

Guidance on responding to the Central Bedfordshire Council Site Submission Consultation.

July – August 2026

We are encouraged that CBC have reached out with a more transparent public consultation for the next Local Plan. However, we acknowledge that this process is new to a lot of people and it has surprised many residents and Parish Councils with the number of potential sites presented for development.

This consultation is not a statutory part of the Governments Local Plan development process; the Council has decided to have this public consultation prior to the next stage of the assessment process. What we would have expected is a refined selection of sites after the ‘call for sites’ lists, but only a few have been removed for this consultation.

It should be noted that there will be another (statutory) public consultation on a shortlist of sites, and we expect this to be in October 2027. More on the timetable for the Local Plan stages can be found here:

https://www.centralbedfordshire.gov.uk/info/313/creating_great_places_to_live_-_new_local_plan/2121/local_plan_timetable

Responding to the current consultation

CPRE Bedfordshire have set out below our suggestions of how this consultation should be undertaken and possible resident engagement.

The consultation appears to be only online, and we are asking CBC for more information on other ways to communicate comments on this consultation.

There is no option, at this stage, to comment on a group of sites located in one Parish.

The Council is encouraging residents to focus on the sites in their own local area and not all the sites across Central Bedfordshire. It has also requested residents indicate sites that they would be happy to have allocated in a local area by mentioning this in the comments. If there are sites in an adjacent Parish that might affect residents, they are not prevented from commenting on these and CPRE Bedfordshire are encouraging both Parish Councils to do so.

Reviewing Sites on the CBC consultation page

Accessing the Consultation

The web page with the list of Parishes is here:

<https://centralbedfordshire.oc2.uk/document/99>

Each Parish will have the sites listed individually with separate comment boxes to complete.

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Caddington

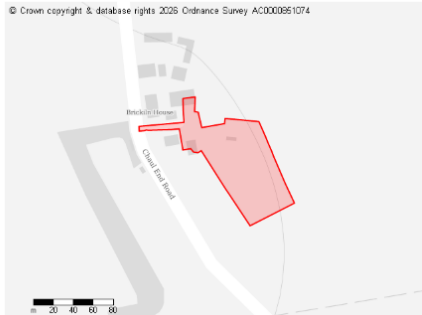
We want to hear your views on the sites that have been submitted, including any local concerns about particular sites and the reasons for them. We will need to allocate sites in the Local Plan, so we are also keen to understand, if you had to pick some, which sites you would prefer to be allocated in the parish. Please mention this in your comments.

The proposed use sets out what type of development the site is being promoted for. Where 'other' is listed alongside a specified use, this can refer to facilities such as schools, community buildings and other supporting infrastructure.

Site 135287

[Comment](#)

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Ward

Caddington

Parish

Caddington

Total Site Size (hectares)

0.7

Proposed Use

Residential, Gypsy and Traveller pitches

Review Sites Include

Check that the tab for your Parish includes all sites that were expected from the call for site. Some may appear in adjoining Parish lists. You can comment on other sites that would have consequences to your locality.

Challenge any sites that shouldn't be included. There have been cases of sites included that already have planning permission.

There may be some sites in the list that are already subject of planning applications (we are seeing significant premature speculative applications outside the current local plan due to this consultation stage). Any comments made through this consultation will only

be considered as part of preparing the new Local Plan and not considered for current planning applications.

Compare with the previous LP Assessments

Check if any sites included were also considered for the current adopted plan in 2014/16 but not taken forward.

Review the reasons why they were removed last time. This information can be used for commenting as part of the current consultation.

You can access the assessment process and conclusions via the (select Pdfs)
[CBC document archive](#)

The pdf for each Parish lists the locations and there are many individual elements to review. The final stage is probably the most critical for sites that were removed after the assessment stage.

Compare sites to current policies in the Adopted Local Plan

Identify any of the sites which conflict with policies in the current adopted plan.

CPRE Bedfordshire has compiled a list of “Local Plan Key Policies” which can be found on our website:

[CPRE Beds CBC Local Plan Key Policies](#)

Consider local issues

Use local knowledge to consider issues such as flood risk, cumulative effects of developments, traffic, greenspace access, coalescence etc, for the Parish overall and for individual sites.

Strategic Environmental Assessment

In addition to consulting on the individual sites, the Council is also asking for comments on the Strategic Environmental Assessment Scoping Report. Although this is a technical document, it helps set out the issues that will need to be considered to assess the potential environmental impacts. Familiarisation with the content can be useful in assessing sites - section 3.74 has information on flood records and flood risks.

<https://centralbedfordshire.oc2.uk/document/102>

Engage with residents

The aim is to get as much public engagement as possible, but this needs to translate into actual comments on the CBC consultation pages.

Public Meeting

A public meeting to discuss the Local Plan consultation is recommended to inform residents of the process and how and why they need to get involved.

Additionally, or in tandem, it would be favourable to offer a session(s) where individuals can be guided through the process online and submit comments. This will require laptop and internet access.

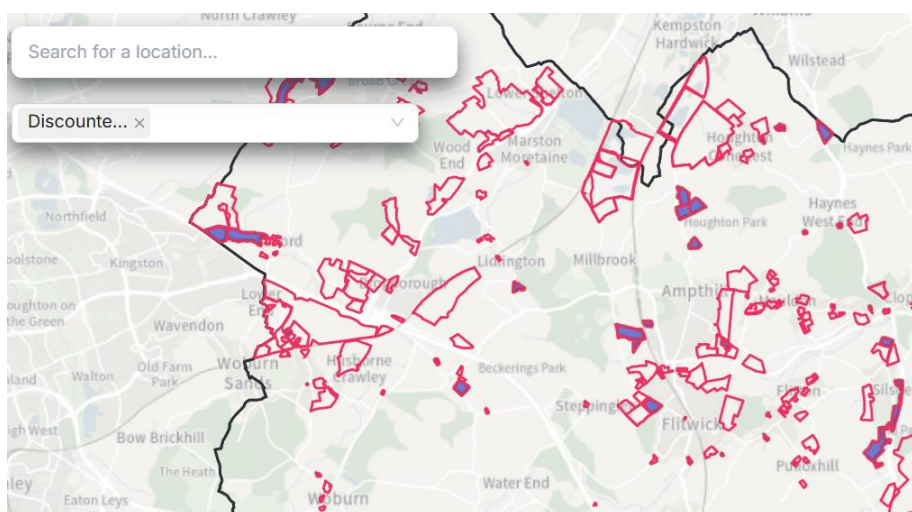
Individuals will need to register with an email address to create an account. This assumes everyone will have email access.

Sharing the site information

The details for each site, by Parish, on the Council website are very focused – there are no Parish maps showing all local sites in one place. It may be favourable to produce a map that identifies the sites in one document.

The Interactive map for the Call for Sites is still available, and you can select for the updated version showing discounted site by using the 'Toggle layers' box on the left.

<https://consultations.central-bedfordshire.urbanintelligence.co.uk/public-web-map?eventId=85>



Other communication

Sharing information about the consultation in general (CBC posts) and any local engagement is recommended via Facebook. CPRE Bedfordshire will be posting general information, but local specific information is best posted on local FB platforms.

To capture residents not on-line and to encourage interest and engagement, it may be appropriate to do a door-to-door letter to residents. This can provide guidance, suggested words and link to the consultation website.

Different Parishes have different circumstances so communication that suits the needs of the community will need to be considered locally.

Online Consultation Responses

Generic wording for each of the sites

It is recommended that generic sets for words are created to be used in the comment boxes for all the sites. This might include general issues that apply to all the site in the Parish, for example water resources, transport issues, other infrastructure. This can then be copy and pasted for each comment box.

There may be some positive comments for some sites, e.g. those identified as standalone green spaces.

The consultation does state at the top of each section: “We will need to allocate sites in the Local Plan, so we are also keen to understand, if you had to pick some, which sites you would prefer to be allocated in the parish. Please mention this in your comments.”

It might be advisable to agree a local consensus on this element of the consultation.

Specific objections for particular sites

In addition to any generic comments, issues pertinent to a particular site should be generated to use for that site (check against the policy list – see above).

Submitting comments

Comments on all sites

There doesn't appear to be an option to comment on all the submissions for one Parish, in one go.

People need to be encouraged to comment on all sites, not just those that might be of person concern. It is not known what happens for sites that don't receive any

comments – will the Council assume that these are acceptable to be included in the next stage.

On-line only

There only appears to be an online option to submit comments to this consultation. CPRE Bedfordshire has enquired if written comments emailed, or paper submissions will be considered. We were under the impression that a hard copy form would also be available but can't confirm this at the moment.

Further assistance

CPRE Bedfordshire acknowledges the importance of this consultation process. We encourage everyone to engage and will offer assistance where possible – please direct any queries to jane.lee@cprebeds.org.uk