

Development Strategy – Revised Pre-Submission (May 2014)

Table of Proposed Changes following publication of Executive agenda on 15 05 14

| Change ID | Para / Policy | Source | Reason for Change | Change |
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| 1. | Through-out | CBC | Updated text in light of housing monitoring findings | Change “30,000” to “31,000” throughout document |
| 2. | Table 3.1 | Cllr Wenham | Consistency | Change “28,700” to “31,000” in Strategic Objective 1 |
| 3. | Monitoring policy 29 | Cllr Wenham | Consistency | Change “28,700” to “31,000” in Monitoring section Policy 29: Housing Mix |
| 4. | 13.41 | CBC | Provide clarity and allow for flexibility | Amend paragraph to read: Provision will be made for the phased delivery of approximately 13 hectares of new employment land within the plan period and <u>the potential for</u> a further 7 hectares beyond the plan period. This will comprise primarily B1,B2 and B8 uses but other employment generating uses would be supported and <u>This</u> will be concentrated to the western end of the SA to maximise opportunities for good road access <u>and a range of employment generating uses may be considered to allow for flexibility.</u> Opportunities within the local centres will be encouraged where appropriate and deliverable. |
| 5. | 5.2 | CBC | Updated text in light of SHMA and housing monitoring findings | Housing delivery in Central Bedfordshire as a whole has been relatively high in recent years, despite the impact of the recession. Looking ahead to 2031, the Council will plan for the delivery of 30,000 new homes. This figure has been calculated based on a continuation of recent trends in terms of births, deaths and migration patterns and to help meet the need for homes in the wider area, specifically Luton. Migration into Central Bedfordshire plays a strong role in the functioning of the local housing market and while the Council is not seeking to encourage migration into the area, it recognises that not planning for it could have serious implications for housing affordability locally. Chapter 10 has more details. |

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| | | | | <p>Looking ahead to 2031, the Council will plan for the delivery of 31,000 new homes. Of this, 25,600 new homes are required for growth in Central Bedfordshire, based on a continuation of recent trends in terms of births, deaths and migration patterns. Migration into Central Bedfordshire plays a strong role in the functioning of the local housing market and while the Council is not seeking to encourage migration into the area, it recognises that not planning for it could have serious implications for housing affordability locally. Chapter 10 has more details. The remaining 5,400 homes being planned for will help meet housing need in the wider area, specifically Luton. However, despite this significant contribution, there remains unmet housing need in Luton. To address this, nine surrounding local authorities have signed a Memorandum of Understanding setting out a series of actions to collectively look at additional growth locations within and beyond the Luton Housing Market Area. This work will feed into the plan-making processes of each Council.</p> |
| 6. | 10.2 | CBC | Updated text in light of SHMA and housing monitoring findings | <p>This Development Strategy plans for the period from 2011 to 2031. A total of 31,000 new homes is planned for this period. This provision meets the needs of Central Bedfordshire (25,600) and also makes a significant contribution (5,400) to meeting Luton's unmet need, including provision for affordable housing. Further technical work is underway with other surrounding authorities in relation to meeting Luton's remaining unmet need.</p> <p>This Development Strategy plans for the period from 2011 to 2031. Technical work undertaken to inform this Strategy indicates that a total of 30,000 new homes are needed during the plan period to meet both the housing needs of Central Bedfordshire and fulfil the <i>duty to cooperate</i> with our neighbouring local authorities. This figure is based on local population forecasts (see the SHMA for more details). Specifically included with the 30,000 total new homes is a significant contribution (around 5,000 homes) to meeting the needs of Luton that cannot be met within the Luton administrative area. This provision will also include affordable housing as set out elsewhere in this Strategy.</p> |

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| 7. | Table 10 | CBC | Updated text in light of housing monitoring findings | <p>Table 10.2: Housing Delivery</p> <table border="1"> <tr> <td>Net Completions 2011/2014</td> <td>3,541</td> </tr> <tr> <td>Committed* sites</td> <td>13,481</td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td>New sites – North Houghton Regis**</td> <td>4,800</td> </tr> <tr> <td>New sites – North Luton**</td> <td>3,200</td> </tr> <tr> <td>New sites – East Leighton Linslade</td> <td>2,500</td> </tr> <tr> <td>New sites – Wixams extension</td> <td>500</td> </tr> <tr> <td>New sites – Chaul End</td> <td>325</td> </tr> <tr> <td>Market-Led Sustainable Development</td> <td>1,000</td> </tr> <tr> <td>Allocations Plan/Neighbourhood Plans</td> <td>2,000</td> </tr> <tr> <td>Total planned housing delivery 2011-31</td> <td>31,347</td> </tr> </table> <p>* = Committed sites are those either with planning permission, or that have been allocated in previous plans, or that have been identified as likely to come forward during the plan period (see Housing Trajectory for details) ** = The housing delivery for these sites is that which is estimated to be delivered by 2031. Additional capacity is expected to come forward beyond 2031, see chapter 13 for details.</p> | Net Completions 2011/2014 | 3,541 | Committed* sites | 13,481 | | | New sites – North Houghton Regis** | 4,800 | New sites – North Luton** | 3,200 | New sites – East Leighton Linslade | 2,500 | New sites – Wixams extension | 500 | New sites – Chaul End | 325 | Market-Led Sustainable Development | 1,000 | Allocations Plan/Neighbourhood Plans | 2,000 | Total planned housing delivery 2011-31 | 31,347 |
| Net Completions 2011/2014 | 3,541 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Committed* sites | 13,481 | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | |
| New sites – North Houghton Regis** | 4,800 | | | | | | | | | | | | | | | | | | | | | | | | | |
| New sites – North Luton** | 3,200 | | | | | | | | | | | | | | | | | | | | | | | | | |
| New sites – East Leighton Linslade | 2,500 | | | | | | | | | | | | | | | | | | | | | | | | | |
| New sites – Wixams extension | 500 | | | | | | | | | | | | | | | | | | | | | | | | | |
| New sites – Chaul End | 325 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Market-Led Sustainable Development | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Allocations Plan/Neighbourhood Plans | 2,000 | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total planned housing delivery 2011-31 | 31,347 | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. | 13.60 | CBC | Improve the clarity of the text | <p>In order to delivery infrastructure within the main settlement, completions will be focused on villages 1 to 4 in the early phases of development. Development on the Wixams Southern Extension is not expected to commence before 2021. However, contingency provision is made within the policy below such that if certain delivery targets are not met within the main settlement, earlier delivery of the Wixams Southern Extension will be enabled.</p> <p><u>Development will continue to be focused on Villages 1 – 4 of the Wixams main settlement to support the delivery of infrastructure. Commencement of development on the Wixams Southern Extension is not expected before 2021, however, if certain delivery targets are not met within the Wixams main settlement, the Policy below enables the early delivery of the Wixams Southern Extension.</u></p> | | | | | | | | | | | | | | | | | | | | | | |

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| 9. | Policy 63 | CBC | Improve the clarity of the policy | <p>The Wixams Southern Extension, as shown on the Policies Map, will deliver mixed use development, including 500 dwellings and a <u>Country Park countryside park, as an integrated extension to the Wixams main settlement.</u></p> <p>A Masterplan and Design Code will be prepared to ensure the comprehensive development of both allocated site MA3 and the Southern Extension and to ensure both are integrated with the main settlement.</p> <p>To ensure the viability and timely delivery of the physical and community infrastructure necessary at the Wixams main settlement, no development will be permitted only <u>commence on any the Southern Extension Area site before 2021, unless if any of the following infrastructure delivery targets have are not been met at the Wixams main settlement:</u></p> <p>By 2016 <u>the end of 2015</u>: The material commencement of the fourth Village at the Wixams.</p> <p>By 2018 <u>the end of 2017</u>: The <u>completion of the consented Station Access Road providing a link from the B530 to the Wixams Railway Station</u> provision of key infrastructure necessary to allow the construction of dwellings including the Station Access Road</p> <p>By 2020: The delivery of the Wixams Railway station, as shown on the approved Masterplan, <u>or any subsequently approved plans.</u></p> <p>Should <u>any of the above delivery targets not be met</u>, then the phasing of the Southern Expansion <u>Extension Area sites permitted under adopted Policy MA3 and this policy will be brought forward. Planning applications for the Southern Extension can be brought forward in advance of 2021 to ensure timely delivery post 2021 or in the event that the targets above are not met.</u></p> <p>Advance planting...</p> |

