

# A Neighbourhood Plan for our Villages

The Core Strategy (CS) for Luton and Southern Central Bedfordshire is a key planning policy document that outlines all of the development that will take place in our part of the world over the next 20 years or so and it was submitted to the Planning Inspectorate recently in advance of an Examination in Public chaired by a Planning Inspector, David Vickery. It did **not** include a recommendation for significant development to the West of Luton including Bushwood.

However, since then there have been some complex developments:-

- The Planning Inspector has raised concerns about the CS's compliance with the last government's Regional Spatial Strategy (RSS)
- Central Bedfordshire Council is putting forward a strong case that the Core Strategy **is** in general conformity to the RSS
- Central government has announced plans to scrap the RSS and bring in the Decentralisation and Localism Bill (due to receive Royal Assent in November) to shift power from central government back into the hands of individuals, communities and councils
- Ministers have given high priority to the A5/M1 link road, which is closely linked with housing development north of Luton – a key element of the CS and crucial for the economy of our region
- The developers behind Bushwood are actively campaigning to build on the Green Belt west of Luton and have employed high calibre experts including a QC to plead their case.

We are all aware that some development in our villages is necessary, so that our communities are vibrant and healthy. But this development needs to be sustainable. **We are opposed to large scale, inappropriate development that would destroy the essential identity and character of our villages.**

CaSE4 has been advised that a **Neighbourhood Plan** would carry great weight with the Planning Inspector and would be in the best interests of our local community. It would strengthen the protection we seek from opportunistic developers proposing unsustainable and inappropriate development. It would build on existing Parish Plans like the one recently produced in Slip End but would be wider in scope. It would represent the views of local people and identify what sort of housing is required, why it is needed, how much development and where it could be built.

CaSE4 is to co-ordinate the development of the Neighbourhood Plan, with support from Central Bedfordshire Council and working closely with the Parish Councils of Caddington and Slip End. Initial meetings are taking place and there will be consultation with local residents.

Details will be on our website [www.CaSE4.org.uk](http://www.CaSE4.org.uk) and local notice boards.

CaSE4

**CaSE4** is a non-political action group set up in 2009 by local people to take forward the views of village residents.