

**EXAMINATION OF THE ARLESEY NEIGHBOURHOOD PLAN
(CENTRAL BEDFORDSHIRE COUNCIL)**

**QUESTIONS FROM THE EXAMINER TO CENTRAL BEDFORDSHIRE COUNCIL AND ARLESEY
NEIGHBOURHOOD PLAN STEERING GROUP – 14/7/17**

EQ1.	Policy MA8 of the adopted SADPD allocates land around Arlesey for a mixed use development (known as Arlesey Cross) including a minimum of 1000 dwellings. A Masterplan has been prepared and adopted by CBC as technical guidance for development management purposes, showing the development of the land in diagrammatic form. Is this factually correct?
RESPONSE	<i>Yes, this is correct.</i>
EQ2.	The ANP settlement boundary redraws the settlement envelope shown in the adopted SADPD. The ANP settlement boundary appears to exclude two areas of land which fall within the Policy MA8 area shown by the SADPD. The first is an area to the north of Stotfold Road identified as floodplain by the SADPD. The second is an area to the east of the railway line identified by the ANP as a County Wildlife Site. The Arlesey Cross Masterplan does not show either of these areas as locations for built development. Is this factually correct?
RESPONSE	<i>Yes, this is correct.</i>
EQ3.	Two areas of open land identified as recreational facilities lie within the SADPD settlement envelope, but lie outside the ANP settlement boundary. Is this factually correct?
RESPONSE	<i>Yes, this is correct.</i>
EQ4.	The recently published DCBLP identifies land east of Arlesey as one of a number of possible locations for future housing development. The DCBLP says that subject to further assessment of sustainability and deliverability, new development will be planned for at a selection (my emphasis) of those locations. Is this factually correct, and is it the most up-to-date position?
RESPONSE	<i>Yes, this is correct.</i>
EQ5.	Have CBC and ANPSG discussed the emerging local plan, and in particular whether it would be appropriate for the ANP to allocate land for housing, in addition to that already allocated for Arlesey Cross? If there were discussions, what was the outcome?
RESPONSE	<i>One of the objectives of the ANP is that new development should “meet the needs of the community as a whole, with affordable housing dispersed throughout large</i>

developments rather than clustered together”.

As part of the preparation for the neighbourhood plan, Arlesey commissioned a Housing Needs Survey which was undertaken in mid-2015. This illustrated that over the course of Plan, the likely need for affordable housing, measured at that point, was for an additional 46 units and the likely need for market housing was an additional 35 units.

The Arlesey Cross development will deliver a minimum of 1,000 new homes, 30% of which are likely to be at affordable (circa 300 units), as per CBC policy. This is clearly more than enough to meet the proposed local housing need as measured through the Housing Needs Survey and also contributes to the wider strategic housing need across the CBC area.

It is worth noting that extensive community engagement took place to inform the ANP process and residents consistently stated that it is important to retain the existing character – defined by its size and design – of the town. Clearly the Arlesey Cross development will impact greatly on this, which is why the ANPSG engaged strongly with the team working on the Masterplan to ensure that the community could input into its design and the emerging facilities being provided through the scheme.

Following the Regulation 14 consultation, the revised ANP was submitted to CBC in December 2016 in order to progress to Regulation 16, which has been completed. It was felt that the position reached on housing development in Arlesey within the ANP was sufficient both to meet local housing need and bearing in mind the strategic housing need, which was to be partly addressed by Arlesey Cross.

The new draft Central Bedfordshire Local Plan was available for the first time in July 2017. It sets out a need for a greater number of dwellings than proposed in the existing Plan. It proposes five scenarios that would deliver the needed growth, one of which includes a potential strategic site in Arlesey parish. These scenarios are currently being consulted on.

The draft Local Plan also discusses the role of Neighbourhood Planning with an emphasis on any housing coming forward via that route as being ‘windfall’ and essentially with a focus on addressing local need.

Because the Arlesey Cross development will deliver well beyond the identified local housing need for Arlesey, the SNPSG do not consider that including small sites in the ANP would be necessary to deliver against local need as local need is met. Nor would it contribute significantly to the wider strategic housing need of CBC, hence the use of the term ‘windfall’ for neighbourhood planning sites.

Therefore, the group are content with the existing housing numbers within Arlesey which include the Arlesey Cross site.

However, they remain aware that the option of a further strategic allocation within the parish is being considered, but that this would be too large to fall within the remit of the ANP. The emphasis, should this happen, would be on engaging with the developer to ensure that any development is complimentary to what exists already.

Date: 14 July 2017

Examiner: Brian Dodd

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