

Local Plan Stakeholder Event

14th July 2016

Welcome and Introduction

Cllr Nigel Young

Executive Member, Regeneration

Agenda

Welcome and introduction

1. Strategic Context
2. Local Plan progress Update
3. Engagement on Local Plan
4. Community planning
5. Workshop

Strategic Context

Henry Cleary
Chair of CBC Development and Infrastructure
Board & Independent Advisor



Sustainable Growth in Central Bedfordshire

- Rapid growth in jobs and homes now in CBC, MK, Luton, Cambridge
- Growth brings challenges – schools, roads, healthcare etc.
- To steer growth to places where it will work best, we need a Local Plan

Sustainable Growth in Central Bedfordshire – Why?

- We need homes for a mix of reasons
- Housing Markets now cover large areas
- CBC residents often work elsewhere
- Services and design create quality of place

What is housing need?

Household growth is driven by living longer, migration and wealth (i.e. ability to buy homes)

Average household size in England and Wales was 3.3 in 1951 and is now 2.4

Our housing is for four generations not three

Potential Scenarios for Sustainable Growth

- Strong transport corridors along East Coast/A1 and later along East-West?
- Transport hubs
- Some growth around Luton, but Green Belt release needs to be justified
- New settlements e.g. along transport corridors?
- Growth in existing settlements
- Groups of towns and parishes can help guide where growth goes



Sustainable Growth – What does it look like?

- What type of growth do we want ?
- Successful examples of new settlements; Wixams, Fairfield, Shortstown.
- We need to shape a new quality standard for communities in CBC.

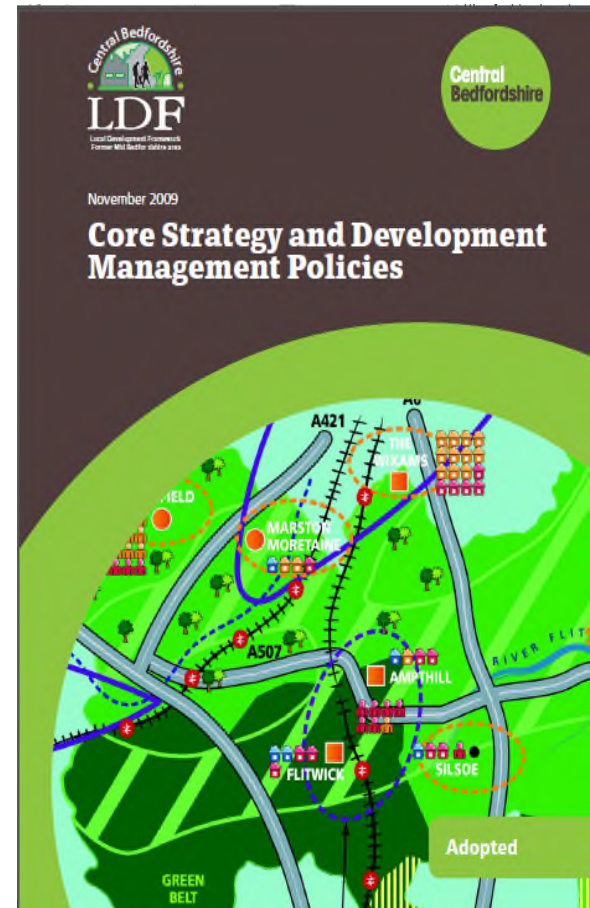


An Overview of Progress on the Central Bedfordshire Local Plan

Sue Frost
Head of Place Delivery

Why produce a Local Plan?

- Statutory requirement
- Government intervention
- NPPF presumption in favour of sustainable development
- Councils are required to have 5 years worth of housing land
- CBC's current Local Plans need to be replaced

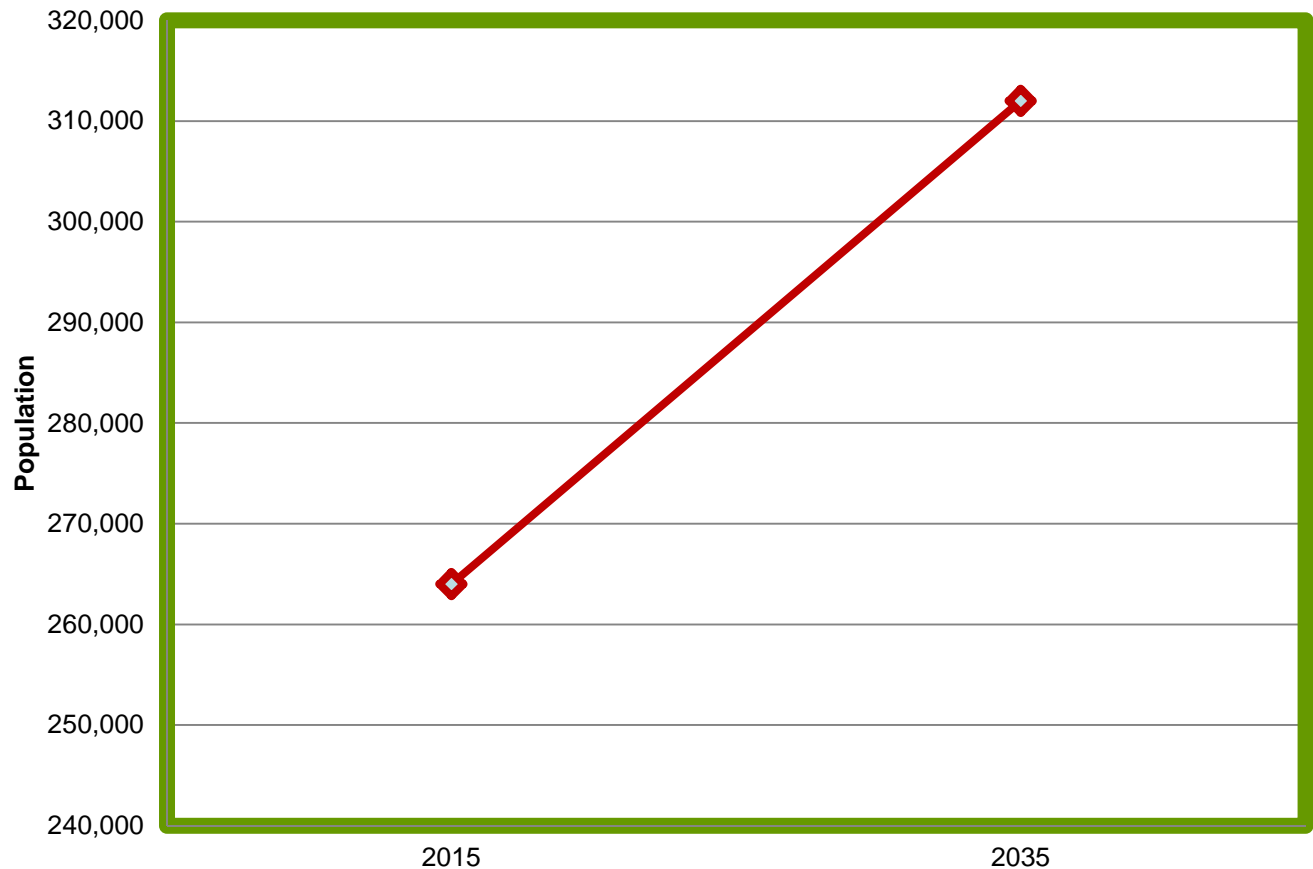


Factors affecting Levels of Growth

- **Timescale** - Planning for the next 20 years, the new Local Plan period is from 2015 to 2035.
- **Population Growth** – Nationally and locally
 - ✓ Central Bedfordshire is located on major transport routes
 - ✓ It is surrounded by large towns – good job prospects
 - ✓ It is a great location for some business sectors
 - ✓ It has an attractive environment

Population

Central Bedfordshire Population, 2015 - 2035



Our population is expected to increase from around
264,000 in 2015 to 310,000 in 2035 (17%)

A changing population



Continuing increase
in birth rates

30% increase of those aged 75+
48% increase of those aged 85+



Duty to Cooperate Requirement

National legislation requires us to cooperate across boundaries. That means facing tough issues.

- Neighbouring Councils/other organisations, cross-boundary and strategic matters
- Other Local Plans may affect CBC by asking us to accommodate some of their growth
- Shared Housing Market Areas

Duty to Cooperate - Housing Market Areas



How many new homes?

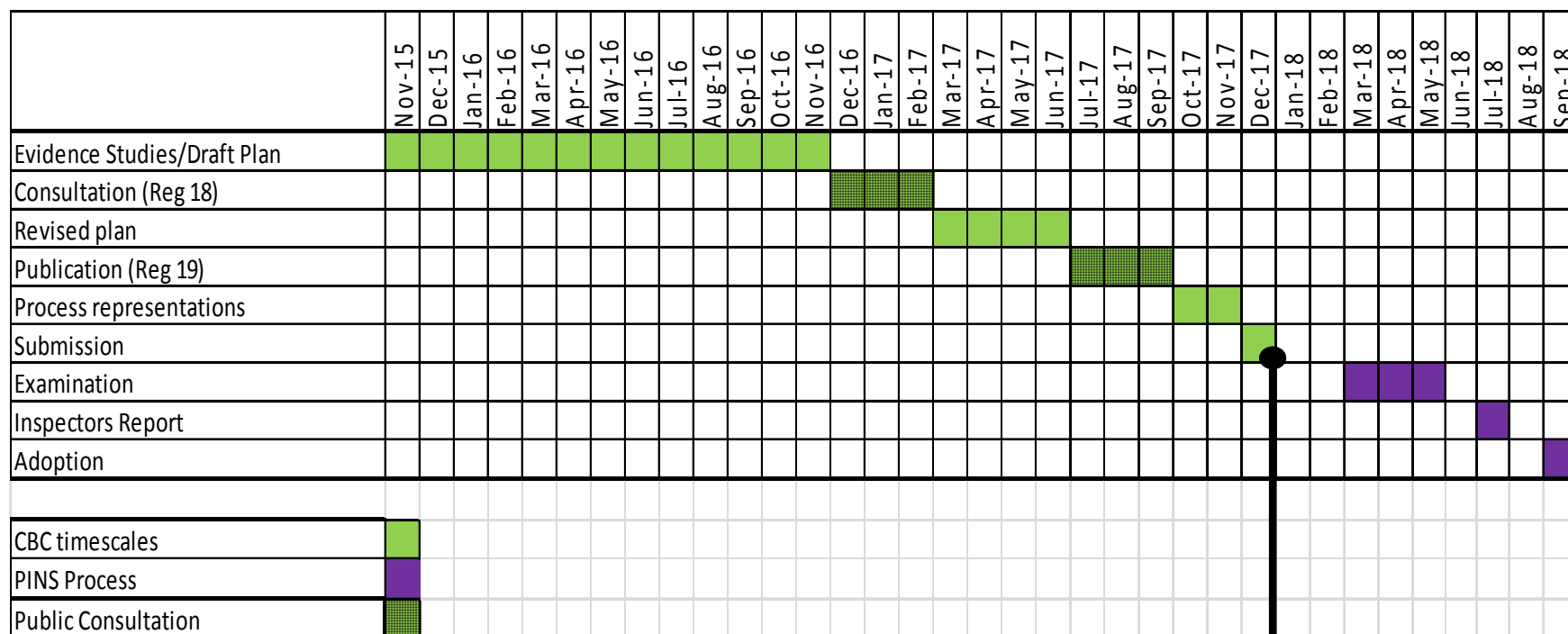
- CBC needs between 28,000 – 32,000 dwellings over the period 2015 – 35.
- We have already either built or given permission for some of these.
- But unmet need from neighbouring authorities will add to our target.



What will be in the draft Plan?

- ✓ Preferred strategy for growth for consultation
- ✓ Suite of up to date policies which will guide new development reflecting the latest national guidance and legislation
- ✓ Range of broad locations for new homes and jobs
- ✓ Proposals informed by new transport infrastructure
- ✓ Environmental enhancement and protection

Process: Local Plan Timescale



Submission
December 2017

Process: Evidence Base

The plan will be underpinned by a range of studies

- Sustainability Appraisal
- Housing Market Assessment
- Settlement Capacity
- Growth Options Studies
- Viability
- Strategic Green Belt Review
- Strategic Flood Risk Assessment
- Employment Studies
- Gypsy and Traveller Accommodation Assessment



Process: Call for Sites

Around 830 sites in total were submitted during 'call for sites' 2014 & 2016

All have been published on the CBC website

- Housing sites of 10+
- Gypsy and Traveller sites
- Strategic scale employment sites (10ha+)

Process: Site Assessment

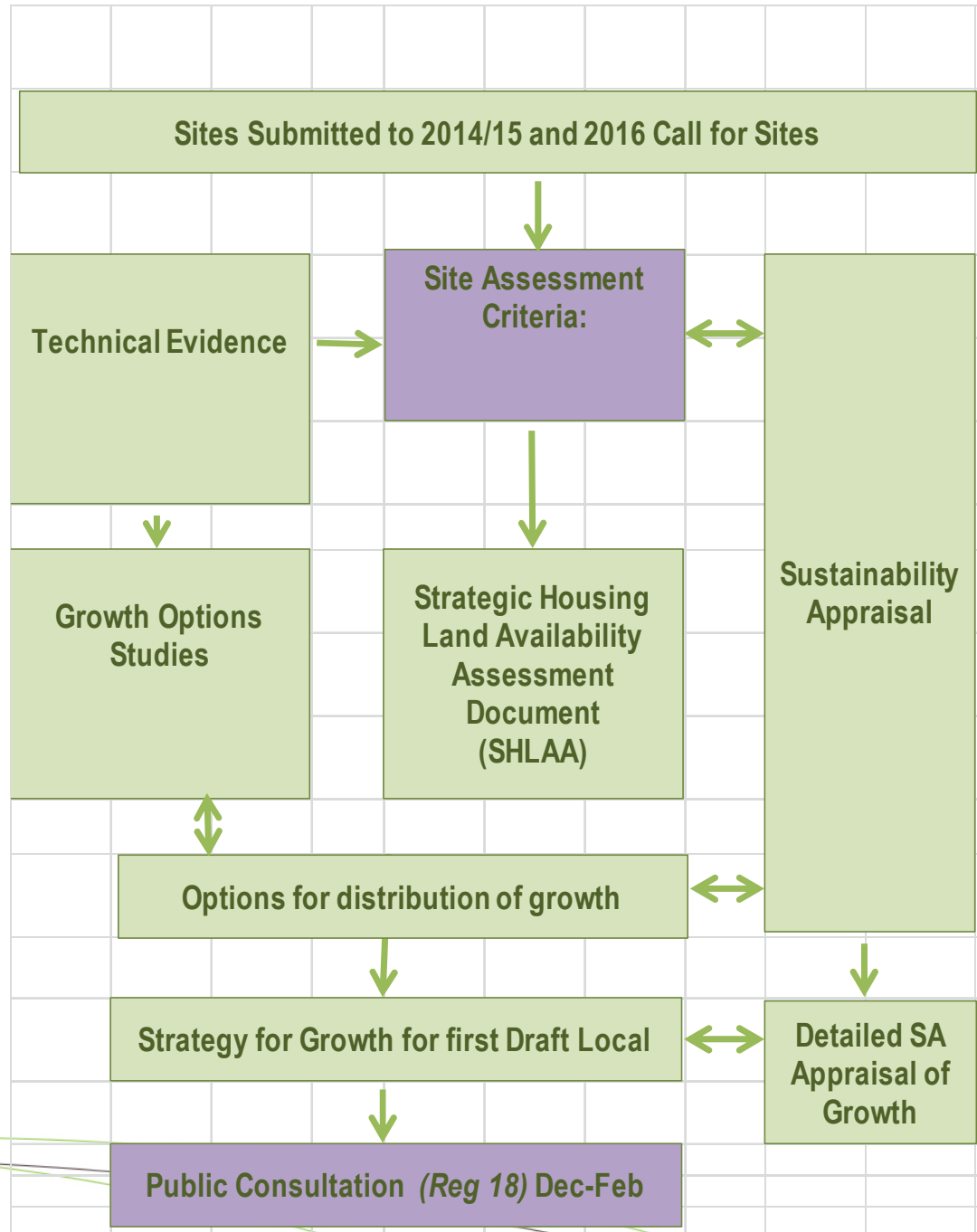
Currently out to consultation on criteria
(closes 29th July)

Sites will be assessed to determine whether they are “suitable” “available” “achievable”

Assessment will be summarised in Strategic
Housing Land Availability Assessment (SHLAA)

Process: Assessment of sites

Diagram shows
various
interdependencies
which will determine
the strategy for
growth



Themes for the Local Plan Policies

- Local Character
- Growth and Infrastructure
- Transport
- Jobs and Business
- Environment
- Homes

Is there anything missing from these themes?

Central Bedfordshire Local Plan Stakeholder and Community Engagement

Nicola Longland
Associate, LDA-Design

What is the timeline for delivering the new Local Plan?

Local Plan: The Journey



Why do we have to carry out engagement for the Local Plan?

- Required to legally
- Essential that we know what local people believe are the most important issues for their area and that they have an opportunity to influence

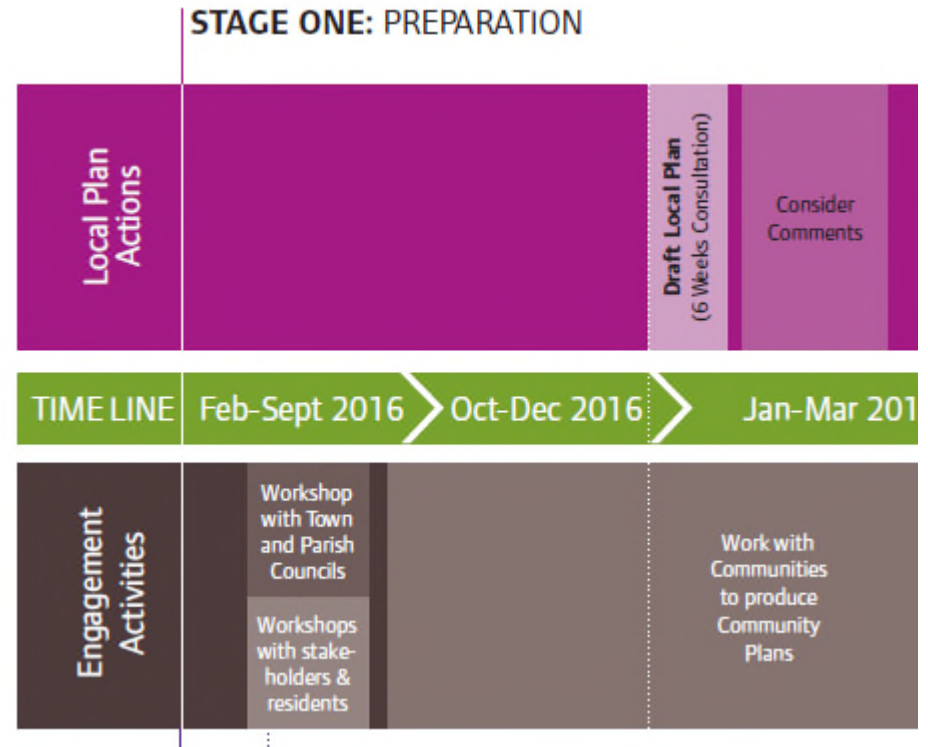
How are we going to engage with everybody?

Local Plan: **The Journey**



Up to Draft Local Plan (now to Dec 2016/Jan 2017)

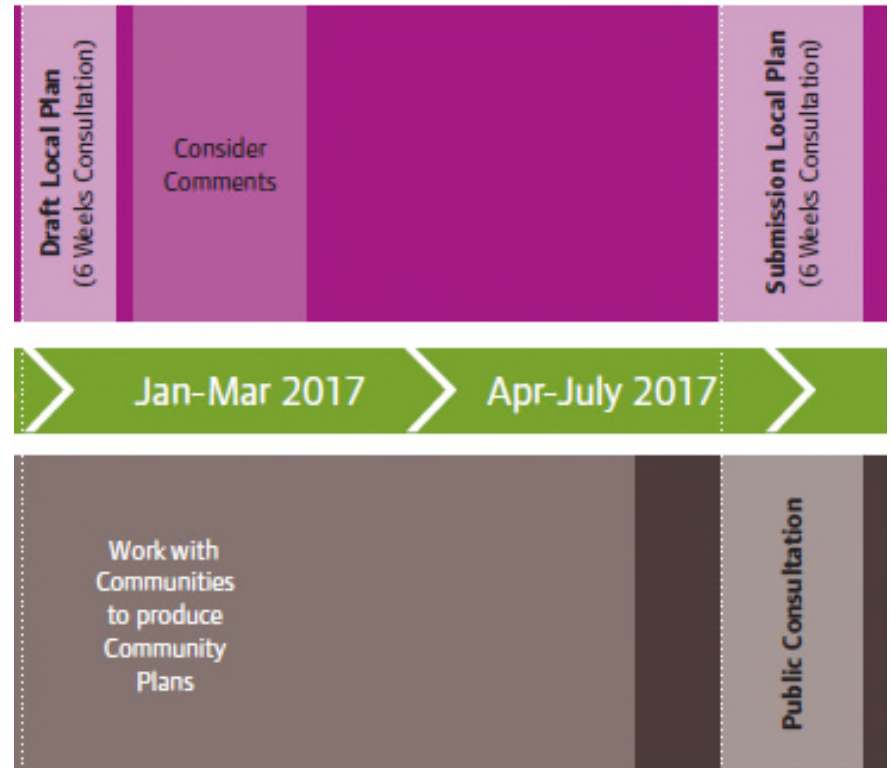
- **Community Packs and Workshops**
- **Workshops** with stakeholders and residents
- **Consultation** 'Overall approach to growth' supported by roadshows



All wrapped up in the marketing campaign for the Local Plan.

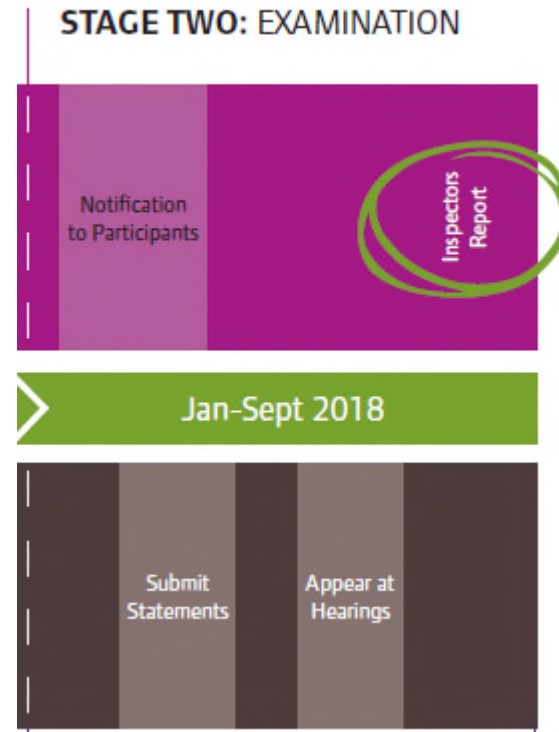
Up to Pre-Submission Local Plan (Jan to July 2017)

- **T & P Councils** - remaining Workshops
- Public Consultation on Submission Draft Local Plan (6 weeks)
- Publication of Community Plans alongside all technical background evidence



Submission of Local Plan and Examination

- Submission of Local Plan to Planning Inspector
- Examination (during 2018)



What is Community Planning?

Community planning provides opportunities for Town and Parish Councils and local residents to input information on their area that will **help shape** the Local Plan. Through workshops, we will be able to find out the opinion of local people for a particular area on subjects that are important to them and collect this important information within a **Community Plan**.

What is a Community Plan?

Community Plans are a document produced by CBC, working in partnership with Town and Parish Councils, residents and interest groups to inform the emerging Local Plan as part of its evidence base. In the future, Community Plans will provide local information to development decisions.

Not to be confused with ...

- Neighbourhood Plans - have full weight as planning policy following a successful local referendum.

Community Plans - no legal weight in the determination of planning decisions

How will Community Plans be used?

Community Plans will be used to **inform and support** the development of the Local Plan. Community Plans will not have any status in planning terms, but they will be used to **add local information** to development decisions.

Community Plans can also be used to inform Section 106 or CIL money (financial contributions resulting from new development) should be spent in the local area.

How will they be produced?

1. Community Groups - **Joining forces**

2. Community Information Packs - **Preparation & Call to Action**

3. Community Workshops - **Information gathering**

4. Production of Community Plan - **Collating**

Community Groups

In total there are 75 Town and Parish Councils within CBC.

To manage this number, TPCs will be grouped into 15 community areas based on location and common underlying factors.

The Town and Parish Council Conference held on 13th July introduced this approach.

Community Groups

These groups will then need to consider the following **‘growth themes’** of the Local Plan from now until 2035:

- Local Character
- Growth and Infrastructure
- Transport
- Jobs and Business
- Environment
- Homes

Questions?

Workshops

- 1. What significant changes in demand do you envisage in the future housing and development market in Central Bedfordshire?**
- 2. What major changes do you foresee affecting viability of development?**
- 3. Do you have suggestions on how the process of funding necessary infrastructure can be improved?**
- 4. Are there any other aspects of today's presentations or discussion that you would like to comment on?**

PLEASE REMEMBER TO FILL OUT YOUR FEEDBACK FORMS

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