Community Planning in Central Bedfordshire

Our vision is to start a proactive, ongoing dialogue with the local community about local needs and opportunities through community planning. By understanding the opinions of local people as to what needs improvement, along with what they love and want to keep, we can produce Community Plans which we can refer to in decisions about development in the future. These Plans will be used in a number of ways, including influencing the Local Plan which deals with the overall approach to sustainable growth for the area. Consultation and engagement are requirements of the process of developing the Local Plan. Community planning goes well beyond those requirements and in addition, we very much see that the “life” and use of community plans will extend beyond the Local Plan.

In order to structure our plans clearly, we have developed six growth themes, Local Character, Environment, Transport, Jobs & Business, Growth & Infrastructure and Homes.

Foreword

Central Bedfordshire Council’s aim is to maintain and enhance the quality of the area for communities, businesses and visitors to ensure we have a vibrant area that is able to grow sustainably. Community planning is a new approach which will engage local people including residents, Town and Parish Councils and interest groups to build a picture of how everyone lives, works and travels today.

In the future we want to create communities with schools, jobs, health provision and good transport links. That means we need to plan for infrastructure and services to ensure that Central Bedfordshire continues to be a great place to live and work. This is why we are working with the local community to understand what you value about where you live, where the opportunities are and where there might be current issues that need to be addressed.

Community Planning is about identifying all of these elements and giving you the opportunity to help shape the future of your community, while adding valuable local knowledge and information to future development decisions.

Cllr Nigel Young, Executive Member for Regeneration
A Community Plan will capture what local people believe are the key issues or opportunities under each of the themes and identify where local people want investment to be spent to improve their Community Area. Central Bedfordshire council believe that Community Planning will build an understanding of local needs and pressures on a particular area and to ensure that existing and new communities benefit from high quality development and targeted improvements.

Community Plans will be used as evidence base for the Local Plan, but will also be used to assist Central Bedfordshire with making future planning decisions. Community Plans can also be used to feed into Neighbourhood, Parish or Town Plans.
The 6 Growth Themes

Local character

**What we have we love.** Our history, countryside and communities. We need to build, with care to enhance what we have.

How do we look after what you value about where you live? We need to balance development with protecting our villages, market towns and beautiful countryside. We want to use local character to inform development to ensure that we achieve the best we can.

Environment

**Our environment is important. It influences how & what we create. We need quality development.**

How do we balance the need for growth with protecting our environment? By having quality developments that are sensitive to the environment, to climate change and to ensure growth is dealt with responsibly for the next generation.

Transport

**How do we get around? With more of us on our cycleways, roads, rail. How do we improve & maintain our transport links?**

We need to plan growth that has good connections, not only to jobs and facilities, but also to recreation services and the countryside. We need to look at improving our existing transport networks and make the most of opportunities for new links.

Jobs and Business

**Where will everyone work? Supporting local businesses to grow & attracting new business. We need to create jobs for all.**

How do we support the economy of your community and proposed growth in your area? We need to invest and attract business. Regenerating areas can help to attract new investment to improve job prospects.

Growth & Infrastructure

**Where to place homes & services. Supporting market towns, villages & new settlements. We need to plan places to grow communities.**

Where can this growth go and how do we get the best opportunities for you and your community? We need to consider not only the locations for growth, but also what other facilities, services will need for the next generation.

Homes

**Homes for every stage of life. A house is not a home until it’s lived in. We all need a home we’re proud of.**

What type of housing does your community need? Looking at the local population, from young to old, we need to ensure that the area can accommodate changes in lifestyle, affluence or choice. Quality homes for all, for now and tomorrow.
Community Areas within Central Bedfordshire

Towns and Parishes have been grouped into 15 different community areas. The grouping has been based on a number of factors including:

- Natural catchment or ward areas, connections and associations amongst communities e.g. for shopping, schools, work.
- Access to services and facilities e.g. shops, post office, leisure services.
- Town and rural hinterlands.
- Shared characteristics, similar issues and opportunities.

Grouping the areas like this helps local residents to engage because they will be able to see the direct relevance to where they live and help us consider all of the local issues and opportunities.

One Community Plan is produced for each of the 15 Community Areas.

Town and Parish Councils within Community Areas

<table>
<thead>
<tr>
<th>Community Area</th>
<th>Town and Parish Councils</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Billington, Caddington, Eaton Bray, Hyde, Kensworth, Slip End, Stanbridge, Studham, Tilsworth, Tottenhoe, Whipsnade</td>
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<tr>
<td>2</td>
<td>Dunstable, Houghton Regis</td>
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<tr>
<td>3</td>
<td>Battlesden, Eggington, Heath &amp; Reach, Hockliffe, Leighton Buzzard</td>
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<td>4</td>
<td>Biggleswade, Edworth, Langford</td>
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<td>5</td>
<td>Aspley Guise, Aspley Heath, Bryan, Eversholt, Husborne Crawley, Milton Bryan, Potsgrove, Woburn</td>
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<td>6</td>
<td>Northill, Old Warden, Southill</td>
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<td>7</td>
<td>Flitwick, Ampthill, Steppingly</td>
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<tr>
<td>8</td>
<td>Moggerhanger, Blunham, Tempsford, Sandy</td>
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<tr>
<td>9</td>
<td>Dunton, Everton, Eyeworth, Potton, Sutton, Wrestlingworth &amp; Cockayne Hatley</td>
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<td>10</td>
<td>Arlesey, Astwick, Fairfield, Stotfold</td>
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<td>11</td>
<td>Marston Moretaine, Cranfield, Ridgmont, Brogborough, Lidlington, Millbrook, Hulcote &amp; Salford</td>
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<td>12</td>
<td>Clophill, Haynes, Houghton Conquest, Maulden</td>
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<tr>
<td>13</td>
<td>Barton-Le-Clay, Flitton &amp; Greenfield, Gravenhurst, Pulloxhill, Shillington, Silsoe, Streatley</td>
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<tr>
<td>14</td>
<td>Chalgrave, Chalton, Harlington, Sundon, Tingrith, Toddington, Westoning</td>
</tr>
<tr>
<td>15</td>
<td>Clifton, Campton &amp; Chicksands, Henlow, Meppershall, Shefford, Stondon</td>
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</tbody>
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Community Planning Events within Central Bedfordshire

The first stage in community planning was to hold an event with residents in their local area to find out what they wanted to raise with us. For each Community Area, a drop-in event was organised at a local venue for the public to attend. The drop-in event consisted of a number of exhibition boards providing general information on community planning and a map table illustrating an Ordnance Survey plan of the Community Area.

Upon arrival, members of the public were greeted, invited to read the available exhibition boards and given a feedback form to be completed at the map table. Each feedback form was given a unique reference number. The feedback form comprised of two questions under each of the six growth themes (twelve questions in total) and included a coloured sticker for each of the themes (feedback form is in the Appendix). These stickers were numbered with the unique reference for each feedback form. For each theme, the member of the public was asked to select one category that they felt strongly about, then using the appropriate sticker, to locate this on the map and expand on why they chose this location on the feedback form. This meant that the numbered sticker on the map could be linked to the completed feedback form. Optional questions were also posed to help us understand who attended the event. Collected data from the event is in the Appendix.

Council officers were available at every event to talk to people, discuss local issues, answer questions and listen to concerns and opportunities. At many events, local town, parish and ward councillors were also present to talk to the community.

The following pages of the Community Plan introduce this Community Area and the feedback from its community that attended the engagement event. The methodology opposite indicates how this Community Plan has been prepared.
Our approach

1. Analysis
The feedback for each growth theme has been analysed to understand what the community felt about their area in order to fairly represent individual responses within this Plan, as well as determining whether there was a collective voice on particular issues.

2. Interpretation
Under each theme, there is an information graphic and a plan. The graphic illustrates the percentage of people that had chosen each category based on the number of people who had responded to that particular theme. The plan shows where the community located their stickers on the map table. These are represented by coloured circles that relate to the category that had been chosen.

3. Hot Spots
Where there were multiple issues highlighted in one location on the map or lots of people highlighting the same issue at the same location these were grouped into a ‘hot spot’. These are illustrated as a larger circle on the plan and (where relevant) depicted as a pie chart if more than one category was chosen for that particular area.

4. Trends
Following analysis of the data from the feedback forms and the stickers on the map, pointers regarding the themes are pulled together based on individual and collective voices that have arisen from the community. These trends identify what is important or needs improvement within the Community Area and therefore what the potential future opportunities for the area are.

Exceptions to this process occurred which were dealt with as follows:

• Placing stickers on the map without ticking a category. Where this occurred, stickers are recorded as ‘Location only’.

• Ticking more than one category. Where this occurred, their choices are divided evenly across the categories within the analysis process.

• No category selection or sticker but a written response provided. Where this occurred, comments were considered at the analysis and interpretation stage.

• Sticker to represent the whole of Community Area. Where this occurred, it has been recorded in a statement box next to the map.
This Community Plan relates to Community Area 3, which includes the town of Leighton Buzzard and the parishes of Battlesden, Eggington, Heath & Reach and Hockliffe. This Community Area is located in the south west of Central Bedfordshire, and includes contrasting rural areas with the urban areas of Leighton Linslade. The Area sits equidistant between Milton Keynes and Luton and contains a good network of local roads.

The A5 and A505 run through the Area and the A4012 provides an east-west link. The Grand Union canal cuts through Leighton Buzzard on a north-south axis and the Midland Mainline railway runs through the west of the area, linking to Milton Keynes and London. The Community Area is within Green Belt.

The Area population is approximately 39,930*. This Area has a diverse range of dwelling types that is consistent with the rest of Central Bedfordshire. The Area has a diverse range of dwelling types that is consistent with the rest of Central Bedfordshire.

Leighton Linsdale and Eggington both have published Parish Plans but no Neighbourhood plans under development. Hockliffe has a Neighbourhood Plan in development. Battlesden and Heath & Reach currently have no Parish or Neighbourhood Plans published or in development.

Who attended the event?

In total, 206 people attended the drop-in event on Wednesday 1st February 2017 which was held at Leighton Buzzard Theatre from 2.30pm until 7.30pm. People who attended were largely from Leighton Linslade. The people who attended mainly shop at Leighton Buzzard and those who were in employment, also primarily work in Leighton Buzzard.

*based on Office for National Statistics, 2011 Census, Usual Resident Population
The people who visited the event lived in the areas shown on the map above, with 1 person living in Great Bardfield, near Braintree (off the map).

The people who visited the event worked in the areas shown on the map above, with 1 person working in Amersham and 5 people working in London (off the map).

The people who visited the event shopped in the areas shown above, with 1 person shopping in Aylesbury (off the map).

Plan of Community Area

Where participants from the area live, work & shop
Dot size represent the amount of people, e.g. the larger the spot, more people.
Local Character

Feedback
93% of the people who attended the event answered one or both questions on Local Character. Six people answered that there are no improvements to be made to Local Character and two people answered that they have no issues.

The most popular category of Local Character that people would like to see protected or improved is Natural Open Space (at 55%) followed by Built Heritage (at 22%).

Analysis
The two locations where people felt most strongly about Local Character were around Leighton Buzzard High Street and the green spaces and countryside north of Linslade. Other concentrations of responses included along the River Ouzel/Grand Union Canal and Tiddenfoot Waterside Park.

In Leighton Buzzard, a large number of people answered that they would like to see the built heritage in the town centre protected and maintained, such as the Riverside Building, Market Cross and All Saints Church. Other comments included maintain the High Street with its historic buildings, and a suggestion of making it traffic free; information boards and plaques relating to the built heritage as well as a route map; a need for an arts centre and museum; and a suggestion that the market square should be reinstated.

The majority of answers across the Area related to protecting natural open spaces, including the countryside, wildlife habitats, viewpoints, wooded areas and nature reserves. A large number of people said they would like to see Rushmere Park, Linslade Wood, Stockgrove Park and King’s Wood protected and enhanced, stating that they are educational for younger children. People would also like to see footpath improvements in these areas.
Other comments included ensuring Milton Keynes and Dunstable do not encroach into the Green Belt; developing the local ‘Green Wheel’ for walking and cycling; developing the lake south of Leighton Buzzard to provide leisure facilities; encouraging biodiversity; protection and enhancement of Tidenfoot Waterside Park, Valley Farm, Astral Park, Leighton Buzzard Railway and Stonehenge Works stables; and maximising the use of the river and canal, as well as providing a visitors centre. People also commented on protecting built heritage in Heath & Reach.

**Trends**

To protect the built heritage of Leighton Buzzard.

To protect open spaces and the surrounding countryside within the Area.
Transport

Feedback
92% of the people who attended the event answered one or both questions on Transport. Six people answered that they have no issues with regard to Transport in the Area.

The most popular category of Transport that people would like to see improvements made to is Buses (at 37%) closely followed by Vehicular (at 33%).

Analysis
The main locations where people felt strongly about Transport were Leighton Buzzard and Linslade town centres.

Many people answered that they would like to see improvements made to bus services across the Area and commented on a need for more buses in the evening and at weekends. Others answered that they would like to see the bus network expanded to include direct links from Leighton Buzzard to the surrounding villages, stations and Luton Airport. An improved bus service was recommended as good for an ageing population, reducing congestion and reducing pollution. It was also suggested that hybrid/electric buses might be well received.

Several people commented on vehicular improvements in the area. People answered that congestion in the town centre is a problem and that alternative road routes into and through town, such as another crossing over the river/canal, would help relieve this. Other comments included that congestion will get worse due to an increasing population; the parking in the area needs to be improved to reduce congestion and clear footpaths; access to the train station needs to be improved; and more traffic calming measures need to be introduced in Leighton Buzzard town centre.

Some people suggested improvements to the train service including later trains as well as improved and cheaper car parking at the station. It was also suggested that all public transport needs to be more closely linked to ‘marry up’ bus and train times.
Others commented on cycle improvements in the Area. Comments included; completing the ‘Green Wheel’; making cycle paths wider and safer; improved cycle facilities at the station; and a cycle path from the old railway track to Parsons Close. A need for better signage in Leighton Buzzard was identified, indicating distances and times for cycle routes and walking routes.

People commented on improving the footpath network in the Area and that footpaths needs to be made safer.

**Trends**

**Buses** - more frequent, later running times, interchange with links to the surrounding villages, stations and Luton Airport.

**Vehicular** - improvements in Leighton Buzzard town centre.

**Trains** - improvements to the train service including later trains as well as improved and cheaper car parking at the station.
Jobs and Business

Feedback
92% of the people who attended the event answered one or both questions on Jobs and Business. Ten people answered that they have no issues related to Jobs and Business.

The most popular category of Jobs and Business, by a strong margin, that people would like to see investment made to is High Street Development (at 65%).

Analysis
The main location where people felt strongly about Jobs and Business was Leighton Buzzard town centre and its High Street.

The majority of people commented on High Street Development in Leighton Buzzard. The most common responses were that people would like to see the south side of the High Street developed and that out of town retail outlets should be discouraged to encourage people to shop in Leighton Buzzard town centre.

People answered that they would like to see a greater variety of high quality shops, including clothing stores, food shops, restaurants, cafes and leisure facilities such as a cinema and bowling alley. Other comments included developing retail on the old cattle market; encourage public transport to improve High Street accessibility and reduce congestion; improve availability of parking and lower the cost; improve town centre signage; a suggestion of developing retail and leisure near the canal; and a suggestion that the High Street should be completely pedestrianised.

Other people answered that they would like to see a greater provision of small start-up office space in the Area including in the town centre of Leighton Buzzard, near the river/canal and by Grovebury Road where there is an existing Industrial Estate. People answered that they would like to see more high-tech and entrepreneurial small and medium-sized enterprises in the Area.
Other comments included a need for a village shop/post office in Hockliffe; better wheelchair access across the Community Area; more retail in and around Heath & Reach; the A5-M1 link being a good location to develop a business park; a need for more business that employ young people; a need for rentable arts/craft/music space; and a need for mixed facility business parks.

**Trends**

The south side of Leighton Buzzard High Street should be developed for retail.

Greater variety of shops and leisure facilities in Leighton Buzzard town centre.

Greater provision of small start-up office space in the Area, in the town centre of Leighton Buzzard, near the river/canal and by Grovebury Road Industrial Estate.
**Environment**

**Feedback**

92% of the people who attended the event answered one or both questions on Environment. Six people answered that they have no issues relating to the Environment in the Area.

The category of Environment that people considered to be the most valuable and in need of protection in the future was Open Space such as Wildlife Habitat (at 44%) followed by Renewable Energy (at 34%).

**Categories people considered to be the most valuable Environment attribute to look after for the future**

**Analysis**

The responses for Environment were spread throughout the entire Area, with particular concentrations around Leighton Buzzard town centre, the disused pits north east of Heath & Reach, to the north and east of Leighton Buzzard, along the Ouzel valley and at Linslade Wood.

A large number of people answered that they would like to see natural open spaces, countryside and wildlife habitats protected across the entire Area. People highlighted Rushmere, Stockgrove and Linslade Wood, as well as other natural spaces, as areas in need of protection due to their amenity and educational value. Others answered that they would like a greater provision of marked footpaths, cycleways and bridleways.

In Leighton Buzzard town centre, people had concerns in relation to air and noise pollution. People suggested that new road links over the river and canal could reduce traffic in the centre. Congestion and parking issues in the centre were also highlighted, with people stating that this reduces air quality and needs to be addressed.

Many people also supported introducing renewable technologies, both wind and solar, across the Area. People answered that solar panels can be placed on the roofs of building in the Area and should be incorporated into all new builds. The disused pits north east of Heath & Reach were highlighted as a potential site for wind turbines.
Comments about pollution related to particulate air pollution from surrounding quarries; noise pollution due to air traffic from Luton Airport; and pollution from the A5 in Hockliffe. People also mentioned mitigating flood risk in the Area.

In relation to natural open spaces, other comments included reducing the clearing of trees/bushes near the canal; protecting surrounding Green Belt from development; developing the lakes near Heath and Reach as wildlife habitats; expansion of Tiddenfoot Waterside Park; expanding wildlife habitats in the Ouzel floodplain; preserving the natural spaces around the lake south of Leighton Buzzard; encouraging sand martin nesting in the area; and ensuring minimal development on green spaces.

**Trends**

Rushmere, Stockgrove and Linslade Wood, as well as other natural spaces, should be protected for their amenity and educational value.

Renewable energy should be encouraged and promoted within the Area, potentially near Heath and Reach.

Resolve issues associated with air and noise pollution, particularly from roads and quarries.
Homes

Feedback
90% of the people who attended the event answered one or both questions on Homes. Fourteen people answered that they have no issues related to Homes.

The most popular category of Homes that people considered was needed within the Community Area was Affordable Homes (at 47%) followed by Older Generation Homes (at 24%).

Analysis
The main locations where people felt strongly about Homes were Leighton Buzzard town centre and the areas north, east and south of Leighton Buzzard.

A large number of people responded that they would like to see more affordable housing in the Area, particularly in new and proposed developments to the north, east and south of Leighton Buzzard, with similar views on new starter homes. People stated that new developments are too expensive and affordable homes are needed to keep the younger generation in the Area.

Other comments related to affordable housing and new starter homes included building new homes as infill/on brownfield land (not Green Belt); affordable housing in Linslade would help to reduce town centre congestion; a suggestion that affordable homes could be built near the river; housing needs to be built near local facilities; renovating existing buildings rather than building new ones; and suggestions that emergency housing and shared accommodation be considered.

Other people answered that there is a need for older generation homes in the Area including bungalows, disabled and warden assisted accommodation that is affordable, particularly close to facilities. People answered that older generation homes should be close to local facilities, such as south of Leighton Road, and would help free up larger, family homes in the immediate area.

Some people answered that they would like more family homes, with outdoor space, in the Area but emphasised that any new housing needs to be accompanied by infrastructure improvements.

Other comments included a need for more rented properties with long-term security; concern over new developments creating traffic problems; a suggestion of low rise apartment blocks near the station and Leighton Buzzard town centre; a scheme to provide cheaper housing for younger people; and improving the energy efficiency of existing homes in the Area.

Types of homes people consider to be needed within the Area
Map showing the places where there were considered to be opportunities to provide new homes

**Trends**

Housing is expensive for young families and there is a need for affordable housing and/or Starter Homes to allow people to stay in the Area.

There is a need for older generation homes in the Area including bungalows, disabled and warden assisted accommodation.
Feedback
92% of the people who attended the event answered one or both questions on Growth and Infrastructure. Five people answered that they have no issues related to Growth and Infrastructure.

The most popular category of Growth and Infrastructure that people considered was needed within the Community Area was Healthcare (at 47%) followed by Retail (at 20%).

Analysis
The main locations where people felt strongly about Growth and Infrastructure were Leighton Buzzard town centre and the areas south, north and east of Leighton Buzzard.

A large proportion of people answered that there was a need for improved healthcare provision in the Area, stating that waiting times for medical appointments were too long. Several people suggested that a small clinic/walk in centre to treat minor injuries might be beneficial to stop people having to travel to hospitals outside of Leighton Buzzard. Some people indicated that the introduction of a cottage hospital might be beneficial. Other comments related to Healthcare included a need for more specialist healthcare facilities; a lack of healthcare facilities east of the centre; and a lack of dentist availability in the Area.

Several people answered that they would like retail provision in Leighton Buzzard town centre improved and that out of town retail should be discouraged. People responded that they would like a greater variety of good quality shops, especially south of the High Street, and a good mix of chain and independent shops.

Some people commented on a need for improved leisure facilities in the Area including a new/larger swimming pool, bowling alley, climbing wall and an athletics track. Others highlighted a need for more leisure facilities for younger people and that encouraging the community to exercise might relieve some stress on local healthcare services. These responses related to both Leighton Buzzard town centre and areas of proposed development around the town.

Categories people would most like to see improvements made to Infrastructure within the area

- **Health Care**: 47%
- **Leisure Facility**: 13%
- **Community Centre**: 9%
- **Retail**: 20%
- **Utilities Improvements**: 7%
- **Schools**: 4%
Other comments included a need to consider school provision in the Area, possibly a senior school in Stanbridge; more community centres in the Area and general improvements to social infrastructure; more electric charging points and a suggestion that renewable technology should be incorporated into all new developments; better broadband in Eggington; better broadband and gas supply in Hockliffe, as well as a need for a community centre; improving mobile phone signal in Leighton Buzzard and improving the electricity supply to All Saints Church; and a suitable area for homeless people to stay during the day.

**Trends**

As a priority, improved healthcare provision is required across the Area.

Retail provision in Leighton Buzzard town centre should be improved.

Leisure facilities should be improved across the Area, including a new/larger swimming pool, bowling alley, climbing wall and an athletics track.
**Event: Findings**

The people who attended the drop-in event for this Community Area identified the following **Future Opportunities** to protect or improve their locality under the growth themes:

<table>
<thead>
<tr>
<th><strong>Local Character</strong></th>
<th><strong>Transport</strong></th>
<th><strong>Jobs &amp; Business</strong></th>
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<tbody>
<tr>
<td>• Protect the built heritage of Leighton Buzzard.</td>
<td>• Buses – more frequent, later running times, interchange with links to the surrounding villages, stations and Luton Airport.</td>
<td>• The south side of Leighton Buzzard High Street should be developed for retail.</td>
</tr>
<tr>
<td>• Protect open spaces and the surrounding countryside within the Area.</td>
<td>• Vehicular – improvements in Leighton Buzzard town centre.</td>
<td>• Provision of a greater variety of shops and leisure facilities in Leighton Buzzard town centre.</td>
</tr>
<tr>
<td></td>
<td>• Trains – improvements to the train service including later trains as well as improved and cheaper car parking at the station.</td>
<td>• Greater provision of small start-up office space in the Area, in Leighton Buzzard town centre, near the river/canal and by Grovebury Road Industrial Estate.</td>
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</tbody>
</table>
The WordCloud diagrams illustrates the top twenty words used by the people who attended the drop-in event within their commentary for each growth theme. The size of the words reflect the number of people who wrote them.

**Environment**
- Rushmere, Stockgrove and Linslade Wood, as well as other natural spaces, should be protected for their amenity and educational value.
- Renewable energy should be encouraged and promoted within the Area, potentially near Heath and Reach.
- Resolve issues associated with air and noise pollution, particularly from roads and quarries.

**Homes**
- Housing is expensive for young families and there is a need for affordable housing and/or Starter Homes to allow people to stay in the Area.
- There is a need for older generation homes in the Area including bungalows, disabled and warden assisted accommodation.

**Growth and Infrastructure**
- Improved healthcare provision is required across the Area.
- Retail provision in Leighton Buzzard town centre should be improved.
- Leisure facilities should be improved across the Area, including a new/larger swimming pool, bowling alley, climbing wall and an athletics track.
What happens next?

Community Planning is a continuing process and this Community Plan, which collates all the information gathered at the event, is the first time this type of information has been collected. There will be a series of actions arising from the Community Plan which are likely to influence or shape planning policy in the Local Plan, decisions on planning applications, and decisions on where money arising from development should be spent. Central Bedfordshire Council will seek to work in partnership with organisations including Town and Parish Councils, developers and other agencies to deliver on these actions.

For more info on community planning ...

www.centralbedfordshire.gov.uk/community-planning

More information on the Local Plan can be found here...

www.centralbedfordshire.gov.uk/localplan

Disclaimer Central Bedfordshire Council is the statutory Planning Authority for the area and therefore is bound by legislation and must have regard to government guidance on planning matters.

Community Plan produced in consultation with Central Bedfordshire Council supported by www.lda-design.co.uk

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