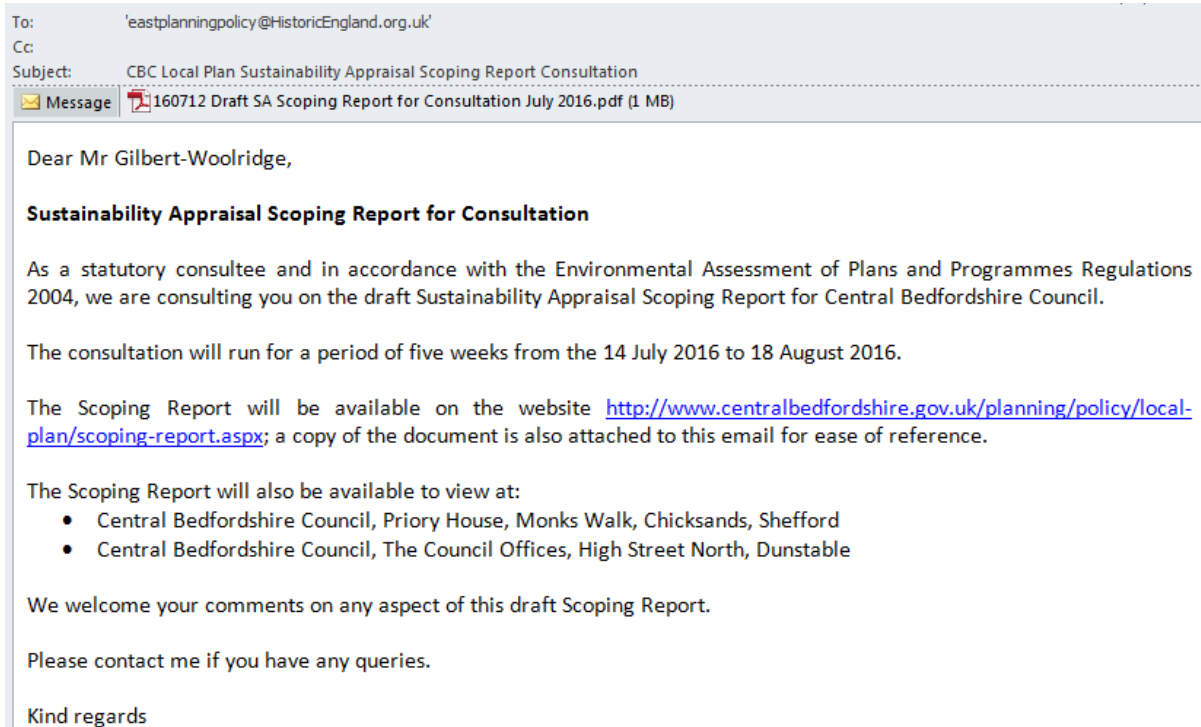
4pm        **Local Plan Workshop**

**Facilitated workshop**

4.45pm    **Wrap Up and Close**



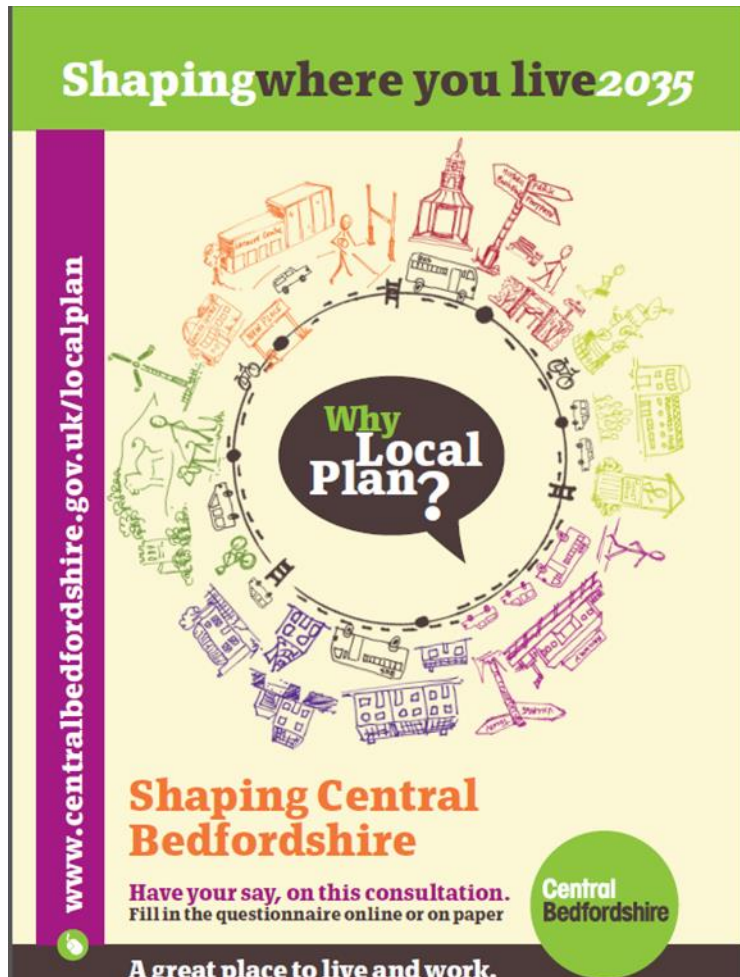
## APPENDIX F: SUSTAINABILITY APPRAISAL SCOPING REPORT EMAIL TO CONSULTEES





## APPENDIX G: SHAPING CENTRAL BEDFORDSHIRE CONSULTATION

Extracts from Leaflet





## AREA A - South and West/ M1 Corridor

**Overall:** Potential for all levels of growth including strategic scale growth adjoining urban areas, where Green Belt release can be justified.

This area is constrained by the Green Belt and Chilterns Area of Outstanding Natural Beauty (AONB). However, major sites to the north of Houghton Regs are already under development or have planning permission while significant growth is underway at Leighton Buzzard.

**Growth potential:** Small villages in the Green Belt generally have limited capacity to grow but there is some potential for medium scale growth along the major transport corridor following the M1, A5 and the railway (Midland Main Line), or large scale growth for sites immediately adjacent to Luton that could be linked to the Luton-Dunstable Busway. The lack of new sites within the urban areas of Luton and Dunstable mean that significant further growth in Central Bedfordshire is likely to be required. However any further development in the Green Belt will need to be thoroughly justified to meet national planning policy.



## AREA A - South and West/ M1 Corridor continued...

**Environment:** The Chilterns AONB and Greensand Ridge Nature Improvement Area (NIA), with their valued habitats and landscapes are existing environmental assets. Opportunities for new environmental projects include creating a long distance cycleway along the Greensand Ridge, and new Country Parks for Ampthill and Flitwick, and the Barton-le-Clay area.

## AREA B - East/A1 Corridor

**Overall:** Potential for all levels of growth, including new settlements, if appropriate supporting infrastructure is provided.

The broad corridor running south-north from Arlesey to the north of Sandy is well served in transport terms with the A1 and East Coast railway, both of which have potential for significant upgrades.

**Growth potential:** New development will need to provide for jobs growth in order to try and reduce out commuting and to generate investment to benefit town centres and improve local services. At Sandy in particular, there is potential to benefit from the East West Rail proposals and to attract business and housing growth along the Oxford to Cambridge corridor. This area has the potential to accommodate major growth providing it can be planned sustainably and generates clear benefits for existing communities.

**Environment:** The Greensand Ridge Nature Improvement Area (NIA) and Ivel Valley and their valued habitats are existing environmental assets. There are also opportunities for new environmental projects, including a new Country Park for Arlesey and Stotfold, a long distance 'Great North Cycleway', and access and open space networks around Biggleswade, Sandy, and the Arlesey, Stotfold and Fairfields areas.



## Advertisement Display





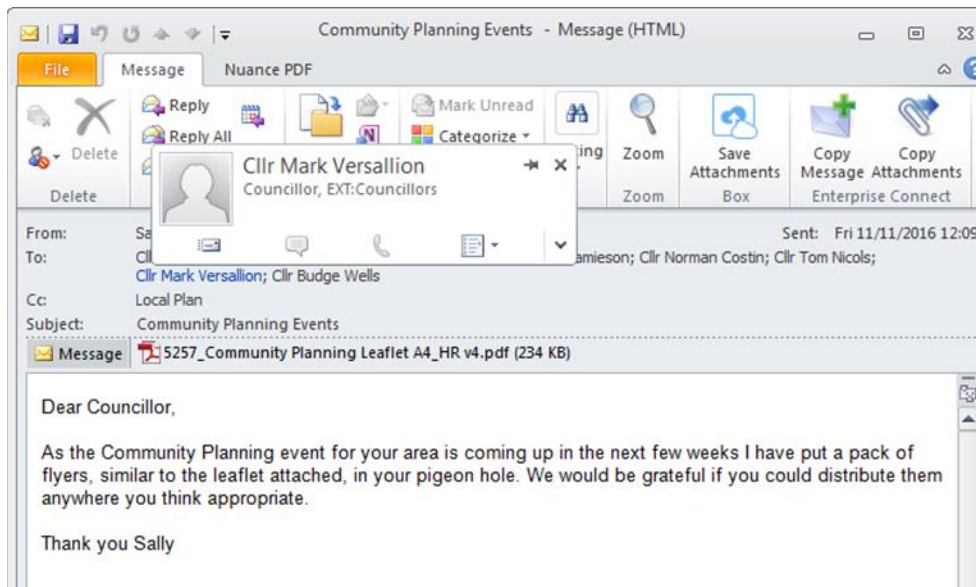
## Central Bedfordshire Council Website





## APPENDIX H: COMMUNITY PLANNING

### Email to Councillors



### Pictures of Notices and Events





# Community Planning Feedback Form

<p><i>Local character</i></p> <p><b>What we have we love.</b> Our history, countryside and communities. We need to build, with care to enhance what we have.</p> <p><input type="checkbox"/> NO ISSUES</p> <p>Please select <b>one</b> type of Local Character from the list below that you would most like to see protected or improvements made within your local area:</p> <p>A. <input type="checkbox"/> Built Heritage (e.g. ancient monuments, old buildings, memorials)          B. <input type="checkbox"/> Landscape Heritage (e.g. historic parks, protected landscapes)          C. <input type="checkbox"/> Open space natural (e.g. countryside, nature reserves, viewpoints)          D. <input type="checkbox"/> Open space man-made (e.g. parks, common land, village green)          E. <input type="checkbox"/> No improvements</p> <p>With your chosen type of Local Character, please pin-point <b>one</b> specific place on the map table using your <b>red</b> sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:</p>	<p><i>Environment</i></p> <p><b>Our environment is important.</b> It influences how &amp; what we create. We need quality development.</p> <p><input type="checkbox"/> NO ISSUES</p> <p>Please select <b>one</b> of the Environment types from the list below that you consider the most valuable attribute to look after for the future within your local area:</p> <p>A. <input type="checkbox"/> Renewable energy          B. <input type="checkbox"/> Pollution (Air)          C. <input type="checkbox"/> Pollution (Noise)          D. <input type="checkbox"/> Open Space - wildlife habitats          E. <input type="checkbox"/> Flood risk</p> <p>With your chosen type of environmental issue from above, please pin-point <b>one</b> specific place on the map table using your <b>green</b> sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:</p>
<p><i>Transport</i></p> <p><b>How do we get around?</b> With more of us on our cycleways, roads, rail. How do we improve &amp; maintain our transport links?</p> <p><input type="checkbox"/> NO ISSUES</p> <p>Please select <b>one</b> mode of travel from the list below that you would most like to see improvements made within your local area:</p> <p>A. <input type="checkbox"/> Vehicular B. <input type="checkbox"/> Bus C. <input type="checkbox"/> Train D. <input type="checkbox"/> Cycle E. <input type="checkbox"/> On foot</p> <p>With your chosen type of Transport from above, please pin-point <b>one</b> specific place on the map table using your <b>pink</b> sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:</p>	<p><i>Homes</i></p> <p><b>Homes for every stage of life.</b> A house is not a home until it's lived in. We all need a home we're proud of.</p> <p><input type="checkbox"/> NO ISSUES</p> <p>Please select <b>one</b> of the types of Homes from the list below that you consider are needed within your local area:</p> <p>A. <input type="checkbox"/> Older generation (downsizing/sheltered) B. <input type="checkbox"/> Single living (lifestyle/separation)          C. <input type="checkbox"/> New starter homes D. <input type="checkbox"/> Family homes E. <input type="checkbox"/> Affordable homes</p> <p>With your chosen type of Home from above, please pin-point <b>one</b> specific place on the map table using your <b>purple</b> sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:</p>
<p><i>Jobs and Business</i></p> <p><b>Where will everyone work?</b> Supporting local businesses to grow &amp; attracting new business. We need to create jobs for all.</p> <p><input type="checkbox"/> NO ISSUES</p> <p>Please select <b>one</b> type of Business from the list below that you would most like to see investment in to improve business or jobs in your local area:</p> <p>A. <input type="checkbox"/> Industrial parks B. <input type="checkbox"/> Business parks C. <input type="checkbox"/> High street development          D. <input type="checkbox"/> Local retail units E. <input type="checkbox"/> Small-start-up office centres (innovation hubs)</p> <p>With your chosen type of Business from above, please pin-point <b>one</b> specific place on the map table using your <b>lime</b> sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:</p>	<p><i>Growth &amp; Infrastructure</i></p> <p><b>Where to place homes &amp; services.</b> Supporting market towns, villages &amp; new settlements. We need to plan places to grow communities.</p> <p><input type="checkbox"/> NO ISSUES</p> <p>Please select <b>one</b> Infrastructure facility from the list below that you consider is most needed in your local area:</p> <p>A. <input type="checkbox"/> Healthcare B. <input type="checkbox"/> Schools C. <input type="checkbox"/> Retail D. <input type="checkbox"/> Community Centres          E. <input type="checkbox"/> Leisure facility (leisure centre, play areas etc.) F. <input type="checkbox"/> Utilities improvements (telecoms/electricity/gas/foul treatment)</p> <p>With your chosen type of Infrastructure from above, please pin-point <b>one</b> specific place on the map table using your <b>orange</b> sticker where you think there is an opportunity. Please expand below on what you would like to see at this location:</p>



## Community Planning Poster



## Consultation Event (Barton Le Clay)






## Consultation Event (Sandy)





# APPENDIX I: NOTICE OF CONSULTATION TO NEIGHBOURING AUTHORITIES

 You forwarded this message on 16/06/2017 17:10.

Sent: Fri 16/06/2017 17:00

From: Jason Longhurst

To: Stewart.Briggs@bedford.gov.uk; Duncan.Sharkey@Milton-keynes.gov.uk; 'Aldworth, Tracey'; Church, Laura; 'jo.mills@scambs.gov.uk'; Kelly Stephen; 'zayd.Al-jawad@stevenage.gov.uk'; 'ian.fullstone@north-herts.gov.uk'; 'tracey.harvey@stalbens.gov.uk'; 'mark.gaynor@dacorum.gov.uk'

Cc: 'Clare.Bond@huntingdonshire.gov.uk'; 'Richard.Javes@stevenage.gov.uk'; 'Rose, Anna'; 'david.roberts@scambs.gov.uk'; 'Gill.Cowie@bedford.gov.uk'; 'pwilliams@aylesburyvaldc.gov.uk'; 'John.Chapman@dacorum.gov.uk'; 'Louise.Symes@north-herts.gov.uk'; 'chris.briggs@stalbens.gov.uk'; 'chris.briggs@stalbens.gov.uk'

Subject: Central Bedfordshire's Draft Local Plan

Good afternoon,

I'm writing to update you on our progress in developing our Draft Local Plan.

This week, we have published the reports for Executive on 20<sup>th</sup> June, which include an item on the Draft Local Plan.

The report invites the Executive to consider the proposal to take the Draft Local Plan to public consultation over the course of the summer and includes, as appendices, a "Quick Read Overview" and the full Local Plan in draft form.

This marks a significant milestone in our development of the plan, and I wanted at this point to thank you and your colleagues for your active collaboration with this authority in developing the plan.

We feel that we have not only experienced a willingness to comply with the Duty to Co-operate, but that we have been actively supported.

The Executive papers are now published on our website and can be found by following this link


<http://centralbeds.moderngov.co.uk/ieListDocuments.aspx?CId=577&MId=5344&Ver=4>


Should you wish to view the Executive debate on this item, you can do so by viewing our webcast which will be broadcast live on the morning of 20<sup>th</sup> June and will be available to view subsequently, within 24 hours of the meeting.

I will of course keep you up to date with the consultation.

Regards

Jason Longhurst

 Jason Longhurst





## APPENDIX J: DRAFT LOCAL PLAN CONSULTATION (REG. 18)

Biggleswade Chronical newspaper 07/07/17

Fill & Sign

11 July 2017 11:00 AM www.biggleswadechronical.co.uk

### COMMUNITY NEWS

#### Planning

# Local plan is now open for comments

**by Lorna Hughes**  
editorial@biggleswadechronical.co.uk  
lgbiggleswade

**The public consultation for Central Bedfordshire Council's Draft Local Plan is now open.**

The Draft Local Plan sets out the options for growth in the area over the next 20 years, such as the number of homes and jobs that the council proposes to deliver.

To create the Draft Local Plan, the council pulled together 15 new technical studies to guide their overall strategy for growth. This included the Call for Sites exercise last year. This was an opportunity for agents, landowners and developers to submit land that they believed could be used to meet future demand for homes and jobs. As a result, 851 sites (including 46 employment ones) were submitted. These sites were whittled down by the council to around 150 after assessment. Draft site allocations won't be publicly consulted on until next spring though – at this stage the council is consulting on the broader growth location options.

The council is planning for a range of between 20,000-30,000 new homes (a more exact number will be featured within the next version of the Plan in 2018). The options for delivering the housing growth include creating new attractive villages east of Biggleswade; a new market town near Tempsford; and east of Arlesey; as well as some small growth in existing villages, but only where services can support it.

The Plan also anticipates 24-30,000 new jobs coming to the area, through both existing and new strategic employment sites. It also includes proposals to increase public access to the countryside by creating more country parks, as well as play parks and open spaces.

Cllr Nigel Young, Executive Member for Regeneration, said: "We've already undertaken lots of public engagement through consultations and 15 drop-in Community Planning events that we held across the area. This prior community engagement wasn't statutory, but we wanted to go above and beyond in order to get the plan right."

The public consultation runs from 4 July to 29 August 2017. The public can read the full plan, watch the video, and submit feedback at [www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan). Copies are available to view at local libraries or the council offices (Chicksands and Dunstable).

During the consultation, the council will hold a number of public drop-in sessions from 2pm – 8pm on:

- 20 July, Biggleswade Town Council Office
- 26 July, Arlesey Village Hall
- 7 August, Sandy Village Hall

The next version of the Local Plan for comment will be published in spring 2018.



## Consultation Event (Chicksands)





**Shaping where you live 2035**

**IT'S NOW  
TIME TO  
HAVE YOUR SAY**

**Draft  
Local  
Plan...**

**Consultation  
July 2017**

[www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan)

**Central  
Bedfordshire**

**A great place to live and work.**

## Have your say on our Draft Local Plan

**The Local Plan sets out how Central Bedfordshire will develop over the next 20 years.**

We need more homes because we're in a prime location with excellent connectivity and it's a great place to live. For these reasons, growth is happening in Central Bedfordshire and we need to plan for it. Without a plan, the development will still happen but we'll have no control over where it happens or how it happens.

The Local Plan ensures that this growth:

- happens in the right place
- fits in with the character of Central Bedfordshire
- is developed alongside the right supporting roads, schools, services, retail, leisure and community facilities.

We are consulting the public on the first draft of our Local Plan, which sets out the options for growth.

## How we've been developing our Plan

The Local Plan has been informed by around 15 new evidence studies. These look at issues such as population, housing, employment, retail and flooding.

We've also considered existing, potential and new transport infrastructure, such as roads and railways, so that growth and transport arrangements go hand-in-hand.

We've developed this draft Plan with input from residents - through Community Planning events and our Shaping Central Bedfordshire Consultation. We will continue to engage with you because we want to make sure we get this right.

## Listening to you

From the consultations and community engagement events, we know that you want us to:

- keep the character of Central Bedfordshire
- limit the impact on the countryside
- plan for homes for the older generation and affordable homes
- plan for local jobs and services
- make sure our roads can cope
- build near to existing roads and infrastructure
- use brownfield sites

### What the draft Local Plan proposes

Homes 20,000-30,000

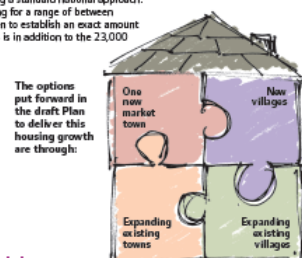
The number of homes we need to plan for is calculated using a standard national approach. However, we need to be flexible and therefore we're planning for a range of between 20,000-30,000 new homes. Further work will be undertaken to establish an exact amount when we produce the next version of the Plan in 2018. This is in addition to the 23,000 homes that are already planned for or built.

Some of this development will be dependent on improvements to our transport networks, plus the development of critical new infrastructure, like East-West Rail.

The Draft Plan includes a range of different homes to rent and buy with a mixture of sizes including family homes, two bedroom homes, apartments and bungalows. To help people get on the housing ladder, this will include 30% affordable housing, which will be provided as lower cost options including shared ownership.

The options for growth are shown on the map (inside) and more detail on each growth location is provided at:

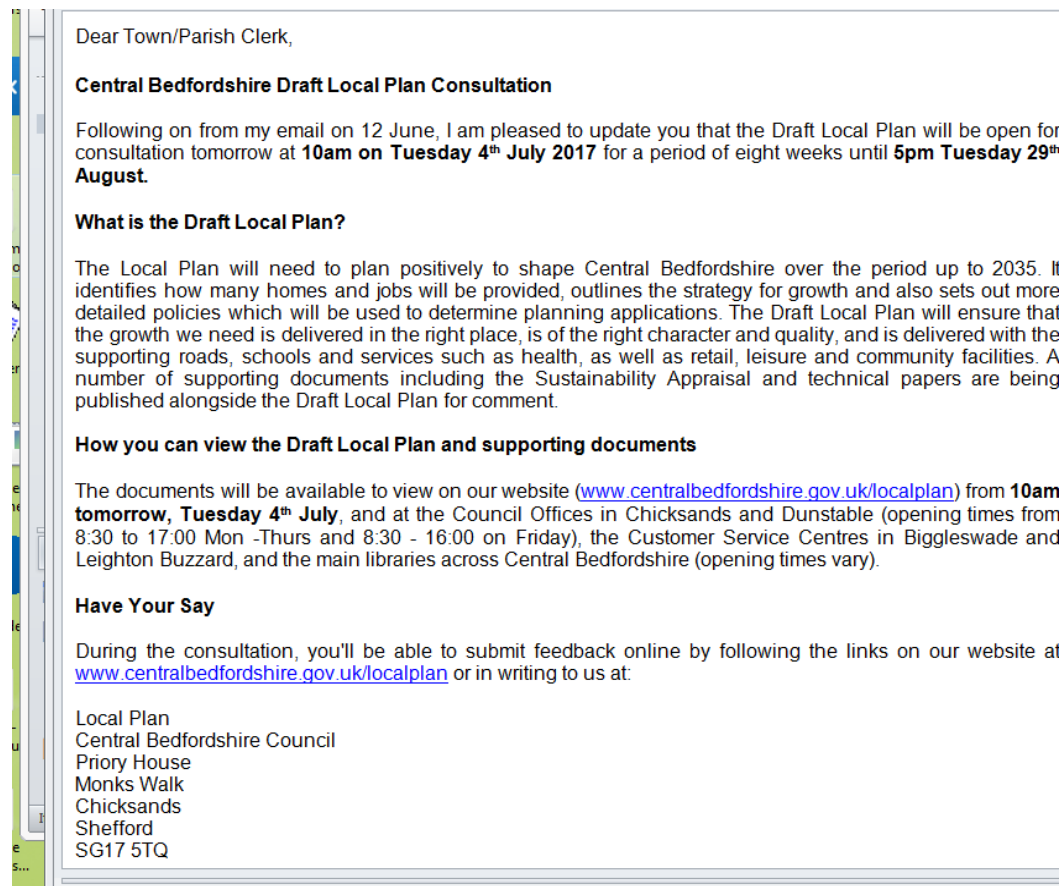
[www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan).





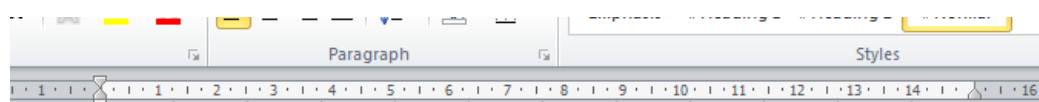
# APPENDIX K: DRAFT LOCAL PLAN CONSULTATION EMAIL AND LETTER

## Email to Town and Parish Councils





## Letter sent to residents who requested to be kept up to date on Local Plan



Dear Sir/Madam

### **Central Bedfordshire Draft Local Plan Consultation**

In accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Act 2012, the Council is publishing its Draft Local Plan, and we are inviting you to express your views by taking part in the consultation.

You are being notified because you have indicated that you wish to be kept updated on the progress of the Local Plan. Consultation will begin at **10am on Tuesday 4<sup>th</sup> July 2017** for a period of eight weeks until **5pm Tuesday 29<sup>th</sup> August**.

### **What is the Draft Local Plan?**

The Local Plan will need to plan positively so that it shapes Central Bedfordshire over the period up to 2035. It identifies how many homes and jobs will be provided, outlines the strategy for growth and also sets out more detailed policies which will be used to determine planning applications. The Draft Local Plan will ensure that the growth we need is delivered in the right place, is of the right character and quality, and is delivered with the supporting roads, schools and services such as health, as well as retail, leisure and community facilities. A number of supporting documents including the Sustainability Appraisal and technical papers are being published alongside the Draft Local Plan for comment.

### **How you can view the Draft Local Plan and supporting documents**

The documents will be available to view on our website ([www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan)) from **10am on Tuesday 4<sup>th</sup> July**, and at the Council Offices in Chicksands and Dunstable (opening times from 8:30 to 17:00 Mon -Thurs and 8:30 - 16:00 on Friday), the Customer Service Centres in Biggleswade and Leighton Buzzard, and the main libraries across Central Bedfordshire (opening times vary).

### **Have Your Say**

During the consultation, you'll be able to submit feedback online by following the links on our website at [www.centralbedfordshire.gov.uk/localplan](http://www.centralbedfordshire.gov.uk/localplan) or in writing to us at:

Local Plan  
Central Bedfordshire Council  
Priory House

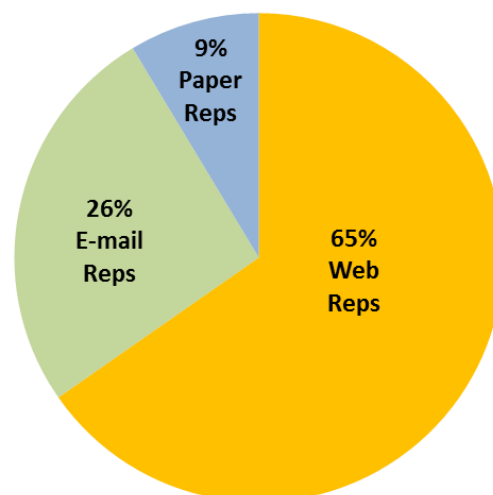


## APPENDIX L: DRAFT LOCAL PLAN CONSULTATION STATISTICS

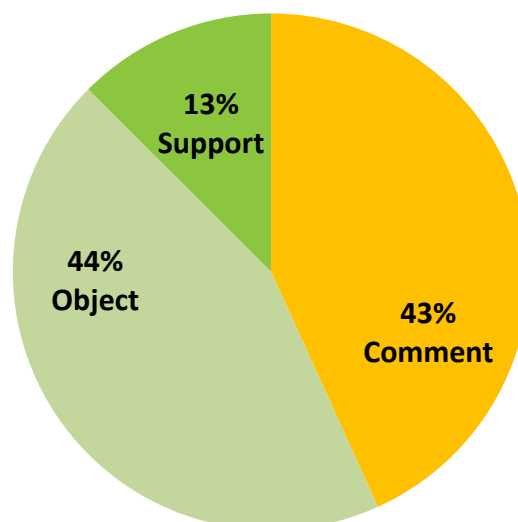
### Draft Local Plan consultation statistics

Total Representations 16/10/17: 6,828

Reg 18 Type of Representations	Reps	%
Web Representations (Reps)	4,459	65%
E-mail Representations (Reps)	1,780	26%
Paper Representations (Reps)	589	9%
	<b>6,828</b>	<b>100%</b>



Reg 18 Type of Representations	%
Comment	43%
Object	44%
Support	13%





## APPENDIX M: REGULATION 18 RESPONSES, MAIN ISSUES RAISED AND HOW THESE HAVE BEEN ADDRESSED IN THE LOCAL PLAN

Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
1) Introduction	No main issues raised	Not applicable
2) Key Themes for the Local Plan	No main issues raised	Not applicable
3) Consultation	No main issues raised	Not applicable
4) Community Planning	No main issues raised	Not applicable
5) Developing the Strategy	No main issues raised	Not applicable
6) Vision and Objectives	No main issues raised	Not applicable
7) The Spatial Strategy	Concerns regarding the capacity of the area to accommodate new housing development whilst maintaining its quality, character and identity should be a key consideration.	Noted. Conserving and enhancing the area's Local Character is one of six key themes identified in the Local Plan, with two corresponding Strategic Objectives; SO3, and SO4. The Plan has been subject to a rigorous Sustainability Appraisal (SA) which has considered amongst other things the level of growth which can be accommodated sustainably, having regard to factors such as character and identity. In addition we have identified 19 important countryside gaps where our evidence shows there is a risk of coalescence as a result of development pressures. These have been delineated to provide clear separation between existing towns and villages and the new developments, so they keep their own identities and rural character. See Policy SP5: Preventing Coalescence and Important Countryside Gaps.



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
	<p>Concerns regarding the over-reliance on strategic sites which are complex and slow to deliver. The Council must make specific provision to plan for medium / small scale sites.</p>	<p>Noted. Growth will be delivered through a combination of four strategic allocations (12,500 homes), and a portfolio of small to medium sites in a range of sizes ranging from 11 up to 650 homes (c. 5,505 homes). Reasonable assumptions have been made to determine the likely delivery of particular development sites taking into consideration competing sites, likely commencement, and any enabling works that need to be undertaken in advance of development, and these have factored into the identification of the specific allocations identified in this Plan to ensure that we can deliver a continuous supply of housing throughout the Plan period.</p>



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
	<p>Concerns that growth is dependent on critical infrastructure, such as East - West Rail and the Expressway. Unclear how significantly the areas for development are dependent on the Rail and Expressway schemes coming forward or on any particular alignment. Should either scheme be delayed, not go ahead or a significantly different route be chosen, it is unclear whether the development locations set out in the DLP may have to be reconsidered.</p>	<p>Agree. Sites dependent on future strategic infrastructure delivery have not allocated for development at the present time. We agree that it is important that new allocations identified by this Local Plan contribute to delivering a continuous supply of housing throughout the plan period. The Strategic Allocations identified in the Regulation 19 Draft constitute an appropriate strategy for development. Additional Strategic Allocations were considered as part of the Regulation 18 draft Local Plan - additional new villages in Biggleswade, new villages at Aspley Guise, a new market town in Tempsford and expanding Luton to the west - but these are not allocated for development at the present time. Whilst we believe these locations do have potential for growth they are dependent on future strategic infrastructure delivery; namely the realignment of the A1 or significant improvements through Central Bedfordshire, East West Rail, the Expressway and the expansion of Luton Airport. In each case these are either expected to enable development or in other cases they may mean that development is not feasible in a location due to sterilisation of the land by the route of the infrastructure. These sites are formally identified in the Local Plan as Identified Locations for Future Growth, and will be reconsidered as part of the Partial Plan Review.</p>



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
	Range of between 20,000 - 30,000 new homes. A lot of concern about delivering the higher end of this range, and a more specific number requested in the next iteration of the Local Plan.	Agree. We have considered a range of options and sites, and believe we can deliver around 20,000 new homes over the next 20 years and this level of growth is sustainable. This is in addition to the 23,000 homes that are already allocated or have planning permission. Plan text revised to reflect this.
	Housing numbers excessive and unjustified.	Section 6.9 has been revised to clearly show the derivation of the Plan housing target, and sets this against commitments over this same period, and proposed housing supply made through the Plan.
8) Implementation	Phasing of development of Strategic Allocations should ensure that is aligned with infrastructure provision.	Agree. Policy HQ1 (Planning Obligations and the Community Infrastructure Levy) added which requires all new development must be supported by the required infrastructure at the appropriate stage. In addition to this all development proposals brought forward at the identified strategic allocations will be subject to new Policy SP3 (Generic Requirements for Strategic Sites) and site specific allocation policies - Policy SA1 (North of Luton); Policy SE1 (M1 Junction 11a - Sundon Rail Freight Interchange); Policy SA2 (Marston Vale New Villages); Policy SE2 (M1 Junction 13 - Marston Gate Expansion); Policy SA3 (East of Arlesey); Policy SA4 (East of Biggleswade); Policy SE3 (A1 Corridor - Holme Farm, Biggleswade); and Policy SE4 (Former RAF Base, Henlow) - which amongst other things require the timely provision of infrastructure.



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
	Strategic Allocations proposed through Plan will result in the coalescence of settlements.	Disagree. Coalescence will be mitigated through the Masterplanning process, and development will have to accord with Policy SP5 (Preventing coalescence and important countryside gaps). Coalescence Policy wording amended so that all future development, including that proposed through the Plan will have to comply with Policy.
	Concerns regarding the over-reliance on strategic sites which are complex and slow to deliver. The Council must make specific provision to plan for medium / small scale sites.	Noted. Growth will be delivered through a combination of four strategic allocations (12,500 homes), and a portfolio of small to medium sites in a range of sizes ranging from 11 up to 650 homes (c. 5,505 homes). Reasonable assumptions have been made to determine the likely delivery of particular development sites taking into consideration competing sites, likely commencement, and any enabling works that need to be undertaken in advance of development, and these have factored into the identification of the specific allocations identified in this Plan to ensure that we can deliver a continuous supply of housing throughout the Plan period.
	Site specific concerns raised regarding suitability of strategic sites, and potential impacts road network, historic environment, flood risk, lost of agricultural land, biodiversity, and landscape.	We have carefully considered all comments received, and adjusted our site assessments which has informed the allocation of sites and detailed policies in the Plan.



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
9) Green Belt, Coalescence and Settlements	<p>Policy SP3 (Development in the Green Belt) not in accordance with NPPF - Policy requires special circumstances to justify infill development within the Green Belt. Furthermore definition of infill introduces a restriction on the availability of the exception within Paragraph 89 of the NPPF by defining infilling more prescriptively than the NPPF.</p>	<p>Agree. Reference to infill removed from Policy and supporting text.</p>
	<p>Green Belt performance should be considered on a site specific basis rather via parcellisation.</p>	<p>Agree. Additional evidence commissioned assessing Green Belt harm on a site specific basis (Central Bedfordshire Stage 3 Green Belt Study, December 2017). Information used to inform the site allocation process.</p>



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
	<p>Essential to define new Green Belt around Aspley Guise, north of the railway line to prevent coalescence with Milton Keynes.</p>	<p>Noted but new Green Belt cannot be justified. Paragraph 82 of the NPPF states that the general extent of Green Belt across the country is already established and that new Green Belts should only be established in exceptional circumstances, when planning for larger scale development such as new settlements or major urban extensions. In particular Local Planning Authorities should demonstrate why normal planning and development management policies would not be adequate. Having reviewed the existing evidence and commissioned additional Green Belt study considering the potential to designate new Green Belt, it is considered that the exceptional circumstances required by National Policy to justify the creation of new Green Belt do not exist. Instead Important Countryside Gaps will be designated in those areas originally earmarked for new Green Belt, including around Aspley Guise. These will protect against incremental built development which would cause the separate identity of settlements to be eroded or lost entirely without the need to designate new Green Belt.</p>
	<p>Exceptional circumstances have not been demonstrated / clearly articulated.</p>	<p>Disagree - no action required. The case for the exceptional circumstance in relation to Green Belt release is set out in section 8.2 of the Plan, but this will be supported by a topic paper which will be prepared for Submission.</p>



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
	Policy SP4 (Coalescence) should apply to all future development, including that proposed through the Local Plan. Development proposed through the Local Plan will in direct contradiction to Policy SP4.	Agree. Policy wording amended so that all future development, including that proposed through the Plan will have to comply with Policy. The potential of coalescence resulting from the Strategic Allocations will be mitigated through the Masterplanning process.
	Repetition with Policy SP5 - Important Countryside Gaps	Agree. Policies SP4 (Coalescence) and SP5 (Important Countryside Gaps) merged to produce revised Policy SP5: Preventing coalescence and Important Countryside Gaps.
	Strategic development proposed through Plan will result in the coalescence of settlements.	Disagree. Coalescence will be mitigated through the Masterplanning process, and development will have to accord with Policy SP5 (Preventing coalescence and important countryside gaps).
	Essential to define an Important Countryside Gap around Cranfield to prevent coalescence with Milton Keynes.	Agree. Important Countryside Gap designated around Cranfield.
	Clarity re identification of Important Countryside Gaps	Agree. Criteria for Important Countryside Gaps have been added to Plan and are set out at 8.9.2 and 8.9.3, and this is supported by Technical Paper setting out the criteria and methodology.
10) Settlement Envelopes and Settlement Hierarchy	No main issues raised	Not applicable
	Reliance on windfall sites has placed an excess of G&T numbers in some villages with impact on settled community, and loss of Green Belt.	Noted but no action required. Domination dealt with via the first bullet of Policy H8 (Assessing planning applications for Gypsy and Traveller Sites) which states "the scale of the site and the number of pitches would not dominate the nearest settled community and would not place



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
11) Planning for Gypsies and Travellers		undue pressure on local infrastructure".
	There should be an equitable distribution of G&T sites throughout the Plan area. Avoiding domination	Noted, but not applicable at this stage because no G&T allocations made in this Plan. Domination dealt with via the first bullet of Policy H8 (Assessing planning applications for Gypsy and Traveller Sites) which states "the scale of the site and the number of pitches would not dominate the nearest settled community and would not place undue pressure on local infrastructure".
	Plan prejudice to Gypsies and Travellers and Travelling Showpeople that don't accord with Planning Policy for Traveller Sites (PPTS)(August 2015) definition.	Agree. Policy H8 (Assessing planning applications for Gypsy and Traveller sites) and H9 (Assessing planning applications for Travelling Showpeople) amended. Reference to PPTS definition deleted. Policies now apply to all Gypsies and Travellers regardless of whether they accord with the PPTS planning definition.



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
12) Housing	Policies "woolly", unclear what targets are, and what evidence there is to justify these.	Agree. Policies tightened, and additional evidence commissioned as part of the Luton & Central Bedfordshire Strategic Housing Market Assessment (December 2017) to provide specific targets for policy. In particular Policy H2: Housing Standards, now requires all new build housing to deliver at least 35% Category 2 Requirement MA (2) adaptable homes (or any new or revised regulations that revoke or modify the Building Regulations); and all new build housing to deliver at least 5% Category 3, Requirement M4 (3) wheelchair accessible homes (or any new or revised regulations that revoke or modify the Building Regulations).
	Concerns regarding the viability of housing standards, both in isolation, and in combination with other planning obligations. Flexibility in policy required.	Noted but no action required. The Council has produced a viability report which considers the cost of policies, both individually and in combination. Cost and requirements applied to a range of site typologies (8 dwellings up to 500 dwellings) across all value areas within the Plan area. This report concludes that all allocated sites are viable with full policy compliance, with a reasonable return to developers and landowners.



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
13) Employment and Economy	Excessive employment land allocated / concerns that there is an imbalance between the number of jobs and homes proposed in the Plan, and that this will yield a surplus in workers, and lead to increases in net out-commuting.	Noted. Total planned jobs reduced from 30,000 jobs (Table 7.3, Reg 18 Draft Plan, July 2017) to a minimum of 24,000, with the Strategic Employment Allocations now contributing to the delivery of 24,000 jobs, rather than being on top of this figure. The Strategic Housing Market Assessment (December 2017) concludes that housing and jobs numbers are balanced prior to the market signals adjustment. Since market uplift is applied to respond to factors such as overcrowding, concealed households, affordability etc., then increasing housing numbers won't increase the population, or number of workers, but rather increase the number of households forming, leading to a reduction in household size. The Council is therefore confident that homes and jobs are balanced.
14) Retail and Town Centres	No main issues raised	Not applicable
15) Transport	Transport infrastructure can't cope.	Noted, but no action required. Detailed transport modelling undertaken as part of preparation of the Plan which has included consideration of impacts on transport infrastructure which has informed the assessment and allocation of site in the Regulation 19 Draft Local Plan.



Section	Summary of the main issues raised	How the main issue has been addressed in the Local Plan
	Shouldn't plan growth without knowing where and when infrastructure is being delivered.	Agree. It is important that new allocations identified by the Local Plan contribute to delivering a continuous supply of housing throughout the plan period. The draft Local Plan proposed additional strategic allocations - additional new villages in Biggleswade, new villages at Aspley Guise, a new market town in Tempsford and expanding Luton to the west - but these are not included in this Local Plan. We believe these locations do have potential for growth but they are dependent on critical infrastructure (e.g. East-West Rail) to support them, and therefore delivery over the Plan period is less certain. The Local Plan has therefore safeguarded these sites for future development, to be assessed further as part of the Partial Plan Review.
16) Environmental Enhancement	No main issues raised	Not applicable
17) Climate Change and Sustainability	No main issues raised	Not applicable
18) High Quality Places	Concerns over Infrastructure delivery	No action required. Legal obligations and policy requirements will be used to secure infrastructure. However it is not possible to provide this all upfront, rather this will be phased with the development.
	Impact of large-scale development on local communities.	No action required. The council must consider all reasonable options for meeting its development needs, including larger sites. Design of large sites will take into account surrounding communities through careful masterplanning.
19) Historic Environment	No main issues raised	Not applicable
20) Development in the Countryside	No main issues raised	Not applicable







**Central  
Bedfordshire**

# **Central Bedfordshire in contact**