

The new Local Plan

Local Planning has a crucial role to play in delivering the Council's vision of enhancing and maintaining Central Bedfordshire as 'a great place to live and work'.

In response to the challenge of substantial growth for Central Bedfordshire, the new Local Plan will seek to respect and enhance the unique character of our rural market town area, while meeting the need for this growth in a sustainable way.

The Council is committed to planning for the new homes and jobs that are needed, but will ensure that alongside them, an appropriate balance of facilities and services are also delivered. Where it is sustainable to do so, the Plan will deliver high quality housing at range of scales from new garden villages to medium sized sites on the edge of existing towns, to small village infill sites which can deliver at pace. The focus for larger scale sites will be along key transport corridors.

To meet the needs of all, the Council will also seek to deliver a range of housing types including affordable homes, specialist accommodation for the elderly, starter homes, larger homes for growing families and pitches for Gypsies and Travellers and Travelling Showpeople.

This considered approach to positive growth is the benefit of plan-led development rather than ad hoc speculative development which can never take a holistic approach to planning effectively for the cumulative impact of growth.

Approach to Growth Delivery

Central Bedfordshire boasts a high performing economy with successful established high tech industries and innovative small and medium sized enterprises operating globally. The area is characterized by varied high quality landscapes from the Chilterns to the Greensand Ridge, excellent road, rail and air transport links, and unique leisure destinations like Woburn Safari Park, Center Parcs and Whipsnade Zoo. This identity and character is highly valued and is what makes Central Bedfordshire such an attractive location for new high quality development.

In view of the area's strengths, the Council is planning for new development that creates 'places' rather than just sprawling housing estates. The Council is however acutely aware that this 'quality of life' factor can only be achieved by delivering the right infrastructure e.g. new schools and leisure facilities at the right time for the mutual benefit of new and existing residents.

The Council therefore requires developers to plan for a sensibly calculated contribution towards meeting evidence-based infrastructure need. Technical information to support this is provided as links in the site submission form overleaf together with a suite of infrastructure maps that can be found at www.centralbedfordshire.gov.uk/localplan. Delivery of good quality infrastructure is in everyone's interests, as development without appropriate provision is a recipe for failure, vacancies and low values. After all what family wants to live on a housing estate without good schools or local facilities and what office occupier wants a building that has inadequate transport links? The infrastructure that new development enables can also bring benefits to the existing community too. Early and effective engagement on this will allow people to be at the heart of shaping their communities and make for more successful places.

The 'Call for Sites'

The 'Call for Sites' is one of the first steps in the Council's fresh approach to planmaking in Central Bedfordshire. It will be complemented by a refreshed evidence base, which will take into account recent significant changes to national planning guidance and will provide an up to date technical basis for site selection.

The new plan will allocate a range of housing sites from 10+ homes to new settlement scale, providing certainty to all on where development will be and not deferring decisions about growth to any subsidiary allocations plan.

The plan will also include allocations for strategic scale (10ha+) employment uses and pitches for the Gypsy and Traveller and Travelling Showpeople communities.

The sites will be assessed using transparent site assessment criteria that match the areas of information that have been requested on the submission form. These criteria have been made available in draft for comment during the duration of the call of sites.

Will the 2015 site submissions still be considered?

The Council previously carried out a Call for Sites for sites that could accommodate 500 homes and below. There is now an opportunity to resubmit enhanced submissions that take into account the proposed site assessment criteria and the increased threshold which now has no upper limit on the number of homes.

If however you still wish your submission to the previous Call for Sites (December 2014-February 2015) to be considered which may be more appropriate for smaller sites, then these will remain 'banked' and will be assessed alongside the new submissions.

Next Steps

- Once all of the site submissions that are received from this 'Call for Sites' exercise have been collated, we will then add them to those from the previous round (February 2015) that have effectively been 'banked'.
- Any responses received in relation to the draft site assessment criteria will be logged and considered prior to a revised draft being taken to the Council's Overview and Scrutiny Committee to be endorsed over the summer.
- All sites will then be assessed using the finalised site assessment criteria that have also been published in draft as part of this consultation.
- All reasonable site options will be considered through the Sustainability Appraisal process for the emerging Plan.
- Options for potential allocations that have successfully passed through the parallel site assessment process will then be published for comment in the Council's Issues and Options Plan (Regulation 18) at the end of 2016.
- Assessment information for those sites that have not been selected for allocation will also be made available at this time. A graphic illustrating this site selection process can be found in the draft assessment criteria document at www.centralbedfordshire.gov.uk/localplan

Guidance Notes - How to submit a site

Please use the 'call for sites' pro forma to suggest sites that Central Bedfordshire Council should consider for development up to 2035.

Sites may be submitted for:

- New settlements of 2000 or more dwellings
- Urban extensions of 500 or more dwellings
- Between 10 and 500 dwellings where these have not been previously submitted or are improved resubmissions with enhanced detail
- Employment uses of over 10ha
- Gypsy and Traveller and/or Travelling Showpeople Accommodation

In completing your form:

- Use a separate submission form for each site AND each proposed use. Only information supplied on a form can be considered though additional supplementary information may be provided in addition.
- Submit sites that are likely to become available for development or redevelopment before 2035, and identify an anticipated timeframe
- Attach a map (at an appropriate scale) outlining the precise boundaries of the whole site and the area suitable for development (if this is less than the whole). Without this mapped information we are unable to register the site
- Complete the form as comprehensively as possible particularly the 'Infrastructure and Sustainability section' although it is acknowledged that for smaller sites information will be less detailed and some areas will not be applicable
- You must give your name and contact details for your site to be considered.
- Paper copies of the form are available upon request from the Strategic Planning Team by calling 0300 300 4353 or can be downloaded at www.centralbedfordshire.gov.uk/localplan
- Sites may be submitted from **22nd February 2016 – 11th April 2016**.

If you have **previously submitted** a site through Call for Sites exercise which ran from December 2014 to February 2015, and still wish your submission to be considered after reviewing the new information that has been provided on the previous page then there is no need to resubmit it. These sites will be assessed alongside any new sites submitted.

By email: localplan@centralbedfordshire.gov.uk

By post:

Call for Sites
Strategic Planning Team
Central Bedfordshire Council
Priory House Monks Walk
Chicksands Shefford
SG17 5TQ

DATA PROTECTION STATEMENT AND FREEDOM OF INFORMATION ACT 2000

The information collected in this response form will be used by Central Bedfordshire Council in relation to the Central Bedfordshire Local Plan. Section 1 of the pro forma will be kept confidential but the information given on the remaining pages will at a future time be made available to the public in a report published on the website. By signing and dating below you are accepting this statement and giving permission for Central Bedfordshire Council to hold your details on our database. Please address any questions or requests regarding our data processing practices to localplan@centralbedfordshire.gov.uk.

Please note that forms that are not signed and dated will not be accepted.

Contact details	
Q1.1	Please provide your contact details:
	Title Mr
	First Name
	Surname
	Organisation (if relevant)
	Representing (if relevant)
	Address
	Postal Town
	Postcode
	Telephone
	Fax
	E-mail
	Signed (by ticking this box you will be electronically signing this application)
	Date

Your details	
Q2.1	You (your client) are:
<input type="checkbox"/>	A private landowner
<input type="checkbox"/>	A public land-owning body
<input type="checkbox"/>	A registered social landlord
<input type="checkbox"/>	A land agent
<input type="checkbox"/>	A developer
<input checked="" type="checkbox"/>	Other If other, please specify:
	NHS Property Services as Freehold Owner of Site

Site location	
Q3.1	Please provide details about the site location:
	Site name (Is the site known by a particular name?) Dunstable Health Centre
	Site address Dunstable Health Centre, Priory Gardens, Dunstable
	Site postcode (or map co-ordinates if no postcode is available) LU6 3SU
Q3.2	Was the site previously submitted to the 2014/2015 Call for Sites?
<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	No

Ownership details		
Q4.1	Are you (or your client) the current owner of the site?	
	<input checked="" type="checkbox"/> Yes	
Q4.2	<input type="checkbox"/> No If you (or your client) are not the landowner, please provide name(s) and address(s) of all landowners	
	If yes, are you (your client):	
Q4.3	<input checked="" type="checkbox"/> Sole owner?	
	<input type="checkbox"/> Part owner? If you (or your client) are a part owner, please provide name(s) and address(s) of the other landowners	
Q4.4	Are all landowners intent on developing the site?	
	<input checked="" type="checkbox"/> Yes	
Q4.4	<input type="checkbox"/> No	
	Are there any land ownership issues/tenancies which may delay or prevent development?	
Q4.4	<input checked="" type="checkbox"/> Yes If yes, please give details	Redevelopment of the site is predicated on the suitable reprovision of existing health services to an alternative site.
	<input type="checkbox"/> No	

Site details		
Q5.1	Please provide information about the site area:	
	Whole site:	0.23 Ha
	Area suitable for development:	0.23 Ha
Q5.2	What is the current use of the site? (please select all that apply)	
	<input type="checkbox"/> Housing	
	<input type="checkbox"/> Employment	
	<input checked="" type="checkbox"/> Other commercial If other commercial, please state.	Health Use
	<input type="checkbox"/> Gypsy and Traveller or Travelling Showpeople pitches	
	<input type="checkbox"/> Greenfield/Brownfield ¹ If Greenfield/Brownfield, please state % of site coverage	
	<input type="checkbox"/> Waste or minerals site	
Q5.3	Is the site considered to be Previously Developed Land (under the NPPF definition)?	
	<input checked="" type="checkbox"/> Yes If yes, can further information be provided on how the site is deliverable/free from constraint/capable of development/capable of supporting 5 or more dwellings in order to be included on the Council's Brownfield Register	
	<input type="checkbox"/> No	
Q5.4	Would development require relocation of the current use or demolition of existing structures?	
	<input checked="" type="checkbox"/> Yes If yes, please give details	Suitable relocation of existing health services
	<input type="checkbox"/> No	
Q5.5	What are the adjacent land-uses?	
	Retail Residential Commercial Community Use	

¹ Please note that for Brownfield sites proposed for housing, the lower limit of 10 dwellings does not apply. The Council will consider Brownfield sites capable of accommodating five dwellings or more so that they can be included on the Brownfield Register.

Q5.6	What is the relevant planning history?
	No relevant planning history

Infrastructure and Sustainability

Q6.1	What are the specific critical infrastructure requirements that will enable delivery of this site?	
	N/A	
Q6.2	For larger sites (200+ dwellings), is the growth located along a key transport corridor? (Please consult Transport Infrastructure map)	
<input type="checkbox"/>	Yes If yes, please give details	
<input type="checkbox"/>	No	
Q6.3	Please indicate what infrastructure provision development of the site can support.	
a	ENVIRONMENT: Please tick and provide details. SUDS guidance: www.centralbedfordshire.gov.uk/planning/strategic-planning/suds.aspx Renewable Energy Guidance: www.centralbedfordshire.gov.uk/planning/strategic-planning/renewable-energy.aspx GI Plan: www.centralbedfordshire.gov.uk/environment/natural-environment/natural-environment-green-infrastructure.aspx	
<input type="checkbox"/>	Use of renewables	
<input type="checkbox"/>	Green infrastructure	
<input type="checkbox"/>	Waste minimisation	
<input type="checkbox"/>	Enhancement of habitats	
<input type="checkbox"/>	Sustainable Urban Drainage Schemes	
<input checked="" type="checkbox"/>	Enhancement of Historic Environment	Negative building within the conservation area, opportunity to enhance the site
b	Transport: Please tick and provide details. Local Transport Plan: www.centralbedfordshire.gov.uk/planning/strategic-planning/transport-strategy/default.aspx	
<input type="checkbox"/>	New road links	

<input type="checkbox"/>	Road improvements e.g. new roundabout	
<input type="checkbox"/>	New public transport facilities	
<input type="checkbox"/>	New pedestrian routes or cycle ways	
<input type="checkbox"/>	New railway related facilities	
<input type="checkbox"/>	Other sustainable transport infrastructure e.g. interchange	
c	EDUCATION: Please tick and provide details.	
	Schools Organisation Plan: www.centralbedfordshire.gov.uk/learning/schools/school-organisation-ict/school-places.aspx	
<input type="checkbox"/>	Early Years Provision	
<input type="checkbox"/>	Extensions to existing lower school	
<input type="checkbox"/>	New lower school	
<input type="checkbox"/>	Extensions to existing primary school (Dunstable area)	
<input type="checkbox"/>	New primary school (Dunstable area)	
<input type="checkbox"/>	Extensions to existing middle school	
<input type="checkbox"/>	New middle school	
<input type="checkbox"/>	Extensions to existing upper school	
<input type="checkbox"/>	New upper school	
<input type="checkbox"/>	Extensions to existing secondary school (Dunstable area)	
<input type="checkbox"/>	New secondary school (Dunstable area)	
<input type="checkbox"/>	Further or Higher education	
<input type="checkbox"/>	Other education contribution	
d	UTILITIES: Please tick and provide details.	
<input type="checkbox"/>	Contribution to electricity infrastructure	
<input type="checkbox"/>	Contribution to sewage treatment works	
e	COMMUNITY AND LEISURE: Please tick and provide details.	
	Leisure Strategy: www.centralbedfordshire.gov.uk/leisure/sports-clubs-andcentres/leisure-strategy.aspx	
<input type="checkbox"/>	Community Building provision	
<input type="checkbox"/>	Indoor Sport Provision	
<input type="checkbox"/>	Outdoor Sport Provision e.g. pitch or MUGA	
<input type="checkbox"/>	New healthcare facilities: primary care	
<input type="checkbox"/>	New healthcare facilities: secondary care	
<input type="checkbox"/>	Recreational Open Space	
<input type="checkbox"/>	Formal Children's Play Space	
<input type="checkbox"/>	Other community facilities	

Site constraints		
Q7.1	Is there direct access from a public highway?	
<input checked="" type="checkbox"/>	Yes	Seeking Clarification
<input type="checkbox"/>	No	
Q7.2	If yes, is this highway a classified road?	
<input type="checkbox"/>	Yes	
<input type="checkbox"/>	No	
<input checked="" type="checkbox"/>	Not applicable	Seeking Clarification
Q7.3	How do you propose to access the proposed development?	
	To be confirmed following clarification of 7.1 & 7.2 above	
Q7.4	Are there any legal issues/covenants?	
<input type="checkbox"/>	Yes If yes, please give details	
<input checked="" type="checkbox"/>	No	
Q7.5	Please specify which utilities are already in place (if any). (please select all that apply)	
<input checked="" type="checkbox"/>	Mains water supply	
<input checked="" type="checkbox"/>	Mains water sewage	
<input checked="" type="checkbox"/>	Gas supply	
<input checked="" type="checkbox"/>	Electrical supply	
Q7.6	Are there any protected trees and/or mature hedges on site or on the boundary?	
<input type="checkbox"/>	Yes If yes, please give details	
<input checked="" type="checkbox"/>	No	
Q7.7	Are there any environmental/wildlife designations on site or within close proximity to the site?	

<input type="checkbox"/>	Yes If yes, please give details	
<input checked="" type="checkbox"/>	No	
Q7.8	Are there any heritage designations on site or within close proximity to the site?	
<input checked="" type="checkbox"/>	Yes If yes, please give details	Within a Conservation Area, but acknowledged as a 'negative building'. The site falls close to a scheduled 'Ancient Monument and Archaeological Area' (Dunstable Priory)
<input type="checkbox"/>	No	
Q7.9	Are there any physical constraints on site or within close proximity to the site?	
<input checked="" type="checkbox"/>	Yes If yes, please give details	Adjacent buildings
<input type="checkbox"/>	No	
Q7.10	Is the site currently within the Green Belt?	
<input type="checkbox"/>	Yes	
<input checked="" type="checkbox"/>	No	
Q7.11	Are there any other Local Plan designations on site or within close proximity to the site? If so, please specify:	
<input type="checkbox"/>	Yes If yes, please give details	
<input checked="" type="checkbox"/>	No	
Q7.12	Is the site within the Forest of Marston Vale? If yes, is the site capable of providing 30% tree cover?	
<input type="checkbox"/>	Yes and it is capable of providing 30% Tree cover	
<input type="checkbox"/>	Yes, but not capable of providing 30% Tree cover	
<input checked="" type="checkbox"/>	Not within the Forest of Marston Vale	

Residential Uses (only complete if applicable to proposed use)		
Q8.1	Please provide a summary of your development proposal	
	Sites suitability for a range of residential development including; <ul style="list-style-type: none"> • Houses • Flats • Care Home / Supported Living 	
Q8.2	Please provide an estimated number of residential units:	
	Estimated number of residential units: 15 units	
Q8.3	Please indicate the average density applied to generate the capacity figure above and why	
	Average density applied above: 65 dph	
	Justification: Town Centre Location	
Q8.4	What percentage of affordable housing would be provided?	
	Percentage of affordable housing proposed: Policy Compliant (Subject to Viability)	
Q8.5	Can the site provide specialist accommodation for the elderly? (please select one)	
	<input checked="" type="checkbox"/> Yes	
	<input type="checkbox"/> No	
Q8.6	If answered yes to Q8.5, which of the following can it provide: (please select all that apply)	
	<input type="checkbox"/> Not applicable, answered no above.	
	<input checked="" type="checkbox"/> Residential care If yes, please provide estimated number of units	15
	<input checked="" type="checkbox"/> Extra care If yes, please provide estimated number of units	15
	<input checked="" type="checkbox"/> Mainstream housing If yes, please provide estimated number of units	15
	<input checked="" type="checkbox"/> Bungalows/apartments If yes, please provide estimated number of units	15
Q8.7	Could a proportion of the site be considered for the delivery of Gypsy and Traveller or Travelling Showpeople Pitches?	
	<input type="checkbox"/> Yes If yes, how much of the site?	

<input checked="" type="checkbox"/>	No If no then please state why	
Q8.8	Is the site 'underused' or 'unviable' land that may be used for starter homes?	
<input type="checkbox"/>	Yes If yes, how many can be delivered?	
<input checked="" type="checkbox"/>	No	
Q8.9	Could the site provide fully serviced plots for self build/custom build homes?	
<input type="checkbox"/>	Yes If yes, what percentage of the site or how many plots?	
<input checked="" type="checkbox"/>	No	

Strategic Employment Uses (Over 10ha) (only complete if applicable to proposed use)		
Q9.1	Please provide a summary of your development proposal	
Q9.2	How many business units could be provided on the site?	
	Estimated number of business units:	
Q9.3	What floor space could be accommodated in total?	
	Estimated floor space:	
Q9.4	What type of employment could be accommodated?	
<input type="checkbox"/>	Office	
<input type="checkbox"/>	General industrial	
<input type="checkbox"/>	Storage/distribution	
<input type="checkbox"/>	Other If other, please specify:	

Gypsy, Traveller and Travelling Showpeople sites (only complete if applicable to proposed use)		
Q10.1	Please specify which groups you would like your site to be considered for:	
<input type="checkbox"/>	Gypsies	

<input type="checkbox"/>	Travelling Showpeople	
<input type="checkbox"/>	Travellers	
<input type="checkbox"/>	Other If other, please specify:	
10.2	Have any Gypsies, Travellers or Travelling Showpeople expressed an interest in living on the site?	
<input type="checkbox"/>	Yes	
<input type="checkbox"/>	No	
Q10.3	Please specify which type of site are you looking to promote?	
<input type="checkbox"/>	Permeant	
<input type="checkbox"/>	Transit	
<input type="checkbox"/>	Travelling Show Person's site	
Q10.4	Estimated number of pitches/plots/yards/ to be provided	
	Estimated number of pitches/ plots/ yards:	

Phasing		
Q11.1	Is the site owned by a developer?	
<input type="checkbox"/>	Yes	
<input checked="" type="checkbox"/>	No	
Q11.2	Is the site under option to a developer?	
<input type="checkbox"/>	Yes	
<input checked="" type="checkbox"/>	No	

Q11.3	Please indicate the likely time scale for the commencement of development on the site.	
<input type="checkbox"/>	0-5 years	
<input checked="" type="checkbox"/>	5-10 years	
<input type="checkbox"/>	10-15 years	
<input type="checkbox"/>	More than 15 years	
Q11.4	Once work has commenced, how many years would it take to complete?	
<input checked="" type="checkbox"/>	0-5 years	
<input type="checkbox"/>	5-10 years	
<input type="checkbox"/>	10-15 years	
<input type="checkbox"/>	More than 15 years	

Q11.5	If applicable, please give details of phasing and annual completion rates. We would particularly like information on whether the site is likely to be able to contribute to our five year housing land supply (If a site is proposed for allocation in the Local Plan, an agreed timetable for development will form part of any site specific allocation policy)	
	2018/19 - 2019/20 - 2020/21 - 2021/22 - 2022/23 -	<i>Please insert other phasing plan as applicable</i>

Previous consultation		
Q12.1	Does the site fall within a designated Neighbourhood Plan area?	
<input type="checkbox"/>	Yes If yes, please state which Neighbourhood Plan area	
<input checked="" type="checkbox"/>	No	
Q12.2	If answered yes to Q12.1 then has the site been considered as part of a Neighbourhood Plan?	
<input type="checkbox"/>	Yes If yes, please give details	
<input type="checkbox"/>	No	
Q12.3	Have you previously consulted with the community on this development proposal?	
<input type="checkbox"/>	Yes If yes, please give details	
<input checked="" type="checkbox"/>	No	

Site Map	
Q13.1	Please attach a location plan clearly showing the precise boundaries of the site and details of the site ownership at an appropriate scale to show the site in its entirety. Please email the map along with this form to localplan@centralbedfordshire.gov.uk marked clearly with the site address.

Thank you, please send your completed forms to the Strategic Planning Team
 By email: localplan@centralbedfordshire.gov.uk
 Or by post:
 Call for Sites
 Strategic Planning Team
 Central Bedfordshire Council
 Priory House Monks Walk
 Chicksands Shefford

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