

Central
Bedfordshire
Council
Priory House
Monks Walk
Chicksands,
Shefford SG17 5TQ



**TO EACH MEMBER OF THE
EXECUTIVE**

31 October 2012

Dear Councillor

EXECUTIVE - Tuesday 6 November 2012

Further to the Agenda and papers for the above meeting, previously circulated, please see below for the following information:-

7. Forward Plan of Key Decisions

Please find attached the Forward Plan of Key Decisions for the period 1 December 2012 to 30 November 2013.

8. Capital Programme Review

The Deputy Leader and Executive Member for Corporate Resources will move the attached additional recommendation.

9. Development Strategy for Central Bedfordshire

Please find attached the recommendations from the Sustainable Communities Overview and Scrutiny Committee held on 18 October 2012 along with the request from Councillor Nicols and the Scrutiny Committee's response to Councillor Nicols.

Please note that the Executive Member for Sustainable Communities – Strategic Planning and Economic Development will table his response to the Scrutiny Committee's recommendations at the meeting.

11. Commissioning for Outcomes: Approach to Standards and Quality of Dementia Care, Fee Levels for Care Homes, and Planned Withdrawal from Existing Block Contract Arrangements

Detailed advice about the legal implications of this proposal is included in the exempt Appendix C at item 19 of the agenda. This is not made clear in the legal implications set out in paragraphs 3 and 4 of the report on page 56 of the agenda.

13. Assets Disposals List

The Deputy Leader and Executive Member for Corporate Resources will move the attached revised recommendations.

Should you have any queries regarding the above please contact Sandra Hobbs, Committee Services Officer on Tel: 0300 300 5257.

Yours sincerely

Sandra Hobbs
Committee Services Officer
email: sandra.hobbs@centralbedfordshire.gov.uk

cc All Non-Executive Members

**Central Bedfordshire Council
Forward Plan of Key Decisions
1 December 2012 to 30 November 2013**

- 1) During the period from **1 December 2012 to 30 November 2013**, Central Bedfordshire Council plans to make key decisions on the issues set out below. “Key decisions” relate to those decisions of the Executive which are likely:
- to result in the incurring of expenditure which is, or the making of savings which are, significant (namely £200,000 or above per annum) having regard to the budget for the service or function to which the decision relates; or
 - to be significant in terms of their effects on communities living or working in an area comprising one or more wards in the area of Central Bedfordshire.
- 2) The Forward Plan is a general guide to the key decisions to be determined by the Executive and will be updated on a monthly basis. Key decisions will be taken by the Executive as a whole. The Members of the Executive are:
- | | |
|----------------------------|--|
| Cllr James Jamieson | Leader of the Council and Chairman of the Executive |
| Cllr Maurice Jones | Deputy Leader and Executive Member for Corporate Resources |
| Cllr Mark Versallion | Executive Member for Children’s Services |
| Cllr Mrs Carole Hegley | Executive Member for Social Care, Health and Housing |
| Cllr Nigel Young | Executive Member for Sustainable Communities – Strategic Planning and Economic Development |
| Cllr Brian Spurr | Executive Member for Sustainable Communities - Services |
| Cllr Mrs Tricia Turner MBE | Executive Member for Economic Partnerships |
| Cllr Richard Stay | Executive Member for External Affairs |
- 3) Whilst the majority of the Executive’s business at the meetings listed in this Forward Plan will be open to the public and media organisations to attend, there will inevitably be some business to be considered that contains, for example, confidential, commercially sensitive or personal information.

This is a formal notice under the Local Authorities (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012 that part of the Executive meeting listed in this Forward Plan will be held in private because the agenda and reports for the meeting will contain exempt information under Part 1 of Schedule 12A to the Local Government Act 1972 (as amended) and that the public interest in withholding the information outweighs the public interest in disclosing it.

- 4) Those items identified for decision more than one month in advance may change in forthcoming Plans. Each new Plan supersedes the previous Plan. Any person who wishes to make representations to the Executive about the matter in respect of which the decision is to be made should do so to the officer whose telephone number and e-mail address are shown in the Forward Plan. Any correspondence should be sent to the contact officer at the relevant address as shown below. General questions about the Plan such as specific dates, should be addressed to the Committee Services Manager, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ.
- 5) The agendas for meetings of the Executive will be published as follows:

Meeting Date	Publication of Agenda
15 May 2012	3 May 2012
3 July 2012	21 June 2012
21 August 2012	9 August 2012
2 October 2012	20 September 2012
6 November 2012	25 October 2012
4 December 2012	22 November 2012
8 January 2013	20 December 2012
5 February 2013	24 January 2013
19 March 2013	7 March 2013
7 May 2013	25 April 2013
25 June 2013	13 June 2013

Central Bedfordshire Council

Forward Plan of Key Decisions for the period 1 December 2012 to 30 November 2013

Key Decisions

Date of Publication: 30 October 2012

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
1.	Private Sector Property Accreditation Scheme -	To approve the Private Sector Property Accreditation Scheme, which intends to improve the quality of private rented accommodation.	4 December 2012	Private landlords, property owners and letting agents on the Council's Landlords' Forum were consulted directly following initial consultation and presentation of the draft scheme to Overview and Scrutiny.	Property Accreditation Scheme Overview Document and Code of Standards	Executive Member for Social Care, Health and Housing Comments by 05/11/12 to Contact Officer: Nick Costin, Head of Private Sector Housing Email: nick.costin@centralbedfordshire.gov.uk Tel: 0300 300 5219
2.	Land at Steppingley Road and Froghall Road, Flitwick Masterplan -	To adopt the masterplan for development at land at Steppingley Road and Froghall Road, Flitwick (Policy MA2, Site Allocations Development Plan Document, 2011) for development management purposes.	4 December 2012	Members and Officers briefed February 2012. Members and Officers briefed on 25 July 2012 at West Placemaking. Public Exhibitions on 7/8 September 2012. Public Consultation from 7 September to 5 October 2012.	Land at Steppingley Road Masterplan Site Allocations Development Plan Document (Adopted 2011)	Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 03/11/12 to Contact Officer: Connie Frost-Bryant, Senior Planning Officer, Local Planning and Housing Team Email: connie.frost-bryant@centralbedfordshire.gov.uk Tel: 0300 300 4329

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
3.	Dog Warden and Kennelling Contract -	To seek approval to retender the Dog Warden and Kennelling Contract.	4 December 2012		Report	Executive Member for Sustainable Communities - Services Comments by 05/11/12 to Contact Officer: Jane Moakes, Assistant Director Community Safety & Public Protection Email: jane.moakes@centralbedfordshire.gov.uk Tel: 0300 300 5441
4.	Revenue and Capital Quarter 2 Budget Monitor Reports -	To consider the revenue and capital quarter 2 budget monitor reports.	4 December 2012		Reports	Deputy Leader and Executive Member for Corporate Resources Comments by 03/11/12 to Contact Officer: Charles Warboys, Chief Finance Officer & Section 151 Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
5.	Local Broadband Plan - Procurement and options for intervention -	To approve the process for awarding contract.	4 December 2012	<p>An online broadband survey has been running since February 2012. This has been widely promoted (including through the Parish Council network) and the results used in developing the Local Broadband Plan and local priorities.</p> <p>A formal market consultation will also be undertaken (likely in August/September) to comply with EU state aid requirements.</p>	<p>The adopted Joint Local Broadband Plan and the Council's Broadband Plan www.centralbedfordshire.gov.uk/local-business/business-information-and-advice/broadband.aspx set the context for intervention.</p>	<p>Deputy Leader and Executive Member for Corporate Resources Comments by 03/11/12 to Contact Officer: James Cushing, Economic Policy Manager Email: james.cushing@centralbedfordshire.gov.uk Tel: 0300 300 4984</p>
6.	Future of the Adult Skills and Community Learning Service -	To agree the future delivery arrangements for the externally funded Adult Skills and Community Learning Service in Central Bedfordshire (please note that this service is currently a shared service with Bedford Borough Council)	4 December 2012	<p>November/December 2011 and August/September 2012: Key strategic partners through series of external interviews.</p> <p>May/June 2012: Focus groups and interviews with service users and no users (individuals and business).</p>	Report	<p>Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 03/11/12 to Contact Officer: Kate McFarlane, Head of Community Regeneration & Adult Skills Email: kate.mcfarlane@centralbedfordshire.gov.uk Tel: 0300 300 5858</p>

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
7.	Policy Principles for Pupil Place Planning -	To approve commencement of consultation on the proposed Policy Principles for Pupil Place Planning.	4 December 2012		Draft Pupil Place Planning Policy Principles Report Draft Policy Principles	Executive Member for Children's Services Comments by 12/11/12 to Contact Officer: Pete Dudley, Assistant Director Children's Services (Learning & Strategic Commissioning) Email: pete.dudley@centralbedfordshire.gov.uk Tel: 0300 300 4203
8.	Procurement of Premises and Construction Works for the Alternative Provision Free School -	To approve the arrangements for the procurement of premises and construction works for the Alternative Provision Free School	4 December 2012		Alternative Provision Free School Report	Executive Member for Children's Services Comments by 12/11/12 to Contact Officer: Pete Dudley, Assistant Director Children's Services (Learning & Strategic Commissioning) Email: pete.dudley@centralbedfordshire.gov.uk Tel: 0300 300 4203

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
9.	Determination of Statutory Proposals to Extend the Age Ranges of Houghton Regis Lower School and St Mary's VA RC Lower School, Caddington -	To consider to extend the age range from 3-9 years to 3-11 years of Houghton Regis Lower School and St Mary's Voluntary Aided Roman Catholic Lower School, Caddington.	17 December 2012		Report	Executive Member for Children's Services Comments by 16/11/12 to Contact Officer: Rob Parsons, Head of School Organisation and Capital Planning Email: rob.parsons@centralbedfordshire.gov.uk Tel: 0300 300 5572
10.	Central Bedfordshire CCTV Strategy -	To agree the CCTV Strategy for Central Bedfordshire.	8 January 2013	Key strategic partners will be consulted on the draft Strategy during July 2012. Further consultation on elements of the Strategy will be undertaken once the Strategy is agreed. Sustainable Communities Overview and Scrutiny Committee will consider the draft Strategy on 26 September 2012.	Report and draft Strategy	Executive Member for Sustainable Communities - Services Comments by 07/12/12 to Contact Officer: Jeanette Keyte, Head of Community Safety Email: jeanette.keyte@centralbedfordshire.gov.uk Tel: 0300 300 5257

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
11.	Approval of Award of the Corporate Call-Off Contract for the Provision of Technical Consultancy Services. -	In line with corporate procurement procedures, the Executive is required to approve contract values exceeding £500k. Intended decision: Approval of award of the Corporate Call-Off Contract for the Provision of Technical Consultancy Services. Please note that this is a joint procurement exercise.	8 January 2013		Evaluation and Moderation Report - Exempt under Paragraph 3	Executive Member for Social Care, Health and Housing, Deputy Leader and Executive Member for Corporate Resources Comments by 07/12/12 to Contact Officer: Alan Fleming, Project Director - Business Services Email: alan.fleming@centralbedfordshire.gov.uk Tel: 0300 300 6968
12.	Award of Kitchen and Bathroom Refurbishment Contract 2013 to 2016 to Council Housing Properties -	To award the preferred contractor for this service.	8 January 2013		Report on tenders Exempt Appendices - Exempt Paragraph 3	Executive Member for Social Care, Health and Housing Comments by 07/12/12 to Contact Officers: Ian Johnson, Housing Asset Manager or Basil Quinn, Housing Asset Manager Performance Email: ian.johnson@centralbedfordshire.gov.uk Tel: 0300 300 5205 or basil.quinn@centralbedfordshire.gov.uk Tel: 0300 300 5118

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
13.	Master Plan for Site Allocations Policy MA8 - Land at Chase Farm and Land West and North-East of High Street, Arlesey -	To adopt the Master Plan for Site Allocations Policy MA8 - land at Chase Farm and land west and north-east of High Street, Arlesey as technical guidance for development management purposes.	8 January 2013	<p>May – August 2012: A Stakeholder Group comprising ward Members, Town Councillors, residents, local interest groups and developers has been established whose purpose is to inform the emerging Master Plan. In accordance with the signed Planning Performance Agreement, consultation will take place:</p> <p>August 2012: The Master Plan will require sign off by Director/Portfolio Holder in order to commence consultation. Members will also be notified.</p> <p>22 August 2012: The Master Plan will be presented to Corporate Management Team.</p> <p>September/October 2012: A four week public consultation exercise will be carried out.</p> <p>December 2012: A presentation on the Master Plan (together with consultation responses) will be given to Overview and Scrutiny Committee with a recommendation that they endorse it.</p>	The Master Plan and Statement of Community Involvement	<p>Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 05/10/12 to Contact Officer: Mark Saccoccio, Local Planning and Housing Team Leader Email: mark.saccoccio@centralbedfordshire.gov.uk Tel: 0300 300 5510</p>

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
14.	Leisure Facility Strategy -	To adopt the Leisure Facility Strategy.	8 January 2013	<p>Communication and Consultation Plan identifies stakeholders and methods of consultation at key stages.</p> <p>Consultation on emerging issues April 2012.</p> <p>Consultation on issues and options October – December 2012.</p>	Leisure Facility Strategy	<p>Executive Member for Sustainable Communities - Services</p> <p>Comments by 07/12/12 to Contact Officer:</p> <p>Jill Dickinson, Head of Leisure Services</p> <p>Email: jill.dickinson@centralbedfordshire.gov.uk</p> <p>Tel: 0300 300 4258</p>
15.	Abolition of the Discretionary Social Fund and Transfer of Funding to Central Bedfordshire Council for a New Provision -	To approve the development of alternative provision to replace what is currently delivered by the discretionary aspects of the Social Fund.	8 January 2013	A wide-ranging consultation process will be planned to take place from October to December 2012.	Report and consultation responses	<p>Executive Member for Social Care, Health and Housing</p> <p>Comments by 07/12/12 to Contact Officer:</p> <p>Tim Hoyle, Head of Business Systems</p> <p>Email: tim.hoyle@centralbedfordshire.gov.uk</p> <p>Tel: 0300 300 6065</p>

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
16.	Contract for Refurbishment of Timberlands Gypsy and Travellers Site -	To award the contract to the preferred contractor for the refurbishment of Timberlands Gypsy and Travellers Site, Pepperstock, Slip End.	5 February 2013		Report Exempt Appendices - Exempt Paragraph 3	Executive Member for Social Care, Health and Housing Comments by 04/01/13 to Contact Officer: John Holman, Head of Housing Asset Management or Ian Johnson, Housing Asset Manager Email: john.holman@centralbedfordshire.gov.uk Tel: 0300 300 5069 or ian.johnson@centralbedfordshire.gov.uk Tel: 0300 300 5202
17.	Local Lettings Policy to Rural Exception Sites in Central Bedfordshire -	To adopt the Local Lettings Policy for Rural Exception Sites for Central Bedfordshire Council.	5 February 2013	A wide ranging public and stakeholder consultation has taken place between February 2012 and May 2012. Method via questionnaires and consultation workshop in April 2012. Social Care, Health and Housing Overview and Scrutiny Committee to be consulted on 17 December 2012.	Report	Executive Member for Social Care, Health and Housing Comments by 04/01/13 to Contact Officer: Hamid Khan, Head of Housing Needs Email: hamid.khan@centralbedfordshire.gov.uk Tel: 0300 300 5369

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
18.	Astral Park Football Project -	To approve expenditure for playing pitches, changing facilities and car parking at Astral Park, Leighton Buzzard. The project is led by Leighton Linslade Town Council, with project management advice and support provided by Leisure Services. The scheme is funded entirely by Section 106 funds of £1.1m.	5 February 2013	Consultation carried out with Leighton Linslade Town Council.	Report	Executive Member for Sustainable Communities - Services Comments by 04/01/13 to Contact Officer: Jill Dickinson, Head of Leisure Services Email: jill.dickinson@centralbedfordshire.gov.uk Tel: 0300 300 4258
19.	Implementation of the Refreshed School Organisation Plan: New School Places Programme 2013/14 - 2017/18 -	To consider the implementation of the refreshed School Organisation Plan: New School Places programme 2013/14 to 2017/18.	5 February 2013		Report	Executive Member for Children's Services Comments by 04/01/13 to Contact Officer: Pete Dudley, Assistant Director Children's Services (Learning & Strategic Commissioning) Email: pete.dudley@centralbedfordshire.gov.uk Tel: 0300 300 4203

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
20.	Council's Admissions Arrangements for the Academic Year 2014/15 -	To determine the Council's Admissions Arrangements for the Academic Year 2014/15.	5 February 2013		Report	Deputy Executive Members for Children's Services Comments by 04/01/13 to Contact Officer: Pete Dudley, Assistant Director Children's Services (Learning & Strategic Commissioning) Email: pete.dudley@centralbedfordshire.gov.uk Tel: 0300 300 4203
21.	Property Joint Ventures -	To consider property joint ventures.	19 March 2013		Report Joint Venture Examples	Deputy Leader and Executive Member for Corporate Resources Comments by 18/02/13 to Contact Officer: Peter Burt, MRICS, Head of Property Assets Email: peter.burt@centralbedfordshire.gov.uk Tel: 0300 300 5281
22.	Outdoor Access Improvement Plan -	To endorse the Outdoor Access Improvement Plan.	19 March 2013	The Central Bedfordshire and Luton Local Access Forum has established a sub group input into the development of the plan this will be followed by a full 13 week public consultation with both stakeholder and public engagement activities during period.	Report	Executive Member for Sustainable Communities - Services Comments by 18/02/13 to Contact Officer: Paul Cook, Head of Transport Strategy and Countryside Access Email: paul.cook@centralbedfordshire.gov.uk Tel: 0300 300 6999

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
23.	Revenue and Capital Quarter 3 Budget Monitor Reports -	To consider the revenue and capital quarter 3 budget monitor reports.	19 March 2013		Reports	Deputy Leader and Executive Member for Corporate Resources Comments by 18/02/13 to Contact Officer: Charles Warboys, Chief Finance Officer & Section 151 Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147
24.	Community Infrastructure Levy -	To approve the consultation and subsequent Submission of the Community Infrastructure Levy draft charging schedule.	19 March 2013		Report	Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 18/02/13 to Contact Officer: Jonathan Baldwin, Senior Planning Officer Email: jonathan.baldwin@centralbedfordshire.gov.uk Tel: 0300 300 5510

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
25.	Draft Gypsy and Traveller Plan -	To recommend to Council the draft Gypsy and Traveller Plan for approval prior to submission.	19 March 2013	In line with Regulation 18 of the new Town and Country Planning Regulations 2012, consultation will have been undertaken in autumn 2012 on what a Gypsy and Traveller plan ought to contain. This report follows that consultation and will propose the preferred sites and policies for Gypsy and Traveller provision.	Report and draft Plan	Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 06/04/13 to Contact Officer: Richard Fox, Head of Development Planning and Housing Strategy Email: richard.fox@centralbedfordshire.gov.uk Tel: 0300 300 4105
26.	Central Heating Installations Contract District Wide -	To award the contract to the preferred contractor for the central heating installations contract district wide for 2013 to 2016 to council housing properties.	7 May 2013		Report	Executive Member for Social Care, Health and Housing Comments by 06/04/13 to Contact Officer: Peter Joslin, Housing Asset Manager or Basil Quinn, Housing Asset Manager Performance Email: peter.joslin@centralbedfordshire.gov.uk Tel: 0300 300 5395 or basil.quinn@centralbedfordshire.gov.uk Tel: 0300 300 5118

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
27.	Revenue and Capital Provisional Outturn 2012/13 -	To consider the revenue and capital provisional outturn 2012/13.	25 June 2013		Reports	Deputy Leader and Executive Member for Corporate Resources Comments by 24/05/13 to Contact Officer: Charles Warboys, Chief Finance Officer & Section 151 Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
28.	Central Bedfordshire's Flood and Water Management Act 2010 Duties -	To approve a local flood risk strategy for Central Bedfordshire and to create a Sustainable Urban Drainage Advisory Board.	September 2013	<p>CBC is required under the Flood and Water Management Act 2010 to produce a Local Flood Risk Management Strategy. The draft strategy will be subject to public consultation. Sustainable Communities Overview and Scrutiny Committee will consider the draft strategy and the public consultation response to the strategy in August/September 2013.</p> <p>Following Department for Environment, Food and Rural Affairs confirmation of the mandatory sustainable drainage application processes, CBC will also be required to establish a SUDS Approval Board to evaluate, approve and adopt suitable SUDS measures for all new developments.</p>	Summary of Flood and Water Management Act Draft Local Flood Risk Management Strategy	Executive Member for Sustainable Communities - Services Iain Finnigan, Senior Engineer - Policy and Flood Risk Management Email: iain.finnigan@centralbedfordshire.gov.uk Tel: 0300 300 4351

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
NON KEY DECISIONS						
29.	Quarter 2 Performance Report -	To consider quarter 2 performance report.	4 December 2012		Report	Deputy Leader and Executive Member for Corporate Resources Comments by 03/11/12 to Contact Officer: Elaine Malarky, Head of Programmes & Performance Management Email: elaine.malarky@centralbedfordshire.gov.uk Tel: 0300 300 5517
30.	Draft Revenue Budget 2013/14 -	To consider the first draft of the revenue budget for 2013/14.	8 January 2013		Report	Deputy Leader and Executive Member for Corporate Resources Comments by 07/12/12 to Contact Officer: Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147
31.	Community Safety Partnership Plan and Priorities 2013 - 2014 -	To recommend to Council to approve the Community Safety Partnership Plan and Priorities 2013 - 2014	8 January 2013	Strategic Assessment & Partnership Plan will be considered by the Community Safety Partnership Executive, the relevant Overview and Scrutiny Committee and the Local Strategic Partnership.	Strategic Assessment Priorities & Community Safety Partnership Plan 2013-2014	Executive Member for Sustainable Communities - Services Comments by 07/12/12 to Contact Officer: Joy Craven, CSP Manager Email: joy.craven@centralbedfordshire.gov.uk Tel: 0300 300 4649

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
32.	Treasury Management Policy and the Treasury Management Strategy -	To recommend to Council the adoption of the Treasury Management Policy and the Treasury Management Strategy.	8 January 2013		Report	Deputy Leader and Executive Member for Corporate Resources Comments by 07/12/12 to Contact Officer: Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147
33.	Localisation of Council Tax Support Scheme -	To recommend to Council the approval of the Localisation of the Council Tax Support Scheme.	8 January 2013		Report	Deputy Leader and Executive Member for Corporate Resources Comments by 07/12/12 to Contact Officer: Charles Warboys, Chief Finance Officer & Section 151 Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
34.	Housing Revenue Account 2013/14 -	To recommend to Council the Housing Revenue Account budget 2013/14 for approval.	5 February 2013		Report	Deputy Leader and Executive Member for Corporate Resources, Director of Social Care, Health and Housing Comments by 04/01/13 to Contact Officer: Chief Finance Officer or Tony Keaveney, Assistant Director Housing Services Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 or tony.keaveney@centralbedfordshire.gov.uk Tel: 0300 300 5210
35.	Budget 2013/14 -	To recommend to Council the proposed budget for 2013/14: <ul style="list-style-type: none"> • Revenue budget • Capital budget • Fees and Charges 	5 February 2013		Report	Deputy Leader and Executive Member for Corporate Resources Comments by 04/01/13 to Contact Officer: Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147

Ref No.	Issue for Key Decision by the Executive	Intended Decision	Indicative Meeting Date	Consultees and Date/Method	Documents which may be considered	Portfolio Holder and Contact officer (method of comment and closing date)
36.	Quarter 3 Performance Report -	To consider quarter 3 performance report.	19 March 2013		Report	Deputy Leader and Executive Member for Corporate Resources Comments by 18/02/13 to Contact Officer: Elaine Malarky, Head of Programmes & Performance Management Email: elaine.malarky@centralbedfordshire.gov.uk Tel: 0300 300 5517
37.	Minerals and Waste Core Strategy -	To recommend to Council the adoption of the Minerals and Waste Core Strategy.	7 May 2013	A wide range of stakeholders were involved in consultations undertaken from 2006 to 2012, using methods which include an internet portal, deposit of hard copies at points of presence, and displaying the Core Strategy on the Council website. Consultees included the Parish Councils, statutory bodies, special interest groups, minerals industry, waste management industry, and individuals who had expressed an interest at previous consultations.	Minerals and Waste Core Strategy and the Inspector's report following the Examination in public.	Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 06/04/12 to Contact Officer: Roy Romans, Minerals and Waste Team Leader Email: roy.romans@centralbedfordshire.gov.uk Tel: 0300 300 6039

Postal address for Contact Officers: Central Bedfordshire Council, Priory House, Monks Walk, Chicksands, Shefford SG17 5TQ

**Central Bedfordshire Council
Forward Plan of Decisions on Key Issues**

For the Municipal Year 2012/13 the Forward Plan will be published on the thirtieth day of each month or, where the thirtieth day is not a working day, the working day immediately proceeding the thirtieth day, or in February 2013 when the plan will be published on the twenty-eighth day:

Date of Publication	Period of Plan
13.04.12	1 May 2012 – 30 April 2013
15.05.12	1 June 2012 – 31 May 2013
15.06.12	1 July 2012 – 30 June 2013
13.07.12	1 August 2012 – 31 July 2013
15.08.12	1 September 2012 – 31 August 2013
14.09.12	1 October 2012 – 30 September 2013
05.10.12	1 November 2012 – 31 October 2013
30.10.12	1 December 2012 – 30 November 2013
30.11.12	1 January 2013 – 31 December 2013
28.12.12	1 February 2013 – 31 January 2014
30.01.13	1 March 2013 – 28 February 2014
28.02.13	1 April 2013 – 31 March 2014

Executive – 6 November 2012

Agenda Item 8

Capital Programme Review

Please see below an additional recommendation for the above report.

RECOMMENDATIONS:

The Executive is asked to:

6. note that the Council remains committed to regeneration of the Quadrant and will consider any investment proposal in that context.

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At a meeting of the **SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Thursday, 18 October 2012.

SCOSC/12/53 Draft Development Strategy for Central Bedfordshire

The Committee were informed that in addition to the report on the draft Development Strategy a requested item had been received from Cllr Nicols and circulated to Committee Members (**Appended**). The request raised several questions relating to the draft development strategy and infrastructure requirements in the proposed urban extension North of Luton. A response to these issues was also circulated to Members of the Committee (**Appended**). To enable Members of the Committee to read and consider both the requested item and the response the meeting was adjourned.

Meeting adjourned at 11.29am and reconvened at 11.40am

Cllr Nicols raised concerns that the 4,000 homes proposed North of Luton would be provided without a 'strategic bypass' and that infrastructure would not be provided in a timely way. He suggested that rather than a new infrastructure route being provided it would be glued on to current infrastructure. Cllr Nicols commented that officers had previously indicated that there would be a spine road but that it would not be provided during the early part of the development. It was suggested that officers had also previously indicated that a mechanism for the forward funding of a strategic bypass would be designed and put in place before the housing was delivered. It was Cllr Nicols' view that a spine road/link road must be provided before the homes were delivered.

Cllr Nicols then commented on the lack of connection between the evidence base and the draft Development Strategy. Specific references were made to the absence of a Strategic Housing Market Assessment (SHMA) and a Strategic Housing Land Availability Assessment (SHLAA). Cllr Nicols commented that the document could not be viewed as a whole without the evidence base, which included the Sustainability Assessment, and this had not been provided at previous OSC meetings. He also commented that the draft Development Strategy referred to a transport modelling study (which did not identify the potential nature of a 'strategic' road), which had also not been available when the Committee previously considered the strategy. The response provided by officers stated that these documents had been presented to the Committee in May 2012 but Cllr Nicols stated they had not been completed until June/July 2012 so could not have been available. Cllr Nicols also stated that the evidence documents were impossible to obtain, in part due to the current structure of the planning internet pages. Cllr Nicols suggested this may have affected the consultation response to the draft Development Strategy.

Cllr Nicols felt that the draft Development Strategy was too Luton centric. The infrastructure requirements focused on what was needed for Luton but did not identify the strategic corridor for his ward. It was suggested that it had been a cut and paste job.

In summary Cllr Nicols stated that there was no evidence that a strategic bypass would be built in time and to standard for 4,000 homes North of Luton. He believed

that the homes would appear but the road would not. Cllr Nicols said that Cllr Young had previously stated that a series of connected estate roads would be provided for the development that could have a 20mph speed limit. Cllr Nicols did not consider this to be 'strategic' in nature. Cllr Nicols felt there were no means of funding the infrastructure that was needed and without the identification of an appropriate funding mechanism for a strategic road North of Luton, or the forward funding for that road, it could not be included in the Development Strategy.

In response to the issues raised by Cllr Nicols the Head of Development Planning and Housing Strategy commented as follows:-

- The evidence base for the Development Strategy had evolved over time in the same way as any other plan produced in the past. At some stage the Council had to go out to public consultation in order to move things along.
- The housing trajectory fulfilled the same function as a SHLAA and this was available in the public domain.
- A compendium of background information to the Development Strategy would be helpful but it would be too large in size to print. The Council made all background documents available in public and on request.
- The Sustainability appraisal had been presented to the Sustainable Communities OSC meetings on 16 May 2012 and 11 June 2012 and Members raised specific queries relating to its content. The Sustainability Appraisal provided the basis for the public consultation.
- The Head of Development Planning and Housing Strategy had not stated that the whole of the proposed road to the North of Luton would be provided upfront. It had been stated that the Council would ensure the road would be provided as whole, not that it would be delivered upfront.
- It was positive that there was one consortium of developers for the site to the North of Luton as this would assist the process of providing infrastructure contributions. Officers did not currently know the exact detail of how much a road of a strategic nature would cost but negotiations with developers were ongoing.
- It was envisaged that a strategic road would be provided across North Luton, possibly in stages as the development proceeded but the consortium of developers for this site were aware of the Council's expectations.

Cllr McVicar queried whether officers felt that development North of Luton should be removed from the strategy if a road could not be provided prior to development. Officers suggested that it would be possible to construct homes in some parts of the development without the provision of the full extent of a new road. In addition Cllr Young stated that the link road would be provided as the new estates were built. Officers had tried to provide clarity in the draft development strategy but "link road" was probably a better description of this road than "strategic bypass." Cllr Young stated it was his opinion that there had not been a fundamental change in the plan in relation to this link road. The road would be provided in its entirety across the course of the development plan but it was very unlikely that it would be provided in entirety before the homes were constructed. As an example Cllr Young stated that the first part of the development could be a rail freight interchange. This would enable a dual section of road from West of the M1 towards the East in order to link with that interchange. Further links would come forward as other parts of the development were completed. Cllr Young guessed that it would be impossible for the Council to

forward fund the length of the proposed road and that it would not be right for the Council to do this. The size of the proposed development would be sufficient to ensure the construction of the road.

In response Cllr Nicols stated that whilst he did not expect a bypass to be provided before the housing was delivered he did expect the mechanism for the funding of the road to be in place otherwise the strategy should not be agreed. He also stated that if the road was no longer considered to be a “bypass” the draft Development Strategy should be amended to reflect the change in terminology. The draft Development Strategy also referred to both a ‘spine road’ and a ‘bypass’.

In response Cllr Young stated that as a result of feedback from OSC he would consider amending the terminology from ‘bypass’ to ‘link road’ throughout the Development Strategy. In addition the Head of Development Planning and Housing Strategy stated that the funding mechanism for the road would be Section 106 contributions. The preference would be to tie this into one S106 agreement but it may require several. It was stated that the Council would ensure the delivery of the entire route across the life of the plan.

Cllr Shingler commented that the M1/A6 link road should be a strategic bypass and not a series of link roads through the estates. He suggested that the link should be provided before the homes were completed. Cllr D Jones also raised concerns that the Development Strategy set out planned development up to 2031. If the road was not completed until 2031 it would be unacceptable. Cllr D Jones also commented on the need for further consideration of the combined impact of North Houghton Regis and North Luton urban extensions upon traffic in the villages. Cllr Young clarified that whilst the road would be delivered within the lifetime of the plan that did not mean it would not be delivered until 2031.

Councillor Barker stated that a significant number of homes had been proposed in the Wixams Southern Expansion area and that a masterplan for the area had identified proposals for a Country Park. Cllr Barker felt that it was critical that this Country Park be provided immediately in order to prevent the encroachment of the Wixams towards Houghton Conquest. Further clarification was also required as to how and where this park would be provided. Cllr Barker also stated that all of the comments of Houghton Conquest Parish Council had not been included in the consultation responses. Additional concerns relating to access, transport, development in Stewartby, drainage and sewerage had also been raised. In response the Strategic Planning and Housing Team Leader stated that the masterplan stage would be the appropriate time to discuss when and where a Country Park would be provided. The plan for this area included the Country Park as an essential part of the development, which should be provided at an early stage.

Councillor Aldis stated that he felt the proposed actions in response to the key issues raised in the consultation were inadequate. He also queried whether the Development Strategy would put a restriction on the types of retail development permitted in some areas and whether the Council had a definition of ‘sustainable development’. In response the Strategic Planning and Housing Team Leader stated that there was a retail policy currently in place that expressed a preference for ‘A’ class retail before other uses. This policy would be enhanced in the final strategy. Officers were

currently working through the proposed actions to the consultation responses and this would be ready for the Executive. It was agreed that a copy be circulated to Members of the Committee prior to the Executive meeting. In addition Cllr Young stated that the Council's policy in relation to backfill would be enhanced.

In addition to the comments raised by other Members the Committee discussed the following issues in detail:-

- The proposed actions to the consultation responses were inadequate and needed to be addressed prior to the Executive meeting. In the future reports should set out proposed actions in a more detailed manner.
- The terminology in the development strategy relating to the strategic bypass should be amended to read 'link road'.
- Members could not reasonably expect roads to be on the ground before homes but the Council should do its best to prevent any undue delays.
- The final version of the Development Strategy including any changes resulting from this OSC meeting should be circulated to Members of the Committee prior to the Executive meeting.
- The importance of protection for Bedfordshire Greensand Ridge.
- The need to understand the amount of additional employment that was proposed for Luton.
- The importance of supporting rural public transport and considering initiatives to share transport such as using school buses during the day.
- The importance of delivering the M1/A6 link road as it had been alluded to in other agreed plans that this route would be provided. The Council has always said that infrastructure would be provided before homes and this should be no different now. In response Cllr Young stated that the Council would not be able to fund the road itself but it would ensure the mechanism for funding this road was in place. It would not however be delivered in full before the homes were in place.
- Whether the Council could provide further clarity regarding CIL contributions for the proposed East of Leighton Linlade development. In response officers commented that they did not know how much could be achieved through CIL contributions until a charging scheme had been agreed by the Council. A detailed transport assessment had been completed for this proposed development that showed transport could cope, a link to this information could be provided to Members on request.
- Whether there had been any changes as a result of the appraisal of strategic sites and what was meant by the term "single threshold for all strategic sites across Central Bedfordshire." In response the Head of Development Planning and Housing Strategy stated that the single threshold would define what the Council considered to be a strategic site, for example the number of houses that were to be delivered. It was also stated that there had been no changes to the strategic sites as a result of the appraisal but the full plan would be available for the Executive meeting.

RECOMMENDED that the Executive consider the detailed comments of the Committee and other Members as detailed in the body of the Minutes above. These relate to the following specific issues:-

- **The need to provide more detailed actions as a result of the consultation responses.**
- **Terminology relating to the “strategic bypass” to be amended to read “link road”.**
- **The importance of the link road North of Luton being of a sufficiently strategic nature to support transport in the area.**
- **The importance of identifying an adequate funding mechanism to deliver the link road North of Luton and the need to consider whether any development in this area could be provided without the forward funding of this link road.**
- **The importance of protecting Bedfordshire Greensand Ridge.**
- **The importance of supporting rural public transport.**
- **The need to set out in full the outcomes of the appraisal of strategic sites.**
- **The importance of appropriate evidence being made available on which to base decisions relating to the suitability of the Development Strategy.**
- **The need to understand the combined impact of North Houghton Regis and North Luton urban extensions upon traffic in the villages.**
- **The importance of immediately delivering a Country Park in order to prevent the encroachment of the Wixams towards Houghton Conquest.**
- **The need to amend policies in relation to retail provision and backfill to ensure they were of sufficient strength.**

Note: Councillors Murray and Saunders both left the meeting during consideration of this item and were not present when the recommendations were agreed.

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Item 8 - Requested Items

Sustainable Communities OSC meeting on 18 October 2012

The following contains the detail of the item requested for consideration by the Committee from Councillor Nicols:-

At the May 12 meeting I raised a number of points that were relevant to proposed development under the LDF process in my ward. One concern was that the scale of growth would not be sufficient and that following an Inspectors review any required extra growth would be imposed into my Ward without the benefit of a full LDF review. My other key concern was that the development proposals to the North of Luton would not be viable or sustainable unless the Luton North strategic link road was in place. I could not understand how this element of highway infrastructure would be delivered of the back of the relatively limited housing in that area.

The answer that was given in Committee by the Portfolio Holder and critically by the officers present was that this Strategic link road would be delivered by the development community as part of their costs of building the houses to the North of Luton.

My concern was that this Strategic link road would not be forthcoming if delivered in this piece meal manner. An absolute assurance was given by the officers that a mechanism would be put in place for forward funding this road and that the detail would be presented to me in a private meeting to be subsequently arranged. The Portfolio Holder then made it clear that the road would not be a high speed highway of a strategic nature but would be of a lower order of road. This comment by the Portfolio Holder was reiterated at a subsequent meeting of the O&S Committee.

I attended meeting with Richard Fox and Cllr Young on the 4th of July at which point the Luton North Bypass was defined both in map for and verbally as being a series of estate roads that would create the effect of a bypass. My concerns then were that this would not fulfil the strategic nature of a bypass as I had always understood the plan to require. Cllr Young went to some pain to be explicit in stating that the speed on this road would not be 30mph but would credibly be lower, that is 20mph. This confirmed my view that the road being described was not in any way strategic in nature.

I raised these concerns at the O&S meeting on the 26th July, I made it clear that the minutes of the meeting of the 16th May were not correct in that the resolution for this key item of infrastructure had not been fully resolved. At this meeting of the 26th July Councillor Young as again explicit in stating that a Strategic Bypass would not be built but that it would be built to estate road standards, indeed he made a point of deriding the notion of a true strategic bypass as he stated that the bypass had been costed at "half a billion pounds". I clarified this by explaining that the legacy costing for a bypass were predicated on a continuation of the link from the A6 around the East of Luton to join with the A505. With the removal of Luton as statutory authority from the table this requirement for the bulk of the costing had now ceased. Nonetheless this jibe (half a billion ponds worth of infrastructure deficit) remained on the table.

I have since reviewed the evidence base for the LDF, particularly the Sustainability Appraisal. It is noteworthy that this key item of evidence was not available at the time that the May O&S Committee met, indeed I could only obtain sight of it by explicitly

requesting its production. It is dated as June 2012, sometime after the May meeting and too late for the June meeting of the O&S, its presence was not revealed at the July meeting though it has serious implications for the policy position on infrastructure in my ward.

I would ask that the O&S Committee question how such a key component of the evidence base be delivered after the May meeting which was tasked with examining the integrity of the LDF process.

I might comment that this SA does appear to have been something of a "Cut and Paste" effort. It carries a number of anomalous statements not the least of which are frequent referrals to needs of Luton Borough. It looks to me as though this is in fact a legacy document from the previous administration. If that be the case it; itself, should be reviewed by the O&S Committee to test its soundness.

My perception from reading the SA is that the housing delivery planned for the North of Luton may not go ahead without the provision of a strategic bypass. This is a policy statement contained within the SA. If this be the case then the statements publicly made at the May, June and July meetings of Sustainable Communities O&S are not compliant with the evidence base.

I would request that this item therefore be called into the O&S Committee for a detailed debate and explanation with that element of the growth being revoked from the LDF process unless a satisfactory outcome is agreed.

As a corollary to these formal statements at the various O&S Committees, I had a brief discussion with Councillor Young at the conclusion of a Council meeting in which he stated that the plan to deliver housing to the North of Luton has since been modified to include a Strategic Bypass. My judgement being that his officers have since read their own SA document and have realised that a Strategic Bypass is a statutory requirement. I might welcome this verbal statement but it has not been backed up with any written breakdown of how this bypass will be delivered, how it will be paid for, what its route will be and at what phase of the development it might be delivered. As this verbal statement is so radically different to the original formal statements made at the various O&S Committees and as Councillor Young has previously been scathing in his views as to how such an entity might be paid for I would want the O&S Committee to be formally appraised of this fundamental change of plan and that the debate that I sought to initiate in the May meeting be re invoked, that is how will such a strategic road be paid for and delivered. If no credible answer is forthcoming then again I would expect that the development to the North of Luton be removed from the LDF process until such time as a plan for its delivery is developed.

I understand that it is proposed that this item be incorporated into other deliberations on the LDF process. As I have had great difficulty in getting the committee to focus on this specific element of the overhaul growth agenda I do not believe that such a subsidiary debate will give this item a fair hearing and would therefore expect it to have its own agenda item allocation.

As the removal of this many houses from the LDF process is critical to the success of the LDF I would suggest that this item be placed at the head of the agenda.

Draft Development Strategy and the proposed urban extension north of Luton

1. This note addresses issues related to the proposed urban extension to the north of Luton contained in the Development Strategy, including issues related to the new road infrastructure proposed. The note responds to issues raised by Cllr Nicols in his email of 15/10/12.

Overall requirement for new development

2. One of the underlying concerns expressed is that the overall level of housing provision is too low and that any necessary increase might be imposed on a particular area by a Planning Inspector without proper scrutiny or consultation. The level of housing proposed in the Development Strategy will be one of the key issues discussed at the forthcoming Public Examination. However, the notion that an inspector could unilaterally impose a new housing target and new sites to meet this target is incorrect.
3. The level of new housing currently proposed is lower than that set out in a combination of the withdrawn Joint Core Strategy and adopted LDF documents for the north – annual provision of 1,438 homes as opposed to 1,810 homes previously. This compares with net completions in 2011/12 of 1,310 new homes. The recent emphasis from Government on local evidence to underpin housing targets is among the key factors that support a change to the previous approach.
4. Nevertheless, should the planning inspector conducting the Public Examination not support this view, there would be a further opportunity to consider possible alternatives, including further consultation. The revised regulations governing the process stipulate that an Inspector's report and recommendations are no longer binding on the Local Planning Authority and there would appear to be greater flexibility in how the Council responds to issues raised by the Inspector.

Sustainability Appraisal

5. A further query raised is in relation to the Sustainability Appraisal of the draft Development Strategy. The sections of the Sustainability Appraisal relating to the assessment of sites were presented to the Sustainable Communities Overview and Scrutiny Committee meetings on 16 May and 11 June 2011 and the Committee was able to consider these documents alongside the draft Development Strategy.
6. The Sustainability Appraisal report was a new document produced by Central Bedfordshire Council officers. It used elements of previous analysis to inform the conclusions but not without reviewing the relevance and currency of that analysis. In terms of the relationship

with Luton Borough, the Duty to Cooperate places a clear requirement on Central Bedfordshire Council to work closely with adjoining authorities on strategic planning issues. Any reference in the Sustainability Appraisal to cross boundary working will be made in that context.

7. In terms of the north Luton proposal the Sustainability Appraisal stated “*This development is dependent on the construction of the Luton Northern Bypass and Junction 11A on the M1.*” This statement was not intended to indicate the standard of road provided, nor its routing or timing. Rather, it was simply a statement that there needs to be a strategic link between the M1 and A6 to facilitate this development. This remains the case.
8. The M1/A6 link is perhaps a more accurate term to describe the road than the Luton northern bypass. It remains the case that a road linking the M1 and A6 will be required and the statements made by the Executive Member and by Officers at previous meetings still stand.

M1/A6 link road

9. In relation to the specific query about the proposed road between the M1 and A6, the revised Development Strategy to be considered by Executive and Council in November will clarify the authority’s position.
10. Historically, this link road has been seen as part of a wider Luton northern bypass route linking the M1 with the A505 to the east. As part of the work undertaken by the Joint Technical Unit the cost of the link between the M1 and A505 was estimated at around £480m. At the time (2010) the cost-benefit ratio was considered to be questionable. In the current economic climate, this link is simply unaffordable.
11. The proposals for the link between the M1 and A6 contained in the Joint Core Strategy were, to some extent, a remnant of the wider Luton northern bypass scheme. The cost of the route between the M1 and A6 outlined in the Joint Core Strategy was estimated at being *at most* between £100m and £140m. This route would have been for a two-lane dual carriageway road, accommodating speeds of 70mph and including bridges across it. Given recent experience with the urban extension at North Houghton Regis, this cost is beyond that which could be secured from a development of the size proposed (4,000 dwellings).
12. As things stand, there is little likelihood of securing major public funding for such a scheme. It was therefore necessary to consider alternatives that achieved the aims of alleviating traffic congestion in local villages, whilst also accommodating development. This process was started through the draft Development Strategy (June 2012), where the route of the bypass was not specified but a Framework Plan provided for, which would consider the detailed route, timing and phasing of the road. The revised Development Strategy to be considered by Executive

and Council in November will contain more detail in terms of the broad parameters for this road but the detail will be worked up and consulted on through the Framework Plan process.

13. Broadly, this road will need to perform a number of functions. It will act as a “strategic” link in terms of providing a route between the two major roads of the M1 and A6. It will provide an alternative route for HGVs rather than travelling through the local villages. In addition to these roles, the road will accommodate the traffic arising from the development proposed to the north of Luton (around 4,000 dwellings and 20ha employment land) and the Sundon Rail Freight Interchange proposal.
14. Such a road would not need to be to the same specification as that contained within the joint strategy. Specifically, the road would not need to be dualled except for that part connecting Junction 11A of the M1 with the proposed rail freight interchange. Additionally, the road would not need to be of a standard which allowed speeds of 70mph, nor would it, for this reason, require bridges across it or a high level of lighting. All of these changes would result in a cost substantially less than for the bypass set out in the joint strategy.
15. The Development Strategy will require the road to be in place as soon as possible but it will need to be realistic about the funding arrangements. Developers are only likely to be able to make a limited contribution to the road upfront, in advance of housing completions. It is likely that the road would need to be completed in stages, as housing completions progress. The fact that this road will be delivered in stages will not ultimately affect its ability to perform a strategic function. The detailed arrangements for this staged approach would need to be considered through the Framework Plan process.

Summary

16. In summary, the concern that a planning Inspector would be able to make unilateral changes to the Strategy without consideration by this Council or public consultation is considered to be unfounded.
17. In terms of the M1/A6 link road, officers consider that it will be possible significantly to reduce the price of this road whilst at the same time retaining its strategic function. The broad parameters of this will be set down in the next iteration of the Development Strategy but the details will be worked through and consulted on through the Framework Plan process.

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Executive – 6 November 2012

Agenda Item 13

Assets Disposals List

Please see below a revised recommendation for the above report.

RECOMMENDATIONS:

The Executive is asked to approve:

1. the disposal of the properties included in the Assets Disposal List as shown in the exempt Appendix A and to authorise the Service Director, Business Services, in consultation with the Deputy Leader and Executive Member for Corporate Resources, to approve the terms of disposal provided that the estimated value of a property shown in Appendix A does not exceed the sale price by more than £250,000 or 10% of the estimated value, whichever amount is greater.
2. the transfer, subject to a business case, of suitable residential properties to the HRA account.

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