

Homes



Green space
& nature



Central
Bedfordshire

What makes a great place to live?



Unique
character



Jobs and
Business

The Local Plan decides where things like new homes, jobs, green spaces and community facilities will be provided. This could be near where you live.



Local
facilities



Transport

We want to develop a plan that delivers the best for you. We are at the start of this process, and we need to hear your thoughts now, so that you can shape how we develop the Local Plan.

Your views matter to us and you have until **23 September 2024** to have your say.

“**Your
voice
matters**”

CREATING GREAT PLACE TO LIVE

ACCESS TO NEW AND IMPROVED GREEN SPACE AND NATURE

Having a variety of green spaces to exercise, play football or walk the dog helps to make somewhere a desirable place to live and provides for a high quality of life and wellbeing.

Through the Local Plan, we can help to ensure country parks, woodlands, meadows and public rights of way are integrated into new developments.

We'll be protecting important areas like the Greensand Ridge, the Forest of Marston Vale, the Ivel Valley and the Chilterns National Landscape, and the Local Plan can help deliver improvements to further enhance these – and increase access, where possible.

Planting, landscaping and creating green space between built up areas can help to limit the impact of development and create great places.

We want the new Local Plan to have an increased emphasis on the environment, sustainability and biodiversity. We already have strategies and policies to make developers offset their impacts on nature and the new Local Plan can help to push this further.



HIGH-QUALITY, WELL-DESIGNED HOMES FOR EVERY STAGE OF LIFE

Through good planning, we can seek to ensure homes are well-designed and of high-quality.

Everybody should be accommodated within the built environment, and we could also strengthen our policies around accessible design to incorporate design solutions for visual, hearing, cognitive and mobility impairments.

We can make our design policies stronger, to ensure developers build homes that are in keeping with the heritage and character in that area.



Avoiding flood risk areas, and providing walking and cycling access to local services, can all help to reduce our impact on our environment. Consideration can also be given to building homes that have specific low carbon features such as solar panels and heat pumps.

To help people get on the housing ladder, the Local Plan can include policies which set out the proportion of new homes that will be 'affordable housing' – homes that are provided as lower cost options, including shared ownership.

A RANGE OF JOBS THAT ARE EASY TO GET TO

As well as providing new homes, we also need to provide space for business and jobs.

We could provide space for more jobs than we need to try and boost the local economy and enable more people to work close to where they live.

The Local Plan can influence the types of jobs we have in our area by specifying the types of land uses. We could prioritise attracting green businesses

that deliver innovation or products that help address climate change.

We want our residents to have choices about where they work and how they get there, ideally with the ability to travel to work more sustainably, so location and transport options are key.



EXCELLENT TRANSPORT OPTIONS, INCLUDING WALKING AND CYCLING

Central Bedfordshire already has great road and rail, and Luton Airport close by. The prospect of an East West Rail link will improve connectivity across Central Bedfordshire.

Through the Local Plan we can ensure new development takes advantage of our great road and rail connections and improve them further, as we have with the A5-M1 Link Road north of Houghton Regis.

The Local Plan, through new development, can provide for 'walkable neighbourhoods' by providing more walking, cycling and wheeling routes to local facilities and public transport so residents have a genuine choice about how they travel.

It can also help support existing bus services by locating new growth along existing routes and by encouraging new routes and connections into new developments.



LOCAL FACILITIES AND INFRASTRUCTURE

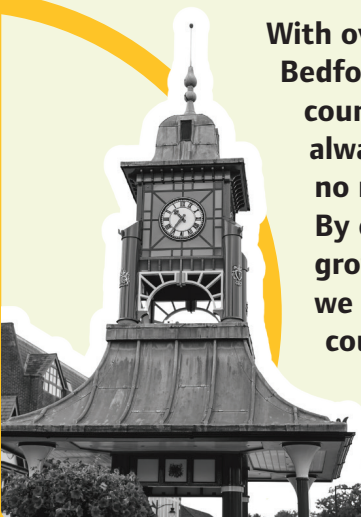
By planning for growth, we can look to bring the necessary facilities needed to support existing and new homes, such as schools, parks, shops, community facilities and roads.

Ideally, facilities should be close enough to encourage walking and cycling and the use of public transport, reducing our impact on the environment.



Small housing developments in and around existing villages and town centres can help to support the existing services by increasing demand and footfall, potentially preventing closures of well-loved facilities like shops and pubs and helping to support local schools.

RESPECTING AND ENHANCING THE UNIQUE CHARACTER OF OUR TOWNS AND VILLAGES



With over 80% of Central Bedfordshire being countryside, you're always close to nature no matter where you are. By carefully planning growth in the right areas, we can ensure that the countryside remains easily accessible for all residents.

The Local Plan allows us to shape new developments while preserving green spaces between existing settlements. This helps maintain their unique identities and the rural character of the area.

We recognise that some areas have already experienced significant growth in recent years. It's crucial to consider the impact of this growth and assess whether the existing infrastructure can support further expansion or if we should shift our focus to other areas for future development.

“Your voice matters”

Central
Bedfordshire

Planning carefully for growth is really important. Only by planning for it can we ensure it delivers the right benefits for our residents; whether that's enhancing green spaces, preserving the unique character of our towns and villages, providing easy access to services or increasing biodiversity – all of these enrich our lives by creating great places to live.

Understanding what is most important to you when planning for new homes and jobs will help inform our approach in the new Local Plan.



You can read more and share your views online at www.centralbedfordshire.gov.uk/newlocalplan

Alternatively, you can pick up a paper copy of the survey from any of our libraries, or you can call us on 0300 300 8300 and we will send you a copy.



You have until **23 September 2024** to have your say

STAY UP TO DATE

If you are interested in staying up to date with the new Local Plan and future opportunities to give feedback as it develops, sign up for our updates.

We will provide regular updates throughout the entire plan-making process.



**SIGN UP FOR
EMAIL UPDATES**



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CHANNEL**



**HAVE YOUR SAY ON
THE NEW LOCAL PLAN**

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