



# Local Plan 2032

## Planning for the future



### A new Local Plan for Bedford Borough

Recent changes to the planning system mean that Bedford Borough must consider future local need and identify its own targets for growth and development.

### We need your help to make those decisions!

We are producing a new Local Plan for Bedford Borough that will set out how much growth there should be and where it should take place up to 2032. As a first step we have written an Issues and Options Paper for you to comment on and this leaflet sums up the key questions in it.

## How am I affected?

The Local Plan 2032 will result in new development taking place. This could be in Bedford and Kempston, on the outskirts of the urban area, in our villages or in other locations. The changes that take place may affect you in a variety of ways; there may be new housing or employment development near to where you live or new shops, schools or open spaces. New roads or cycle ways could be built. The Local Plan 2032 may affect many aspects of our lives and it is important that we get the balance right.

If you want to have your say then this is the time to get involved.

## Local Plan 2032 - How much growth should there be?

Many factors need to be taken into account when deciding how many new homes and jobs need to be provided in Bedford Borough between now and 2032. Taking account of the houses already planned for, initial analysis suggests that we will need to find sites for between 940 and 3,860 new houses and about 3,000 new jobs. More detail can be found in section 6 of the full Issues and Options Paper.

## Local Plan 2032 - Where should growth in Bedford Borough be located?

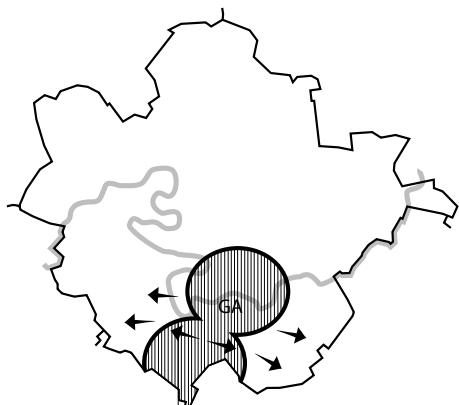
Current planning policy directs most new development to the urban area and the settlements to the south-west of Bedford and Kempston. Development in the rest of the borough is currently restricted and where possible should be located in the larger villages.

### What should the new approach be as we look forward to 2032?

We are proposing five options for how growth might be distributed up to 2032 – we want to know which one you prefer. If you think there is another option which we should consider please let us know.

#### Option 1: Continue the current approach

The current strategy of concentrating development in a ‘growth area’ (Bedford, Kempston and the villages in the Marston Vale) could continue. There would be little development in the rest of the borough.

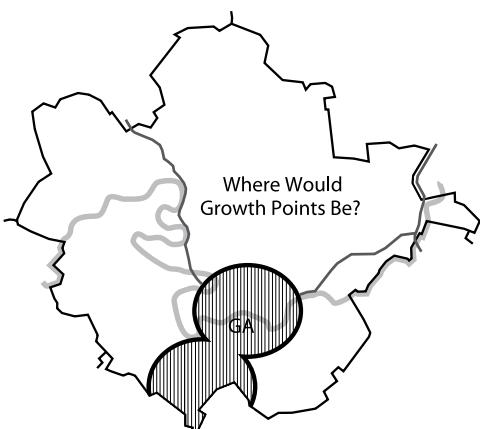
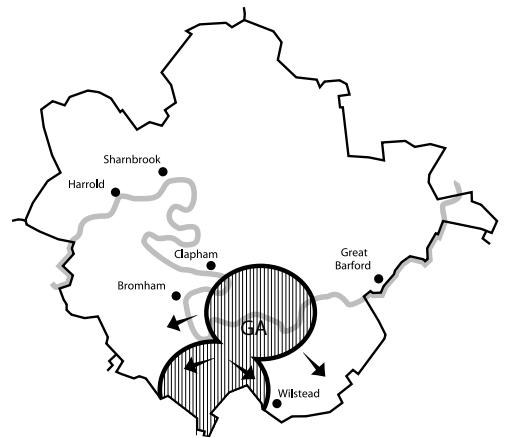


#### Option 2: Expanded ‘growth area’

The current ‘growth area’ (Bedford, Kempston and the villages in the Marston Vale) could be expanded. Development would still be concentrated in the expanded ‘growth area’ and there would be little development in the remainder of the borough.

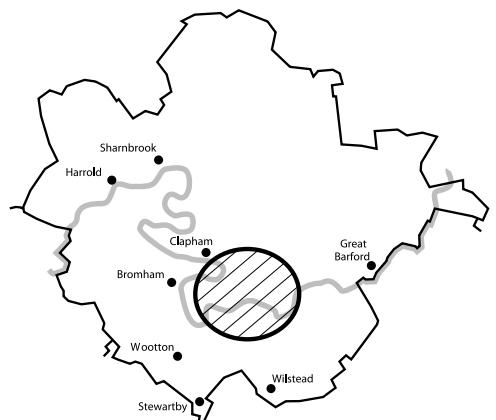
### Option 3: Expanded 'growth area' plus some rural growth

Growth be concentrated in an expanded growth area, but with some development in the villages too. There would be more development in the larger settlements than in the smaller villages.



### Option 4: Existing 'growth area' plus new rural growth points

Growth could be directed to the existing 'growth area' with some development focussed on a limited number of new rural growth points. There would be little development in the rest of the borough.  
**Where do you think new rural growth could be?**



### Option 5: Spread development around existing settlements

We could abandon the current concentration of development in a 'growth area' and instead spread growth to existing settlements according to their size. As almost two-thirds of the population currently lives in the urban area, the Bedford / Kempston urban area would receive most new development. The remaining new growth would be spread proportionately across rural villages and settlements.

## Which option do you prefer? Is there another option the Council should consider?

### Possible implications of new development

In growth locations new development may lead to a boost in the local economy, new jobs, homes and services such as GP surgeries, schools, shops and community facilities. New infrastructure, such as new roads and other community assets may also be developed. However, nearby open and undeveloped land may come under pressure for development and traffic levels may be affected.

In locations with little or no growth, whilst the open countryside may be preserved, shops and other services may be affected.

Further information on the options for where growth could be located can be found in section 7 of the Issues and Options Paper.

## Finding out more

We are holding a series of drop-in sessions for Bedford Borough residents. If you have any questions about the options for the new Local Plan 2032 and would like to speak to council officers in person, please come to a drop-in session, no appointment needed. Drop-in sessions will be held at the following locations:

Location	Date & Time
Bromham Village Hall, Village Road, Bromham MK43 8JP	Monday 20 <sup>th</sup> January, 2pm to 9pm
Great Barford Village Hall, Fishers Close, Great Barford MK44 3JL	Wednesday 22 <sup>nd</sup> January, 2pm to 9pm
Harpur Suite / Bedford Corn Exchange, St Paul's Square, Bedford MK40 1SL	Thursday 23 <sup>rd</sup> January, 5pm to 9pm
Clapham Village Hall, 118 High Street, Clapham MK41 6BS	Friday 24 <sup>th</sup> January, 2pm to 9pm
Sharnbrook Village, Lodge Road, Sharnbrook MK44 1JP	Monday 27 <sup>th</sup> January, 11am to 3pm Tuesday 28 <sup>th</sup> January, 7pm to 9.30pm
Keysoe Village Hall, Keysoe Row West, Keysoe MK44 2JE	Wednesday 29 <sup>th</sup> January, 2pm to 9pm
Harpur Centre (by the spiral), Horne Lane, Bedford MK40 1TJ	Thursday 30 <sup>th</sup> January, 8am to 5pm
Wootton New Life Methodist Church Hall, Cause End Road, Wootton MK43 9DE	Monday 3 <sup>rd</sup> February, 2pm to 9pm

## We want to know your views!

This leaflet summarises only the main options for the new Local Plan 2032. The Issues and Options Paper also looks at other important planning issues, these include:

- Town centre development;
- The role of neighbourhood planning;
- Planning issues that affect our neighbouring boroughs as well Bedford Borough;
- Development management policies.

The Issues and Options Paper also explains the way in which you can suggest potential development sites in the new Local Plan 2032 through our 'Call for Sites'.

Please send us your comments by 24<sup>th</sup> February 2014. You can download a questionnaire together with this leaflet and the full version of the Issues and Options Paper from our website at [www.bedford.gov.uk/localplan2032](http://www.bedford.gov.uk/localplan2032)

The Issues and Options Paper can also be viewed in paper copy at our Customer Service Centre (at 2 Horne Lane, Bedford MK40 1RA) and all libraries in the borough during normal opening hours.

## Where do we go from here?

We are starting to write the Local Plan 2032 and we will use the responses to this Issues and Options consultation to help us. There will be an opportunity to comment on a draft Local Plan later this year. Provided no further changes are necessary, we will then submit the Local Plan 2032 to the Secretary of State for independent examination.

## The next steps...

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| • Issues and Options Consultation                 | January - February 2014 |
| • Draft Plan Consultation (Plan for Submission)   | Autumn 2014             |
| • Submit the Plan to the Secretary of State       | Autumn 2015             |
| • Public Examination (including Hearing Sessions) | Spring / Summer 2016    |
| • Adoption  | Autumn 2016             |