



# **Development Strategy Task Force (2010/11)**

Notes and papers of the meetings held between May 2010  
and March 2011



# Development Strategy Task Force (2010/11)

## Introduction

The Development Strategy Task Force was established by the Sustainable Communities Overview and Scrutiny Committee (OSC) in September 2009 and is responsible for considering all “non-strategic” matters in relation to the Local Development Framework, Housing Strategy and Local Transport Plan policy preparation and making recommendations.

Whilst meetings of the Development Strategy Task Force are not open to public we aim to publish all of the notes and recommendations of the Task Force meetings and in some cases the reports received at those meetings. This paper includes all of the notes of meetings held between May 2010 and March 2011.

The terms of reference for the Task Force state that reports on progress will be provided for information purposes. These reports are also available on the Council's website.

Meetings have been held as follows:-

05 July 2010  
30 July 2010  
19 August 2010  
20 September 2010  
15 December 2010  
07 March 2011

## Notes of the Development Strategy Task Force meeting held on 5 July 2010



Present:	Councillor Shadbolt (Chairman) Councillors Aldis, Birt, Gale, Gammons, Kane, C Turner and Williams
Officers in attendance:	J Tombe (LTP Team Leader), B King (Principal Strategic Transport Officer) and J Partridge (Overview and Scrutiny Officer)
Others in attendance	Councillors Bastable, Blaine, Nicols and Young
Apology:	Councillor Snelling

### 1.0 Appointment of Chairman

**Resolved** that Councillor Shadbolt be appointed Chairman of the Development Strategy Task Force

The Chairman requested that a vote of thanks be recorded to Councillor Snelling for Chairing the Task Force and for his leadership during some key issues throughout 2009-10.

### 2.0 Notes of the Previous Meeting

**Resolved** that the notes of the meeting of the Development Strategy Task Force held on 7 April 2010 be received and approved by the Task Force subject to the addition of apologies from Councillor Aldis.

### 3.0 Member's Interests

There were no personal and/or prejudicial interests declared.

### 4.0 Freight Strategy for Central Bedfordshire

4.1 The Task Force received a report and presentation regarding the draft Freight Strategy for Central Bedfordshire. The draft strategy proposed objectives and a series of policies grouped under five broad themes representing the key freight management issues in Central Bedfordshire. These key areas of intervention were as follows:-

- managing freight on roads;
- freight facilities for road based transport;
- servicing and deliveries;
- information and working with stakeholders; and
- non-road freight modes.

4.2 It was noted that the Task Force had considered the emerging Freight Strategy at a previous meeting in March 2010. A full response to all of the issues raised by Members and how the strategy would address Members concerns was provided in

addition to the report to the Task Force. In response to one specific concern that there was not enough detail in the strategy as to how it would work in practice officers stated that the Local Area Transport Plans (LaTPs) would be central for providing this detail. The Freight Strategy would provide the broad strategic framework within which the LaTPs would provide detailed local solutions. The development of the LaTPs and the Freight Strategy was an iterative process and they would inform each other.

- 4.3 The Task Force discussed the draft strategy and presentation in detail and raised the following issues:-
- 4.3.1 The importance of working in partnership with other neighbouring local authorities and agencies such as the Highways Agency. As parts of the Designated Road Freight Network (DRFN) ran outside of Central Bedfordshire the Council needed to ensure that the management of the DRFN throughout the region occurred in a holistic and coordinated way.
  - 4.3.2 Concerns that the A5 - M1 link road and the connection to Woodside Industrial Estate link were not shown on the map of the DRFN. Specific concerns were raised regarding the use of Dunstable as a route by lorry drivers. Officers agreed to discuss options for redirecting traffic away from Dunstable with the Highways Agency as part of developing the LaTP for Dunstable and Houghton Regis.
  - 4.3.3 The DRFN should relate to future planning considerations so that it was fit for purpose for any future industrial growth in the Central Bedfordshire area.
  - 4.3.4 Insufficient levels of enforcement relating to the management of the DRFN. Local enforcement schemes were effective in specific areas but there was not a sufficient level of resource to enforce the network extensively. The police were responsible for enforcing the DRFN and whilst the network could be decriminalised to allow the Council to undertake enforcement it was not clear if the Council had an adequate level of resources to carry out enforcement activity appropriately.
  - 4.3.5 The need for appropriate methods of disseminating information to drivers that included the use of the Freight Quality Partnership (FQP) and providing dedicated places for HGV drivers to stop. The Council needed to work with operators to employ the use of GPS that encouraged the use of the DRFN.
  - 4.3.6 The importance of ensuring that road freight routes were safe. It was also commented that road safety needed to be preserved in rural areas so as they were not impacted by freight routes..
  - 4.3.7 Whether it was appropriate to allocate six routes into Bedford from the DRFN leading out of the Central Bedfordshire area.
- 4.4 During discussions Members of the Task Force raised several specific issues relating to the use of routes within Central Bedfordshire as part of the DRFN. Officers agreed that they would take these issues relating to specific routes into consideration as part of developing the LaTPs. Each of the LaTPs were scheduled on the work programme for the Task Force and Members would be invited to provide specific local feedback as part of developing these plans.

## **Recommended**

1. That the main objective of the Freight Strategy should be the minimisation of the negative impacts on local communities and the environment from freight traffic and operations. In principle freight movement should be kept as far away from residential areas and town centres as possible. There should be adequate arrangements for deliveries to and collection from businesses in the towns, taking account of the local amenity and community so that servicing and deliveries had minimal impact on town centres.
2. That the key areas of intervention for which policies should be developed within the Freight Strategy were:
  - (a) managing freight on roads; and
  - (b) information and working with stakeholders.
3. That there should be consistency in the manner in which the Task Force considered the LaTPs and the manner in which it applied the objectives of the Freight Strategy.

### **5.0 Date of Next Meeting**

Members noted that the next meeting was scheduled for 30 July 2010 and would consider the Dunstable Town Centre Masterplan. Members agreed that a site-visit should be arranged for the Task Force in Dunstable prior to the meeting.

Meeting Closed at 11.45am



## Notes of the Development Strategy Task Force meeting held on 30 July 2010



Present:	Councillor Shadbolt (Chairman) Councillors Aldis, Birt, Gale, Gammons, Snelling and Williams
Officers in attendance:	D Bowie (Head of Traffic Management), J Cliff (Head of Growth Programme), C Donald (Community Development Officer), D Hale (Development Control Manager), A Lewis (Major Projects Officer), M Saccoccio (LDF North Team Leader), J Tombe (LTP Team Leader), and J Partridge (Overview and Scrutiny Officer) Also three consultant officers from AECOM Design and Planning, AECOM Transportation and King Sturge
Others in attendance	Councillors Bastable, Brown, Green, Hegley, Hollick, Johnstone, Matthews, Murray, Nicols, Sparrow and Young
Apologies:	Councillors Barker, Kane and C Turner

### 1.0 Notes of the Previous Meeting

**Resolved** that the notes of the meeting of the Development Strategy Task Force held on 5 July 2010 be received and approved by the Task Force.

### 2.0 Member's Interests

There were no personal and/or prejudicial interests declared.

### 3.0 Local Development Framework (South) Dunstable Town Centre Strategy and Masterplan

3.1 The Chairman reminded the Task Force that the meeting was not open to the public and the report and presentation were exempt under section 100A of the Local Government Act (1972) on the grounds that the consideration of the item was likely to involve the disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 12A of the Act.

3.2 The Task Force discussed the draft Town Centre Strategy and Masterplan in detail and raised various specific issues regarding its contents. Members of the Task Force noted that their views and recommendations would be made available to the Portfolio Holder for Economic Growth, Skills and Regeneration for consideration prior to any public consultation being undertaken.

### **Recommended to the Director of Sustainable Communities and the Portfolio Holder for Economic Growth, Skills and Regeneration:-**

That the Development Strategy Task Force

- (a) supports the draft Dunstable Town Centre Strategy and Masterplan document as amended; and
- (b) recommends that the Director of Sustainable Communities in consultation

with the Portfolio Holder approve the Dunstable Town Centre Masterplan as amended to undergo public consultation according to statutory procedures.

#### **4.0 Date of Next Meeting and Work Programme**

**Noted** the date of the next meeting and the draft work programme

Meeting Closed at 12.30am



## Notes of the Development Strategy Task Force meeting held on 19 August 2010

The logo for Central Bedfordshire, featuring the text "Central Bedfordshire" in white on a green circular background.

Present:	Councillor Shadbolt (Chairman) Councillors Birt, Gale, Gammons, Kane, Snelling, C Turner and Williams
Officers in attendance:	A Davie (Head of Development Management (North)), P Khimasia (Senior Planning Officer), M Saccoccio (LDF North Team Leader) and Jonathon Partridge (Overview and Scrutiny Officer)
Others in attendance	Councillors Baker, Jones, Matthews, Maudlin, Nicols and Young
Apologies:	Councillors Aldis and Brown

### 1.0 Notes of the Previous Meeting

**Resolved** that the notes of the meeting of the Development Strategy Task Force held on 30 July 2010 be received and approved by the Task Force subject to the addition of Councillor C Turner in the apologies.

### 2.0 Member's Interests

There were no personal and/or prejudicial interests declared.

### 3.0 Local Development Framework (North): Gypsy and Traveller DPD

- 3.1 The Task Force received a report that sought the views of Members on how the Gypsy and Traveller Development Plan Document should progress in light of the Governments abolition of the Regional Spatial Strategy. The Task Force also received a summary of the consultation responses that had been received through the preferred sites consultation, which closed on 6 June 2010 following a six week publication period.
- 3.2 The Task Force requested that it be formally minuted that the lateness of papers in relation to this item was unacceptable. In the future papers must be provided further in advance of meetings to Members of the Task Force.
- 3.3 The Chairman reminded the Task Force that the meeting was not open to the public and the report was exempt under section 100A of the Local Government Act (1972) on the grounds that the consideration of the item was likely to involve the disclosure of exempt information as defined in paragraph 6 of Part 1 of Schedule 12A of the Act.

### **Recommended to the Sustainable Communities Overview and Scrutiny Committee:**

**That the Sustainable Communities Overview and Scrutiny Committee recommend to the Executive:-**

- (a) **that twenty permanent pitches be allocated in Central Bedfordshire (North) up to the end of 2010, as identified in the local Gypsy and Traveller Accommodation Assessment (2007) and that there be no requirement for any further local needs assessment to be undertaken of**

**gypsy and traveller accommodation up to the end of 2015;**

- (b) that an additional nine permanent pitches be allocated in Central Bedfordshire (North) between the end of 2010 and end of 2015;**
- (c) that four permanent pitches be allocated on the council owned land East of Hitchin Road, Henlow and that the remaining twenty two permanent pitches be accommodated on existing sites;**
- (d) that the Director of Sustainable Communities be requested to consider possible sources of funding to facilitate the accommodation of gypsy and traveller pitches on the land east of Hitchin Road, Henlow including the potential development of a policy position that seeks Section 106 contributions from developers;**
- (e) that four pitches be allocated at Kennel Farm Holdings, Biggleswade for the use of Travelling Showpeople;**
- (f) that two transit pitches be allocated at Sutton Storage Compound, Sutton;**

3.4 The Task Force noted that a full report would be produced for the next meeting of the Sustainable Communities Overview and Scrutiny Committee that would provide the detailed considerations of the Task Force. This report would be available on the Council's website.

#### **4.0 Date of Next Meeting and Work Programme**

Councillor Gale requested that the Overview and Scrutiny Officer seek clarification on whether an item should be on the work programme relating to the Flitwick Town Centre Masterplan.

**Noted** the date of the next meeting and the draft work programme

Meeting Closed at 12.25pm

## Notes of the Development Strategy Task Force meeting held on 20 September 2010

The logo for Central Bedfordshire, featuring the text "Central Bedfordshire" in white on a green circular background.

Present:	Councillor Shadbolt (Chairman) Councillors Aldis, Birt, Brown (substituting for Gale), Gammons, Kane, Snelling, and Williams
Officers in attendance:	G Davies (Principal Strategic Transport Officer), B King (Principal Strategic Transport Officer), L Robertson (Interim Head of JTU), J Tombe (LTP Team Leader) and Bernard Carter (Overview and Scrutiny Manager)
Others in attendance	Councillors Bastable, Matthews, Nicols and Young
Apologies:	Councillors Gale and Turner

### 1.0 Notes of the Previous Meeting

**Resolved** that the notes of the meeting of the Development Strategy Task Force held on 19 August 2010 be received and approved by the Task Force.

### 2.0 Member's Interests

There were no personal and/or prejudicial interests declared.

### 3.0 Journey to Work Strategy

3.1 The Task Force received a report and presentation that sought the views of Members regarding the Council's draft Journey to Work Strategy, which was one of three "journey purpose" strategies within the Local Transport Plan. The strategy outlined a strategic approach to managing commuting trips in the context of evolving national and local transport objectives, and the wider priorities of the Authority. The report and presentation provided Members with a summary of the objectives of the strategy, the broad areas of intervention to achieve these objectives and more specific policy approaches to managing commuting trips.

3.2 Following the presentation, Members discussed with officers a number of issues, which are summarised below:-

- (i) It was Members' opinion that the draft strategy did not sufficiently differentiate between local areas and local issues e.g. substantial commuting from Leighton Buzzard to Milton Keynes for instance (although it was recognised that this type of issue would be picked up in the Local Area Transport Plans).

In response, officers pointed out that this is in fact addressed within the Baseline Report of the Journey to Work Strategy, but, for the purposes of brevity, had not been discussed in the presentation.

- (ii) It was Members' opinion that the Authority had not progressed as quickly as it should have regarding the production of the strategy and the preparation (and implementation) of specific actions plans to achieve objectives. Members wished to see at the earliest possible opportunity plans and maps detailing specific proposals i.e. enhanced bus routes, cycle lanes, wider

pavements, etc.

Officers explained that the level of detail required will be included within the Local Area Transport Plans.

- (iii) Members stated that there are often no alternatives to using the car; particularly in rural areas, and that this should be recognised. The strategy should therefore concentrate its efforts on encouraging alternative methods of transportation, particularly walking and cycling for distances lower than 2 miles.
- (iv) It was also Members' opinion that the strategy should not attempt to penalise car owners via aggressive demand management measures i.e. the removal of car parking facilities or swingeing increases in charges.
- (v) Members requested that officers acknowledge within the strategy the increasing development and production of electric cars and the need to develop proposals for the installation of charging points.

3.3 Members also noted some errors within the draft strategy (Table 10.3 of Page 47 and Table B1 of Page 57 were specifically mentioned as examples) and requested officers revisit such information to ensure its accuracy.

**Recommended:**

**That the principles of the Journey to Work Strategy (as part of the wider Local Transport Plan) be endorsed, subject to officers taking into account the following observations in the final draft:-**

- (i) The strategy should acknowledge sufficiently and differentiate between local areas and local issues;**
- (ii) The need for officers to prepare plans and maps detailing specific proposals i.e. enhanced bus routes, cycle lanes, wider pavements, etc at the earliest possible opportunity (such proposals being submitted to the Task Force in due course);**
- (iii) The strategy should acknowledge the rural nature of Central Bedfordshire to a greater extent and the consequent prevalence of cars, particularly for journeys greater than 2 miles and therefore focus its attention on encouraging alternative methods of transportation (i.e. walking and cycling) at distances lower than 2 miles;**
- (iv) The strategy should not attempt to penalise car owners via aggressive demand management measures i.e. the removal of car parking facilities or swingeing increases in charges; and**
- (v) The strategy should acknowledge the increasing development and production of electric cars and the need to develop proposals for the installation of charging points.**

**4.0 Briefing Note: Local Area Transport Plan (Local Community Involvement)**

4.1 The Task Force noted the consultation proposals relating to the production of Local Area Transport Plans (LATPs) and were pleased to see full engagement with ward

Members. It was Members' opinion that ward Member meetings represented sufficient consultation of proposals and therefore individual LATPs need not be presented to the Task Force. Instead it was agreed that following ward Member meetings LATPs be submitted directly to the Sustainable Communities Overview & Scrutiny Committee for consideration.

4.2 Members also noted that the Local Transport Plan, scheduled for Task Force consideration in December, would now also be submitted directly to the Sustainable Communities Overview & Scrutiny Committee for consideration.

## **5.0 The Luton & South Bedfordshire Core Strategy: Content & Procedure Towards Adoption**

5.1 The Task Force received and noted an informative presentation which outlined the vision, objectives and key policies contained within the Luton & South Bedfordshire Core Strategy. Members raised a number of questions regarding a number of specific policies, which were addressed by the officers in attendance. The presentation also included details of the timetable towards adoption of said Strategy.

## **6.0 Date of Next Meeting and Work Programme**

The date of the next meeting was noted as Monday, 25 October 2010 at 10 am in Room 15, Priory House, Chicksands, when the Task Force would consider the following items:-

- (i) Access to Services Strategy**
- (ii) Walking & Cycling Strategies**

Meeting Closed at 1:30 pm



**Notes of the meeting of the Development Strategy Task Force meeting  
held on 15 December 2010**

Present: Councillor Shadbolt (Chairman)  
Councillors Aldis, Birt, Brown (substitute for Cllr D Gale), Gammons and C Turner.

Others Members in attendance Councillors Bastable, D Lawrence, J Lawrence, Matthews, and Young

**1.0 Notes of the Previous Meeting**

**Resolved** that the notes of the meeting of the Development Strategy Task Force held on 20 September 2010 be received and approved by the Task Force.

**2.0 Members Interests**

There were no personal and/or prejudicial interests declared.

**3.0 Biggleswade Town Centre Strategy and Masterplan**

3.1 The Task Force received a report and presentation from consultants Savills regarding the draft Biggleswade Town Centre Strategy and Masterplan. The report set out the options on which members of the public had been consulted and the main components of the latest draft consultation document. Members had also received the full draft town centre strategy and masterplan, a summary of the masterplan document and the options consultation findings report.

3.2 Prior to the meeting some Members of the Task Force undertook a walk-about some of the key sites contained in the masterplan document. Members were mindful of the issues discussed during the walk-about during their consideration of the proposals. The Task Force also received a written representation at the meeting from a Member of the Biggleswade Town Centre Partnership setting out a number of concerns. Members were mindful of these concerns during their discussion.

3.3 Members were informed that the purpose of the meeting was to provide views to the Portfolio Holder for Economic Growth, Skills and Regeneration and the Director for Sustainable Communities to be taken into consideration prior to the document being the subject of a formal 6-week public consultation.

3.4 The Task Force discussed the proposals in detail and raised the following issues, which were requested to be provided to the Portfolio Holder in advance of approving the formal public consultation:-

- One Member queried the location of the bus stops from Century House as part of the bus routes in the town centre. Members asked if the bus route could be relocated in the town centre whilst also ensuring that there were appropriate transport connections between the train station and the town centre. Members agreed it was important that buses in the town centre did not hinder the free flowing movement of traffic.
- The importance of integrating the proposals contained in the town centre strategy and masterplan with the Local Transport Plan for Central Bedfordshire and Local Area Transport Plan (LATP) for Biggleswade. The Task Force discussed the impact on Biggleswade of car and freight traffic from the A1. It was agreed that the Masterplan and the LATP should attempt to minimise the impact of traffic from the A1 on Biggleswade

town centre where possible. Members agreed that an appropriate LAMP was necessary for the town centre strategy and masterplan to achieve its objectives.

- The Task Force discussed the 'shared space' philosophy and its application in the Biggleswade Town Centre Strategy and Masterplan. It was suggested that greater emphasis needed to be placed on shared space philosophy as a means of developing social interaction in the town centre. Officers commented that shared space initiatives in the town centre were a long-term aspiration although some funding had been identified for a pilot in the Hitchin Street area. Officers also suggested that further emphasis could be placed on the principle of shared space in the town centre following the public consultation on the masterplan and the LAMP, if appropriate.
- The Task Force commented on the amount of derelict land in Biggleswade. It was suggested that officers should more proactively use their powers under Section 215 of the Town and Country Planning Act (1990) to take steps requiring land to be cleared up when its condition adversely affects the amenity of the area.
- The Task Force discussed the adoption of the Town Centre Strategy and Masterplan as a Supplementary Planning Document (SPD). The Task Force agreed that the Masterplan should state clearly that it is only an indication of the future development that was required. The SPD was not a blueprint that restricted future development only to that contained in the SPD. Officers agreed at the meeting that they would amend the wording in the Masterplan to reflect this.
- The Task Force discussed the use of planning design guidelines, which were included in the planning design guide produced by the council. Officers stated that the purpose of the town centre strategy and masterplan was not to be overly prescriptive with developers regarding the design standards of buildings in Biggleswade town centre.
- Members discussed the issue of car parking throughout the town centre and agreed that appropriate parking with walking routes to the town centre was essential in order to encourage people to shop in Biggleswade. The Task Force agreed that some space throughout the town centre should be retained for car parking rather than being proposed as residential or retail use.

3.5 Various comments were also raised by the two local ward Councillors for Biggleswade who were also in attendance at the meeting. The Task Force requested that these issues be recorded and provided to the Portfolio Holder. These comments were discussed by the Task Force and related to the following:-

- Officers should consider how a circular route could be provided through the Bonds lane/Foundry Lane area without having to drive through Market Square. Access to the Asda store was considered to be easier as there was a circular route around the store without driving through Market Square.
- There are some unique events held in Biggleswade such as Harris's Fayre and the farmer's market. These unique events should be publicised to emphasise the unique nature of Biggleswade as a retail centre.
- The importance of ensuring that investment in recreational and leisure facilities was appropriate and that these facilities would be used.
- The importance of addressing problems relating to Bonds Lane.
- The importance of an integrated approach to movement throughout the town centre. It was important that the accessibility of roads and junctions was increased so as to make the town centre more attractive.



- The population figures contained in the Masterplan need updating and details regarding the length of time it takes to walk distances within the town centre included. Officers agreed at the meeting to review this information and amend the Masterplan appropriately.

3.6 The Task Force agreed that these comments should be provided to the Portfolio Holder to be taken into consideration prior to the approval of the town centre strategy and masterplan for consultation.

3.7 The Task Force noted that any views or recommendations would be taken into consideration by the portfolio holder who would consider any appropriate changes prior to public consultation. The Portfolio Holder undertook to provide the Task Force with an update of changes that had been reflected in the masterplan following the Task Force meeting and the meeting of the Biggleswade Town Centre Partnership prior to the consultation.

#### **Recommended by the Development Strategy Task Force**

- 1. That the Development Strategy Task Force support the draft Biggleswade Town Centre Strategy and Masterplan document as a basis for public consultation subject to the Portfolio Holder taking into consideration the comments provided by the Task Force above and notifying the Task Force Members of any changes that have been made to the document in light of those changes.**
- 2. That subject to recommendation 1 above the Development Strategy Task Force recommends that the Director of Sustainable Communities in consultation with the Portfolio Holder approve the Biggleswade Town Centre Strategy and Masterplan as amended to undergo public consultation according to statutory procedures.**



**Notes of the meeting of the Development Strategy Task Force  
meeting held on 7 March 2011**

- Present: Councillor Shadbolt (Chairman)  
Councillors Aldis, Birt, Gale, Gammons, Snelling, C Turner and Williams
- Others Members in attendance: Councillors Bastable, Hopkin, Johnstone, Matthews, Nicols, Spurr and Young
- Also in attendance: M Garcia (Luton & Southern Bedfordshire Joint Technical Unit), D Hale (Development Control Manager), J Partridge (Overview and Scrutiny Officer), L Robertson (Head of the Luton & Southern Bedfordshire Joint Technical Unit) and J Tombe (LTP Team Leader). Various consultants were also in attendance to provide technical advice on the plans during the first part of the meeting.

**1.0 Notes of the Previous Meeting**

**Resolved** that the notes of the meeting of the Development Strategy Task Force held on 15 December 2010 be received and approved by the Task Force.

**2.0 Members Interests**

Councillor Shadbolt commented that he was a Member of the Joint Planning Committee but this did not constitute an interest nor did it preclude him from taking part in the meeting. Although they were not Members of the Task Force Councillors Matthews, Nicols and Young also informed the meeting they were Members of the Joint Planning Committee.

**3.0 Masterplan for the East of Leighton Linlade**

- 3.1 The Task Force received a report and presentation from the Head of the Luton and South Bedfordshire Joint Technical Unit on the East Leighton Linlade Strategic Site Allocations. The presentation included information relating to the following:-
- the background to the East Leighton Linlade Masterplan;
  - how the masterplan was developed;
  - what the masterplan contained;
  - the impact of the masterplan on (i) the Core Strategy and its examination; (ii) public consultation and the role of CBC; (iii) future planning applications.
- 3.2 The report and presentation updated the Task Force on a previous presentation they had received in relation to the Core Strategy for the southern part of Central Bedfordshire. The Luton and southern Bedfordshire Core Strategy proposed the allocation of some 240 hectares of land to the east of Leighton Linlade providing 2,500 new homes, some 16 hectares of employment land, schools, local centres and other facilities.

- 3.3 The Task Force and other Members in attendance sought clarification on various aspects of the masterplan proposals from officers and the consultants and queried several issues in detail prior to moving into a private discussion. These issues and comments in outline were as follows:-
- The proposed traffic model for the new development, the construction or alteration of routes throughout Leighton Linlade and the movement of traffic throughout the area.
  - The planning application process in relation to the adoption of the masterplan and the Luton and South Bedfordshire Core Strategy and any impact of the Localism Bill on this process.
  - The integration of new development into the current town and the importance of constructing appropriate buildings and community facilities. Members also discussed that development should not detract from the current high street and that some section 106 monies should be invested into the current town to assist in the integration of the new development.
- 3.4 The Task Force agreed that it would hold another meeting to carry out further discussion of the masterplan, particularly in relation to transport matters. This meeting was originally scheduled for 22 March 2011 but was later postponed to permit officers to gather further information.

**RECOMMENDED that a further meeting of the Task Force be arranged by the Overview and Scrutiny Officer to receive a visual presentation on the traffic model for East Leighton Linlade. The meeting would also undertake some workshops on specific aspects of the masterplan proposals in order to provide initial member feedback. It was proposed that this meeting take place on 22 March 2011.**



## Contact us...

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