



Sustainable Communities

Consultation Statement

Site Allocations Development Plan Document (DPD)

Technical Report

Draft Submission

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1. Introduction

- 1.1 This Statement of Consultation sets out how the Council has involved the community and key stakeholders in preparing the Site Allocations Development Plan Document (DPD).
- 1.2 Consultation has taken place through a range of methods in accordance with the process described in Planning Policy Statement 12 'Local Spatial Planning'. The process complies with Regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and the Council's adopted Statement of Community Involvement.
- 1.3 The Council commissioned public consultation specialists Vision Twentyone in November 2007 to plan and deliver the consultation on the Issues and Options stages of the Site Allocations DPD. Vision Twentyone have produced a comprehensive report that documents the consultation methods used and presents the results. Rather than duplicate the evidence, reference is made to the Issues and Options Consultation Report throughout this Statement of Consultation.

Event	Outcome	Supporting Information
Initial Call for Sites	443 sites submitted for consideration (369 from initial call for sites and a further 74 during the first Issues and Options consultation)	<ul style="list-style-type: none"> Public notices and articles in local newspapers – Annex 1 of Issues and Options Consultation Report (p4352-4356) Adverts on the Council's website and in the publication 'Horizon' – Annex 1 of Issues and Options Consultation Report Site Submission Information Packs sent – Annex 2 of Issues and Options Consultation Report (p4357-4385) Letters accompanying Site Submission Information Packs – Annex B of this report LDF Newsletters providing updates on the DPD's progress – Annex A of this report
First Issues and Options Consultation	Consultation on 369 sites from 21 st February – 4 th April 2008, resulting in	<ul style="list-style-type: none"> Public notices and articles in local newspapers – Annex 3

	<p>approximately 10,700 responses.</p>	<p>of Issues and Options Consultation Report (p4386-4404)</p> <ul style="list-style-type: none"> • A newsletter distributed to all households (approx 56,000) in the former Mid Bedfordshire area – Annex 6 of the Issues and Options Consultation Report (p4432-4434) • 17 exhibitions were held in locations across the former Mid Bedfordshire area – Annex 7 and 8 of the Issues and Options Consultation Report (p4445-4524) • A dedicated website set-up for the consultation process – Section 3.32 (p44-45) and Annex 5 of the Issues and Options Consultation Report (p4420-4430) • Postal consultation packs available on request • LDF Newsletters providing updates on the DPD's progress – Annex A of this report
<p>Second Issues and Options Consultation</p>	<p>Consultation on 74 sites from 7th July – 19th August 2008, resulting in approximately 1,400 responses.</p>	<ul style="list-style-type: none"> • Public notices and articles in local newspapers – Annex 3 of Issues and Options Consultation Report (p4386-4404) • Letters sent to all who commented on sites during the First Issues and Options Consultation and Parish Councils – Annex 6 of the Issues and Options Consultation Report (p4435-4444) • 5 exhibitions were held in locations across the former Mid Bedfordshire area – Annex 7 and 8 of the Issues and Options Consultation Report (p4445-4524)

		<ul style="list-style-type: none"> • A dedicated website set-up for the consultation process – Section 3.32 (p44-45) and Annex 5 of the Issues and Options Consultation Report (p4420-4430) • Postal consultation packs available on request • LDF Newsletters providing updates on the DPD's progress – Annex A of this report
Site Assessment Criteria Consultation	Selection of sites for allocation. Further information on the assessment process can be viewed in the Site Assessment Technical Report.	<ul style="list-style-type: none"> • Letter to colleagues within the Council – Annex C of this report • Letters and emails sent to statutory and non-statutory consultees, and all who commented at both Issues and Options stages – Annex D of this report • Online survey and paper copies of the comments form available in Libraries and on request – Annex E of this report • Press release – Annex F of this report
Consultation with Statutory Consultees on shortlisted sites	Informal stage of consultation with Statutory Consultees on shortlisted sites. Responses were used to determine sites and formulate policies. A summary of the responses is included in the Site Assessment Technical Report.	<ul style="list-style-type: none"> • Letters and emails sent to Statutory Consultees – Annex G of this report

2. Initial Call for Sites

- 2.1 Between November 2006 and April 2007 the Council invited landowners, developers and agents to submit details of any land that they believe to be suitable for residential or employment development.

- 2.2 The initial call for sites was publicised in the local press:
- Public notices were placed in the local newspaper 'Bedfordshire on Sunday' on 12th and 19th November 2006 for submissions of interest for employment and commercial uses, and on 14th and 28th January 2007 for submissions of interest for housing.
 - A half page advert was placed in 'Bedfordshire on Sunday' on 12th November 2006.
- 2.3 Copies of the adverts mentioned above are in Appendix One of the Issues and Options Consultation Report (p4352-4356). The Report is available to view on the Talk to Central Bedfordshire website www.talktocentralbedfordshire.co.uk. Copies of the report are available to view in the Council's offices in Chicksands and in the Customer Service Centres at Biggleswade and Ampthill (opening times from 8.30am to 5:30pm Monday to Thursday and 8.30am to 4:30pm on Friday); or in the main libraries across the former Mid Bedfordshire area (opening times vary). Electronic copies of the whole report or a paper copy of a particular parish report are available on request.
- 2.4 The invitation for submissions was published on the Council's website and in the January 2007 edition of the Council's former publication, 'Horizon' (refer to Appendix One in the Issues and Options Consultation Report).
- 2.5 The Council publishes LDF Newsletters on a quarterly basis, which reports on the progress of the various LDF documents being produced. These newsletters are sent to both statutory and non-statutory consultees and members of the public who have indicated they wish to be kept informed. Information on the initial call for sites was included in the July 2006, November 2006 and March 2007 editions. Copies of these documents are included in Appendix A of this document.
- 2.6 Site Submission Information Packs were sent out to those who had submitted expressions of interest through the specific call for sites and more generally prior to the commencement of the Site Allocations DPD. These packs included general information about the purpose of the Site Allocations and contained forms to be completed setting out the requirements for key information. Copies of the Site Submission Information Packs are available to view in Appendix Two of the Issues and Options Consultation Report (p4357-4385). A copy of the accompanying letter is included in Appendix B of this document.
- 2.7 In total 443 sites were submitted to the Council. 369 sites were submitted through the initial call for sites, and this formed the basis of the first Issues and Options consultation. In addition, during this first period of consultation a further 74 sites were submitted to the Council. These were subject to a second round of consultation.

3. First Issues and Options Consultation

- 3.1 The 369 sites submitted through the initial call for sites were published for consultation for six weeks from Thursday 14th February to Friday 4th April 2008.
- 3.2 The first Issues and Options consultation was widely publicised in the local press:
- Public notices were placed in the local newspaper 'Bedfordshire on Sunday' on 17th and 24th February 2008.
 - An article was placed in the February 2008 edition of the Council's former publication 'Horizon'.

Copies of the adverts mentioned above and other articles are in Appendix Three of the Issues and Options Consultation Report (p4386-4404).

- 3.3 Approximately 56,000 newsletters were distributed to all households across the former Mid Bedfordshire area, to ensure that residents were aware of the consultation. The newsletter included information on the Site Allocations process and details of the public exhibitions that were held. A copy of the newsletter is included within the Issues and Options Consultation Report (p4432-4434).
- 3.4 Eighteen public exhibitions were held during the first round of consultation. The locations were distributed throughout the former Mid Bedfordshire area, ensuring that each parish with submitted sites was represented. Full details of the exhibition locations are contained within the Issues and Options Consultation Report (p45-46). Images and examples of the exhibition materials are included in Appendices 7 and 8 of the Issues and Options Consultation Report (p4445-4524).
- 3.5 An interactive website was developed specifically for the Issues and Options consultations www.talktomidbeds.co.uk. This website has since been rebranded alongside the creation of Central Bedfordshire Council and is now www.talktocentralbedfordshire.co.uk. The website contained information on all the submitted sites and online surveys. Further information about the website is included in section 3.3.2 (p44-45) and Appendix 5 of the Issues and Options Consultation Report (p4420-4430). The LDF pages of the Council's website also contained information on the consultation, and directed users to the 'Talk to Mid Beds' website (refer to p4388 of the Issues and Options Consultation Report).
- 3.6 To ensure the consultation was accessible to all, hard copies of the site information and comments forms were available on request. Copies of the comments forms were also available at the public exhibitions and in the Council's Offices at Chicksands, Customer Service Centres in Biggleswade and Ampthill; and in local libraries.

Appendix 9 of the Issues and Options Consultation Report contains copies of the comments forms (p4525-4531).

- 3.7 Information on the first Issues and Options Consultation was included in the July 2007, October 2007, January 2008 and June 2008 editions of the LDF Newsletter. Copies of these documents are included in Appendix A of this document.

4. Second Issues and Options Consultation

- 4.1 A further 74 sites were submitted to the Council during the first Issues and Options consultation. These sites were published for a second round of consultation for six weeks from Monday 7th July to Tuesday 19th August 2008.
- 4.2 The second Issues and Options consultation was undertaken using largely the same methods as the first.
- 4.3 The consultation was widely publicised in the local press:
- Public notices were placed in the local newspaper 'Bedfordshire on Sunday' on 29th June and 6th July 2008.
 - An article was placed in the June 2008 edition of the Council's former publication 'Horizon'.

Copies of the adverts mentioned above and other articles are in Appendix Three of the Issues and Options Consultation Report (p4386-4404).

- 4.4 Letters and emails were distributed to statutory and non-statutory consultees, including Town and Parish Councils, and all who commented on sites during the first Issues and Options consultation. These letters provided notification of the second round of consultation and a reminder of how to comment. Copies of the letters and emails sent are included within Appendix 6 of the Issues and Options Consultation Report (p4435-4444).
- 4.5 Five public exhibitions were held and details of the exhibition locations are contained within the Issues and Options Consultation Report (p45-46). Images and examples of the exhibition materials are included in Appendices 7 and 8 of the Issues and Options Consultation Report (p4445-4524).
- 4.6 The interactive website developed specifically for the Issues and Options consultations was updated to reflect the second consultation period. Further information about the website is included in section 3.3.2 (p44-45) and Appendix 5 of the Issues and Options Consultation Report (p4420-4430). The LDF pages of the Council's website were also updated (refer to p4389 of the Issues and Options Consultation Report).

- 4.7 To ensure the consultation was accessible to all, hard copies of the site information and comments forms were available on request and in the locations specified in paragraph 3.6. Appendix 9 of the Issues and Options Consultation Report contains copies of the comments forms (p4525-4531).
- 4.8 Information on the second Issues and Options Consultation was included in the June and October 2008 editions of the LDF Newsletter. Copies of these documents are included in Appendix A of this document.

5. Site Assessment Criteria Consultation

- 5.1 The Council conducted two periods of consultation in 2009 to inform the development of the site assessment criteria. The criteria was applied to each of the 443 submitted sites to establish the most suitable housing, mixed-use and employment sites for development. The site assessment criteria are set out in the Site Assessment Technical Document.
- 5.2 The draft criteria were circulated by email to Officers within the Council for initial comment from 14th May to 29th May 2009. A copy of the email sent is included in Appendix C of this report. The comments received were used to further develop the criteria prior to the commencement of the site assessment process.
- 5.3 Consultation was conducted between 1st September and 23rd September 2009 to determine which criteria were of greater importance than others when considering locations for new housing development. Letters and emails were sent to statutory and non-statutory consultees and all who commented at the Issues and Options consultations in 2008. A copy of the letter/email sent is included in Appendix D of this report. The Council also issued a press release on the 1st September, and a copy is included in Appendix F of this report. The consultation was in the format of a survey accessed on the Council's website www.centralbedfordshire.gov.uk. The survey form was also available from the Council's offices in Chicksands and in the Customer Service Centres at Biggleswade and Ampthill; and in the main libraries across the former Mid Bedfordshire area. A copy of the survey form is included in Appendix E of this report.

6. Consultation on Shortlisted Sites

- 6.1 An initial shortlist of sites was sent by email to statutory consultees in October 2009 to determine if any were unsuitable for development within the plan period. A copy of the email is included in Appendix G of this report. Any comments received were used to reduce the shortlist and formulate the site specific policies.

Appendix A: LDF Newsletters



Local Development Framework Newsletter August 2006

The Council is moving!!!

During the first two weeks of August, the Council is moving to its new offices at *Priory House, Monks Walk, Chicksands, Shefford, SG17 5TQ*. Tel: 08452 304040. Any queries in person can be made at the Citizone Points of Presence in Ampthill and Biggleswade or at the new offices. Please bear with us, as some disruption to normal services may occur during this period. It might take us a little longer than normal to respond to your enquiries.

Local Development Scheme

The Local Development Scheme (LDS), which is the project plan for the Local Development Framework (LDF) has been amended. The Secretary of State has formally accepted the Council's reasons for extending the timescales for producing the LDF. The First Revision has been brought into effect by resolution of the Council's Executive. A copy of this document is available for inspection at our Citizone Points of Presence at Woburn Street, Ampthill or Saffron Road, Biggleswade during normal office hours. This information is also available online at www.midbeds.gov.uk. Paper copies will be available shortly.

Core Strategy: Preferred Options

The Core Strategy document will contain strategic policies for the development of the District. The Council's Preferred Options for the Core Strategy will now be published in October 2006 (the original LDS stated July as the consultation date) for six weeks public consultation. Alongside the document we will be

publishing a Sustainability Appraisal and background documents.

Core Strategy: Supplementary Issues & Options

– The growth of Milton Keynes and the protection of the countryside gap around Aspley Guise and Husborne Crawley. The Council is currently consulting on options for protecting open countryside and preventing coalescence of Milton Keynes with settlements in Mid Bedfordshire. Leaflets and questionnaires have been sent out to residents in the affected area and relevant organisations. Responses are required by Monday 11th September.

Gypsy & Traveller Development Plan Document

Currently a Gypsy and Traveller Accommodation Needs Assessment is being carried out. It is expected that the Issues & Options will be published in the Autumn. At this time, the Council will also be inviting the submission of Gypsy and Traveller sites for consideration.

Site Allocations and Development Control Policies Development Plan Documents

Work on these will commence in the Autumn. The Council will widely publicise the invitation for the submission of sites. These sites will be considered for development and/or alterations to Settlement Envelopes.

For requests for copies of documents and queries on any of the above, please contact the Development Plans team on 08458 495353 or email LDF@midbeds.gov.uk



Local Development Framework Newsletter November 2006

Welcome to the November edition of the LDF Newsletter!

Core Strategy: Preferred Options

The consultation for the Council's Preferred Options for the Core Strategy will occur in early spring. Originally the Local Development Scheme: First Review stated October as the consultation date. Alongside this document the Council will be publishing a Sustainability Appraisal and a range of supporting Technical Reports, which are as follows:

Affordable Housing, Retail Technical Paper, Strategic Flood Risk Assessment, Employment Land Review, Green Infrastructure, Landscape Character Assessment, Urban Potential Study and the Settlement Hierarchy Paper.

Development Control Policies: Invitation to Submit Settlement Envelope Changes

The Development Control Policies Development Plan Document will set out the criteria against which planning applications will be considered, which includes the definition of Settlement Envelope boundaries. This will be an opportunity to propose any changes to existing Settlement Envelope boundaries, as set out in the Local Plan First Review, resulting from new building such as housing, village halls, etc, or authorised changes of use of land at the edge of settlements.

This does not include proposed new sites for development, which will be considered through the Site Allocations Development Plan Document.

The key dates are:

Information pack available - Wednesday 8th November

Six week consultation period commences - Monday 13th November

Consultation ends - Monday 18th December

Site Allocations Development Plan Document: Invitation to Submit Employment and Housing Sites

The Site Allocations document will identify both the amount and location for development in the District, together with an indication of the timing of release to meet supply. The submission period for employment and housing sites will take place shortly. Key dates are outlined below:

- Employment Sites:

Publicity begins - Sunday 12th November

Information pack available - Wednesday 22nd November

Six week consultation period commences - Monday 27th November

Consultation ends - Friday 12th January

- Housing Sites:

Publicity begins - Sunday 14th January

Information pack available - Wednesday 24th January

Six week consultation period commences - Monday 29th January

Consultation ends - Monday 12th March

Information packs will be available for employment and housing sites as part of the Site Allocations Development Plan Document. These packs explain the information we are seeking at this stage, containing the forms and guidance on how to complete them. They will be available to download from the website.

Gypsy and Traveller Development Plan Document

Work has commenced on the Gypsy and Traveller Development Plan Document.

Members recently approved the Gypsy and Traveller Accommodation Needs Assessment as



the basis on which to allocate additional Gypsy and Traveller pitches in the Mid Bedfordshire Local Development Framework.

The Accommodation Needs Assessment identifies the nature of accommodation and housing-related 'support' needs within the Gypsy and Traveller community in Bedfordshire and Luton. It sets out the need for 74 more pitches in Bedfordshire and Luton over the next five years. In Mid Bedfordshire there is a need to provide 20 of the 74 pitches between now and 2011. This is necessary to accommodate the backlog of need. Agreeing this report was the first step in planning locally for Gypsies and Travellers. The report is available to download from the website.

The Issues and Options is now being prepared. As part of this work, the Council will be inviting the submission of land as potential Gypsy and Traveller accommodation.

The key dates are:

Publicity begins - Sunday 3 December
Information pack available - Monday 11 December
Six week consultation period commences – Monday 18 December
Consultation ends – Monday 29 January

**A pitch is the space provided on a plot of land to accommodate a trailer/mobile home.*

Planning Obligation Strategy Supplementary Planning Document

The Planning Obligations Strategy will detail the Council's policy on securing the provision of on-site facilities, or off-site financial contributions from developers in association with new development. The Strategy requirements will be based on the assessment contained in the Infrastructure Audit.

Consultation will be commencing in early 2007.

The key dates are:

Publicity - Sunday 28th January
Information pack available - Wednesday 7th February
Six week consultation period commences - Monday 12th February
Consultation ends - Monday 26th March

Parish Action Plans

A Parish Action Plan is an opportunity for the whole community to voice their opinion on what action they wish to see taken in their local area in the future. The issues raised and actions identified can provide information and influence the work of the District Council and other service providers.

There are five completed Parish Plans for the District and a further 19 underway. If you think that your parish or town could benefit from the production of a plan then please contact either Zoe Ashby (zoea@bedsrcc.org.uk) or Jemma McDonald (jemmam@bedsrcc.org.uk) on 01234 838771 at Bedfordshire Rural Communities Charity who can provide advice & guidance throughout the Parish Action Plan process.

Adopted Local Plan: Written Statement and Proposals Maps

The Adopted Local Plan (2005) First Review Written Statement and Proposals Maps are to be published in mid December. A notice will be published to confirm the date of publication. The Interactive Local Plan is available to view online.

The Council's LDF pages of the website has recently been updated.

If there is any further information you require then please let us know.

Finally, for requests for copies of documents and queries on any of the above, please contact the Development Plans team on 08458 495353 or email LDF@midbeds.gov.uk. Our website address is www.midbeds.gov.uk.



Local Development Framework Newsletter March 2007

Welcome to the March edition of the LDF Newsletter!

Local Development Scheme 2nd Review and Core Strategy: Preferred Options

The Local Development Scheme (LDS) has undergone a second revision following discussions with the Government Office for the Eastern Region. The LDS has recently been submitted to the Government for final approval and will be published by the end of March 2007. The main changes to the LDS relate to the Core Strategy and Development Control Policies document as the two documents will now be combined into one.

Following Government advice the Council is undertaking further consultation to inform the Preferred Options for the Core Strategy. A questionnaire will be sent out to all households in the District to seek residents views on a range of issues. **The consultation starts on the 26th March and finishes on the 7th May 2007.**

The consultation on the Preferred Options for the combined document will now take place in August 2007.

This document does not include proposed new sites for development, which will be considered through the Site Allocations Development Plan Document.

Alongside this document the Council will be publishing a Sustainability Appraisal and a range of supporting Technical Reports, which are as follows:
Affordable Housing, Retail Technical Paper, Strategic Flood Risk Assessment, Employment Land Review, Green Infrastructure, Landscape Character Assessment, Urban Potential Study and the Settlement Hierarchy Paper.

Development Control Policies: Settlement Envelope Review

We have recently consulted on changes to the Settlement Envelope boundaries. Acceptable changes include those resulting from new building such as housing or authorised changes of use of land at the edge of settlements. The aim of this review is not to seek new development sites, as this process is covered by the Site Allocations Development Plan Document.

Over 100 submissions have been received and all will be visited over the next couple of months in order to assess whether Settlement Envelope changes are required. Please note, the period for submitting proposed changes has now ended. A document detailing the outcome of all submitted changes will form part of the Combined Core Strategy and Development Control Policies Document and will be published for comment in August 2007.

Site Allocations Development Plan Document: Invitation to Submit Employment and Housing Sites

The Site Allocations document will identify specific locations for development, in line with the Core Strategy. Information packs explaining the information that is required have been sent out to all those who wish to make a submission.

Employment Sites:

The period of submission for employment sites has now ended.

Housing Sites:

All submissions for housing sites must be received by **Monday 19th March.**



After this date all submissions will be under consideration. Public consultation on all submitted sites will take place during Autumn 2007. The Council will then consider any comments made and publish its Preferred Options during Summer 2008.

Gypsy and Traveller Development Plan Document

The Issues and Options document will be available for comment for 6 weeks from: **19 March 2007 to 30 April 2007.**

In December 2006 Mid Beds invited residents, including Gypsies and Travellers, landowners and agents, to submit any potential land for Gypsy and Traveller sites. This search was widely publicised, via press release, an article in the Council's magazine Horizon, press notices, letters to key stakeholders and an interview on BBC Three Counties radio. The closing date for submissions was 29 January 2007.

All the potential Gypsy and Traveller sites submitted as part of that process are now included within the new Issues and Options consultation document. This document also includes policy options for the planning of Gypsy and Traveller sites.

To get your copy of the document (also available in audio format) and comments form, or for more information about this project please contact the LDF team on 08542 304040/01462 611222; download the document from www.midbeds.gov.uk; email ldf@midbeds.gov.uk; or write to the LDF team, Mid Beds District Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

Planning Obligation Strategy Supplementary Planning Document

The Planning Obligations Strategy will detail the Council's policy on securing the provision of on-site facilities, or off-site financial contributions from developers in association

with new development. The Strategy requirements will be based on the assessment contained in the Infrastructure Audit. Consultation will be commencing in April 2007.

Parish Action Plans

Congratulations to Lidlington, Flitton and Greenfield, Meppershall and Silsoe who all received confirmation of a successful grant application at the end of last year. The money received from DEFRA through the Bedfordshire Rural Affairs Forum will help them carry out their consultations and produce a final plan. So well done to all of you who worked hard on the applications! We have more parishes within the district showing an interest in Parish Plans than any other part of Bedfordshire. Over half of Mid Beds parishes now either have a completed plan, are working towards producing a plan or are considering the scheme. So why not join them and make your voice heard! If you'd like some more information on what a Parish Action Plan is and how you can produce one, please contact Zoe Ashby zoea@bedsrcc.org.uk 01234 832618 or Jemma McDonald jemmam@bedsrcc.org.uk 01234 832617 at Beds RCC

Adopted Local Plan: Written Statement and Proposals Maps

The Adopted Local Plan (2005) First Review Written Statement and Proposals Maps are published and now available. Both documents are available in hard copy and CD format.

If you wish to purchase a copy please contact Sally Hicks on 01462 611353. The Interactive Local Plan is available to view online at:

www.midbeds.gov.uk/services/planning/local_plan/interactive_local_plan.asp



Local Development Framework Newsletter July 2007

Welcome to the July edition of the LDF Newsletter!

Local Development Scheme 2nd Review

The revised Local Development Scheme (LDS) has now been approved and is available on the Council's website www.midbeds.gov.uk.

Going Live

LDF Online Consultation

Make your views on LDF documents known by using LDF Online Consultation.

July 6th will see the launch of online consultations for LDF documents.

The first consultation document to use the system is the draft Planning Obligations Strategy, which will be available for consultation from 6th July for 6 weeks.

- Online consultation will allow LDF documents to be displayed on the web with the ability to make online representations relating to a particular part of a document.
- Submissions are made online via a secure link.
- Once a representation has been accepted it can be viewed online in its entirety or in an edited form, allowing you to view all representations referring to a particular document.

Online consultation will be available through the "Have Your Say" page on the MBDC website.

To register as a user and make online representations please go to:

<http://www.midbeds.gov.uk/acolnetdevplans/acolnetcgi.exe>

Planning Obligations Strategy Supplementary Planning Document

The draft Planning Obligations Strategy will be available for comment for 6 weeks from: **6th July 2007 to 17th August 2007.**

The Strategy details the Council's policy on securing the provision of on-site facilities, or off-site financial contributions from developers in association with new development. The Strategy requirements will be based on the assessment contained in the Infrastructure Audit.

To obtain your copy of the document you can download it from

http://www.midbeds.gov.uk/services/planning/local_plan/draft_planning_obligations_supplementary_planning_document.asp. You can also make comments online at <http://www.midbeds.gov.uk/acolnetdevplans/acolnetcgi.exe>. If you require a copy of the document, or for more information about this project, please contact the LDF team on 08452 304040/01462 611222; email ldf@midbeds.gov.uk; or write to the LDF team, Mid Beds District Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.

"Plan this Place" Questionnaire

Over 4,000 people responded to the recent "Plan this Place" questionnaire. The feedback will help us formulate the Core Strategy Preferred Options document.



Core Strategy & Development Control Policies DPD: Preferred Options

Consultation will begin on 17th August on the Preferred Options version of the Core Strategy and Development Control Policies DPD. Published alongside the document itself will be a Sustainability Appraisal, Consultation Statement and a range of supporting Technical Reports. The 6-week consultation period will finish towards the end of September.

Development Control Policies: Settlement Envelope Review

Earlier this year we consulted on changes to the Settlement Envelope boundaries. Acceptable changes include those resulting from new building such as housing or authorised changes of use of land at the edge of settlements. The aim of this review is not to seek new development sites, as this process is covered by the Site Allocations Development Plan Document.

Over 100 submissions have been received. All have been visited and an assessment is currently being made as to whether Settlement Envelope changes are required. Please note, the period for submitting proposed changes has now ended. A document detailing the outcome of all submitted changes will form part of the Combined Core Strategy and Development Control Policies Document and will be published for comment on 17th August 2007.

Site Allocations Development Plan Document

The Site Allocations Document will identify specific locations for development, in line with the Core Strategy.

We have recently invited all those who wish to promote land for residential or employment purposes to submit details of their sites for our consideration.

Public consultation on the submitted sites will take place during Autumn 2007. The Council will then consider any comments made and publish its Preferred Options during Autumn 2008.

Gypsy and Traveller Development Plan Document

The Issues and Options consultation has now ended. The closing date for responses was 30 April 2007. The LDF team have received 732 consultation responses to this document. These responses are currently being recorded.

The Issues and Options document included policy options for the planning of Gypsy and Traveller sites and all submitted sites for consideration for Gypsy and Traveller accommodation. During the six week consultation a number of sites that had initially been submitted to the Council for consideration for Gypsy and Traveller accommodation were withdrawn by the owners. An addendum was published in light of the withdrawals. More details of the withdrawn sites and remaining site list can be found at the relevant LDF webpage on the midbeds website, www.midbeds.gov.uk.

Officers are now determining how best to move forward from here. As a result of the withdrawal of sites, Officers have been investigating whether further sites can be identified and consulted upon prior to moving forward to Preferred Options stage. The outcomes of this further work will confirm whether the Council should undertake a second Issues and Options consultation on a new range of sites. With the changes to the LDS approved, the Preferred Options document for this DPD will be delayed by eight months to February 2008, allowing time to undertake a second Issues and Options consultation if necessary.

You will be notified of any consultation on this DPD accordingly.



**Local Development Framework Newsletter
October 2007**

Welcome to the October edition of the LDF Newsletter!

LDF Online Consultation

Make your views on LDF documents known by using LDF Online Consultation.

Have you had yours say?

Documents Currently on consultation until 5pm on 5th November:

- Core Strategy and Development Control Policies: Preferred Options. Published alongside the document itself are a Sustainability Appraisal, Consultation Statement and a range of supporting Technical Reports.
- Proposed changes to the Settlement Envelopes.

These second issues and options for Gypsy and Travellers will be available for comment from 22nd October to 5pm 3rd December.

- Online consultation will allow LDF documents to be displayed on the web with the ability to make online representations relating to a particular part of a document.
- Submissions are made online via a secure link.
- Once a representation has been accepted it can be viewed online in its entirety or in an edited form, allowing you to view all representations referring to a particular document.

Online consultation is available through the "Have Your Say" page on the MBDC website.

To register as a user and to make online representations please go to:
<http://www.midbeds.gov.uk/acolnetdevplans/acolnetcgi.exe>

Gypsy and Traveller Development Plan Document

In March 2007 MidBeds consulted local people on potential sites suggested for new Gypsy and Traveller accommodation. During the six week consultation, a number of sites that had initially been submitted to MidBeds for consideration for Gypsy and Traveller accommodation were withdrawn by the promoters.

In light of this withdrawal of sites, MidBeds considered how best to move forward and investigated whether further sites could be identified and consulted upon. The outcomes of this consideration confirmed that MidBeds should undertake a Second Issues and Options consultation on a new range of sites.

As a result, consultation on a Second Issues and Options begins on 22nd October and will run for six weeks, until 5pm on 3rd December 2007.

To get involved and have your say on the suggested sites you can view or download the full document by visiting the Council's website, www.midbeds.gov.uk. You can make comments on-line at <http://www.midbeds.gov.uk/acolnetdevplans/acolnetcgi.exe> Alternatively, to request copies of the documents please telephone 01462611355 or email ldf@midbeds.gov.uk. An audiobook of this document is being prepared and will also be available for anyone who requests it.



Planning Obligations Strategy Supplementary Planning Document

Thank you for all your comments on the draft Planning Obligations Strategy. We received over 1200 individual comments, 11% of these on our online consultation system.

The Strategy details the Council's policy on securing the provision of on-site facilities, or off-site financial contributions from developers in association with new development. The Strategy requirements will be based on the assessment contained in the Infrastructure Audit. A final version of the document will be considered by the Council and adopted in early 2008.

Core Strategy & Development Control Policies DPD: Preferred Options

Consultation began on 24th September on the Preferred Options version of the Core Strategy and Development Control Policies DPD. The document, sustainability report and accompanying technical reports can be downloaded from our website at [http://www.midbeds.gov.uk/Planning/LDF/Core Strategy and Development Control Policies DPD.aspx](http://www.midbeds.gov.uk/Planning/LDF/Core%20Strategy%20and%20Development%20Control%20Policies%20DPD.aspx) You can respond using our online consultation system at <http://www.midbeds.gov.uk/acolnetdevplans/acolnetcgi.exe> or contact the LDF team on 01462611222 for a comments form. The 6-week consultation period will finish at 5pm on 5th November 2007.

Settlement Envelope Review

Earlier this year we consulted on changes to the Settlement Envelope boundaries. Acceptable changes include those resulting from new building, such as housing, or authorised changes of use of land at the edge of settlements. The aim of this review is not to seek new development sites, as this process is covered by the Site Allocations Development Plan Document.

Over 100 submissions have been received. All sites have been visited and an assessment has been made as to whether Settlement Envelope changes are required. A document detailing the outcome of all submitted changes forms part of the Core Strategy and Development Control Policies Document and was published for comment on 24th September 2007. You can comment on proposed changes online, submit a comments form (available from the LDF team), email ldf@midbeds.gov.uk or respond by letter.

Site Allocations Development Plan Document

The Site Allocations Development Plan Document will identify specific locations for all types of development in line with the Core Strategy.

The Council has invited all those who wish to promote land for residential or employment purposes to submit details of their sites for consideration. Approximately 400 submissions have been received and the LDF team is now in the process of preparing the submitted material for consultation.

This Issues and Options consultation will be a full public consultation offering the opportunity to comment on all of the sites that have been submitted. This consultation was due to take place this Autumn but it is now scheduled for the new year. Further information regarding the consultation will be distributed to residents and those who made submissions close to the time. There will be a range of publicity, including mailshots and newspaper adverts to ensure that everyone is aware the consultation is taking place.

Following the consultation period the Council will consider any comments made and publish its Preferred Options during Autumn 2008.



Local Development Framework Newsletter January 2008

Welcome to the first edition of the LDF Newsletter in 2008!

This Newsletter lets you know the progress we're making. The early part of 2008 is a busy time for the LDF team. The end of last year and we're busy responding to the comments made. Consultation is also due to start on the first stage of the Site Allocations Development Plans Document (DPD). Once adopted this DPD will identify specific locations for all types of development in line with the Core Strategy.

Site Allocations Development Plans Document

Consultation will begin next month on the first stage of the Site Allocations Development Plans Document (DPD). Once adopted this DPD will identify specific locations for all types of development in line with the Core Strategy.

The Council has invited all those who wish to promote land for residential or employment purposes to submit details of their sites for consideration. Approximately 400 submissions have been received.

The Site Allocations Issues and Options consultation will be a full public consultation offering the opportunity to comment on all of the sites that have been submitted. This consultation will commence in mid-late February and will run for a period of 6 weeks. Further information regarding the consultation will be distributed to all residents and those who made submissions closer to the time. The consultation will involve a series of exhibitions throughout the district and a dedicated website detailing information on all of the sites.

Following the consultation the Council will consider any comments made and publish its Preferred Options during Autumn 2008.

king on various aspects of the LDF. The important consultations closed towards the end of last year and we're busy responding to the comments made. Consultation is also due to start on the first stage of the Site Allocations Development Plans Document (DPD). Once adopted this DPD will identify specific locations for all types of development in line with the Core Strategy.

LDF Annual Monitoring Report (AMR)

As an integral part of the LDF, every Local Authority is required to produce an Annual Monitoring Report (AMR) to be submitted to the Secretary of State by 31st December each year.

The report details how the Council is progressing in the implementation of the Local Development Scheme and provides information on a set of national Core Indicators, local indicators, significant effect indicators and saved policies.

Did you know?????

That during 1st April 2006 – 31st March 2007:

- 846 net additional dwellings were completed.
- 64.9% of dwellings were completed on brownfield land.
- 10.69 hectares were gained in Employment Land (net)
- One new conservation area was approved during the monitoring period.

To find out more information on housing delivery, employment & the environment - the LDF AMR can answer all of this.

Copies of the LDF AMR are available from the Development Plans Team or may be viewed on the Mid Beds website: www.midbeds.gov.uk.

Gypsy and Traveller Development Plan Document

During late 2007 Mid Beds District Council undertook consultation on the Second Issues and Options document. This included additional sites being considered for their potential to accommodate some of the 22 pitches needed in Mid Bedfordshire for the Gypsy and Traveller community to 2011.

Mid Beds District Council received almost 4,000 responses to its consultation. These responses are currently being processed. People were able to respond to the consultation online but due to the large number of people who wrote in, it is unlikely processing will be completed until the end of February.

Simon Andrews, LDF Team Leader says: "We are pleased to have received so many representations from local people, it shows they want to get involved in the process. It would not be fair to comment on these until we have been able to process all of them, as we do not want to give a partial picture."

The next stage of the process will be checking to see if any of the suggested sites would be viable and assessing people's views on their suitability. The Preferred Options document will be published in Summer 2008.

Planning Obligations Strategy Supplementary Planning Document

Following consultation last year, a revised version of this SPD is due to be considered by the Council's Executive next month.

The Strategy details the Council's policy on securing the provision of on-site facilities, or off-site financial contributions from developers in association with new development. The new Strategy will "go live" from 1st April 2008.

Core Strategy & Development Control Policies DPD: Preferred Options & Settlement Envelope Review

Consultation on the Preferred Options version of the Core Strategy and Development Control Policies DPD and the Settlement Envelope Review ended on the 5th November 2007. The Council received

over 1400 responses. These responses are now being considered by the Council. The document will then be reviewed in the light of comments received and a "submission" version will be prepared for independent examination by a Government appointed Inspector.

The submission version is due to be considered by the Council's Executive & Full Council either in April or June 2008. Consultation will take place for a six week period when the document is submitted to Government.

The Preferred Options document, Sustainability Report and accompanying technical reports can still be downloaded from our website at www.midbeds.gov.uk

LDF Online Consultations

Thank you to all those people who have made their comments known online. 39% of representations for the Core Strategy & Development Control Policies DPD: Preferred Options were received online.

Enhancements based on your feedback implemented to the LDF Online Consultations (November 2007):

- The ability to attach documents to support your representation.
The following file types are allowed: BMP, DCX, DOC, EMF, ICO, JPEG, JPG, PCX, PDF, PNG, PPM, RTF, TIF, TIFF, TGA, WMF, XML.
- An agent can register and make representations on behalf of multiple clients. Refer to additional guidance notes - *Guidance Sheet for Agents Registering and Submitting Multiple Clients Representations online.*
- General cosmetic changes to the web page to enable easier navigation and viewing.
- The ability to save draft representations against any part of a document.

Online consultation is available via:
http://www.midbeds.gov.uk/Planning/LDF/LDF_disclaimer.aspx

If you have any ideas or comments on how we can improve our Online Consultation process, please let us know by e-mailing ldf@midbeds.gov.uk



Local Development Framework Newsletter June 2008

This Newsletter lets you know the progress we are making on various aspects of the LDF. We are grateful for all the comments received in response to the various documents recently published and continue to urge you to use our online consultation, either through www.midbeds.gov.uk/Planning/LDF/LDF_disclaimer.aspx or www.talktomidbeds.co.uk

Mid Beds Council will become a unitary authority, Central Bedfordshire, from next year. It is currently envisaged that the LDF will continue to be produced in its current form for the Mid Beds area. Any updates on this situation will be communicated widely.

Site Allocations Development Plan Document

The 'Talk to Mid Beds' consultation on the Issues and Options version of the Site Allocations Development Plan Document (DPD) ended on 4th April. The consultation covered potential development sites to be allocated in the District.

This is the most far reaching consultation ever launched by the Council. To ensure that there was an opportunity to comment on approximately 400 sites which have been submitted for potential development, Mid Beds toured an exhibition around 17 locations, delivered information to every home and set up a dedicated website. Over 10,000 responses were received and around two thirds of these were via the web showing just how popular this method of consultation has become. Over 2,500 people visited the exhibitions.

During the consultation, developers and landowners submitted additional sites for consideration. So Mid Beds will be running a second consultation exercise soon to give you the opportunity to comment on these sites. For details on this forthcoming consultation visit www.talktomidbeds.co.uk or contact the LDF Team.

Strategic Housing Land Availability Assessment (SHLAA)

Planning Policy Statement 3 sets out the government approach to housing and requires local authorities to produce a

Strategic Housing Land Availability Assessment (SHLAA) to evaluate the availability of land for housing within their area. SHLAAs are a key component of the evidence base for LDFs to support the delivery of sufficient land for housing to meet the community's needs for more homes.

We will be undertaking a SHLAA in the coming months. Once complete it will be used to help inform the Mid Bedfordshire LDF on the future development and the allocation of land for housing, but it will not be a statement of Council policy nor will it allocate land.

Although the way in which a SHLAA is produced is largely determined by government guidance we wish to invite participation from stakeholders on developing the detailed methodology for this assessment. If you or your organisation would like to get involved, please contact the LDF team (tel. 01462 611222 or ldf@midbeds.gov.uk) as soon as possible to register your interest.

Local Development Scheme (LDS)

As an integral part of the LDF, every Local Authority is required to produce a Local Development Scheme (LDS) which is the project plan for the LDF. It sets out what documents are going to be produced and the timescales.

The Government have recently made changes to the LDF process called 'Streamlining the LDF' involving a new Planning Policy Statement 12, new Regulations and a new Plan-making manual. Accordingly, the Council will be reappraising the timetables for the documents making up the LDF and will publish a revised LDS. This will need to be approved by the Secretary of State and will then be published on the website later this year.

Gypsy and Traveller Development Plan Document

During late 2007 Mid Beds District Council undertook consultation on the Second Issues and Options document. This included additional sites being considered for their potential to accommodate some of the 22 pitches needed in Mid Bedfordshire for the Gypsy and Traveller community to 2011.

Officers are preparing the next stage of the process, checking to see if any of the suggested sites would be viable and assessing people's views on their suitability. The Preferred Options document, which will include this assessment, will be published in Summer 2008.

Planning Obligations Strategy Supplementary Planning Document

The revised version of this SPD was Adopted by the Council's Executive on 20th February and became operational on 1st May.

The Strategy sets out the Council's policies for securing the provision of infrastructure and services from developers in association with new development. It is accompanied by a Background Paper, Sustainability Appraisal and Statement of Consultation. All can be viewed at www.midbeds.gov.uk along with a calculator to enable prospective applicants to obtain an indication of the likely scale of contributions that may be required and which obligations may be subject to negotiation.

Core Strategy & Development Management Policies DPD & Settlement Envelope Review

The Submission version of this document is due to be formally consulted upon for a six week period in the summer. Widespread publicity will accompany this consultation. This will be the final chance to comment before the document is submitted to the Planning Inspectorate for consideration at Examination which will take place sometime in 2009.

Please note the change of title to Development *Management* policies. This decision has been taken because this set of policies are not just about controlling development, but providing a positive framework for assessing planning applications.

Please also note that the recommended revisions to the Settlement Envelope that are outlined in the document will not become effective until the document is formally adopted after going to Examination in 2009.

The document, Sustainability Report and accompanying technical reports will be downloadable from our website at www.midbeds.gov.uk

Saved Policies Document

In order to retain plan policies beyond the expiry of the three year period (28 September 2007 for plans adopted before commencement of Section 38 of the Planning and Compulsory Purchase Act 2004 on 28 September 2004; or three years from the date of adoption for other plans), Planning Authorities are required to seek the Secretary of State's agreement to issue a direction to save them. In the case of the Mid Bedfordshire Local Plan, adopted in December 2005, this process must be achieved before December of this year to comply with this. To this end, a document has been compiled using a matrix format to test each policy against the requirements for 'saving' as set out by the Protocol. This will be submitted to GO-East for their consideration later this month.



Local Development Framework Newsletter October 2008

This Newsletter lets you know the progress we are making on various aspects of the LDF. We are grateful for all the comments received in response to the various documents recently published and continue to urge you to use our online consultation, either through www.midbeds.gov.uk/Planning/LDF/LDF_disclaimer.aspx or www.talktomidbeds.co.uk

Mid Beds Council will become a unitary authority, Central Bedfordshire, from next year. It is currently envisaged that the LDF will continue to be produced in its current form for the Mid Beds area. Any updates on this situation will be communicated widely.

Core Strategy & Development Management Policies DPD & Settlement Envelope Review

The Draft Submission version of this document is due to be formally published for a six week period beginning on 13 October. This is not an additional stage of public consultation but an opportunity to make any comments specifically relating to the soundness of the Plan as required by the regulations (Section 20(5)(b) of the Planning and Compulsory Purchase Act 2004). To be "sound" a core strategy should be justified, effective and consistent with national policy, further details are set out in Planning Policy Statement 12 at <http://www.communities.gov.uk> This is the final chance to comment before the document is submitted to the Planning Inspectorate in February 2009. An Examination is expected to take place during May/June 2009.

The document, Sustainability Report and accompanying technical reports will be downloadable from our website at www.midbeds.gov.uk

Site Allocations Development Plan Document

In order to identify available land for housing, employment and mixed-use development, the Council invited landowners and developers to submit details of any sites they think would be suitable for future development. Approximately 440 sites have been submitted for the Council's consideration.

The public have been given the opportunity to comment on all of the sites either online, at our exhibitions or by post. The first round of consultation was held during February and March this year and ran for a period of six weeks and included details of 369 sites. During this process an additional 74 new sites and proposals were submitted and therefore a second round of consultation was held during July and August, which also ran for a six-week period.

In total over 12,000 responses have been received. A consultation report setting out the results of both rounds of consultation will be made available to view on-line from late October. Copies of the report will also be available to view at the Council's offices in Chicksands and the Points of Presence (PoPs) in Biggleswade and

Ampthill as well as local libraries. For details visit www.talktomidbeds.co.uk or contact the LDF team.

The report will help the Council's decision-making about preferred options for development. Over the coming months the LDF Team will fully assess the sites for potential development to sift the sites down to an appropriate number to meet the housing and job requirements of the Core Strategy. A sustainability appraisal will also be undertaken.

Officers will be looking to get in contact to set up any discussions with promoters of sites that might be "in contention" as well as request any necessary additional information/details regarding their proposals. This is anticipated to take place early next year. Consultation on the Council's draft allocation sites is likely to take place during summer 2009.

Local Development Scheme (LDS)

As an integral part of the LDF, every Local Authority is required to produce a Local Development Scheme (LDS) which is the project plan for the LDF. It sets out what documents are going to be produced and the timescales.

A new LDS covering the Central Bedfordshire area will be submitted to the Secretary of State by the end of 2008. This new LDS will take account of the changes brought about by the new PPS12 and the new regulations. It will cover the documents currently being produced by Mid Beds District Council and South Beds and Luton Councils. Once approved by the Secretary of State, the LDS will then be published on the website early next year.

Gypsy and Traveller Development Plan Document

During late 2007 Mid Beds District Council undertook consultation on the Second Issues and Options document. This included additional sites being considered for their potential to accommodate some of the 22 pitches needed in Mid Bedfordshire for the Gypsy and Traveller community to 2011.

Officers are preparing the next stage of the process, checking to see if any of the suggested sites would be viable and assessing people's views on their suitability. The Draft Submission document, which will include this assessment, was due in September 2008 but has now been postponed until later in the year. Further time is required to complete the document and prepare for the consultation process.

If you have been consulted previously or submitted your comments to the Issues and Options consultations, you will automatically receive notification of the publication of this document. Alternatively please check our website for updates.

Mid Bedfordshire Local Plan First Review: Saved Policies

The Secretary of State for Communities and Local Government has issued a formal direction to 'save' Local Plan policies which were due to expire in December 2008. This means that the saved policies will remain in use for determining planning applications until they are replaced by adopted Local Development Framework policies. Not all policies have been saved, those which are not needed to deliver the desired outcome, refer to schemes already complete or repeat government guidance have not been saved and will expire in December. A list of policies that have been saved will be published shortly on the website



Local Development Framework Newsletter February 2009

This Newsletter lets you know the progress we are making on various aspects of the LDF. We are grateful for all the comments received in response to the various documents recently published and continue to urge you to use our online consultation, either through www.midbeds.gov.uk/Planning/LDF/LDF_disclaimer.aspx or www.talktomidbeds.co.uk

Mid Beds Council will become a unitary authority, Central Bedfordshire, from 1st April 2009. The LDF will continue to be produced in its current form for the Mid Bedfordshire area. Any updates on this situation will be communicated widely.

Core Strategy & Development Management Policies DPD

This document has been formally submitted to the Secretary of State for consideration at Examination. All the representations received to the Draft Submission stage (published in October 2008) have also been submitted. There were around 950 individual representations.

A Pre-Hearing Meeting will be held at the beginning of April 2009. Hearing sessions for the Examination are expected to take place during June. The Inspector appointed will assess the whole document for legal compliance and soundness. Hearing sessions will be based on the Inspector's definition of matters and issues and are not driven by the representations, but those who asked for changes to the DPD and asked to attend, will be invited to the hearings. For more details on the process, visit the Inspectorate's website at www.planning-inspectorate.gov.uk

All Submission documents will be downloadable from our website at www.midbeds.gov.uk, and available at the Council Offices, Points of Presence and main libraries.

Site Allocations Development Plan Document

The Site Allocations Document is one of the DPDs within the LDF, which will identify specific sites for development up to 2026.

Following publication (late 2008) of the consultation report outlining the 12,000 comments on sites that were received from residents and other consultees, officers are now beginning to assess these sites for their suitability for development. Sites will be sifted down to an appropriate number to meet the housing and job requirements of the Core Strategy.

Further consultation will then be undertaken on this 'preferred list' later this year. A Draft Submission, the Council's preferred final version of the document, will then be published at the end of 2009.

Local Development Scheme (LDS)

As an integral part of the LDF, every Local Authority is required to produce a Local Development Scheme (LDS) which is the project plan for the LDF. It sets out

what documents are going to be produced and the timescales.

A new LDS covering the Mid Beds part of Central Bedfordshire was submitted to the Secretary of State at the end of 2008. This new LDS takes account of the changes brought about by the new PPS12 and the new regulations. It covers the documents currently being produced by Mid Beds District Council. Documents being produced by the Joint Technical Unit at South Beds and Luton are set out in a separate LDS. Once approved by the Secretary of State, the LDS will then be published on the website.

Gypsy and Traveller Development Plan Document

Consultation on the preferred sites was undertaken from November 2008 to January 2009. This consultation was seeking views on six sites for Gypsy and Traveller and Travelling Showpeople accommodation.

The Council's LDF Task Force will be considering the next steps for this document at their meeting on 12 February.

Mid Bedfordshire Local Plan First Review: Saved Policies

The Secretary of State for Communities and Local Government has issued a formal direction to 'save' the Local Plan policies which were due to expire in December 2008. This means that the saved policies will remain in use for determining planning applications until they are replaced by adopted Local Development Framework policies. A list of policies that have been saved has been published on the website.

Design Guide for Mid Bedfordshire

Following on from a six week public consultation period held in November and December 2008, comments received on the draft main guide and draft suite of design supplements are currently being reviewed and incorporated into the design guide. Comments received during the public consultation and proposed changes will be reported to Members of the LDF Task Force in February 2009 for consideration. The final Design Guide for Mid Bedfordshire will be reported to the Council's Executive for adoption on 18 March 2009.

Biggleswade Town Centre Strategy & Masterplan SPD

Preparatory work recently began on developing a town centre strategy and masterplan for Biggleswade.

The purpose of the strategy and masterplan will be to help attract and guide new investment and facilities to the town centre in a sustainable fashion. When complete, the strategy and masterplan will be adopted as a supplementary planning document (SPD) by the Council.

We are in the process of recruiting external consultants from the Homes & Communities multidisciplinary panel to help deliver the project and we anticipate this support will be in place by early April. The project is funded by the Government's Growth Area Fund round 3 (GAF3) and will take between 12 and 18 months to complete from this time.

Appendix B: Site Submission Information Packs Letter

**Priory House
Monks Walk
Chicksands
Shefford
SG17 5TQ**

Gary Alderson
**Director of Environmental & Planning
Services**

please ask for
direct line
e-mail
fax n
web-site
your reference
our reference
date

LDF@midbeds.gov.uk
01462 611333
www.midbeds.gov.uk
-
Housing Information Pack
24th January 2007

Dear

Site Allocations: Information Pack for the Allocation of Housing Land

Please find enclosed an Information Pack for the housing allocation site search. This document contains all the relevant information needed to submit land as potential housing sites through the Local Development Framework (LDF).

You are being sent this information because you either requested a pack, or you wrote to the LDF team promoting land for this purpose.

Additional copies of these documents can be downloaded from the Site Allocations page of the Mid Beds website at:

http://www.midbeds.gov.uk/services/planning/local_plan/site_allocations_document.asp

The deadline for submissions is 19th March 2007. If you have any questions about what information is required, please do not hesitate to contact me on 01462 611358 or email LDF@midbeds.gov.uk. Informal discussions will be treated in confidence.

Yours sincerely,

Nicola Chessum
Development Plan Team

Encl. Housing Allocation Information Pack



Appendix C: Site Assessment Criteria Email to Council Officers

From: Patrick Akindude
Sent: 14 May 2009 15:29
To: Internal Colleagues

Subject: Consultation on Site Allocations DPD Assessment Criteria

Dear Colleagues

The Site Allocations DPD is one of the documents to be prepared as part of the Local Development Framework (LDF), which will replace the Local Plan in the former Mid Beds area of Central Bedfordshire. The document is required to be in conformity with the Core Strategy, an overarching document within the LDF.

As part of the process, the Council invited interests for submission of sites for residential and employment development. About 440 potential sites/proposals were received from landowners and developers. Only a limited number of sites will be required to meet the development needs during the plan period to 2026.

In an attempt to shift these large number of sites, a 4-stage assessment is being developed (see attachments). I have therefore invited your views (additions, removals or modification) before finalising them.

Stage 1 assessment criteria are developed to help eliminate 'non-starter' sites and are applied district-wide. These include sites in the Green Belt because the Council is not altering Green Belt boundaries; sites on Flood Zone 3 which are severely restricted for development; statutorily designated national and international sites, etc. This stage accounted for only about 20% of the total sites.

Stage 2 assessment criteria are developed to further shift the sites and are applied on settlement basis. There are about 8 criteria at this stage.

Stage 3 assessment criteria are applied at site-specific level. These take Stage 2 further and will actually help in comparing a site against another within the same settlement.

Stage 4 assessment criteria are to be applied specifically in the rural areas because of their different characteristics and requirements from those of the major and minor service centres.

A selection of a final list of sites should be made in July and consulted upon more widely in September. You will be consulted again at that stage.

Please I will be grateful for your response by 29th May 2009. Should you require further details please email or get in touch to arrange a meeting.

Patrick Akindude
Principal Planning Officer
Local Development Framework
Planning and Development Strategy
Central Bedfordshire Council

Appendix D: Site Assessment Criteria Letter and Email

From: LDF [mailto:LDF@centralbedfordshire.gov.uk]

Sent: 01 September 2009 16:09

Subject: Central Bedfordshire Local Development Framework (North) Site Allocations DPD: Site Assessment Criteria Consultation

Dear Sir/Madam

Central Bedfordshire Local Development Framework (North) Site Allocations DPD: Site Assessment Criteria Consultation

Central Bedfordshire Council is progressing work on the Local Development Framework (LDF) – the suite of policy and strategy documents that help shape and guide new development.

Within Central Bedfordshire there are two separate LDFs – one for the North (former Mid Bedfordshire area) and a joint one for the South of Central Bedfordshire and Luton. This letter relates to the LDF for the North area.

The Site Allocations Development Plan Document (DPD) will identify specific sites for new homes and jobs up to 2026. Over 440 sites have been submitted by landowners and developers for potential development, of which only a small number will be required to meet government targets.

The Council is now developing a set of criteria to be used to assess these sites in order to identify the most appropriate sites to be allocated for development

You responded to our “talktomidbeds” consultation last year and we are now seeking your views on the criteria for selecting sites for housing development specifically. Work to develop a set of criteria for assessing and choosing employment sites is ongoing and is not part of this consultation process.

Some issues, such as development in the Green Belt or the Flood Plain, are already set out in Government guidance. However, there are other issues where we have more discretion and we are seeking views on what your priorities are. You could also suggest other criteria which you think may have been left out of the list.

After this consultation the criteria will be finalised and used to select the most appropriate sites. These sites will then be subject to consultation early next year.

You are able to access the list of the criteria on the Council Website: www.centralbedfordshire.gov.uk or at www.talktocentralbedfordshire.co.uk. If you do not have access to the internet, you may visit the Customer Service Centres or a library and fill in a paper copy. You can make your views known until **23rd September 2009**.

We look forward to hearing from you.

Yours sincerely



Patrick Akindude
Principal Planning Officer

Appendix E: Site Assessment Response Form

About you

The following information will help us when considering your opinions and to make sure that we're getting the views of all members of the community. The answers will not be used to identify any individual.

Q3 Are you responding as a:

- Resident
- Agent on behalf of a developer/individual/organisation
- Developer
- Site owner
- Town/Parish Council
- Local business
- Voluntary organisation
- Other (please specify)

Q4 Are you:

- Female Male

Q5 What is your age?

- Under 16 yrs 20-29 yrs 45-59 yrs 65-74 yrs
 16-19 yrs 30-44 yrs 60-64 yrs 75+

Q6 Do you consider yourself to be disabled?

Under the Disability Discrimination Act 1995 a person is considered to have a disability if he/she has a physical or mental impairment which has a sustained and long-term adverse effect on his/her ability to carry out normal day to day activities.

- Yes No

Q7 To which of these groups do you consider you belong?

- White British Mixed
 Black or Black British Chinese
 Asian or Asian British Other Ethnic group (please specify)

Q8 What is your postcode?

Thank you for your feedback

Please return your completed form in the 'Reply Paid' envelop attached or to:

LDF North Team, Central Bedfordshire Council
Priory House, Monks Walk
Chicksands
Shefford
Beds
SG17 5TQ

Data Protection Act 1998

Please note that your personal details supplied on this form will be held and/or computerised by Central Bedfordshire Council for the purpose of the Site Appraisal Process survey. The information collected may be disclosed to officers and members of the Council and its' partners involved in this consultation. Summarised information from the forms may be published, but no individual details will be disclosed under these circumstances.

Your personal details will be safeguarded and will not be divulged to any other individuals or organisations for any other purposes.

Appendix F: Site Assessment Criteria Consultation Press Release

Central Bedfordshire Council News Release

1 September 2009

HOW SHOULD DEVELOPMENT SITES BE CHOSEN?

The latest stage of consultation providing new homes in the northern part of Central Bedfordshire gets underway today (1 September).

Cllr Tom Nicols, Sustainable Development Portfolio Holder explains: "As part of the "talktomidbeds" process last year residents were asked to comment on over 450 potential sites in the Mid Beds. Only a small number of these sites will eventually be required and the new Central Bedfordshire Council is asking local people to help set the criteria for choosing the best sites for development to meet Government targets.

"We want local people to tell us what should be taken into account when selecting one potential future housing site for development over another. It is very important for us to have local people give their views on these criteria so we understand what is important to them and help us make the tough decisions about where future development should be.

"Some issues, such as development in the Green Belt or on the Flood Plain, are already set out in Government guidance. However, there are other issues the council has more discretion about and we are asking local residents what their priorities are. They can also suggest other criteria which they think may have been left out of our list."

The consultation covers the northern (former Mid Bedfordshire) part of Central Bedfordshire where the Council is required to allocate sites to create a further 5,000 homes by 2026. These figures make up the balance of overall targets to provide 17,950 new homes between 2001 and 2026, about 12,985 of which have already been built or have gained planning permission. Last year over 10,000 people gave their views as part of the "talktomidbeds" consultation. Work to develop a set of criteria for assessing and choosing employment sites is continuing and is not part of this consultation process. After the consultation the selection criteria will be finalised and used to choose the most appropriate sites. These sites will then be subject to further consultation early next year.

You are able to access the list of the criteria on the Council Website: www.centralbedfordshire.gov.uk or at www.talktocentralbedfordshire.co.uk. If you do not have access to the internet, you may visit the Customer Service Centres or a library and fill in a paper copy. You can make your views known until **23rd September 2009**.

ENDS

Appendix G: Shortlisted Sites Email

From: Patrick Akindude [mailto:Patrick.Akindude@centralbedfordshire.gov.uk]
Sent: 16 October 2009 17:05
Subject: Central Bedfordshire Site Allocations DPD - Shortlisted Sites

Dear Sir/Madam

Site Allocations DPD 2011 - 2026: Assessment of Preferred Development Sites

Last year you were consulted at the 'Issues and Options' stage of our Site Allocations DPD on sites put forward for development in the Central Bedfordshire Council (former Mid Bedfordshire District Council) area. We have used your responses as part of the process of assessing the sites and now have a shortlist of about 70 sites which we seek your further views on. Please we want you to let us know of sites that are definitely not suitable for development within the plan period. Please find attached a GIS layer and spreadsheet containing the shortlisted sites.

The number of dwellings on the spreadsheet only indicate the capacity of sites based on 30 dwellings per hectare. Sites in the large and small villages are not likely to be allocated for more than 50 dwellings each. However, it is possible that other site conditions and infrastructure capacity and limitations, which you are aware of, may indicate otherwise. Your response at this stage is to flag up the "non-starter" sites which are definitely not suitable for development even with additional forms of mitigation/attenuation. You may provide detailed responses on the sites later on. In the new year you will be formally consulted on the final list of sites and accompanying policies.

Please I will be grateful for your response by 30th October 2009. I apologies for this short notice.

Thank you.

Patrick Akindude
Principal Planning Officer
Local Development Framework
Planning and Development Strategy

Central Bedfordshire Council