



Development Strategy Task Force (2011/12)

Agendas and notes of the meetings held between April 2011
and March 2012



Development Strategy Task Force (2011/12)

Introduction

The Development Strategy Task Force was established by the Sustainable Communities Overview and Scrutiny Committee (OSC) in September 2009 and was 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. This paper includes all of the agendas and notes of meetings held between April 2011 and March 2012.

Meetings during this period have been held as follows:-

15 September 2011
05 October 2011
08 November 2011
17 November 2011
12 December 2011

Agenda

Title of meeting:	Development Strategy Task Force
Date:	Thursday 15 September 2011
Time:	10.00am
Venue:	Meeting Room 15b, Priory House, Monks Walk, Chicksands, SG17 5TQ
Contact:	Bernard Carter (0300 300 4175)

No.	Item	Please tick box below if there is an attachment ↓	Lead Person
1.	Apologies for Absence		B Carter
2.	Appointment of Chairman & Vice Chairman		B Carter
3.	Notes of the Previous Meeting To receive and agree the notes of the previous meeting of the Task Force held on 7 March 2011.		Chairman
4.	Members' Interests To receive from Members any declarations in relation to a personal and/ or prejudicial interest or any political whip in relation to any agenda item.		Chairman
5.	Urban Extension to East Leighton Linslade To receive a briefing on recent planning applications received and an update on the masterplan.		S Andrews

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Notes of the meeting of the Development Strategy Task Force held on 15 September 2011

- Present: Councillor Shadbolt (Chairman)
Councillors Aldis, Bastable, Bowater, McVicar, Murray and Williams
- Others Members in attendance: Councillors Dodwell, Egan, D Jones, Spurr and Young
- Also in attendance: D Ager (Principal Highway Officer), S Andrews (LDF Team Leader), P Cook (Head of Transport Strategy), B Carter (Scrutiny & Research Manager), R Fox (Head of Development Planning & Housing Strategy), D Hale (Planning Manager South), M Navhi (Senior Strategic Transport Planner), L Robertson (Head of the Luton & Southern Bedfordshire Joint Technical Unit) and J Tombe (LTP Team Leader).

1.0 Appointment of Chairman and Vice Chairman

Resolved that Councillor Alan Shadbolt be appointed as Chairman and Councillor Peter Williams be appointed Vice Chairman.

2.0 Notes of the Previous Meeting

Resolved that the notes of the meeting of the Development Strategy Task Force held on 7 March 2011 be received and approved by the Task Force.

3.0 Members Interests

Councillors D Bowater and A Shadbolt declared personal and prejudicial interests.

4.0 Update and Briefing in relation to Land East of Leighton Linslade Planning Applications and Masterplan

4.1 The Task Force received a report and presentation from the LDF Team Leader in relation to the planning applications and masterplan for the land east of Leighton Linslade. The presentation included information relating to the following:-

- The background and context to the East Leighton Linslade Masterplan;
- The development and status of the Joint Core Strategy;
- The development and status of the East Leighton Linslade Masterplan;
- An update on planning applications received;
- The planning application process; and
- Transport issues;

4.3 The Task Force and other Members in attendance sought clarification on various aspects of the masterplan proposals and recent planning applications from officers in attendance and queried several issues in detail prior to moving into a private

discussion. These issues and comments in outline were as follows:-



- Given its status, the weight that decision makers (and the Planning Inspectorate) could place on the Joint Core Strategy;
- The implications of the Localism Bill with regard to the presumption in favour of development;
- The status of the Masterplan in terms of Member involvement (via this Task Force) and approval;
- The definition of “sustainable development” and how this was interpreted within the Joint Core Strategy;
- The detail behind the Masterplan proposals including the use of “buffer zones”;
- The timetable regarding planning applications received and the possibility of hostile applications in the future;
- S106 agreements and the difficulties that may arise regarding the required allocation of affordable (and accessible) housing;
- The options open to the Council regarding any future consultation on the Masterplan;
- The impact of the proposals west of Leighton Linlade on the town centre;
- Traffic flow models submitted by developers as part of the planning application process and the assumptions underlying these;
- Proposed transport initiatives from developers to mitigate increased traffic flows and how these, and the Masterplan itself, would encourage a modal shift to more sustainable forms of transport; and
- The impact increased traffic flows would have on the town centre, train station and A5/M1 link (together with other junctions on the A5) and on “rat runs” through housing estates.

4.4 The Task Force agreed that it would hold another meeting to carry out further discussion of the masterplan and planning applications, particularly in relation to transport matters. In this respect, Members specifically called for more detailed information regarding the transport initiatives proposed by developers, in the form of a map particularly.

RECOMMENDED that a further meeting of the Task Force be arranged by the Scrutiny & Research Manager to continue discussions regarding the masterplan and planning applications, and that this meeting be held on or before the 5 October 2011.

Agenda

Title of meeting:	Development Strategy Task Force
Date:	Wednesday 5 October 2011
Time:	2 pm
Venue:	Meeting Room 13, Priory House, Monks Walk, Chicksands, SG17 5TQ
Contact:	Bernard Carter (0300 300 4175)

No.	Item	Please tick box below if there is an attachment ↓	Lead Person
1.	Apologies for Absence		Chairman
2.	Notes of the Previous Meeting To receive and agree the notes of the previous meeting of the Task Force held on 15 September 2011.		Chairman
3.	Members' Interests To receive from Members any declarations in relation to a personal and/ or prejudicial interest or any political whip in relation to any agenda item.		Chairman
4.	Urban Extension to East Leighton Linslade To continue discussions regarding the briefing received at the last meeting, which covered recent planning applications received and an update on the masterplan. <i>(Attached now are the relevant details of the proposed transport mitigations within the East of Leighton (Clipstone Park) application taken from the Clipstone Park Transport Assessment document. A map will follow together with a simple chart and plan to explain these proposals)</i>		D Hale/P Cook

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Notes of the meeting of the Development Strategy Task Force held on 5 October 2011

- Present: Councillor Shadbolt (Chairman)
Councillors Aldis, Bastable, Bowater, McVicar and Williams.
- Apologies for absence: Councillor Murray.
- Others Members in attendance: Councillors Egan, Johnstone and Young.
- Also in attendance: D Ager (Principal Highway Officer), S Andrews (LDF Team Leader), P Cook (Head of Transport Strategy), D Hale (Planning Manager South), P Storey (Committee Services Officer) and J Tombe (LTP Team Leader).

1.0 Notes of the Previous Meeting

Resolved that the notes of the meeting of the Development Strategy Task Force held on 15 September 2011 be received and approved by the Task Force.

2.0 Members Interests

Councillors D Bowater and A Shadbolt declared personal and prejudicial interests.

3.0 Urban Extension to East Leighton Linslade

3.1 The Task Force received a report and presentation from the Head of Transport Strategy in relation to the planning applications and masterplan for the land east of Leighton Linslade, including information relating to the following:-

- Transport strategy;
- Proposed transport mitigations;
- S106 offers in relation to infrastructure requirements;
- Planning applications received to date for the sites.

3.2 The Task Force and other Members in attendance sought clarification on various aspects of the masterplan proposals and recent planning applications from officers in attendance and queried several issues in detail prior to moving into a private discussion. These issues and comments in outline were as follows:-

- The developers had made initial offers for s106 provisions and consultation would now begin in earnest;
- The planning applications were likely to be considered by the Development Management Committee in January/February 2012;
- The applications should be considered in both macro and micro detail;
- Design guidance should be mandatory and not advisory;
- Design should be considered at the outline stage to ensure the parameters were correct, rather than at Reserved Matters stage;



- There might be opportunities to work with the developers to speed up the provision of bus services;
- There should be adequate provision for refuse/recycling collection;
- Road junction should be considered in detail;
- Traffic speed and restrictions needed to be flagged up as issues to be considered;
- The impact of traffic flows in the town centre needed to be considered and construction vehicles should not be allowed through the town centre.

3.3 The Task Force agreed that it would hold another meeting to carry out further discussions, particularly in relation to transport matters and design guidance.

RECOMMENDED that a further meeting of the Task Force be arranged by the Scrutiny & Research Manager to continue discussions regarding transport matters and design guidance, and that this meeting be held in the week commencing 14 November 2011.

Agenda

Title of meeting:	Development Strategy Task Force
Date:	Tuesday 8 November 2011
Time:	1.30 pm site visits (meet at The Library, Lake Street, Leighton Buzzard) 3pm Meeting
Venue:	Council Chamber, Leighton Linslade Town Council Offices, the White House, Hockliffe Road, Leighton Buzzard
Contact:	Peter Storey (0300 300 5089)

No.	Item	Please tick box below if there is an attachment ↓	Lead Person
1.	Apologies for Absence		Chairman
2.	Notes of the Previous Meeting To receive and agree the notes of the previous meeting of the Task Force held on 5 October 2011.		Chairman
3.	Members' Interests To receive from Members any declarations in relation to a personal and/ or prejudicial interest or any political whip in relation to any agenda item.		Chairman
4.	Local Development Framework (South): Leighton Buzzard Town Centre Opportunity Sites Planning and Development Briefs To consider the Consultation Draft Development Briefs for Land South of High Street, Leighton Buzzard and Bridge Meadow, Leighton Buzzard. <i>(Bound copies of the Consultation Draft Development Briefs have been issued separately with this agenda for Members' information.)</i>		M Pyecroft

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Notes of the meeting of the Development Strategy Task Force held on 8 November 2011

- Present: Councillor Shadbolt (Chairman)
Councillors Aldis, Bastable, Bowater and Williams.
- Apologies for absence: Councillors McVicar and Murray
- Others Members in attendance: Councillors Egan, Gammons, D Jones and Johnstone.
- Also in attendance: J Cliff (Head of Economic Development and Physical Regeneration), M Pyecroft (Major Projects Officer), D Hale (Planning Manager South) and P Storey (Committee Services Officer).

1.0 Notes of the Previous Meeting

Resolved that the notes of the meeting of the Development Strategy Task Force held on 5 October 2011 be received and approved by the Task Force.

2.0 Members Interests

None.

3.0 Local Development Framework (South): Leighton Buzzard Town Centre Opportunity Sites Planning and Development Briefs




- 3.1 The Task Force undertook a site visit prior to the meeting and then received a report and presentation from the Major Projects Officer and the Council's consultants GVA in relation to the consultation draft development briefs for Bridge Meadow and Land South of the High Street, Leighton Buzzard, including information relating to the following:-
- The overarching framework plan;
 - Vision and objectives;
 - Planning policy and design;
 - Delivery.
- 3.2 The Task Force and other Members in attendance sought clarification on various aspects of the proposals prior to moving into a private discussion. These issues and comments in outline were as follows:-
- Developers had shown interest in the two sites;
 - A range of potential retail occupiers had shown interest in the South of High St site, where a retail led mixed use development is proposed;
 - The site south of the High Street should complement and not compete with the existing High Street and should be permeable and connect to the High Street;
 - There should be an anchor store in the site south of the High Street with a preference for non food or high end of the market food;
 - The mix of uses suggested for the Bridge Meadow site included canal side

- specialist retail, further education, health and extra care housing, housing and open space;
- The Bridge Meadow site presented a possible opportunity to develop a foot / cycle bridge which would link the town centre and railway station.
 - The Bridge Meadow site presented an opportunity to make more of the river and the canal
 - Both sites are in a mix of ownerships though the Council is a significant landowner on the Land South of High Street site.
 - Interested developers would wish to see the Council take an active role in the sites if necessary
 - The development briefs should act as tools to guide developers in coming forward with proposals. They are intended to be flexible frameworks rather than firm blueprints for development;
 - Consultation documents should be in at least 12pt size to aid legibility;
 - There should be officers present at the consultation exhibitions to assist people to comment on the draft development briefs and staffed exhibitions should be held on a Saturday and a weekday.
 - Approval was sought to begin public consultation on 19 November 2011 for a six weeks period, with results to be reported to the Sustainable Communities Overview and Scrutiny Committee in March 2012 and recommendations then made to the Executive.

RECOMMENDED: That the draft development briefs for Bridge Meadow and Land South of the High Street, Leighton Buzzard should go forward for public consultation.

Agenda

Title of meeting:	Development Strategy Task Force
Date:	Thursday 17 November 2011
Time:	1pm
Venue:	Meeting Room 15, Priory House, Monks Walk, Chicksands, SG17 5TQ
Contact:	Peter Storey (0300 300 5089)

No.	Item	Please tick box below if there is an attachment ↓	Lead Person
1.	Apologies for Absence		Chairman
2.	Notes of the Previous Meeting To receive and agree the notes of the previous meeting of the Task Force held on 8 November 2011.		Chairman
3.	Members' Interests To receive from Members any declarations in relation to a personal and/ or prejudicial interest or any political whip in relation to any agenda item.		Chairman
4.	Warren Farm, Ampthill Development Brief To receive a presentation from developers regarding Warren Farm, Ampthill.		M Saccoccio
5.	Local Development Framework Feedback Survey To receive a report on the Local Development Framework Feedback Survey results.		M Saccoccio
6.	Urban Extension to East Leighton Linslade To continue discussions regarding transport matters and design guidance.		D Hale/D Ager

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Notes of the meeting of the Development Strategy Task Force held on 17 November 2011

- Present: Councillor Shadbolt (Chairman)
Councillors Aldis, Bastable, Bowater, Mrs Gammons, McVicar
- Apologies for absence: Councillors Egan, Murray and Williams.
- Others Members in attendance: Councillors Blair, Duckett, Johnstone, Matthews, Spurr and Young.
- Also in attendance: S Andrews (LDF Team Leader), D Ager (Principal Highway Officer), D Hale (Planning Manager South), C Mollart-Griffin (Highways Development Consultant), M Saccoccio (Local Planning and Housing Team Leader) and P Storey (Committee Services Officer).
Stephen Smith (Dennison Investments), George Gardner (Gardner Stewart Architects) and Andrew Docherty (Hives Planning Consultants) were present for item 3.0 only.

1.0 Notes of the Previous Meeting

Resolved that the notes of the meeting of the Development Strategy Task Force held on 8 November 2011 be received and approved by the Task Force.

2.0 Members Interests

None.

3.0 Warren Farm, Ampthill Development Brief

3.1 The Task Force received a presentation from the promoters of the Development Brief for Warren Farm, Ampthill, which would be subject to public consultation. The developers and the Local Planning and Housing Team Leader provided information relating to the following:-

- A planning performance agreement had been entered into with the promoters of the site and a development brief was expected to be submitted in February 2012, followed by a planning application in Spring 2012;
- The promoters wanted to create a beautiful piece of landscape legacy on the site and had identified the prospect of a public garden fronting on to the A507. They wanted to create a sense of place on the site, and roads there would be at the service of the characters areas (including Georgian squares) in the proposed development;
- The design of the development would dictate the number of properties to be built on the site;
- A refuse strategy would be part of the development proposals;
- Cycle paths would be created and, with the proximity of Redborne school to the

site, it was considered that many students would cycle to school;

- The stakeholders' group were largely happy with the plans for the site and the promoters had engaged fully with the group;
- Public consultation began w/c 14 November 2011, including two exhibitions on 18 and 19 November, and would end on 5 December 2011.

3.2 The Task Force and other Members in attendance sought clarification on various aspects of the proposals from officers in attendance and queried several issues in detail prior to moving into a private discussion. These issues and comments in outline were as follows:-

- Roads should be imperceptible as roads to create a sense of place but had to be useable by buses and service vehicles. Members were interested in seeing other sites where roads had been developed in this way, as suggested by the promoters;
- There was concern at the increase in size of Ampthill (30% increase in the last three years) and there was a need to look at access and egress within the town and provisions for catering for an ageing population;
- There was a need for affordable housing and shared ownership provision within Ampthill;
- There was concern over the capacity for schooling as the town developed but it was noted that there was a tried and tested formula in place for deciding capacity.

3.3 It was noted that the future of the Task Force would be considered by the Sustainable Communities Overview and Scrutiny Committee on 13 December 2012 and agreed that the consultation results would be presented to either the Task Force (if still in existence) or a Members' briefing in January 2012.

RECOMMENDED that the results of the consultation exercise be reported to members in January 2012.

4.0 Local Development Framework Feedback Survey

4.1 The Local Planning and Housing Team Leader reported on the feedback on the recent Local Development Framework (LDF) North consultations. 68 responses had been received to the survey (a response rate of 15%). The majority of respondees were aware of the four LDF North public consultations and considered that the correct amount of consultation was carried out. Four "next steps" had been identified, as set out in the report. A summary of the results had been published on the Council's website and other information points. The feedback would be used to inform the content of the Statement of Community Involvement, which was likely to be ready for consultation in Spring 2012.

4.2 It was noted that the responses from local residents to the survey was 66% of the responses received and not 66% of the total number of residents.

4.3 Members thanked Mark Saccoccio and his team for undertaking the survey.

RECOMMENDED that the survey results be noted.

5.0 Urban Extension to East Leighton Linslade

5.1 The Principal Highway Officer and the Planning Manager South gave Members a progress report and information on the consultation responses in respect of Chamberlains Barn and Clipstone Park. It was noted that:

- The Highways Agency had raised a holding objection until 29 January 2012 to the applications on highway grounds. The applications could not be approved until the direction had been removed;
- Officers considered that the proposed developments were acceptable in principle on traffic grounds and would not have an adverse effect on the town centre. However the traffic assessment for Chamberlains Barn had not been reviewed by Officers yet;
- Modelling methodology had been developed to indicate traffic flows for the sites to 2021, including with and without mitigation, and indicated where congestion was likely to occur;
- The adequacy of traffic measures for all phasing of development would need to be assessed because of the time period of build combined with the discrete phases of the distributor road and mitigation measures;
- There were issues with the two development sites not being in the same ownership. Officers would prefer to have one s106 agreement covering both developments if possible;
- Officers were not yet satisfied with the proposed s106 contributions offered by the developers;
- Clipstone Park was the larger of the two sites and the primary proposed development and phasing requirements of the development would need to be interlinked between the sites.

5.2 The Task Force and other Members in attendance sought clarification on various aspects of the proposals from officers in attendance and queried several issues in detail prior to moving into a private discussion. These issues and comments in outline were as follows:-

- Members expressed concern at the “dog leg” proposed in Van Dyke Road but noted that this was intended to provide access to the neighbourhood centre which formed part of the proposed development and was also a result of land ownership and the need to cross the railway at a suitable point. Officers suggested that it might be possible for an existing section of Van Dyke Road to be downgraded to make more sense of the “dog leg” and encourage traffic through the neighbourhood centre;
- Members were concerned regarding the impact of traffic movements on key road junctions, particularly in the town centre and at Hockliffe, and requested that the key to the presentation be sent to them;
- There was concern that the assessments and mitigation measures should be tied up with parallel proposals for traffic schemes in the town centre, including South of the High Street and Billington Road/Lake Street SLB development. More work would be needed accordingly;

- There was concern that the relief road proposed in the developments would not be in place until after the completion of phases 1 and 2 of the development; and additional information was needed on the phasing proposals. It was noted that it would be difficult to ensure the developments progressed at the same time and rate as they were in different ownerships;
- There was potentially a major s106 contribution to be made by the developers but given the state of the market and subsequent issues of viability and in particular the starting point of 35% affordable housing there might need to be a prioritisation of Section 106 provision and it was important that Members should be involved in the creation of a “wish list”. It was noted, for example, that Sport England had raised items of additional indoor sport/wet sport/all weather pitch provision for consideration in the s106 funding and that land for joint provision existed near Van Dyke School. It was also likely that the PCT would take up the offer of the Neighbourhood Centre surgery provision for a development of this size but would not use the land previously given to them further along Van Dyke Road, potentially releasing further land for other development. Officers were looking into all the above issues with the developers.

5.3 It was noted that the future of the Task Force would be considered by the Sustainable Communities Overview and Scrutiny Committee on 13 December 2012 and agreed that the officers’ discussions with the developers should be presented to an informal Members’ briefing.

5.4 **RECOMMENDED that the results of the officers’ discussions with the developers should be presented to an informal Members’ briefing.**

6.0 Further Meeting of the Task Force

6.1 The Chairman reminded Members that the Scrutiny Team were still seeking to organise a further meeting of the Task Force to consider the Brewers Hill, Dunstable site. 12 December 2011 was the suggested date and members would be contacted by email regarding their availability.

Agenda

Title of meeting:	Development Strategy Task Force
Date:	Monday 12 December 2011
Time:	10am site visit (meet in the Reception Area, Watling House) 11am Meeting
Venue:	Committee Room 2 – Watling House, Dunstable
Contact:	Bernard Carter (0300 300 4175)

No.	Item	Please tick box below if there is an attachment ↓	Lead Person
1.	Apologies for Absence	<input type="checkbox"/>	Chairman
2.	Notes of the Previous Meeting To receive and agree the notes of the previous meeting of the Task Force held on 17 November 2011.	<input checked="" type="checkbox"/>	Chairman
3.	Members' Interests To receive from Members any declarations in relation to a personal and/ or prejudicial interest or any political whip in relation to any agenda item.	<input type="checkbox"/>	Chairman
4.	Brewers Hill Dunstable Opportunity Site Planning and Development Brief To consider the Draft Planning Development Brief for Brewers Hill Dunstable	<input checked="" type="checkbox"/>	A Lewis

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Notes of the meeting of the Development Strategy Task Force held on 12 December 2011

- Present: Councillor Shadbolt (Chairman)
Councillors Aldis, Bowater, Egan, Murray and Williams
- Apologies for absence: Councillors Bastable, Gammons, McVicar.
- Others Members in attendance: None
- Also in attendance: D Hale (Planning Manager South), A Lewis (Major Projects Officer), Atkins Ltd (David Brierley and Hannah Trubshaw) and B Carter (Corporate Policy & Scrutiny Manager).

1.0 Notes of the Previous Meeting

Resolved that the notes of the meeting of the Development Strategy Task Force held on 17 November 2011 be received and approved by the Task Force.

2.0 Members Interests

None

3.0 Brewer's Hill Dunstable Opportunity Site Planning & Development Brief

3.1 The Task Force undertook a site visit prior to the meeting and received a joint presentation from Atkins Ltd, the consultants responsible for preparing the draft Planning & Development Brief and A Lewis, the Council's Major Projects Officer. The presentation provided information relating to the following:-

- The site location and ownership;
- Planning history and policy considerations;
- Transport and Ecology issues;
- Development viability;
- Urban design analysis;
- An illustration of the "preferred" option consisting of a mix of residential, employment (Innovation centre and light industry), residential extracare, hotel and retail land use;
- Implementation, market engagement and phasing; and
- Next steps;

3.2 The Task Force sought clarification on various aspects of the brief from the consultants and officers in attendance and queried several issues in detail prior to making any

recommendation. These issues and comments in outline were as follows:-

- The public consultation timetable and venues. Members were informed that statutory consultation would commence on 12 January 2012 for 6 weeks after which the brief would be submitted to the Overview & Scrutiny Committee in April 2012 (as Interim Technical Guidance for Development Management purposes) prior to Executive consideration in May 2012. The consultation would include individual letters to all affected residents, together with displays at public facilities such as the Community Fire Station, Council offices, the library and any other suitable venue;
- The planning application from Central Bedfordshire College relating to the Incuba project, and the related process and timetable. Officers confirmed that this application was not contingent upon approval of the Planning & Development Brief – it was a standalone project;
- The viability of the various land uses contained within the brief and the extent to which each depended upon the other. The consultants acknowledged that viability was an issue, particularly in the current economic climate (and particularly for the contaminated National Grid site), but confirmed that inter-dependency was not – development could be phased according to developer appetite, with an emphasis on joined up thinking;
- The rationale behind the selection of land use in each separately identified area of the site. Members were concerned to ensure that there was sufficient flexibility contained within the brief to allow developers to come forward with other options (albeit ensuring a similar mix of land use in totality). Officers confirmed that the brief was intended to be a flexible framework only rather than any blueprint for development – ultimately uses were interchangeable. In this respect, officers agreed to amend the brief to ensure any reference to a “preferred” option made it absolutely clear that this was merely illustrative.

RECOMMENDED that the draft Brewer’s Hill Road, Dunstable Planning and Development Brief be endorsed for public consultation, subject to appropriate amendment to ensure any reference to a “preferred” option is for illustrative purposes only.



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Za Informacja

by telephone: 0300 300 8301

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Write to the Overview and Scrutiny Manager, Central
Bedfordshire Council, Priory House, Monks Walk, Chicksands,
Shefford, Bedfordshire SG17 5TQ

