

Appendix C

Leighton Buzzard Planning and Development Briefs – Schedule of Proposed Changes

Land South of High Street

Paragraph	Proposed Change	Reason
Foreword	Foreword to be removed and replaced with "This document was adopted by Central Bedfordshire Council as Technical Guidance for Development Management Purposes on 27 March 2012."	Foreword was written to introduce consultation draft.
1.1	Replacement of reference to "Central Bedfordshire Council is preparing plans to deliver significant development in the period 2011-2026" with "Central Bedfordshire Council has endorsed the Luton and South Bedfordshire Core Strategy which plans to deliver significant development in the period 2011-2026".	Updated as Core Strategy now endorsed
1.3	Insert wording "This brief has been prepared in parallel to the development brief for the Bridge Meadow site lying west of the town centre."	To reflect the other brief which has been prepared alongside this one.
1.6	Remove paragraph	Update – the paragraph refers to future intentions once consultation has been completed.
1.7-1.10	Paragraphs to be amended to: "This development brief has been prepared following public and stakeholder consultation on the initial development proposals and options in February 2011. There was further subsequent public consultation on the draft brief in November 2011.	Updated following statutory consultation process November 2011 – January 2012

	<p>These consultation exercises were undertaken in parallel to similar consultations on proposals for the Bridge Meadow site.</p> <p>On both occasions, members of the public were able to visit the centre and review display boards setting out the initial proposals for the sites. Members of the public were encouraged to fill in questionnaires which aimed to capture the local community's views and preferences regarding the options and proposals being consulted on.</p> <p>The feedback received through consultation has influenced the proposals set out in this document, alongside further technical work. Full details of the responses can be found in the separate Consultation Statements."</p>	
2.3	Aerial photo image to be replaced with one showing "red lines" of sites	Clarity
3.5	<p>New paragraph to be inserted:</p> <p>"On 27th May 2010, the Secretary of State for Communities and Local Government announced the Government's intention to rapidly abolish Regional Spatial Strategies. The Localism Act 2011 grants the Government the legislative powers to remove the East of England RSS. However, it has yet to do so and so the RSS will remain part of the statutory development plan affecting the sites until it is abolished (although material consideration will be given to the Government's intentions, particularly where conflicts arise with local policy)."</p>	Updated to reflect current position regarding regional plans.

5.2	Footnote to include the sentence "A revision to this retail study is currently being produced".	Update
5.2	<p>Fourth bullet point to be amended to:</p> <p>"Ancillary A2 (professional and financial services), B1 offices, cultural, community, further education and leisure uses will be permitted within this area provided they do not prejudice the development of a continuous, seamless extension of the Primary Shopping Area. As part of a comprehensive mixed use development of the site as a whole, residential uses (C2 and C3) may be appropriate, primarily at first floor level, or in a distinct area adjacent to existing residential development, outside the extended Primary Shopping Area. Piecemeal residential development will not be permitted".</p>	To ensure that appropriate ancillary uses can be developed on site alongside extension to the Primary Shopping Area as part of a mixed use development.
Chapter 6	<p>Additional wording under a new heading of "Digital Infrastructure":</p> <p>The Council believes that new developments should be served by a high quality digital infrastructure, ensuring local residents and business are able to access the latest online services. The Council wishes to see the necessary on-site infrastructure put in place at the time of construction, to ensure connectivity to superfast broadband services. This means that the development will seek to put in place an appropriate network to deliver services. Detailed proposals will need to consider the necessary conduits/ducting to be incorporated into the development and consideration for relevant telecommunications infrastructure, including exchanges and or cabinets, to ensure accessing/ maintenance requirements and minimal environmental/ visual impact in line with the adopted Central Bedfordshire Local Broadband Plan</p>	To ensure that future developments are enabled to provide high speed broadband in line with the Central Bedfordshire Local Broadband Plan.

6.2	An additional bullet point to read “Additional co-ordinated signage to improve legibility”	To ensure that future development is properly integrated with the existing town centre.
9.6	Second sentence to be amended to “Accordingly the Council anticipates that the development will come forward over the next 5 to 10 years or more”	Clarification

Bridge Meadow

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Foreword	Foreword to be removed and replaced with "This document was adopted by Central Bedfordshire Council as Technical Guidance for Development Management Purposes on 27 March 2012."	Foreword was written to introduce consultation draft.
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1.3	Insert wording "This brief has been prepared in parallel to the development brief for the Land South of High Street site."	To reflect the other brief which has been prepared alongside this one.
1.6	Remove paragraph	Update – the paragraph refers to future intentions once consultation has been completed.
1.7-1.10	<p>Paragraphs to be amended to:</p> <p>"This development brief has been prepared following public and stakeholder consultation on the initial development proposals and options in February 2011. There was further subsequent public consultation on the draft brief in November 2011.</p>	Updated following statutory consultation process November 2011 – January 2012

	<p>These consultation exercises were undertaken in parallel to similar consultations on proposals for the Bridge Meadow site.</p> <p>On both occasions, members of the public were able to visit the centre and review display boards setting out the initial proposals for the sites. Members of the public were encouraged to fill in questionnaires which aimed to capture the local community's views and preferences regarding the options and proposals being consulted on.</p> <p>The feedback received through consultation has influenced the proposals set out in this document, alongside further technical work. Full details of the responses can be found in the separate Consultation Statements."</p>	
2.3	Aerial photo image to be replaced with one showing "red lines" of sites	Clarity
2.7	Reference to "Leighton Linlade Conservation Area" to be replaced with "Linlade Conservation Area"	Correction
2.8	Final sentence to be amended to "These stores compete with Morrisons and Tesco superstores which are located in out of centre locations."	Correction
2.19	Paragraph to be amended to: "The site is broadly flat. Part of the site lies within the functional flood plain of the River Ouzel (Flood Zone Grade 3b – refer to Constraints Plan in Section 3 for indicative extent of floodplain). The site could potentially suffer from contamination due to its historic storage and distribution industrial uses, although no studies have yet been carried out confirming this."	Clarification

3.5	<p>New paragraph to be inserted:</p> <p>"On 27th May 2010, the Secretary of State for Communities and Local Government announced the Government's intention to rapidly abolish Regional Spatial Strategies. The Localism Act 2011 grants the Government the legislative powers to remove the East of England RSS. However, it has yet to do so and so the RSS will remain part of the statutory development plan affecting the sites until it is abolished (although material consideration will be given to the Government's intentions, particularly where conflicts arise with local policy)."</p>	Updated to reflect current position regarding regional plans.
5.1, 5.6 and 5.7	References to "Education" to be replaced with "Further Education"	Clarification
Fig 5.1, 6.1 and 7.1	Indicative location of foot / cycle bridge – additional indicative locations to be suggested, to the south of the indicative location shown	Clarification to show additional indicative location
Fig 6.1	Shape of indicative canal feature to be amended to reflect presence of existing footbridge	Clarification
6.2	First bullet point under "Character, Appearance and historic Assets": Second sentence, starting "However, it is accepted that..." to be removed	Clarification
6.2	Additional bullet point to read "The siting, configuration and orientation of buildings should optimise views of the water, generate natural surveillance of water space, and encourage and improve access to, along and from the water"	To ensure that the benefits of the canal side location are maximised
Chapter 6	Additional wording under a new heading of "Digital Infrastructure":	To ensure that future developments are

	<p>The Council believes that new developments should be served by a high quality digital infrastructure, ensuring local residents and business are able to access the latest online services. The Council wishes to see the necessary on-site infrastructure put in place at the time of construction, to ensure connectivity to superfast broadband services. This means that the development will seek to put in place an appropriate network to deliver services. Detailed proposals will need to consider the necessary conduits/ducting to be incorporated into the development and consideration for relevant telecommunications infrastructure, including exchanges and or cabinets, to ensure accessing/ maintenance requirements and minimal environmental/ visual impact in line with the adopted Central Bedfordshire Local Broadband Plan</p>	<p>enabled to provide high speed broadband in line with the Central Bedfordshire Local Broadband Plan.</p>
7.1	<p>Sixth bullet point to be amended to “Appropriate lighting should be carefully considered to provide a safe and pleasant environment at all times of day, and should be kept at a low level close to the waterway where possible”</p>	<p>Clarification</p>
7.1	<p>Additional bullet point to be added: “Any new development should incorporate flood mitigation measures as appropriate”</p>	<p>Clarification</p>
7.1	<p>Additional bullet point to read “Public realm improvements should be extended up to the water’s edge where practicable, and should not form a barrier to the canal”</p>	<p>To ensure public realm improvements ensure good linkage to the canal</p>
Fig 7.1	<p>Reference to “Heritage Quarter” to be replaced with “Canal Quarter”</p>	<p>Correction</p>
8.3	<p>Additional bullet point to be added “To ensure legibility, the route towards the town centre should be clearly signposted”</p>	<p>Clarification</p>

8.3	Additional bullet point to be added “Physical constraints permitting, any new access to the towpath should be accessible to those with wheelchairs”	Clarification
9.6	Final sentence to be amended to “Accordingly the Council anticipates that the development will come forward over the next 10 to 15 years”	Correction
9.8	Sentence to be added “Existing occupiers, including the Travelling Showpeople, will need to be relocated prior to development”	Clarification