



Local Plan 2040

Have Your Say on the Future of Your Borough

Local plans set out where growth and development will take place – everything from homes and jobs to schools and infrastructure.

Bedford Borough Council is preparing a new Local Plan 2040 and is asking for your views. We are updating some Local Plan 2030 policies earlier than normal in order to keep them in line with national policies, for example to do with the government's new formula for housing growth, and the Oxford to Cambridge Arc.

Responses to the Local Plan Review consultation which took place last summer have helped us to decide that the plan should look ahead a further ten years to 2040, and to identify the policy areas that the new plan should cover.

This consultation is asking for your views on:

- A development strategy to 2040 and delivery of growth in order to meet national policy requirements
- Town centre and retail policies in order to support a more flexible future for our centres
- Updated development management policies (those used to help make decisions on planning applications) to do with
 - Environmental net gain
 - Quality of development and residential space standards
 - Self-build and custom homebuilding

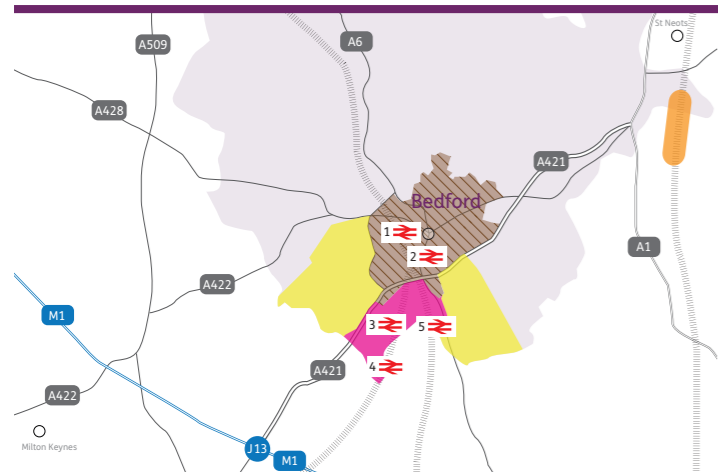


have
your
say...

Local Plan 2040- How many homes and jobs and where should they be located?

Based on the latest government methodology, the Council needs to plan for an average of 1,275 dwellings to be built in Bedford Borough every year over the 20-year period 2020 to 2040; a total of 25,500 homes. With existing completions and commitments already contributing towards this amount, the new Local Plan needs to allocate land for a minimum of 12,500 additional new dwellings. It must also find space to accommodate around 8,650 new business jobs (123 ha of employment land) to go with the new homes. The work we have done suggests that many of the new jobs should be focused in three new business parks.

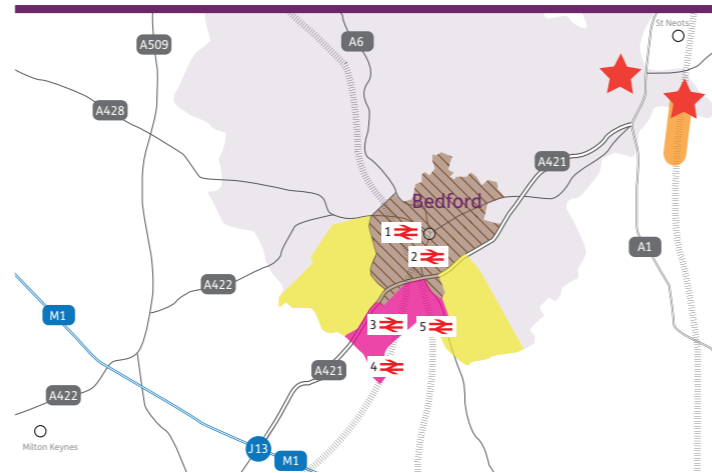
Last year we asked for your thoughts about the different kinds of location where growth might take place. We have combined those locations to make seven different spatial options and these are explained in a Development Strategy Topic Paper which is part of this consultation. Having considered your earlier responses, we have short-listed four variations of spatial strategy option 2. They focus on the urban area, A421 corridor, existing and planned rail stations and are shown below. Three include one or two new settlements. You can also comment on any of the other six options, or suggest other ways of planning for the amount of growth needed. We would like to hear what you think before making a final decision.



Option 2a:

Development in and around the urban area, plus A421 transport corridor with rail based growth parishes (pink) and southern parishes (yellow).

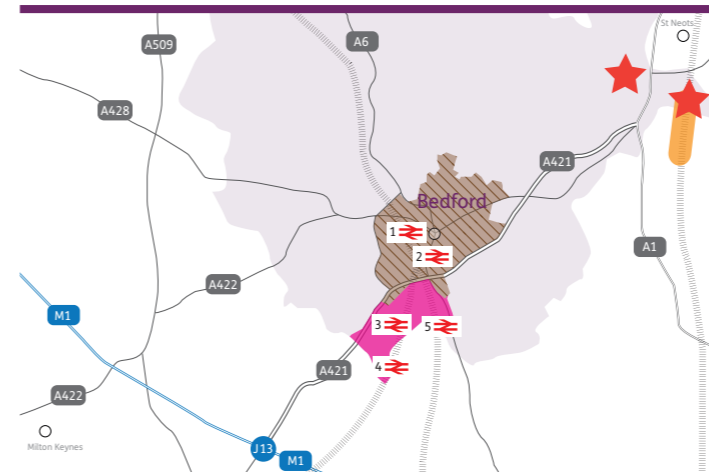
- Within the urban area (1,500 dwellings).
- Adjoining the urban area (1,500 dwellings), up to 51 ha employment.
- Transport corridor – rail based growth: land within the parishes of Kempston Hardwick, Stewartby and Wixams (high option) (7,500 dwellings), up to 80 ha employment.
- Transport corridor – south: land within the parishes of Cotton End, Elstow, Kempston Rural, Shortstown, Wilstead and Wootton (2,000 dwellings).
- Total 12,500 dwellings, up to 131 ha employment.



Option 2b:

Development in and around the urban area, plus A421 transport corridor with rail based growth parishes (pink), southern parishes (yellow), plus one new settlement.

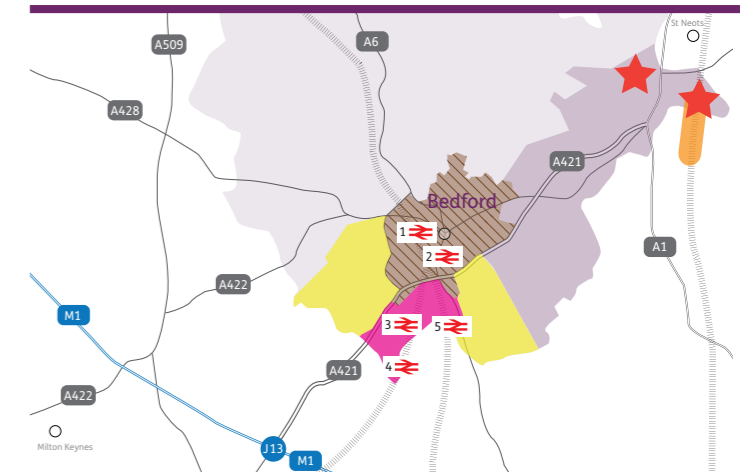
- Within the urban area (1,500 dwellings).
- Adjoining the urban area (1,500 dwellings), up to 51 ha employment.
- Transport corridor – rail based growth: land within the parishes of Kempston Hardwick, Stewartby and Wixams (low option) (5,500 dwellings), up to 80 ha employment.
- Transport corridor – south: land within the parishes of Cotton End, Elstow, Kempston Rural, Shortstown, Wilstead and Wootton (1,500 dwellings).
- New settlement at Little Barford (3,085 dwellings) or Wyboston (2,500 dwellings), up to 20 ha employment.
- Total 12,500 to 13,085 dwellings, up to 151ha employment.



Option 2c:

Development in and around the urban area, plus A421 transport corridor with rail based growth parishes (pink), plus two new settlements.

- Within the urban area (1,500 dwellings).
- Adjoining the urban area (1,500 dwellings), up to 51 ha employment.
- Transport corridor – rail based growth: land within the parishes of Kempston Hardwick, Stewartby and Wixams (extra low option, this being the residual required to meet need) (3,915 dwellings), up to 80 ha employment.
- New settlements at Little Barford (3,085 dwellings) and Wyboston (2,500 dwellings), up to 20 ha employment.
- Total 12,500 dwellings, up to 151 ha employment.



Option 2d:

Development in and around the urban area, plus A421 transport corridor with rail based growth parishes (pink), southern parishes (yellow) and east parishes (lilac), plus one new settlement.

- Within the urban area (1,500 dwellings).
- Adjoining the urban area (1,500 dwellings), up to 51 ha employment.
- Transport corridor – rail based growth: land within the parishes of Kempston Hardwick, Stewartby and Wixams (low option) (5,500 dwellings), up to 80 ha employment.
- Transport corridor – south: land within the parishes of Cotton End, Elstow, Kempston Rural, Shortstown, Wilstead and Wootton (750 dwellings).
- Transport corridor – east: land within the parishes of Cardington, Cople, Great Barford, Little Barford, Roxton, Willington and Wyboston (750 dwellings), up to 28 ha employment.
- New settlement at Little Barford (3,085 dwellings) or Wyboston (2,500), up to 20 ha employment.
- Total 12,500 to 13,085 dwellings, up to 179ha employment.

Key:

Railway	Borough boundary	Eastern parishes	Rail station locations	New settlements: Wyboston; Little Barford.
Motorway	Urban area	New East-West Rail Station	1. Bedford Midland	
Dual carriageway	Southern parishes		2. Bedford St. Johns	
A Roads	Rail based growth parishes		3. Kempston Hardwick	
			4. Stewartby	
			5. Wixams	

Development sites - In response to our 'call for sites' last year we received information about over 430 parcels of land. Added together these would provide far more homes and jobs than are needed and most will not need to be allocated in the Local Plan. Technical assessment of the sites has been taking place, and the work completed so far is available for you to see and comment on if you would like to (see back page for details of how to do this). Once this consultation is complete we will consider the responses and firm up the spatial strategy, complete the technical work and choose the sites that best deliver the growth. A draft plan will be available for your comments next year. Other kinds of infrastructure needed to support new homes and jobs will also be explained and included in an Infrastructure Delivery Plan.

Town Centre - The long-term trends affecting town centres identified in the Local Plan 2030 have not changed. Centres are still challenged by the rise in internet shopping, the concentration of national chain retailers in larger retail centres outside of the borough and competition from out of centre shops. However, these pressures have been intensified in recent months by COVID-19-related lockdowns and the reluctance of people to visit crowded areas. The consultation paper includes more flexible planning policies that respond to the issues facing town centres, including around change of use permissions, and the role of local centres.

Neighbourhood plans - If the spatial strategy that is chosen includes additional development in and around villages where there is a genuine choice of sites to be made, we will invite parish councils to tell us if they would prefer to allocate sites in new or reviewed neighbourhood plans. Where strategic sites are identified for allocation (for example a new settlement) these will be allocated in the Local Plan 2040.


Have your say

Please let us know your thoughts on these plans for the future of our borough.

All documents can be found on our Local Plan 2040 webpage:

 www.bedford.gov.uk/LocalPlan2040

We would prefer to receive your comments using our online consultation system, which can be found via the website above. However you can post your response form (with a stamp) to:

 **Planning Policy Team**
Bedford Borough Council
Borough Hall
Cauldwell Street
Bedford, MK42 9AP

Paper copies can be viewed at Bedford Central Library, Harpur Street, Bedford MK40 1PG by appointment (please call 01234 718174 to book). Paper copies will also be made available at all libraries in the borough during normal opening hours, subject to Covid restrictions being lifted on 19th July. To request a paper copy of the draft plan and / or a response form please call

 **01234 718070**

This leaflet is a summary of some of the key issues in the draft Local Plan 2040. All documents can be found on our Local Plan 2040 webpage:

 www.bedford.gov.uk/LocalPlan2040

You may have questions or require more information before you feel able to comment. You can:

-  **Come along and talk to us at one of our drop in sessions**
Wednesday 14th July, Saturday 17th July, Wednesday 28th July,
Sunday 1st August, Wednesday 11th August, Saturday 21st August.
All sessions will be held 11am – 2pm in The Howard Centre, Bedford
(by the indoor entrance to TKMaxx)
-  Check out the FAQs on the Local Plan 2040 webpage www.bedford.gov.uk/LocalPlan2040
-  Email your questions to us planningpolicy@bedford.gov.uk
-  Leave a voice message and we will return your call (leave your number) **01234 718300**

The consultation will close at 5pm on Friday 3rd September 2021

