

### Core Strategy for Central Beds

The draft Core Strategy for Central Beds has been released. It is available to look at from the on-line link below, as well as at local libraries and Council Offices.

<http://www.centralbedfordshire.gov.uk/planning/strategic-planning/consultation-and-news.aspx>

This is by far the most important document of the decade and has a far reaching impact on our village and the immediate area. It outlines growth for 7,000 houses to the north of Houghton Regis, industrial provision, including a large rail freight terminal behind Sundon Road and many other important changes. You are able to comment, using the procedures set out on the website and it is our final chance to have a say about the future of this village.

The development will include the By Pass (even though this is undergoing it's own inquiry), housing, retail provision, health provision, new schools and possible closure of others, lorry bans, speed restrictions, leisure provision, open space, employment, public transport, quality of life and just about every other aspect of living in this village and the surrounding area.

Once the Core Strategy has been adopted by Central Beds, it will a blueprint for how this area will be transformed over the next 20 years. It will effectively give outline planning permission to any developer who wishes to develop any part of the area, so long as it is within the criteria set out in the Core Strategy. The Core Strategy will zone the area for housing, employment and other uses. All of this will take place about 300 metres south of the back of Chalton Heights and will surround the Sundon Road part of the village.

The Houghton Regis Exhibitions (see over for details) will give details of the development in our area (between the M1 and the A5, north of Houghton Regis).

Some of the development may be very good for the village, some may be anything but good.

It is therefore of the utmost importance that you look at this document and make your comments.

There are a few catches. The consultation, which has only just started will only run up to August 8<sup>th</sup> 2012, right in the holiday period. This is a normal tactic with major contentious issues, so it is no surprise that they have done it again. Don't let this be an excuse not to look into it.

The other catch is the main document is 149 pages, plus appendices. They are not making it easy. As the details have been passed on to you over the years about the Core Strategy, I hope this does not come as a surprise to you and that you already have a good idea of what it will do to this area. You will never have had much in the way of details, as this has never been made available. The final details will only be known when planning applications are submitted after the Core Strategy has been adopted, so the Houghton Regis exhibitions and the Core Strategy documents are as much as we will get to go on for the time being.

You are able to send in your comments on line from the Central Beds website, using this link:

<http://www.centralbedfordshire.gov.uk/PLANT/ECH/DPWebPages/AcolnetCGI.gov>

You will need a comments form, which is available in these ways:

**Email:** [ldf@centralbedfordshire.gov.uk](mailto:ldf@centralbedfordshire.gov.uk) to request an electronic comment form.

**Post:** LDF Team North, Priory House, Chicksands, Shefford, Beds SG17 5TQ to request a paper comment form.

**Tel:** 0300 300 8307 to request a comment form.

**Russell Currell,**  
**Chairman, Chalton Parish Council**

### **Public Exhibition for Houghton Regis North.**

I hope you all got a letter from the Houghton Regis Development Consortium inviting you to the Public Exhibitions relating to the planned development to the north of Houghton Regis. This is tied in with the Core Strategy, but is specifically about the area to the south of Chalton.

The exhibitions are held at:

The Bedford Square Centre, Houghton Regis, LU5 5ES (attached to the library).

They are held on these dates:

Thursday 19<sup>th</sup> July 2pm - 8pm

Friday 20<sup>th</sup> July, 2pm - 8pm

Saturday 21<sup>st</sup> July, 10am - 4pm.

Monday 23<sup>rd</sup> July, 10am - 4pm.

Tuesday 24<sup>th</sup> July, 10am - 4pm.

This is a good opportunity to talk with the consultants employed by Central Beds Council to advise on the development in the Core Strategy. I would urge you all to go along and have a look at the exhibition and discuss any details. I have been to a Public Design Workshop recently and found it very useful.

There will be detailed maps of the development, plus displays with facts and figures. It will not be comprehensive, but the consultants will be on hand to answer any questions and discuss any aspect of the scheme with you.

### **How can the Village of Chalton benefit from the development?**

Despite large scale development, we are in a position to get some benefit. There is a move for Parish Councils to have an input on Neighbourhood Planning, so long as it fits in with the Core Strategy. As each Planning Application is submitted, the Parish Council will have the opportunity to get involved in

some aspects of the application, such as design of housing and other developments.

With that in mind, the Council will find it useful to canvass the opinions of the villagers as to what they would look for. If you look at the Core Strategy and attend the Houghton Regis exhibitions, you will have a better idea of how you would want the development to proceed (unfortunately the question is not 'do you want development' rather 'how do you want it'). We will ask for your thoughts soon.

*Russell Currell,  
Chairman, Chalton Parish Council*

### **CVA NEWS JULY 2012**

There is not much to report on as events at the hall have been fairly limited although there have been several weddings and general party bookings.

Our Race Night in June was a success in spite of the fairly low turn-out and those who attended had a good time with much hilarity. We plan to hold a Quiz night, possibly mid November so watch out for flyers and posters. This will be along the usual lines with BYO drink and nibbles.

To get us in to the Christmas spirit early, don't forget the Toddington Brass Band will be entertaining us in the hall with carols on **Friday, 7 December**. This will be followed by hot refreshments so please make every effort to attend.

The **Zumba** class continues on a Tuesday evening so if anyone else wishes to attend, please be at the hall for 7.45 p.m. Finally, the usual request for dog owners to clear up after their pets and report anyone seen ignoring this.

Enjoy the rest of the summer!