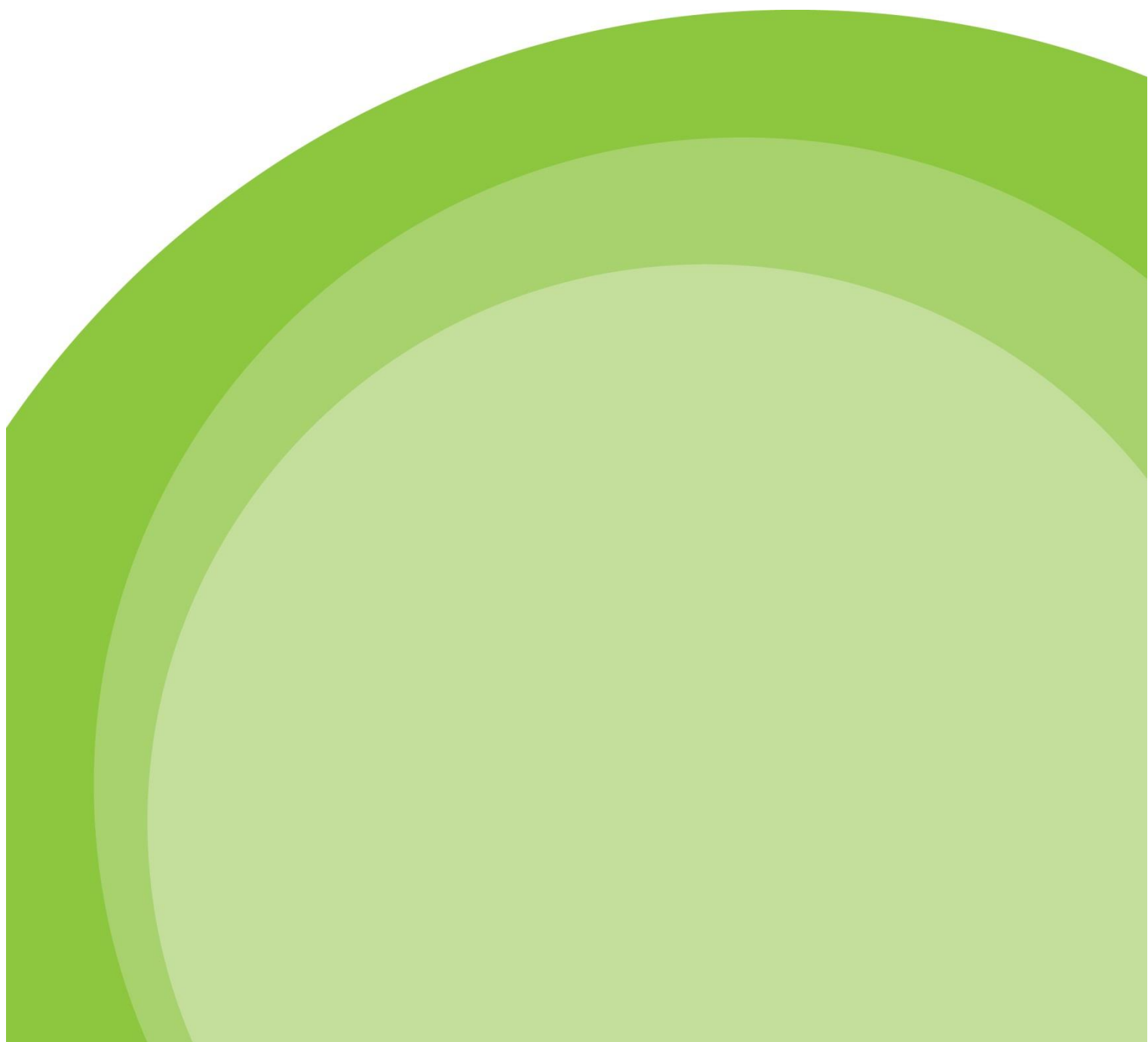




Local Development Scheme

March 2018



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1. Introduction

1.1 The local development scheme

- 1.1.1 A local development scheme is a document which contains a local authority's proposed timetable for producing their local plan. Local authorities are required to publish this information on their website and keep it up to date.
- 1.1.2 Both the local development scheme and the authority monitoring report are important documents to allow local planning authorities to keep communities informed of their progress in plan making. The authority monitoring report is updated annually whilst the local development scheme is updated to reflect any changes to the timetable.
- 1.1.3 The requirement for a local development scheme is set out in Planning and Compulsory Purchase Act 2004 (section 15, as amended by the Localism Act 2011). Amongst other things, the document must provide details on which documents will be prepared as part of the local plan.

1.2 What is a local plan?

- 1.2.1 The government requires every local authority to have an up to date local plan in place.
- 1.2.2 The Central Bedfordshire Local Plan will be the key strategic planning document for Central Bedfordshire. It will plan for the next 20 years, covering the period 2015 to 2035. It will be supported by an extensive evidence base, comprising of a number of technical reports.
- 1.2.3 The process for the preparation of local plans is set out in the national Planning Practice Guidance on Local Plans. This procedure is summarised in Figure 1.

Figure 1 : Summary of local plans process (adapted from Planning Practice Guidance on Local Plans)



2. Central Bedfordshire Local Plan

2.1 Scope

- 2.1.1 Central Bedfordshire Council was formed as a unitary authority in April 2009. This brought together areas previously administered by Mid Bedfordshire District Council and South Bedfordshire District Council. Central Bedfordshire currently uses the adopted Core Strategy and Development Management Policies DPD alongside the Site Allocations DPD for the former Mid Beds area, and the saved Structure Plan and Local Plan Policies for the former South Beds area. In addition to this there is a separate Minerals and Waste Local Plan which is used alongside some saved policies from the Minerals and Waste Local Plan 2005.
- 2.1.2 The Central Bedfordshire Local Plan will cover the entire administrative area of Central Bedfordshire. This Local Plan will be the first to cover this area and will replace the separate plans currently used for the north and south of the authority.
- 2.1.3 The Local Plan will set out the long-term vision and objectives for the area and plan for the delivery of new homes, infrastructure and jobs. The Plan will also provide a number of policies to be used for determining individual planning applications.
- 2.1.4 The Local Plan will consist of one main document, accompanied by the Policies Maps which provide a spatial representation of the Local Plan policies. The Local Plan will be supported by an evidence base of technical documents which can be viewed on the Local Plan pages of the Council's website.

2.2 Supplementary Planning documents

- 2.2.1 In addition to technical documents, the Local Plan will be supported by a number of Supplementary Planning Documents, some of which are already adopted and in use. These documents and their status are identified in Table 1.

Table 1: Technical Documents to support the Local Plan

Document	Scope	Status
Authority Monitoring Report	Monitors the implementation of both the Local Development Scheme and policies in the Local Plan.	To be produced annually, covering the period April to March.
Design Guide for Central Bedfordshire	Sets out the design principles and standards to ensure developments are of the highest quality.	Document already adopted as technical guidance.
Neighbourhood Plans	The Localism Act (2011) gave communities the power to shape development in their area by writing a Plan with a vision for the area and accompanying planning policies. Once adopted these documents are statutory plans to be used for decision making in planning decisions.	CBC will adopt any Neighbourhood Plans that pass the examination phase, currently no plans have passed this milestone.
Masterplans, Development Briefs and Framework Plans	This guide the development of allocated sites, to ensure that they meet the Plan's objectives. They often include design guidance and provide a masterplan which has been developed in consultation with residents.	Some of these documents already exist for sites allocated in previous plans, but many of the sites allocated by the new Local Plan will have documents produced following adoption of the Local Plan.
Housing Strategy	Identifies the issues and opportunities in relation to housing in from 2016-2021.	Document already adopted.
Environmental Framework	Brings together studies, assessments and guidance documents covering the natural environment, sustainable resource management and the challenge of mitigating and adapting to Climate Change.	Document already adopted.
Windfall Paper	Sets out the case for including a windfall allowance in the five year supply.	Existing paper to be updated for Regulation 19 consultation.

2.3 Neighbouring Authorities

2.3.1 The Council will continue to work proactively with neighbouring authorities in accordance with the Duty to Co-operate but does not propose to undertake any statutory joint plan making. A number of joint technical evidence studies have been prepared in partnership with neighbouring authorities to support our respective local plans.

2.3.2 The Green Belt Study, the Strategic Housing Market Assessment (SHMA) and the transport model have all been produced by consultants acting jointly for both Central Bedfordshire and Luton Borough. In addition to this the Luton Housing Market Area Growth Options Study has been

commissioned jointly by Central Bedfordshire, Luton, Aylesbury Vale and North Hertfordshire to provide a very high level assessment which aims to identify possible locations for housing growth, including unmet housing need arising from Luton, within the boundary of the HMA based upon a limited number of factors.

2.4 Local Plan Timeline

2.4.1 The timeline for the Local Plan is set out in Figure 2. The key dates in respect of this are summarised below:

- **Commencement:** February 2016
- **Evidence Gathering:** January 2016 to June 2017
- **Formal Consultation (Regulation 18):** July to August 2017
- **Response Consideration:** September 2017 to December 2017
- **Pre-submission publication (Regulation 19):** January 11th 10am – 22nd 5pm February 2018
- **Process representations:** February – April 2018
- **Submission to Secretary of State:** April 2018
- **Examination*:** May 2018 to October 2018
- **Inspector's Report*:** November 2018
- **Adoption*:** December 2018

(*Subject to PINS timescales)

Figure 2: Local Plan Timeline

CBC timescales	
PINS Process	
Public Consultation	

Local Plan Timeline	2017												2018											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Commencement																								
Evidence Studies																								
Consultation (Reg 18)							4th	29th																
Process representations																								
Prepare final draft Plan including site allocations																								
Publication (Reg 19)													11th	22nd										
Process representations																								
Submission																								
Examination																								
Inspectors Report																								
Adoption																								



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Contact us...

by telephone: 0300 300 8307

by email: customer.services@centralbedfordshire.gov.uk

on the web: www.centralbedfordshire.gov.uk

Write to Central Bedfordshire Council, Priory House,
Monks Walk, Chicksands, Shefford, Bedfordshire SG17 5TQ