

Town & Parish Council Conference

13th July 2016

Welcome and Introduction

CLlr Tracey Stock

Deputy Executive Member, Corporate Resources

Agenda

Welcome and introduction

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

- Questions
- Comfort Break
- Workshops - community planning concept

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.

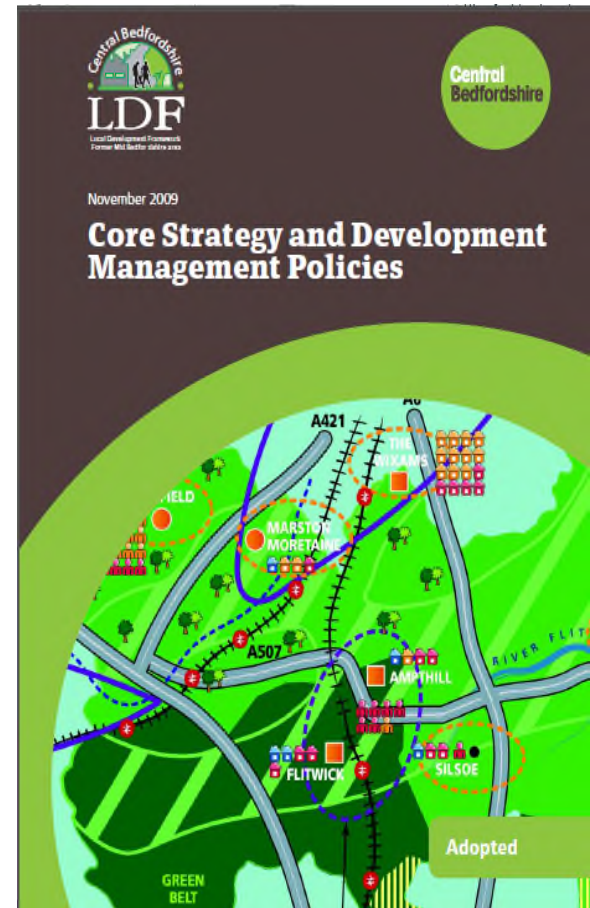


An Overview of Progress on the Central Bedfordshire Local Plan

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

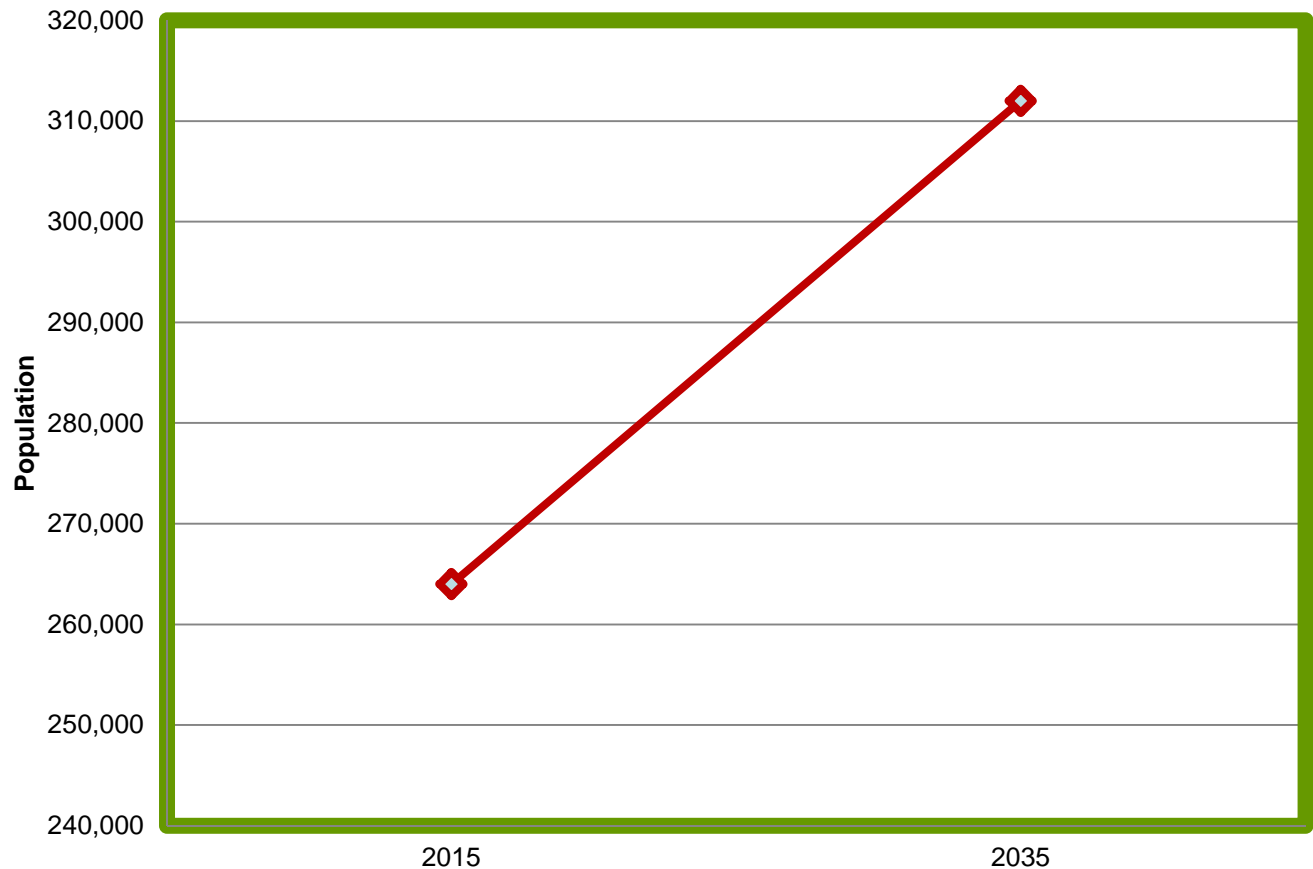


Factors affecting Levels of Growth

- **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+

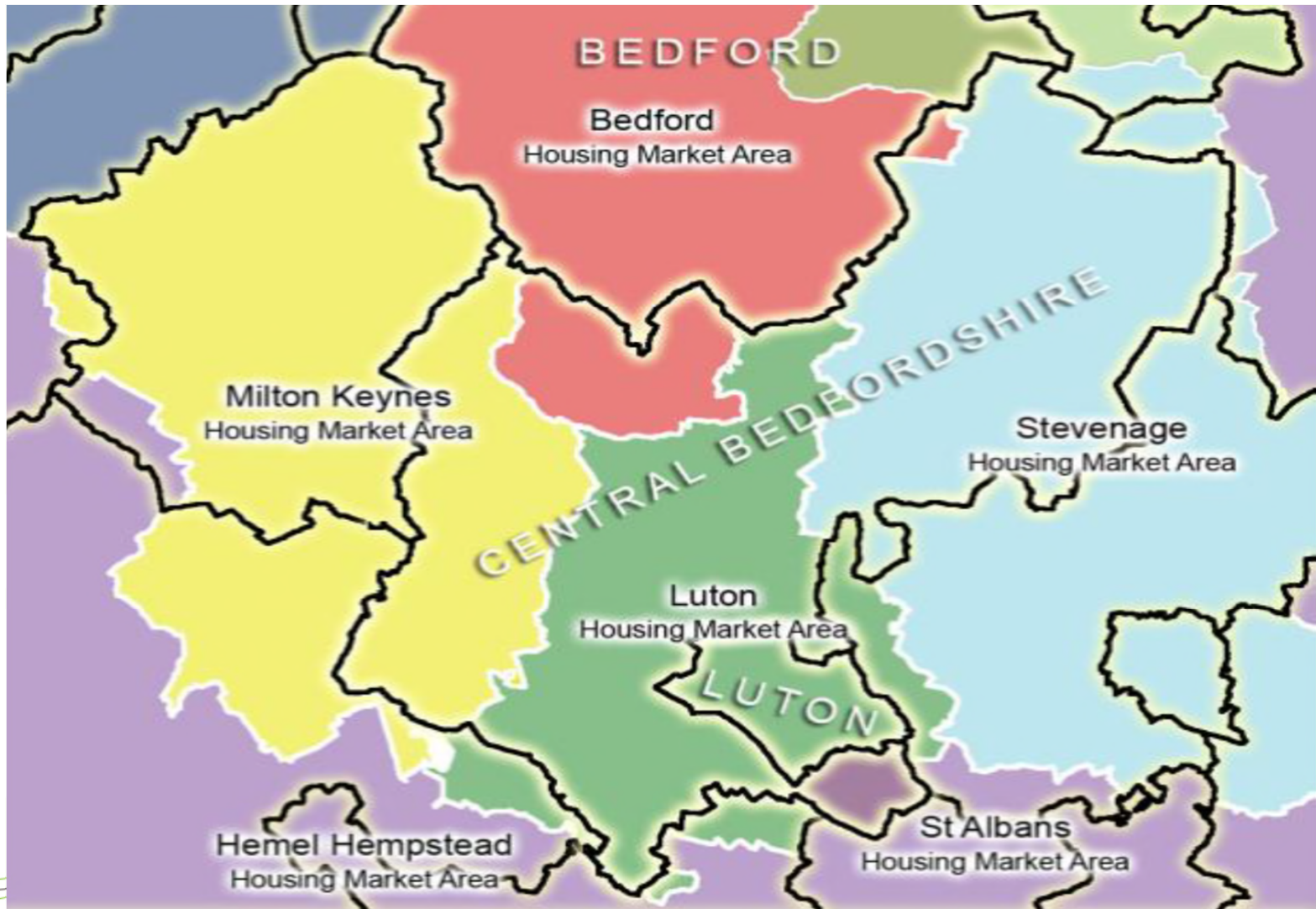


Duty to Cooperate Requirement

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 built and given permission for around 25,000 of these.
- But unmet need from neighbouring authorities will add to our target.
- This means we may need to identify up to 23,000 extra new homes up to 2035.

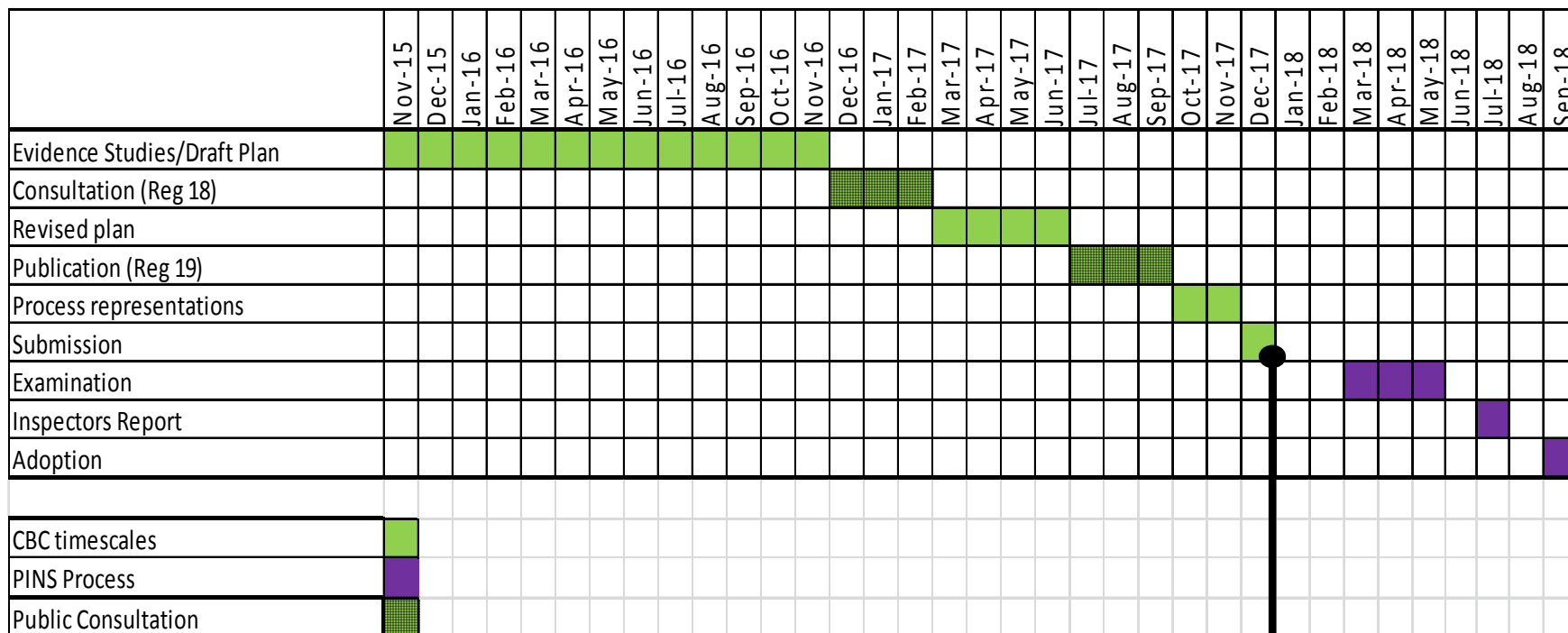
THESE FIGURES ARE SUBJECT TO CHANGE



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

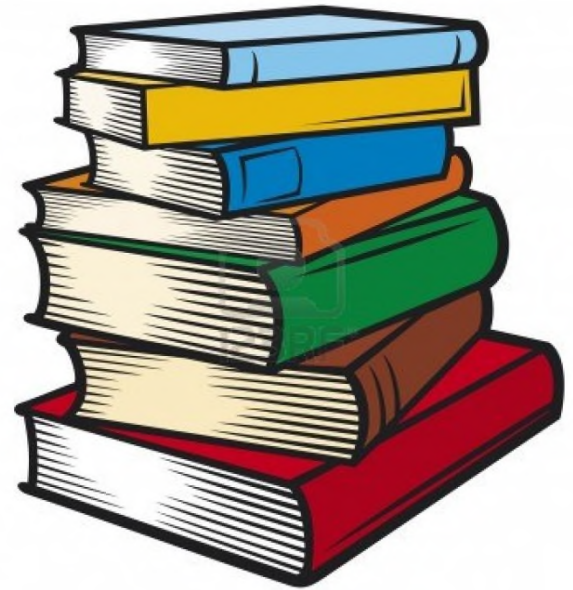


Submission
December 2017

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

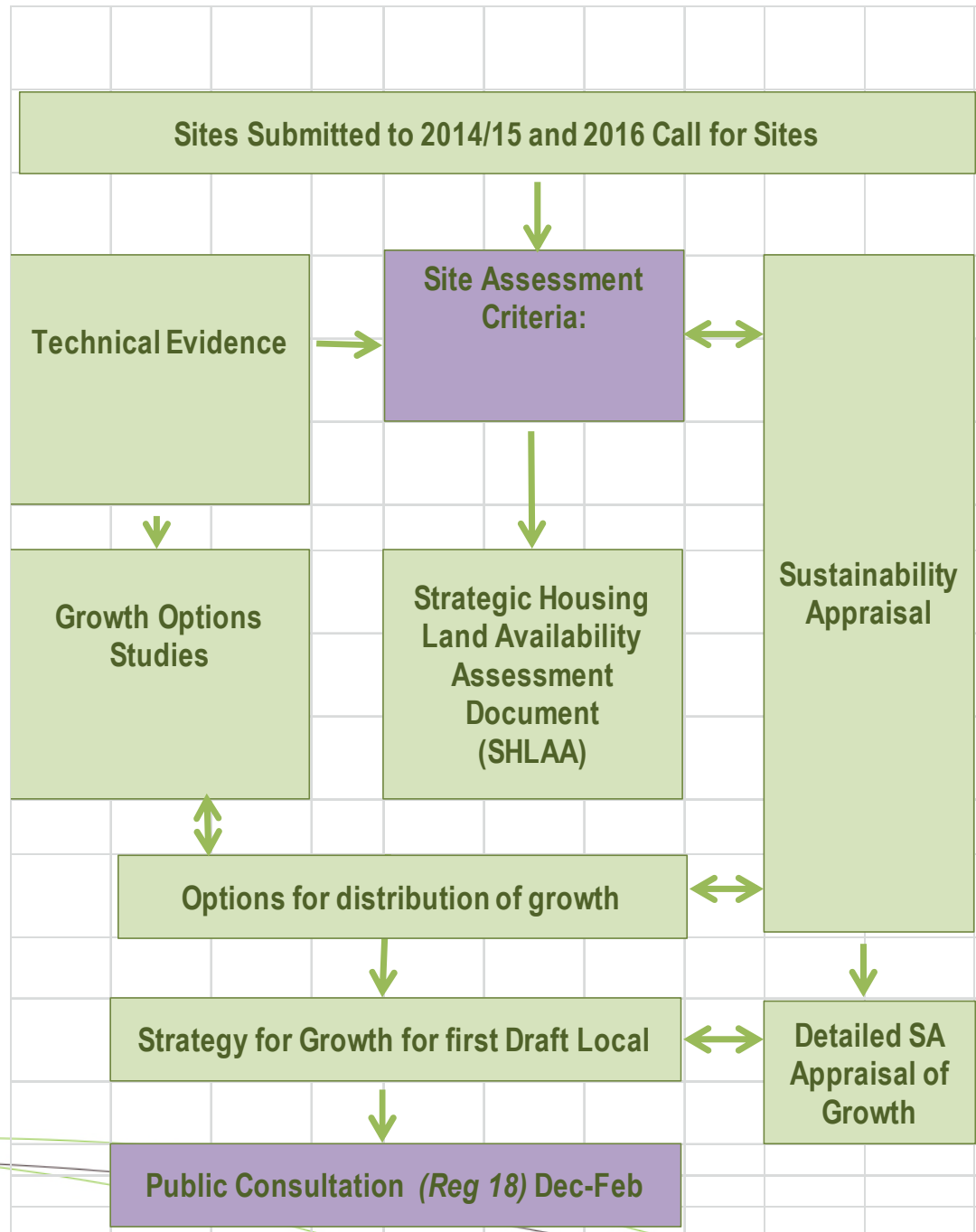
Currently out to consultation on criteria
(closes 29th July)

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?

Questions

Central Bedfordshire Local Plan Engagement

**Nicola Longland
Associate, LDA-Design**

What is the timeline for delivering the new Local Plan?

Local Plan: The Journey

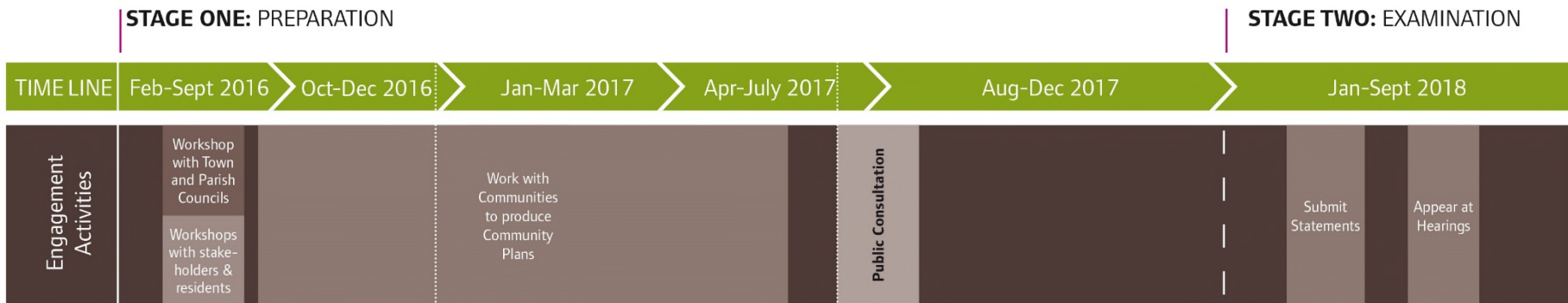


Why do we have to carry out engagement for the Local Plan?

- 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

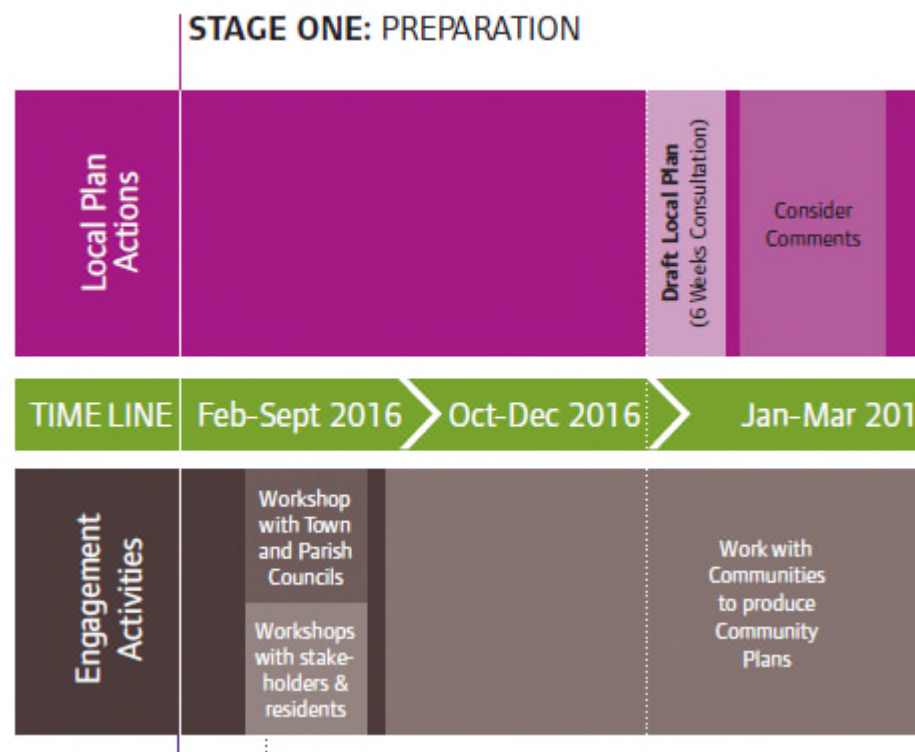
How are we going to engage with everybody?

Local Plan: **The Journey**



Up to Draft Local Plan - now to Dec 2016/Jan 2017

- **T & P Councils** -
Community Packs and
Workshops
- **Stakeholders** –
Workshop
- **Residents** –
Workshops
- **General public** -
Roadshow



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

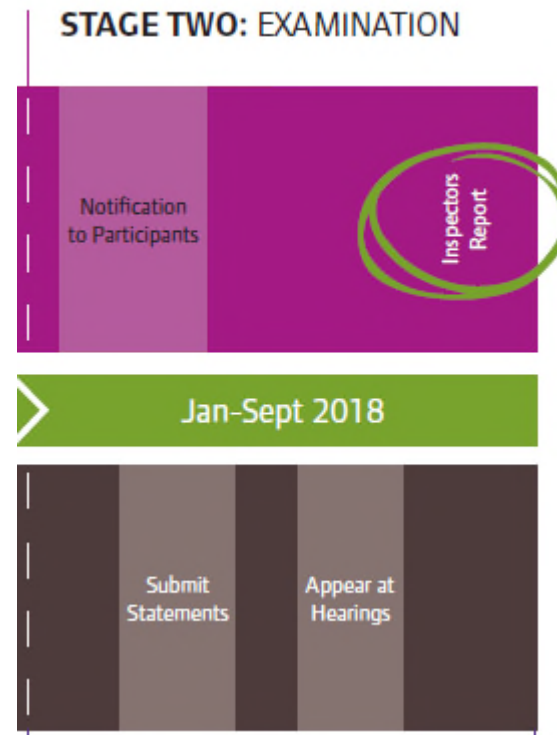
Up to Pre-Submission Local Plan - Jan to July 2017

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



Submission of Local Plan and Examination – Jan to Sept 2018

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



Questions

Community Involvement

Community Planning

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

Table 1	Table 2	Table 3	Table 4	Table 5
Hyde	Dunstable	Leighton Buzzard	Biggleswade	Woburn
Slip End	Houghton Regis	Billington	Langford	Potsgrove
Caddington		Stanbridge	Edworth	Battlesden
Kensworth		Tilsworth	Dunton	Milton Bryan
Studham		Eggington		Eversholt
Whipsnade		Hockliffe		Husborne Crawley
Eaton Bray		Heath & Reach		Aspley Guise
Totternhoe				Aspley Heath

Table 6	Table 7	Table 8	Table 9	Table 10
Moggerhanger	Ampthill	Sandy	Potton	Stotfold
Northill	Steppingley	Blunham	Sutton	Fairfield
Old Warden	Flitwick	Tempsford	Wrestlingworth & Cockayne Hatley	Astwick
Southill		Everton	Eyeworth	Arlesey

Table 11	Table 12	Table 13	Table 14	Table 15
Cranfield	Haynes	Pulloxhill	Toddington	Shefford
Marston	Houghton	Flitton & Greenfield	Chalton	Campton & Chicksands
Moretaine	Conquest			
Lidlington	Maulden	Silsoe	Sundon	Meppershall
Brogborough	Clophill	Shillington	Harlington	Clifton
Hulcote&Salford	Millbrook	Gravenhurst	Chalgrave	Henlow
Ridgmont		Barton-le-Clay	Westoning	Stondon
		Streatley	Tingrith	

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

Community Groups

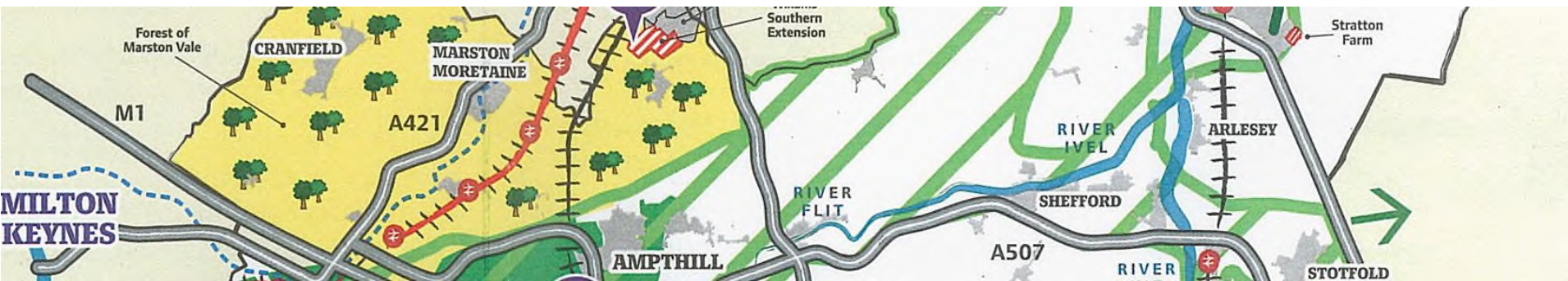
The TPC conference today will help to draw out the **common factors and issues** that arise from each community group. The **aim being to unify** the group so that when we carry out the area workshop, there is a **common understanding** between the TPCs.

TODAY

Community information packs

Community information packs for each of the 15 areas will be available in October 2016 that will include information that CBC has collected on **settlement facilities**, **infrastructure requirements** and any **planned regeneration programmes** etc.

This will also include posters, questionnaires etc, so that the groups can advertise the upcoming workshop and **prepare** the local residents and other interested parties on **what is needed from them and when**.



Community Workshops

A workshop event will be held for each of the 15 groups, starting from mid-October 2016, using interactive techniques to **draw out the relevant issues** and information on the **'growth themes'** of the Local Plan.



Production of Community Plans

The opinions and preferences from the event on the **‘growth themes’** will be brought together to inform the Community Plan for the relevant community area. Any existing neighbourhood plans or ones currently being produced, along with any Town and Parish Plans, will also be used to **inform the Community Plans** produced by CBC and agreed by the community group.

Community Planning workshops

***10 minute comfort break, then
please go to your tables.***

Table Plan for Workshops

Tables 1 – 10: Council Chamber

Table 1	Table 2	Table 3	Table 4	Table 5
Table 6	Table 7	Table 8	Table 9	Table 10

Table 11 Room 3 (Ground Floor)	Table 12 Room 12 (1 st Floor)	Table 13 Room 13 (1 st Floor)
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Table 14 Artwork area (Ground Floor)	Table 15 Canteen (Ground Floor)
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