

Town & Parish Council 'Planning' Conference

13 July 2016
Conference Report

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WELCOME

Thank you to everyone who attended our 24th Town & Parish Council Conference. I was delighted to welcome 116 delegates, representing 55 parishes.

This post conference report includes a summary of the presentations, your questions and our responses and a summary of your feedback. The presentations used at the Conference are available to view on the [website](#).

The event focused on the Local Plan that CBC must produce to show where development will go over the next 20 years. The event is one of a series of conversations we are having with Town and Parish Councils during the development of the Local Plan and covered the following:

- An update on key aspects of the Local Plan process such as the recent call for sites; strengthening the evidence base and cooperation with neighbouring authorities.
- The Local Plan timeline and community engagement- including the points for engagement with Town and Parish Councils and other groups and individuals.
- Your contribution to planning for your community as part of the Local Plan.

We welcome and value your participation and look forward to further engagement opportunities that will take place with you throughout the Local Plan process.



Councillor Tracey Stock

Deputy Executive Member, Corporate Resources (Stronger Communities)
Central Bedfordshire Council

INTRODUCTION

The event began with a presentation from Henry Cleary, Chairman of the Council's Infrastructure and Development Board and independent advisor for the Local Plan who provided a strategic overview and the high level requirements for the new Local Plan. Sue Frost, Head of Place Delivery provided an update on key aspects of the Local Plan including the recent call for sites, the duty to co-operate and refreshing the evidence base. The event then looked at community and stakeholder engagement in the Local Plan process and the concept of Community Plans and their role in the Local Plan. Delegates then joined workshops to identify growth options and infrastructure needs in 15 community plan areas. The presentations used at the Conference are available to view on the [website](#).

STRATEGIC CONTEXT FOR THE LOCAL PLAN

Henry Cleary explained the role of the Local Plan is to identify sustainable growth in Central Bedfordshire and the possible scenarios for achieving this. He explained the rapid growth in jobs and homes required is driven by people living longer, an overall increase in wealth (i.e. the ability to buy homes) migration and as well as a reduction in the average household size from 3.3 in 1951 to 2.4 in 2016. This growth brings challenges to the area for example to schools, roads and healthcare provision.

The possible scenarios for accommodating growth could be along strong transport corridors for example along the East Coast Mainline/A1 corridor and along the proposed East-West Rail/Oxford-Cambridge Expressway corridor around transport hubs. Potentially some growth could also be accommodated around Luton but this would require the release of Green Belt and would need to be justified. Other options could be new settlements or growth/extensions to existing settlements. Henry highlighted some successful examples of new settlements in Central Bedfordshire such as Wixams and Fairfield, but the Local Plan is the opportunity to shape a new quality standard for communities and determine what type of growth we do want for the area. Henry finished his presentation stressing the importance of groups of towns and parishes together with the Council helping to guide where growth goes.

LOCAL PLAN: OVERVIEW AND PROCESS

Sue Frost opened her presentation explaining that the Local Plan is a statutory requirement and must be produced within the context of the National Planning Policy Framework (NPPF) which has a presumption in favour of sustainable development. The Government has stressed the need for local authorities to get 'plans in place' so that they deliver sustainable growth. Through the Local Plan, Councils are required to show they have 5 year housing land supply to support sustainable growth. Furthermore the current Local Plans guiding growth in Central Bedfordshire need to be updated.

Sue explained that the Local Plan must plan for growth for the next 20 years, 2015 – 2035. She elaborated on some of the factors and drivers for growth in Central Bedfordshire as mentioned by Henry, including population growth, where Central Bedfordshire’s population is forecast to grow by 17% over the Plan period from 264,000 to 310,000 by 2035. In particular the 75+ age group is forecast to grow by 30% and the 85+ age group by 48%. Furthermore pressure for growth arises from our location on major transport routes, which is great for some business sectors and we are surrounded by large towns offering good job prospects. Central Bedfordshire also has an attractive natural environment and good leisure opportunities.

A key priority in the development of this Local Plan as mentioned at previous planning conferences is our engagement and co-operation with neighbouring local authorities required under ‘the Duty to Co-operate’. National legislation requires us to cooperate across boundaries on cross boundary and strategic matters. This requirement means facing tough issues as other Local Plans may have an impact on CBC by asking us to accommodate some of their growth which evidence has shown cannot be delivered within their own boundaries. Central Bedfordshire sits within four Housing Market Areas; Bedford, Stevenage, Luton and Milton Keynes.

In the context of these growth drivers, Sue went on to quantify the number of dwellings we need to plan for and stressed that the figures are subject to change largely because of the potential unmet need from neighbouring local authorities which has yet to be confirmed.

- Central Bedfordshire’s objectively assessed need is approximately 32,000 dwellings over the period 2015 – 35.
- 23,000 have already been built or given planning permission and must be subtracted from this need figure.
- The remainder together with any unmet need from neighbouring authorities will then give us the number of new homes that the Local Plan will deliver (known as the plan target). This is estimated at around 20,000 new homes.

Sue reflected on the preferred strategy for growth which would be released for consultation in December 2016. This will include:

- a suite of up to date policies which will guide new development reflecting the latest national guidance and legislation.
- a range of broad locations for new homes and jobs.

These proposals will be informed by new transport infrastructure and environmental enhancement and protection measures.

Timeline

The current focus is to refresh the evidence base and produce a draft plan for consultation between December and February 2017.

Activity	Timeline
Draft plan for consultation	December 2016- February 2017
Revision period	March – June 2017

Consultation	July – September 2017
Submission of draft Plan	December 2017
Examination in Public	March – June 2018
Inspectors report	July 2018
Final Adoption	September 2018

Evidence base

Sue referred to the importance of having a robust and up to date evidence base to underpin the policies in the Local Plan. She described a number of studies planned or which have been commissioned including a:

- Sustainability Appraisal
- Strategic Housing Market Assessment
- Settlement Capacity Study
- Growth Options Studies
- Viability Assessment of Sites and Plan Policies
- Strategic Green Belt Review
- Strategic Flood Risk Assessment
- Water Cycle Strategy
- Employment Studies
- Gypsy and Traveller Accommodation Assessment.

Call for Sites

Sue described the recent ‘call for sites’ which closed on 11 April. This was an opportunity for developers and landowners to put forward sites that they believed could be developed for housing and employment. The sites put forward include;

- Housing sites (10 houses or more).
- Employment sites (10ha+).
- Gypsy and Traveller sites.

Together with the sites put forward in 2014, around 840 sites in total have been submitted and all have been published on the Council’s website. Sites will be assessed to determine whether they are “suitable” “available” “achievable” and the assessment will be summarised in the Strategic Housing Land Availability Assessment (SHLAA). Sue then explained the various factors which will determine the strategy for growth (slide 22 in the presentation)

Local Plan policies

Sue presented the proposed themes for the Local Plan as:

- Local Character
- Growth and Infrastructure (inc. schools)
- Transport
- Jobs and Businesses
- Environment
- Homes

Sue and Henry received and responded to a number of questions which have been collated and presented in the next section of this report.

Local Plan engagement

Nicola Longland from LDA Design has been commissioned by the Council to deliver stakeholder engagement in the Local Plan process. Nicola described the timeline and key points for engagement and emphasised that whilst it is a legal requirement, it enables stakeholders the opportunity to influence the Plan over and above a consultation exercise and ensures the Council knows what local people feel are the most important issues for their area.

Nicola explained the marketing campaign for the Local Plan and the types of engagement activities planned for groups of stakeholders.

In advance of the draft Local Plan i.e. up to January 2017, Town and Parish Councils will have Community Packs and a number will have workshops in their community planning groups. In addition a number of roadshow events are planned to engage with residents.

Up until the publication of the Local Plan (the period January – July 2017), there will be more workshops for those town and parish councils that were not covered in the first round. This will be followed by the Public Consultation on the Pre-Submission Draft of the Local Plan (known as publication) which lasts for 6 weeks. Community Plans will also be published as background evidence (see below for explanation of the Community Plans).

Community Planning

Nicola introduced the concept of community planning which is intended to be part of the new Local Plan. Nicola explained that community planning provides opportunities for Town and Parish Councils and local residents to input information on their area and help shape the Local Plan. The community plan workshops (referred to above) are an opportunity for local people to give their opinions for a particular area on subjects that are important to them and to have the information collated within a Community Plan.

Nicola went on to explain the status of a Community Plan and their difference to Neighbourhood Plans which are produced by communities and have full weight as planning policy following a successful local referendum. Community Plans however are a document produced by CBC, working in partnership with Town and Parish Councils, residents and interest groups. Their principal role is to inform the emerging Local Plan and form part of its evidence base. In the future, Community Plans will provide local information to inform development decisions.

There will be 4 stages to producing a Community Plan

1. Forming and joining Community Groups as community areas
2. Preparing Information Packs as a key baseline information about the area.
3. Community workshops to build on the baseline with local knowledge and information.

4. Production of the community plan - collation and bringing it all together.

Community Information Packs

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

The Pack will also include posters and questionnaires so that the groups can advertise their area based workshop and help to advise local residents on what is needed from them and when. The area based workshops will take place from mid-October 2016.

Workshops

The first stage however is to unify as community plan areas starting with the workshops at this Conference. Nicola explained the 15 community group areas and how they had been defined based on location and other common factors. The objective for the conference workshops was to unify the group and help to draw out the common factors and issues arising in each community group area, so that at the area workshop, there is some common understanding between the TPCs.

Details of the community plan areas were set out in the presentation and some modifications have been made based on feedback from the Conference.

Questions

A number of questions were asked following the presentations and also submitted on the feedback form. Answers to both sets of questions have been collated and are listed below.

Questions at the Conference

Town and Parish Council Conference

Q1: Why are schools not listed as a theme?

A: They are covered under the 'growth and infrastructure theme'.

Q: Why is the current infrastructure requirement not listed as a theme?

A: It is covered under the 'growth and infrastructure theme'.

Q2: The themes do not address the current infrastructure deficit in Central Bedfordshire.

A: A full assessment of infrastructure requirements will be undertaken as part of the Local Plan process.

Q3: What impact will Brexit have on housing numbers, especially if we see immigration reduced?

A: Our Housing Need is calculated using national figures and national guidance which is then adjusted for local circumstances. Any changes as result of Brexit would be factored into future iterations of the Strategic Housing Market Assessment though it is important to note that most of the inward migration into Central Bedfordshire is from surrounding authority areas, particularly Luton and Hertfordshire.

Q4: Can you please clarify how many houses you are actually planning for?

A: We are currently at an early stage in the process and as such do not have a specific figure as to how many houses the Local Plan will plan for. We will have a clearer idea towards the end of the year when the results from studies such as the Growth Options Study are available. In brief though:

Please note all figures are subject to change	
Housing Need for Central Bedfordshire (2015-2035)	
Calculated housing need for Central Bedfordshire.	Approximately 32,000 dwellings
The number of these homes we have already identified (either built, have planning permission, or allocated).	23,000
Remaining number of homes needed for Central Bedfordshire.	Approximately 9,000
Housing need from surrounding authorities	
All councils are required to work with their neighbours under the Duty to Cooperate. This can mean taking some of a neighbouring authority's housing need if they are unable to deliver it within their own boundaries. Central Bedfordshire therefore has a legal requirement to consider any unmet need arising from neighbouring authorities.	
Potential additional housing need arising from Neighbouring Authorities under the Duty to Cooperate:	To be confirmed but estimated to be up to 11,000 new homes. Please note this is subject to change.

Q5: What percentage of the 840 Call for Sites submissions were on Brownfield Land?

A: We do not have this breakdown figure but it is likely to be fairly low as there is not much brownfield land in Central Bedfordshire.

Q6: How will the views of parishes that have not started Neighbourhood Plans be considered in the Community Planning process?

A: Regardless of whether Neighbourhood Plans have been started, communities and Town and Parish Councils will still have the same opportunity to participate in the community planning process.

Q7: Does a site need planning permission to count as part of the 5 year Land supply or does building have to have started?

A: The 5 year land supply includes sites which have planning permission or are allocated and provides a judgment based estimate of how many houses are likely to be completed on each site within the next 5 years.

Q8: Why are no health facilities being provided to go alongside these houses

A: The National Health Service and Clinical Commissioning Groups will be engaged with as part of the Local Plan process to ensure that new homes have access to appropriate healthcare provision. However Local Plans are fundamentally about the development of land so the construction of a new doctor's surgery could for example be delivered, but ensuring that 'people services' are funded and in place would not be something that could be achieved by a Local Plan. These would instead be delivered by the National Health Service.

Q9: Why is there a mismatch between population increase and housing need?

A: Housing need is calculated in a more complex way than simply using population forecasting. It has to take account of migration (in and out), household formation as well as population statistics. The NPPF requires an 'objectively assessed need' figure to be calculated, and while there is no set methodology for doing this, the Council has used best practice to calculate its need figure.

Q10: Will villages with allocations for Gypsy and Traveller sites have their housing need reduced?

A: Need for housing is calculated separately to the need for pitches for Gypsies and Travellers but certainly any cumulative effect on local services and infrastructure of any development will be taken into account when planning for growth.

Q11: What role is CBC playing in accepting housing need?

A: Under the Duty to Cooperate we will work with neighbouring authorities to establish levels of housing need, but this does not necessarily mean that all identified unmet need must be accommodated. The Duty to Cooperate is however a Statutory Requirement and the Local Plan could be found unsound if the planning inspector considers that we have not justified with appropriate evidence the level of unmet need from neighbouring authorities that we have planned for.

Q12: Are we able to ask surrounding authorities to take any of our needs?

A: If we cannot meet our own housing need sustainably within our own boundaries, then we can ask neighbouring authorities to deliver homes in their areas to meet our housing need. This approach would need to be justified by robust evidence.

Q13: Why do Councillors think that the Local Plan is sustainable?

A: Councillors will take decisions on the sustainability credentials of the Local Plan with the benefit of professional planning advice provided officers which will in turn

be based on current and appropriate evidence.

Q14: What is the purpose of the Sustainability Appraisal?

A: The production of a Sustainability Appraisal is required by an EU Directive and also by national planning policy. It provides an assessment of economic, environmental and social sustainability issues and opportunities in the Plan area in order to support policy development and site selection.

Q15: Will CBC be going to every parish with Consultation and will there be an opportunity for Town and Parish Councils to input into the Local Plan?

A: The Community Planning events will ensure that every town and parish is engaged with directly, but Town and Parish Councils can also respond to the formal stages of consultation on the Local Plan.

Q16: Will the Regulation 18 Consultation over Christmas be an open-ended consultation or will there be set questions to respond to?

A: This has not yet been determined in detail, but there will certainly be an opportunity to comment on all aspects of the draft plan.

Q17: What is the deadline for responding to the Site Assessment Criteria Consultation?

A: This deadline has now passed and was 29th July 2016.

Q18: The six weeks of consultation on the draft plan falls over Christmas.

A: The draft plan will not be published until the end of December, and so will fall after Christmas with consultation going on into February. This meets the statutory requirement for 6 weeks of consultation and furthermore it won't be the first or only opportunity to engage with the process.

Q19: Why isn't there a referendum held before CBC can adopt its Local Plan?

A: The Local Plan is intended to guide development and allow us to defend effectively against speculative development. There is no statutory requirement for a referendum and furthermore a referendum would significantly delay the process of getting the Plan adopted. The Council will engage with communities throughout the process to ensure that the views of residents and stakeholders are taken into account.

Q20: Because Community Plans don't hold the same weight as Neighbourhood Plans, does that put those without a Neighbourhood Plan at a disadvantage?

A: Neighbourhood Plans are different to Community Plans. Participating in a Community Plan allows the Town or Parish Council to engage in the Local Plan without committing the time and resource to a Neighbourhood Plan.

Q21: If Neighbourhood Plans are so helpful then why doesn't CBC encourage more towns and parishes to do them?

A: To date, 20 parishes are at various stages in the production of a Neighbourhood Plan. We have a Neighbourhood Involvement Officer in place (Siobhan Vincent Siobhan.vincent@centralbedfordshire.gov.uk) please contact her if you would like more information on Neighbourhood Planning.

Q22: How detailed will the plans be that go out for consultation in December?

A: The first draft of the Local Plan will be high level at will show areas and options for growth rather than detailed site allocations.

Q23: Can Town and Parish Councils be provided with documents in paper format as it is difficult to read them on the website?

A: Hard copies will be made available in local libraries and at both Council offices and may also be available on request.

There is no requirement in the regulations to provide paper copies and these are costly and time consuming to produce considering that there will be at least ten evidence documents in addition to the Plan itself.

Q24: Will responses from Town and Parish Councils be considered as one response again like they were for the Development Strategy?

A: Each comment is considered separately as it was with the Development Strategy, but if the issues that have been raised are the same, they will be grouped together in the table of main issues that is presented to the inspector.

Q25: Why is the period on the timeline for 'Considering Comments' so short?

A: We have an ambitious timescale to get a new Local Plan in place as soon as possible.

Q26 You failed the last examination because you did not consider the needs of neighbouring authorities. Does this mean that you will feel obliged to allocate more than you really feel you should because you will not want to fail again?

A: This assessment of why the plan did not progress is not entirely accurate. If evidence demonstrates that 'unmet housing need' can be accommodated in Central Bedfordshire, then the Council will consider allocations in line with this figure and not a greater figure that has no evidential basis.

Q27. When you called for sites you did not put any limitation on the land to be put forward. Hence you got a very large amount of greenbelt land. If you honour your own policy housing should not be on the greenbelt unless there are very exceptional circumstances. Why did you not say at the time that greenbelt land should not be put forward unless very exceptional circumstances could be proven? It would have saved a lot of time, money,

and worry? Or do you intend to disregard your and central governments stated policy on the protection of greenbelt?

A: National planning policy allows Green Belt land to be developed if 'Exceptional Circumstances' are demonstrated and so in order to undertake a thorough assessment of available land the Council had to consider all land in Central Bedfordshire. By discounting Green Belt land without assessment, the plan would be found 'unsound' as a significant proportion of land in Central Bedfordshire is designated as Green Belt.

Q.28 When the concept of parish councils producing neighbourhood plans first came up many years ago it was stated that they had to be in line with the local plan, then called the "core strategy" and it was suggested that we should wait for the core strategy to be put in place before we made our plans. The Local Plan is still not in place but you are suggesting that Parish Councils should create their neighbourhood plans. How?

A: Any Neighbourhood Plans have to be in general conformity with the adopted plans for their area. This would at present be the South Bedfordshire Local Plan 2004 and the North Core Strategy 2009. On this basis Neighbourhood Plans can still progress although based on the fact that there is an emerging Local Plan, the Council would encourage Town and Parish Councils to engage directly with this by working on the Community Plans that are discussed above.

Q 29 It seemed to all of us on table 14 that the Greenbelt principle to stop expanding and converging conurbations and that development should not be allowed unless there are very exceptional reasons. What more is there to say? Why do you need to spend our money on such a review?

A: To ensure that the Plan is sound, it needs to be based on a robust evidence base and for Green Belt this means a Strategic Green Belt Review which assesses how Green Belt parcels perform against the five Green Belt purposes. Crucially, it does not determine land to be released from Green Belt for development.

Q 30 Is it anticipated that the additional houses from neighbouring Housing Market Areas will be built in those areas, i.e Cambridge requirement will be built in Cambridge HMA?

A: Yes that is our understanding. Necessarily, our focus is on the four Housing Market Areas that we are part of, as the housing needs in these areas have a direct impact on our Plan.

Q31 It is not clear how a Neighbourhood Plan can constructively contribute to the Local Plan. What will be the value of a Neighbourhood Plan as development numbers and locations will be imposed on us.

A: Neighbourhood Plans can contain policies to guide development e.g. on design and can also make allocations (outside of Green Belt) and form part of the statutory development plan for the area. In some cases, these homes could be all that are required in the town or parish, but it is correct that the Local Plan could potentially

seek to make additional allocations if for example only a very small number of homes were supported in a settlement with good facilities and services.

Q32 How can Land offered in 'Call for Sites' (which farmers don't want to sell) be applied for suitability?

A: If the landowner is not willing for the land to be developed, then if this is known the site will be struck out in the assessment process as being unavailable for development.

Q33 In the list of adjoining authorities, there didn't seem to be any reference to Aylesbury Vale and Leighton's ability to build in their area?

A: Aylesbury Vale District Council are progressing their own Local Plan with allocations to meet their own identified housing need and also some of the housing needs of their neighbouring Buckinghamshire authorities.

Q34 Given the number of new houses apparently needed, how many of these would need to be social or affordable?

A: The current policy target for affordable housing is 30% of homes on any given site of 11 homes or more.

Q35. How do you make sure any developer who receives planning permission actually build said houses within a given time frame?

A: It has been difficult in the past to ensure that homes are built once sites have been allocated, but the Council will seek to extend its use of the Section 106 legal agreements with developers to bind them to agreeing to deliver the homes in a set timeframe.

Q36 Will there be an end, at some future date, to major development in Central Bedfordshire. At what point will this be?

A: It is reasonably likely that we will see more major developments in the future but as at present the scale and location of these will depend on whether they can be delivered sustainably.

Q37 Can we use our Parish Plan?

A: 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.

Q38 Why are CBC considering accepting housing from Milton Keynes which self evidently has no unmet demand? MK has land for 100,000+ homes

Q What will be the impact of a) a delay in the production of the MK Plan, b) the different timescale and c) How will CBC respond to the MK 2050 commission report?

A: The Council has to consider the housing needs of the authorities with which it shares a Housing Market Area. Further evidence will be required to be published by Milton Keynes Council to demonstrate that it can accommodate all of its housing need. The programme for the Central Bedfordshire Local Plan will not be delayed on account of Milton Keynes, as the advice from government has cautioned against this sort of approach. The Council is awaiting some clarity on how the MK 2050

Futures Report will be integrated with the local planmaking process in Milton Keynes.

Q39 Houghton Regis has started its Neighbourhood Plan, Dunstable has not. How does this affect the Community Plan side?

A: see answer to Q37.

Q40 We would like a definitive list of the 23k houses already OK'd – so we have a holistic view of the whole picture of development.

A: This is a rolling 'list' as new homes are being built and permitted all the time. A map showing sites with planning permission or that have been built can be found on the Council's website at <http://www.centralbedfordshire.gov.uk/planning/policy/local-plan/call-for-sites.aspx>.

Q41 How much of the land put forward under recent call for sites land is CBC owned? Does Ownership make any difference to planning applications?

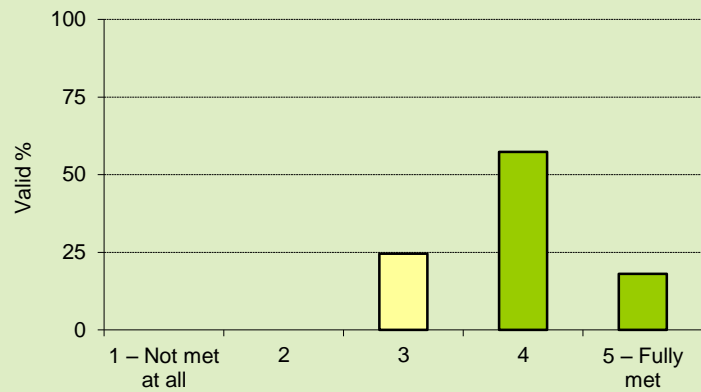
A: We have not calculated the proportion of CBC owned land that has been submitted. In terms of the assessment of sites, the ownership is only relevant in so far as to whether there is a 'willing landowner' i.e. a landowner that is supportive of the land being developed for housing or employment uses.

FEEDBACK ON THE CONFERENCE

A conference feedback form was provided in the delegate packs, and the results are shown below.

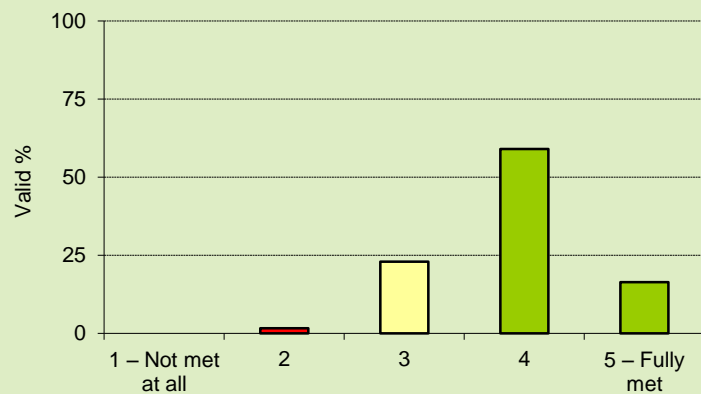
1a. Objective : Understanding the high level requirement for the Local Plan

	Count	%	Valid %
1 – Not met at all	0	0	0
2	0	0	0
3	15	25	25
4	35	57	57
5 – Fully met	11	18	18
Total	61	100	



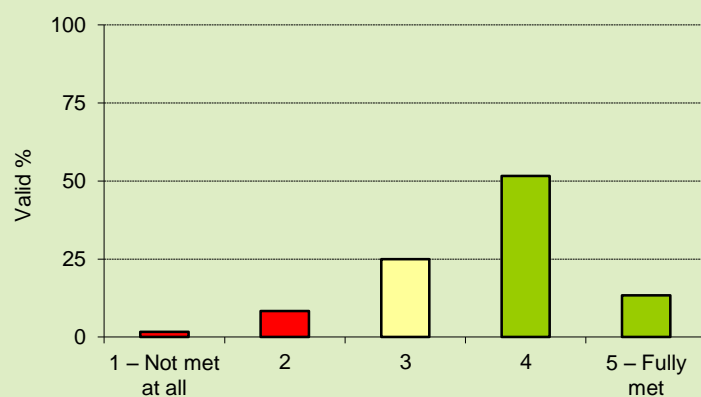
1b. Objective : Understanding key aspects of the Local Plan process and current position

	Count	%	Valid %
1 – Not met at all	0	0	0
2	1	2	2
3	14	23	23
4	36	59	59
5 – Fully met	10	16	16
Total	61	100	100



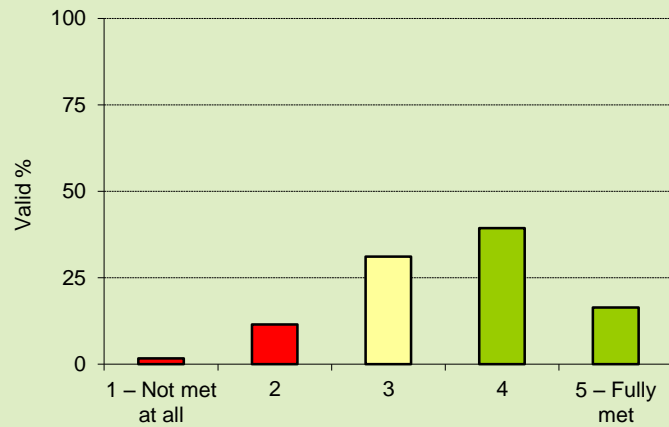
1c. Objective : Understanding the role of community planning in relation to the Local Plan

	Count	%	Valid %
1 – Not met at all	1	2	2
2	5	8	8
3	15	25	25
4	31	51	52
5 – Fully met	8	13	13
Total	60	98	100
Missing	1	2	



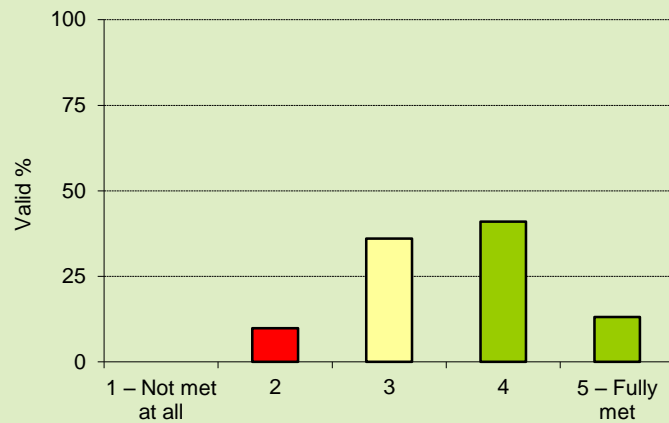
2a. Welcome and Introduction

	Count	%	Valid %
1 – Not met at all	1	2	2
2	7	11	11
3	19	31	31
4	24	39	39
5 – Fully met	10	16	16
Total	61	100	100



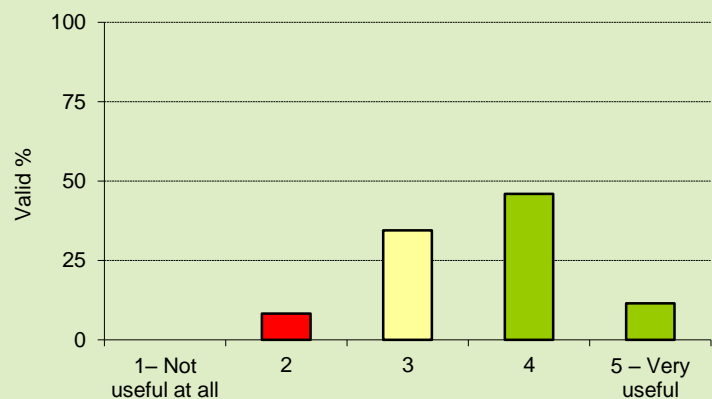
2b. Strategic Content

	Count	%	Valid %
1 – Not met at all	0	0	0
2	6	10	10
3	22	36	36
4	25	41	41
5 – Fully met	8	13	13
Total	61	100	100



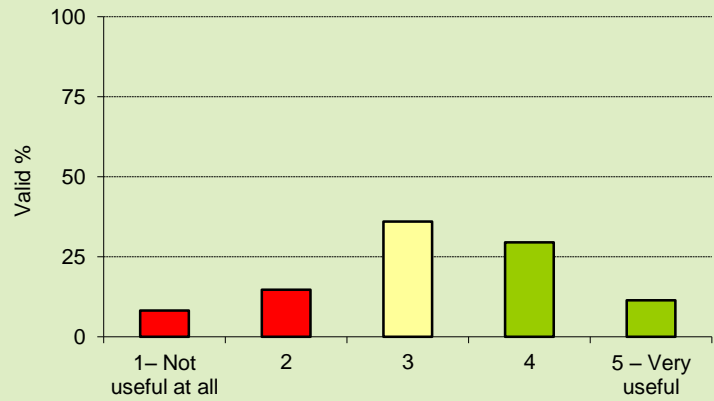
2c. Local Plan overview and process

	Count	%	Valid %
1 – Not useful at all	0	0	0
2	5	8	8
3	21	34	34
4	28	46	46
5 – Very useful	7	11	11
Total	61	100	100



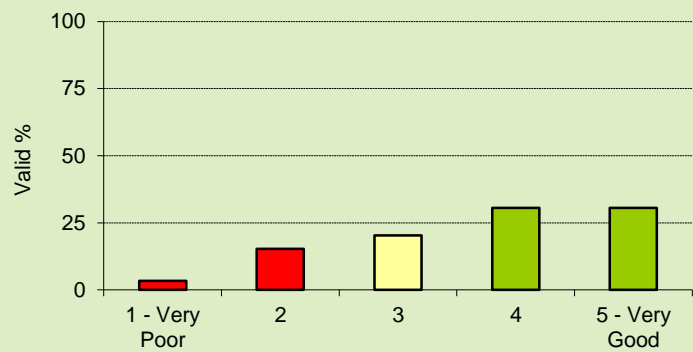
2d. Community and Stakeholder engagement

	Count	%	Valid %
1- Not useful at all	5	8	8
2	9	15	15
3	22	36	36
4	18	30	30
5 - Very useful	7	11	11
Total	61	100	100



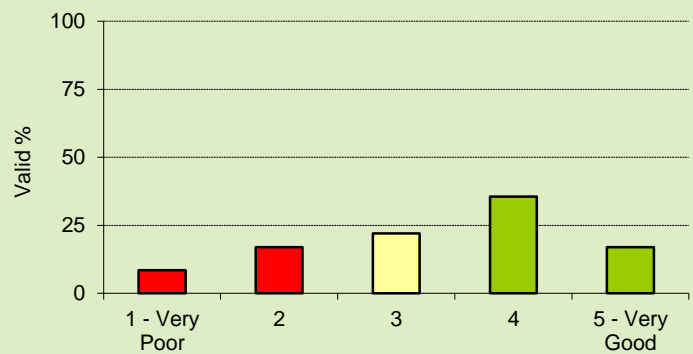
2e. Community Planning workshops

	Count	%	Valid %
1 - Not useful at all	2	3	3
2	9	15	15
3	12	20	20
4	18	30	31
5 - Very useful	18	30	31
Total	59	97	100
Missing	2	3	
Total	61	100	



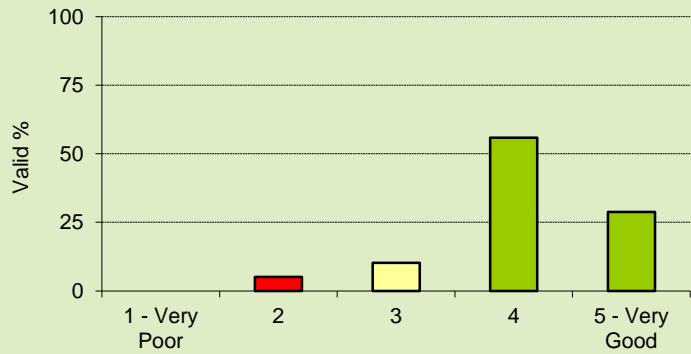
3a. Information sent to you before the event, eg email, confirmation etc

	Count	%	Valid %
1 - Very Poor	5	8	8
2	10	16	17
3	13	21	22
4	21	34	36
5 - Very Good	10	16	17
Total	59	97	100
Missing	2	3	



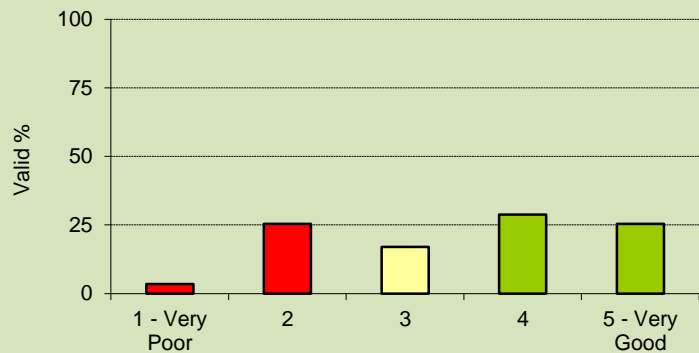
3b. Venue

	Count	%	Valid %
1 - Very Poor	0	0	0
2	3	5	5
3	6	10	10
4	33	54	56
5 - Very Good	17	28	29
Total	59	97	100
Missing	2	3	
Total	61	100	



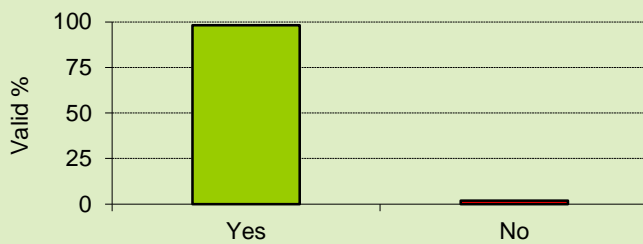
3c. Catering

	Count	%	Valid %
1 - Very Poor	2	3	3
2	15	25	25
3	10	16	17
4	17	28	29
5 - Very Good	15	25	25
Total	59	97	100
Missing	2	3	
Total	61	100	



4. Did you find this conference useful?

	Count	%	Valid %
Yes	53	87	98
No	1	2	2
Total	54	89	100
Missing	7	11	
Total	61	100	



Any other comments?

Potton

More question time required.

Aspley Guise

Impact of "Brexit" - needs understanding.

East – West rail and A421 expressway are meant to drive locations for growth but will be speculative projects when plan submitted for examination.

Eggington

The projected numbers from ONS needs to be revised in view of Brexit.

CBC needs to get to grips with CIL so that the appropriate funds are made available as are appropriate to the housing to be built – not just as a ‘top up’ as was said tonight.

Hulcote & Salford

Healthcare in CBC (has no health hospital)

School system: what will improve

No local transports

MK:Plan

Social Care – for rural areas

Traffic – looking at calming measures

Greenspace

Lidlington

Workshop too rushed.

Eaton Bray

Good background information and explanation of Community Planning.

Insufficient discussion on Gypsy and Traveller developments and why sites keep on getting imposed in the south of CBC and not the north.

Henlow

Useful opportunity for “local” networking – always useful.

Some of the comments made by CBC Councilors may have been worded a little more carefully. One gentleman saying it was T&P Councilors responsibility to represent their parishioners. As an elected councillor, is it not his responsibility to represent those who elected him also?!

Eggington

Shame our Ward Councillor wasn't present tonight. He might have learned some things that concern us and ideas we have.

Some of the questions revealed that the speakers didn't really know the subject.

The Planning tables exercise was most useful. Allowed the representative of local parishes to work together to express our vision for our area. We need to do more of this type of involvement.

Very pleased to have Peter Fraser working with the table reps.

It was good for very many, as evidenced by the fact that even after 9pm there were still people working away and talking. Shame that reps from other

parishes weren't present (Hockliffe and Billington) but they've probably been put off by previous 'less successful' meetings.

Moggerhanger

Starting time far too early.

Not sufficient time given for questions after last presentation.

No name

General comments on the Local Plan were fine.

Clifton

Disappointed at lack of leadership re determination of actual number of houses CBC are planning for.

No name

Workshop strategy unclear.

Brogborough

Concerned that community planning role is a paper exercise to fulfill legal requirements but will make little difference to Local Plan.

The figure given of housing which have been considered as meeting some of housing needs is purely a hypothetical figure.

Hulcote and Salford

Very rushed.

Silsoe

Too much time on 3x questions – once would have been better.

Planning workshop: facilitator was delayed, activity was chaotic and poor resources.

Not enough time to acknowledge emotions and issues.

I am concerned that Silsoe's issues were not listened to and that we are being asked to agree to sites rather than being informed about sustainability – it's all about take and no balance with give.

Shillington

It is disappointing that consultations are to be carried out in community areas. This will not encourage public participation as residents are less likely to attend an event/workshop outside of their parishes.

Found it all rather concerning. Consultations must take place in individual parishes with local councils and residents.

More details of content and objectives for subsequent meetings.

Consultations to be in local parishes/villages.

No name

Community Planning workshop muddied the water. Needed specific instructions and required outcomes.

Echoing a questioner, please pass one paper copy of each consultation to the parish clerks. Multi page documents are very difficult to handle online, and annotating a paper copy might prove significantly more rewarding both ways.

Gravenhurst

Paper copy to each Parish Sustainability Criteria. Give us times to give information to parish to get feedback.

Gravenhurst

Paper copy of Local Draft to each parish and time for all to review.

Prior knowledge of Community Planning workshop would have provided an opportunity to gather views of our parishioners and we could have provided CBC a better overview. Better briefing for workshop – our group wasted 10 minutes deciding what was required.

Sandy

Conference “very much better than the last one”.

Future announcements about East-West rail and any A1 proposals will make life much easier.

No name

Most topics were covered but not sure whether the result will be satisfactory.

I feel that Maulden and Millbrook should be in the same grouping as Ampthill, Steppingley and Flitwick. Ampthill, Maulden and Flitwick have the same CBC Councillors.

Eversholt

We do not have much in common with Aspley Guise and Husborne Crawley. More in contact with Woburn, Potsgrove, Milton Bray, Battlesden, Tingrith and Ridgmont.

Please can we have a say in Planning for conversion of agricultural building.

Please do not allow planning in Eversholt which will join up the ends.

Flitwick

Transport, parking, schools, doctors, shops.

Aspley Guise

More time should have been allowed for questions.
Community Plan session was most useful.

No name

Workshops very useful, especially discussing with neighbouring councils/parishes.

Pulloxhill

Workshop was hijacked by a few individuals, rendering them fairly useless I'm afraid.

Pulloxhill

Time wasted on small localised issues. There needs to be a stronger control on individual problems.

Flitton and Greenfield

The workshop was a bit chaotic. Format should have been different so everyone could contribute.

Campton

CBC is not currently able to give more definitive statistics on the housing need for surrounding LA's and did not specify what it would suggest its housing needs to the other authorities.

Need slides in advance to print out and annotate.

Very poor presentation from the independent consultant – lack confidence in their ability to take this forward.

CBC Councillor

More preparation by external consultants is needed to avoid inaccuracies and please ensure the presentation is readable.

The Community Engagement process needs to be friendly.

Timings: The workshops were too short- some of the earlier presentations could have been compressed to allow more time for the workshops.

Our facilitator was delayed at the break so the group made a start by listing their problems/what they'd like to see in their village in 5 years. The workshop briefing and what was required should have been clearer e.g were flags to represent what is currently in place or what is needed in the future?
 The boards were difficult to penetrate with the flags which used up valuable time, created confusion and criticism and limited our opportunity to discuss shared common issues e.g schools, parking , numbers, or what they'd like to see in the future in their respective villages.
 I hope this doesn't give a misleading impression of CBC's efficiency.

Studham

Have a better appreciation of basic requirements.

What other individuals, groups or organisations would you like to see at future events?

Henlow	Water companies, Electric companies, Drainage board, reps from local medical facilities, reps from local schools.
Moggerhanger	Siobhan Vincent, Neighbourhood Involvement.
No name	Environment Agency.
Brogborough	NHS.
Silsoe	Parish Council Networking.
No name	Highways department – to answer questions on road development, pinch points, roundabouts, speeding etc.
Gravenhurst	Highways, NHS, Developers, Countryside protection organisation, Education.
Gravenhurst	Highways (England), NHS.
Amphill	Highways, Health.
Flitwick	Highways for transport as Flitwick and Amphill are M1, J12-J13 accident divert route. Parking.
No name	NHS – Health needs are being ignored.

CONCLUSION AND NEXT STEPS

Thank you for your attendance and participation at this conference. We have listened to your feedback and will ensure that your participation is ongoing throughout the Local Plan process, in particular in relation to community planning.

In addition you have given plenty of suggestions for future agenda items and we will endeavor to respond to this.

We will contact you as soon as possible with details of the next event. In the meantime, please contact Peter Fraser or me if you have any further comments or suggestions: peter.fraser@centralbedfordshire.gov.uk.

Councillor Tracey Stock

Deputy Executive Member for Corporate Resources (Stronger Communities)
Central Bedfordshire Council

A full copy of this report and the workshop presentations can be found on the Council's website:

<http://www.centralbedfordshire.gov.uk/council/councillors/conferences.aspx>

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