

ARLESEY TOWN COUNCIL'S GUIDE TO SUBMITTING GENERAL COMMENTS ON THE DRAFT LOCAL PLAN

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Central Bedfordshire Local Plan (Consultation ends: 29/08/2017 5:00 PM)

- [Central Bedfordshire Draft Local Plan \(July 2017\)](#)
- [Technical Reports](#)

Site Assessment (Consultation ends: 29/08/2017 5:00 PM)

- [Site Assessment Results \(Housing & Employment\)](#)
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Quick Read Overview of the Draft Central Bedfordshire Local Plan

What is the Draft Local Plan?

The Local Plan sets out how Central Bedfordshire will develop over the next 20 years. It outlines the strategy for ensuring the growth that we need is delivered in the right place, and is of the right character and quality. It also ensures that growth is delivered with the supporting roads, schools and services such as health, as well as retail, leisure and community facilities.

We are consulting the public on the first draft of our Local Plan which sets out the options for growth.

Why the Local Plan is important?

Our prime location and excellent connectivity means that we have high growth pressures and this is the reason we need to plan for it. We need more homes and in particular, homes that you and your families can afford to buy and to rent. It means that we need to continue to create more jobs to grow the local economy and that we need to keep improving our transport networks. It also means that we need to protect and enhance what you love about where you live.

Producing a Local Plan is a priority for the Council for a number of reasons. The Government is clear that local authorities are expected to have up to date plans in place to guide development within their area to plan for the infrastructure, homes and jobs that our residents need.

Failure to have an up to date plan would risk Government intervention and a resulting loss of control of the process. Having an up to date plan in place also means that the Council retains control over where development should be located rather than it being delivered in an ad hoc way as a result of speculative development, sometimes without sufficient benefit to local communities.

How we've been developing our Plan

The Plan has been informed by around 15 new evidence studies. These look at issues such as population, housing, employment, retail and flooding.

We've also considered [existing](#), [potential](#) and [new](#) transport infrastructure e.g. roads and railways, so that growth and transport infrastructure go hand in hand.

We've developed this Draft Plan with residents' input – through Community Planning events and our Shaping Central Bedfordshire Consultation and we will continue this engagement with you because we want to make sure we get this right.

Listening to the community

From the consultations and community engagement events, we know that local communities want us to:

- keep the character of Central Bedfordshire
- limit the impact on the countryside
 - plan for homes for the older generation and affordable homes
- plan for local jobs & services
- make sure our roads can cope
- build near to existing roads and infrastructure
- use brownfield sites

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Central Bedfordshire Draft Local Plan (July 2017)

Please note: To read the document online please click on one of the links in the table of contents below. If you know which item you wish to comment on, you can get [direct access to the online form](#) for submitting your responses without having to read the online version of the document.

Dial-up users please note that although the documents have been optimised for online viewing, they may take some time to download.

[Quick Read Overview of the Draft Local Plan](#)

[Foreword](#)

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• [Policy SP1: Growth Strategy](#)

• [Policy SP2: National Planning Policy Framework – Presumption in Favour of Sustainable Development](#)

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• [Policy SP3: Development in the Green Belt](#)

• [Policy SP4: Coalescence](#)

• [Policy SP5: Important Countryside Gaps](#)

[10. Settlement Envelopes and Settlement Hierarchy](#)

• [Policy SP6: Development within Settlement Envelopes](#)

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• [Policy SP7: Gypsy & Traveller and Travelling Showpeople Pitch Requirement](#)

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Quick Read Overview of the Draft Central Bedfordshire Local Plan

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