

Dear Villager

Central Bedfordshire Council - Local Development Framework (LDF)

As part of our ongoing commitment to keep all residents of Stondon informed of local events and activities, we want to let you know about some important decisions to be made affecting our village.

Everything given here is freely available on the Central Bedfordshire Council website, and as Chair I can assure you that all is given without bias or agenda.

The Local Development Framework (LDF) is a series of documents which collectively deliver the spatial planning strategy for Central Bedfordshire. Part of it looks at providing well-located sites for new homes in the Central Beds area.

As part of the work on the LDF, early in 2007 Mid Beds District Council invited landowners, developers and other interested parties to put forward potential development sites for housing and employment uses. 369 sites were put forward initially and these were the subject of the first "talktomidbeds" consultation between February and April 2008.

Full details of all sites considered are available from the dedicated website www.talktocentralbedfordshire.co.uk. A report of both rounds of consultation was published in December 2008 and this report is also available on the website.

At this time, Mid Beds policy was to concentrate all larger developments on the existing larger conurbations, such as Shefford and Biggleswade. It was also proposed that the 39 large and small villages (and Stondon has been classed as a large village) should take a total of 400 new dwellings up to 2024.

Further work on the LDF has taken place at Central Bedfordshire during 2009 under the Sustainable Communities Overview and Scrutiny Committee, to review the sites proposed for the large and small villages. The upshot of all this is that at a meeting of the Central Beds Council Executive on 10 November 2009, the following sites were agreed for further consideration.

1. Land at the rear of Station Road and Bedford Road. This is to be considered for 90 – 110 residential dwellings, plus office/ light industrial units, a community building and open space.
2. Peckworth Industrial Estate, Bedford Road. This is to be considered for the development of approximately 20 dwellings.

These sites join the list of sites agreed as the basis of the Site Allocations Development Plan Document (DPD).

What will happen now is that a fully worked up version of this DPD will be considered at the meeting of the Council on 7 January 2010 and following that meeting public consultation will take place, starting in late January/early February and running for six weeks. This will be the final opportunity for residents to comment on the proposals affecting the village.

The Council will then prepare their final Plan for submission to the Government. A government inspector will report whether the Plan meets the relevant tests and this report is expected in about November 2010. If approved the Plan will then come into being and will determine all planning issues in the district for the next 20 years or so.

If you would like to take part in the discussion, you can contact Central Beds Council or your councillors direct via the link on Stondon.net website (Local Info page) or by post to CBC, Chicksands, Shefford, SG17 5TQ.

There is also an open session at the beginning of every Parish Council meeting for you to raise issues of concern for the village. The next meeting is at 7.30pm sharp on Wednesday 25th November in the Jubilee Room at the Village Hall, Hillside Road.

Thank you.

Chris Brooks

Chair - Stondon Recreation Association