

# Central Bedfordshire Local Plan Pre Submission 2035

## Briefing Note

16/01/2018

Ref No : 287

### Introduction

Central Bedfordshire Council have published a Pre Submission Draft Local Plan 2035 (the draft Plan) setting out the Council's vision and framework for the future development of housing and the economy, the delivery of infrastructure and environmental matters.

This pre submission Plan undergoes a formal six week consultation from 11th January until 22nd February 2018.

Once adopted, the draft Plan will replace the existing development plan which comprises:-

- North Core Strategy and Development Management Policies Document (2009)
- Mid Bedfordshire Local Plan (2005)
- Saved policies from the Bedfordshire and Luton Minerals and Waste Local Plan (2005)
- The majority of the remaining policies with the South Bedfordshire Local Plan (2004)

### Housing Requirements

The draft Plan seeks to establish a housing target derived from the assessed housing needs of the District albeit this is markedly below previous figures and concerns are expressed as to the methodology used.

The draft Plan identifies the need for Central Bedfordshire (with the addition of the unmet need from Luton), as follows:

**Assessed Housing Need for Central Bedfordshire - 32,000  
Unmet Need from Luton - 7,350**

**Housing to be delivered in the Plan period (including committed sites) - 39,350**

The Growth Strategy outlined in the draft Plan notes that this has been reduced from previous versions by nearly 4000 dwellings, and takes no account of the higher figures highlighted by Government in 2017.

### Growth Strategy and Allocations

The following strategic allocations are proposed to be made:-

- North of Luton (Town Extension) – 4,000 homes and 20ha employment land on CBC land.
- M1 Junction 11a – Strategic Employment Area – 40ha
- Marston Valley (New Villages) – 5,000 homes and 40ha employment land.
- M1 Junction 13 – Strategic Employment Area – 40ha
- East of Arlesey (Town Extension) – 2,000 homes
- RAF Henlow (Mixed Use Specialist Employment) - 130 hectares.
- East of Biggleswade (New Village) – 1,500 homes
- A1 Corridor – Biggleswade South - Strategic Employment Area – 60ha

In addition to the strategic allocations, the draft Plan allocates some 52 small and medium sites for future development which is the first time this has occurred in the context of this Plan and there has therefore been limited consultation on the approach adopted.

### Future Growth Areas

In progressing with the strategic allocations, the draft Plan has, also, deleted previous proposed growth locations at:-

- West of Luton (Town Extension)
- Aspley Guise (North of Railway Line)
- Tempsford New Settlement (New market town)

These, now, are identified as potential locations for future growth, which may be required to serve development needs in the longer term. Also, the Tempsford site proposal has changed to "North, South and East of Tempsford" and has become an extension to the village, rather than a new settlement.

#### Contact us:

4 Abbey Court, Fraser Road, Priory Business Park, Bedford, MK44 3WH

t 01788 562233

t 01234 831266

e [bedford@dlpconsultants.co.uk](mailto:bedford@dlpconsultants.co.uk)

[www.dlpconsultants.co.uk](http://www.dlpconsultants.co.uk)



## Proposed Settlement Hierarchy

The draft Plan has distinguished four different tiers within the settlement Hierarchy is detailed below;

### Major Service Centres

- Ampthill
- Biggleswade
- Dunstable
- Flitwick
- Houghton Regis
- Leighton Linlade
- Sandy
- Wixams

### Minor Service Centres

- Arlesey
- Barton le Clay
- Cranfield
- Harlington
- Pottton
- Shefford
- Stotfold
- Toddington

### Large Villages

- See draft Plan for full details

### Small Villages

- See draft Plan for full details

## Other Spatial Policies

A further addition to the approach adopted by the draft Plan has been to include the identification of 'Important Countryside Gaps' to help prevent the coalescence of settlements.

The draft Plan has also identified a number of existing employment sites that should be considered favourably for alternative uses (such as residential), based on the 2016 Employment Land Review Evidence Base.

## Next Steps

The supporting technical studies and evidence base for the draft Plan have been published alongside the consultation.

The Council have also stated in the context of the reduction in development that, providing the Plan is adopted in a timely manner, this being undefined, a partial review will start within six months of adoption in light of the role that Central Bedfordshire could play in relation to the Oxford - Milton Keynes - Cambridge corridor.

The timing, service and route selection for new strategic road and rail infrastructure needs further development and definition and the partial review would assess the potential of the other potential growth areas subject to decisions on routing and financial commitments to provision of the strategic infrastructure.

## Conclusion

The draft Plan seeks to provide for 39,350 new homes and a minimum of 24,000 new jobs over the plan period of 2015 to 2035.

In this figure, the draft Plan has outlined how it is to take **some** of Luton's unmet housing need through a strategic extension close to Luton's northern urban edge and moderate extensions to existing villages and towns, and releasing some Green Belt land where exceptional circumstances can be demonstrated.

The consultation period for the draft Plan runs from 11th January to 22nd February 2018.

If we can assist you or you require further information and advice or wish to make a representation please contact the Bedford office of DLP Planning Ltd (01234 832740 or [bedford@dipconsultants.co.uk](mailto:bedford@dipconsultants.co.uk)).