

Statement of Representations Procedure

(Regulation 19) Town and Country Planning (Local Planning) (England) Regulations 2012
Central Bedfordshire Council Local Plan (2015 – 2035)

Central Bedfordshire Council Local Plan Regulation 19 Publication

Central Bedfordshire Council has produced a Local Plan which sets out a vision, strategy, objectives and planning policy for planning and delivery across Central Bedfordshire up to 2035.

The Council is inviting comments, also known as representations, on the ‘soundness’ and legal compliance of the Central Bedfordshire Council Local Plan (Regulation 19) Publication Version. The information below sets out how and by when to make such representations, how to express interest in appearing at the Examination, as well as where to find the proposed submission documents (the Central Bedfordshire Council Local Plan (Regulation 19) Publication Version and its supporting evidence).

Consultation Document

Central Bedfordshire Council Local Plan (Regulation 19) Publication Version (also known as pre-submission)

Subject matter and area covered

The Central Bedfordshire Council Local Plan sets out the broad spatial strategy and policy framework for Central Bedfordshire Council up to 2035. The Local Plan has been informed by a number of new evidence studies looking at issues such as population, housing, employment, retail and flooding. These have helped develop an overall strategy that directs development and identifies suitable sites together with the policies that will be used to determine on planning applications.


What is this Consultation About?

This is the Local Plan that the Council considers is ready for examination and this is your opportunity to comment on the Plan’s “soundness”, legal compliance and compliance with the Duty to Cooperate before it is submitted to an independent Inspector to be examined.

Legal Compliance

The Inspector will first check that the Plan meets all the necessary legal requirements and compliance with the Duty to Cooperate before considering the tests of soundness. There are five areas to consider when looking at whether or not the Plan is legally compliant. These are:

- Is the Plan consistent with the Council’s production timetable known as the Local Development Scheme (LDS)?
- How has the community been involved in the process and has the Council met its Statement of Community Involvement (SCI)?
- Does the Plan comply with the relevant regulations? (Town and County Planning (Local Planning) (England) Regulations 2012 and the Planning and Compulsory Purchase Act 2004)
- Was a Sustainability Appraisal (SA) Report produced and how it has been carried out?

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- Has the Council complied with the Duty to Cooperate?

Soundness

There are four areas to consider when looking at whether or not the Plan is sound. To be sound the Plan should be:

- Positively Prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Period of publication for representations

The Council will receive representations from **10am on Thursday 11th January 2018 to 22nd February 2018**. Representations should arrive no later than 5.00pm on 22nd February 2018.

Anonymous comments or comments received outside these dates will not be accepted.

How to make representations

Representations can be made through the following means:


- Online:
- By using the Council's online response form at www.centralbedfordshire.gov.uk/localplan
- By mail:
- By writing to Local Plan, Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ

How to appear at the Examination

The Examination is open to the public. Anyone can attend to listen to the discussions but there are strict rules which apply to those who wish to participate. A request to participate must be made as part of the representation on the Central Bedfordshire Council Local Plan (Regulation 19) Publication. The appointed Inspector will then decide who can attend the Examination.

How to find out the next steps

Using the online system at <http://www.centralbedfordshire.gov.uk/> or response form you can request to be notified via email to be kept up to date on the Local Plan process.





What will happen to the Representations?

All valid comments will be submitted to the Secretary of State (the Planning Inspectorate) and considered as part of a Public Examination by an independent Planning Inspector.

Please note that copies of all comments will be made available for the public to view (including your name but not personal addresses, telephone numbers or signatures) and therefore cannot be treated as confidential. Data will be held in accordance with the Data Protection Act 1998.

Where to view the proposed submission documents

The Central Bedfordshire Council Local Plan (Regulation 19) Publication version and supporting evidence (the proposed submission documents) are available for inspection from **Thursday 11th January 2018 to 22nd February 2018 (5pm)** at:

- The Councils website: www.centralbedfordshire.gov.uk/localplan
- Central Bedfordshire Council Office, Priory House, Monks Walk, Chicksands, Shefford, Beds, SG17 5TQ
Office opening hours (excluding Bank Holidays)
Monday to Thursday 8:30am – 5pm
Friday 8:30am – 4pm
- Reference copies of the Central Bedfordshire Council Local Plan (Regulation 19) Publication version have been placed in all Central Bedfordshire libraries. Locations and opening times for the libraries can be found at:
<http://www.centralbedfordshire.gov.uk/leisure/libraries/overview.aspx>

Contact us...

by telephone: 0300 300 8000

by email: customers@centralbedfordshire.gov.uk

on the web: www.centralbedfordshire.gov.uk

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

