

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



**TO EACH MEMBER OF THE
EXECUTIVE**

02 May 2013

Dear Councillor

EXECUTIVE - TUESDAY 14 MAY 2013

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the following:-

8. East of Leighton Linlade Framework Plan

Please find attached Appendix A.

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

Yours sincerely

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2013

EAST OF LEIGHTON LINSLADE FRAMEWORK PLAN

THE STRATEGIC URBAN EXTENSION
OF LEIGHTON LINSLADE

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MAY 2013

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ROLE OF FRAMEWORK PLAN

- 1.1 In order to meet future housing and employment requirements to accord with the National Planning Policy Framework Central Bedfordshire Council (CBC) has been preparing a Development Strategy which identifies several new strategic locations for growth. **The Development Strategy will be submitted to the Secretary of State in May 2013 with adoption scheduled for March/April 2014.** The purpose of the strategic locations is to ensure that the bulk of the required development in the period 2011-31 is achieved in a sustainable manner with the appropriate level of supporting facilities.
- 1.2 One of the proposed strategic locations is an extension of Leighton Linlade in an easterly and northern direction. It is envisaged that this will be a mixed use scheme of up to 2,500 dwellings and **approximately** 16 hectares of employment land, together with its supporting infrastructure. This is known as East of Leighton Linlade and referred to as such in Policy **62** of the Council's emerging Development Strategy. The general extent of the area is shown on the next page.
- 1.3 The purpose of this jointly prepared Framework Plan is to provide high level guidance in slightly more detail than the Development Strategy policies. The intention is to consider the broad distribution of land use and the guiding principles against which current and future planning applications will be considered.

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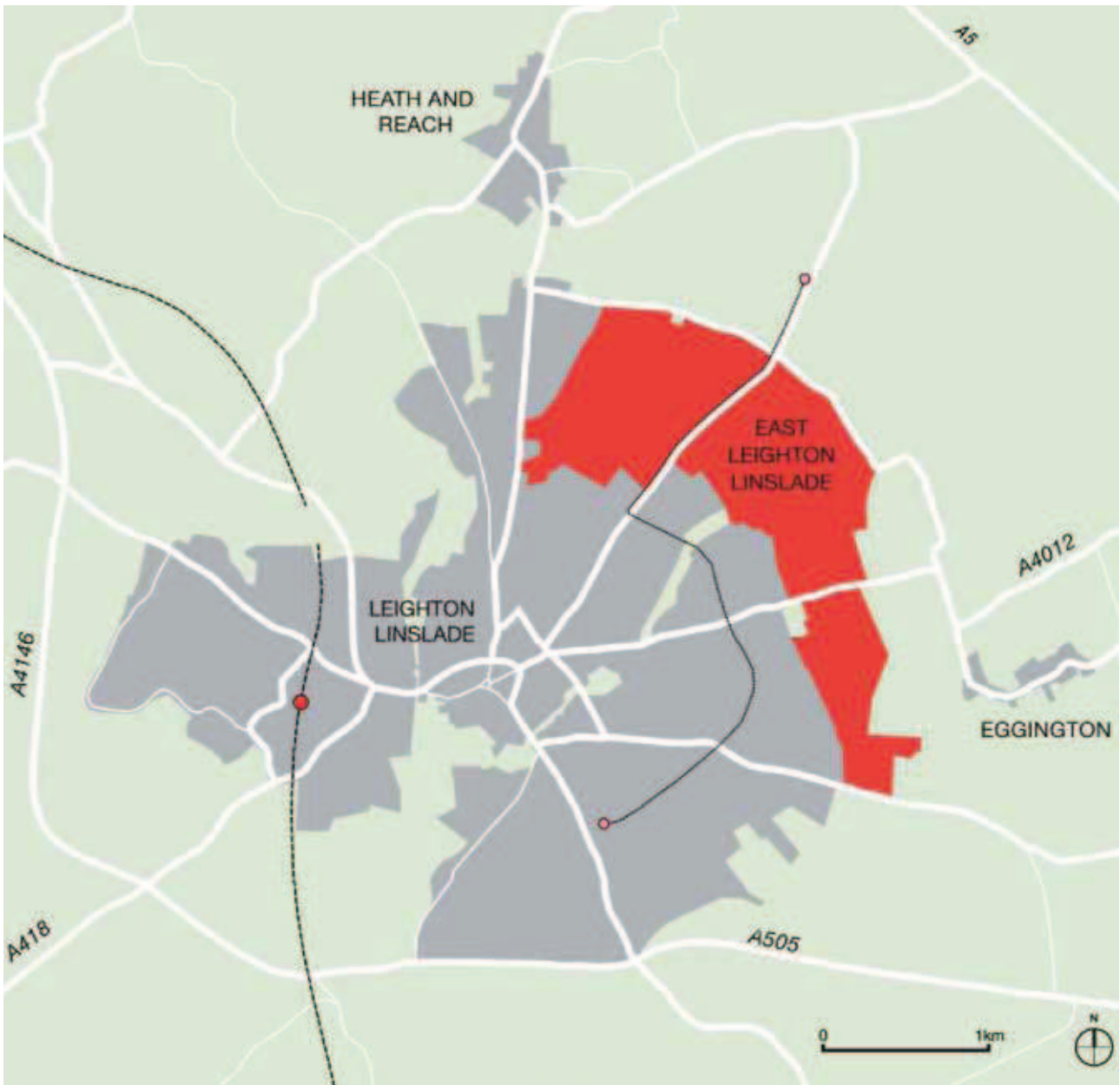


Figure 1 Framework Plan Area

 Plan area

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- 1.4 Within this area there are already three current outline planning applications that have been submitted in July/August 2011 for the construction of most of the elements of the East of Leighton Linlade scheme which are currently out to public consultation. These applications were prepared by landowners and developers in the context of the earlier Luton & Southern Central Bedfordshire Joint Core Strategy which was submitted to the Secretary of State by the two authorities in March 2011. Although this Joint Core Strategy and supporting documents were subsequently withdrawn on the advice of the Examining Inspector, CBC endorsed the documents (so far as they applied to its area), in respect of Development Management decisions, until such time as the Core Strategy is replaced by the emerging Development Strategy.
- 1.5 The three main applications were submitted last year to coincide with the proposed Examination of the Joint Core Strategy and to demonstrate the deliverability of the site in the short, medium and long term. The applications were based on a Master Plan exercise which was set up by the Council and developers in early 2010 under a specific protocol in order to demonstrate how the site could be delivered. However, this document was not subject to any public consultation prior to submission of the Joint Core Strategy. Nonetheless the Masterplan and the plans accompanying the planning applications were subject to public consultation by the landowners/developers prior to submission of these applications.
- 1.6 In order to remedy this deficiency and in order to comply with the **policy** requirements for the urban extensions in the southern part of the CBC area (as contained within **the emerging** Development Strategy), this Framework Plan exercise hereby undertaken is intended to set out a broad vision for the overall site, a detailed assessment of the disposition of land uses, the overall design principles and the proposals for associated critical and essential infrastructure. Therefore this Framework Plan builds on the work previously undertaken in the Masterplanning exercise and also on the details collected for submission with the several planning applications (referred to above). However, it does not provide the same degree of detail as the planning applications since the intention is primarily to explain the constraints and opportunities operating within the site, the highways and movement issues, the design principles, and the ability of the development to integrate with the existing town of Leighton Linlade.
- 1.7 This Framework Plan (together with the accompanying diagram attached), provides overarching guidance for the development of the east of Leighton Linlade urban extension and for the determination by the Council of the planning applications that have been submitted and future planning applications.

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- 1.8 The Development Strategy anticipates the early development of the East of Leighton Linlade site as the Council's latest Housing Trajectory includes completions from the site within its next 5 years of housing supply. This factor undoubtedly influenced the landowners/ developers when the current applications affecting the site were submitted in the mid 2011. Given these circumstances and where the need for the release of land becomes pressing, the Council will need to determine whether development can proceed ahead of the final adoption of the Development Strategy. If this occurs CBC will be looking to ensure:-
- i. The critical infrastructure that is necessary for the area (such as the Eastern Link Road and associated highways) is confirmed to be available with construction taking place over an agreed period;
 - ii. The planning applications are consistent with the overall vision and policies for expansion set out in the emerging Development Strategy and this Framework Plan; and
 - iii. The applications provide for suitable mitigation for any cumulative impacts caused as a result of the development applied for.
- 1.9 The planning applications will be determined in accordance with the Development Strategy which is given greater weight once submitted to the Secretary of State. The Joint Core Strategy as it was drafted in July 2011 also remains a material consideration together with the National Planning Policy Framework, published by Central Government in March 2012, of this Framework Plan.
- 1.10 In preparing this Framework Plan account has also been taken of Leighton Linlade Town Councils' "Big Plan" for the town which identifies a number of significant improvements which it wishes to obtain for the town as part of any development process. This document, which was recently updated in January 2011, identifies a whole range of new and improved social infrastructure, including additional open space and parks, which are needed by the existing residents as well as by any residents moving into new accommodation.

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VISION

- 2.1 The Vision put forward by CBC for East of Leighton Linslade is to secure an urban extension which provides a proportionate expansion of this important market town which not only secures a range of public benefits for both new and existing residents, but which also successfully integrates the new development with the rest of the community. Planning applications will comply with the overall objectives set out within this Framework Plan.
- 2.2 The eastern expansion of Leighton Linslade is proposed to be a sustainable new community which establishes a high quality living environment around the historic market town; the aim is to ensure it forms a distinctive new community whilst ensuring that it appropriately integrates and connects with the existing urban form of Leighton Linslade. The development should aim to complement the wider regeneration efforts taking place in Central Bedfordshire particularly at Leighton Linslade Town Centre. In doing so this will help to encourage inward investment and strengthen the local economy by establishing new jobs which reduce outward commuting. The urban extension has the following objectives:-
- i. **CREATE A SUSTAINABLE COMMUNITY WITH REDUCED CARBON EMISSIONS** by including proposals that will help residents reduce their carbon footprint by providing efficient new buildings and allowing journeys to be undertaken using non private vehicular means.
 - ii. **CREATING AN ATTRACTIVE NEW COMMUNITY** by securing a layout and form of building that allows residents to have a good quality of life; where there is a range of homes ensuring a mix of contemporary and traditional designs that fit in with the overall character of Leighton Linslade as a market town (from smaller specialist units for elderly families through to larger detached properties suitable for families with children) with a good range of new employment opportunities.
 - iii. **IMPROVE LOCAL ECONOMIC OPPORTUNITIES** by providing two new employment sites within the town both for existing and new residents, thereby contributing towards national economic growth and at the same time reducing the need to commute out from the town.
 - iv. **CREATING A STRONG, VIBRANT AND HEALTHY COMMUNITY** by securing a range of social facilities on site including shops, schools, play spaces, community and cultural facilities and primary health care facilities and meeting the social needs of new and existing residents. These facilities will enable residents to be actively involved in their community through community development with active participation in activities, forums, groups and volunteering.
 - v. **ENSURE CONNECTIVITY** by providing good links to existing destinations within the town, both by cycling and walking, as well as providing additional day to day facilities on site. Improved connectivity will also include provision of better public transport links to other parts of the town, particularly the town centre and other transport interchanges.

AIMS

- 3.1 CBC will ensure that all planning applications relating to East of Leighton Linslade address the generalised Vision and objectives set out in sub section 2. However, planning applications will also need to demonstrate how the following aims can be achieved **to comply with** the Development Strategy:-
- 1) to secure a much better range of serviced employment sites within the town; this will assist growth within the local economy (in accordance with the National Planning Policy Framework) and improve levels of self containment thereby reducing outward commuting from the town;
 - 2) to ensure that the proposals deliver a range of new houses including affordable housing and assisted living for the elderly which secures the 2,500 dwellings identified in the Development Strategy at East of Leighton Linslade **and** to provide a range of house types and tenures so as to become an “inclusive” community;
 - 3) to ensure that the requisite physical, **social and community** infrastructure is made available in a timely manner to meet the needs of new and existing residents;
 - 4) to assist in meeting the existing deficit of formal and informal open space around the town, including contributing towards the “Green Wheel” as set out in the Town Council’s “Big Plan”; more open space will encourage healthier lifestyles;
 - 5) to assist in the regeneration of Leighton Linslade Town Centre and **secure** appropriate reuses on land affected by quarrying activities;
 - 6) to ensure that all new built development avoids flood plain areas and that the new infrastructure assists in managing flood risk, water quality and water conservation within the town;
 - 7) to make provision for the introduction of new and improved public transport to service the site at an early stage so as to reduce reliance on private motor vehicles; this will also improve public transport services for existing residents on the eastern side of the Town Centre;
 - 8) to ensure the protection of heritage assets (including the Narrow Gauge Railway), archaeological and ecological assets currently existing on the site, whilst at the same time seeking to achieve higher levels of biodiversity within an enhanced Green Infrastructure network;

- 9) to ensure that the proposed development will deliver buildings which are highly resource efficient (especially **with** regards to energy and water use).
 - 10) to achieve a high quality built environment which is designed to integrate with open space elements and which is carried through at each stage in the development process.
- 3.2 The overall aim is to ensure that the social wellbeing and quality of life for both new and existing residents is improved throughout the development process.

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FRAMEWORK PLAN PROPOSALS

- 4.1 The scheme was originally put forward in the Luton and South Central Bedfordshire Joint Core Strategy. It has been identified again in the emerging Central Bedfordshire Development Strategy (Policy 62) as a suitable strategic allocation that will accommodate up to 2,500 dwellings, about 16 hectares of employment land together with sites for retail, leisure, strategic roads, open spaces, Green Infrastructure and associated development.

SITE CONTEXT

- 4.2 Locationally the site comprises about 238 hectares and lies in the north-east quadrant of the Town immediately adjacent to the existing urban area (See Figure 2). In common with many other settlements with a single river crossing point (of the River Ouzel), Leighton Linlade extends along a series of radial routes which lead outwards from the Town Centre. The proposed East of Leighton Linlade allocation extends from the northern most radial (Heath Road) around in an easterly arc across Vandyke Road, Hockliffe Road, as far as Stanbridge Road which is the eastern most radial leading out of the Town. This latter road links in with the A505 which now bypasses the southern and western edge of the Town.
- 4.3 The northern most quadrant lying between Heath Road and Vandyke Road has planning permission for the extraction of sand and gravel and this is likely to be implemented in a phased manner over a 20 year period i.e until 2031. This quadrant also contains an area of relatively high ground known as Shenley Hill which is not to be quarried. Eastwards and southwards the topography falls in a series of low rolling features before descending to the valley of the Clipstone Brook which flows through the central part of the site. This watercourse is a County Wildlife Site and its immediate surroundings comprise a floodplain area where development is restricted. Further to the south the land rises to a low ridge on which Hockliffe Road is situated, before falling gently to another small stream flowing east-west to the urban area, known as Eggington Brook. From here the land rises to the southern boundary of the site at Stanbridge Road.
- 4.4 The existing urban area abutting the site is not well connected to the open countryside either by road or by foot. There are only two footpaths crossing the southern part of the site linking through the countryside to the East to the adjoining village of Eggington.

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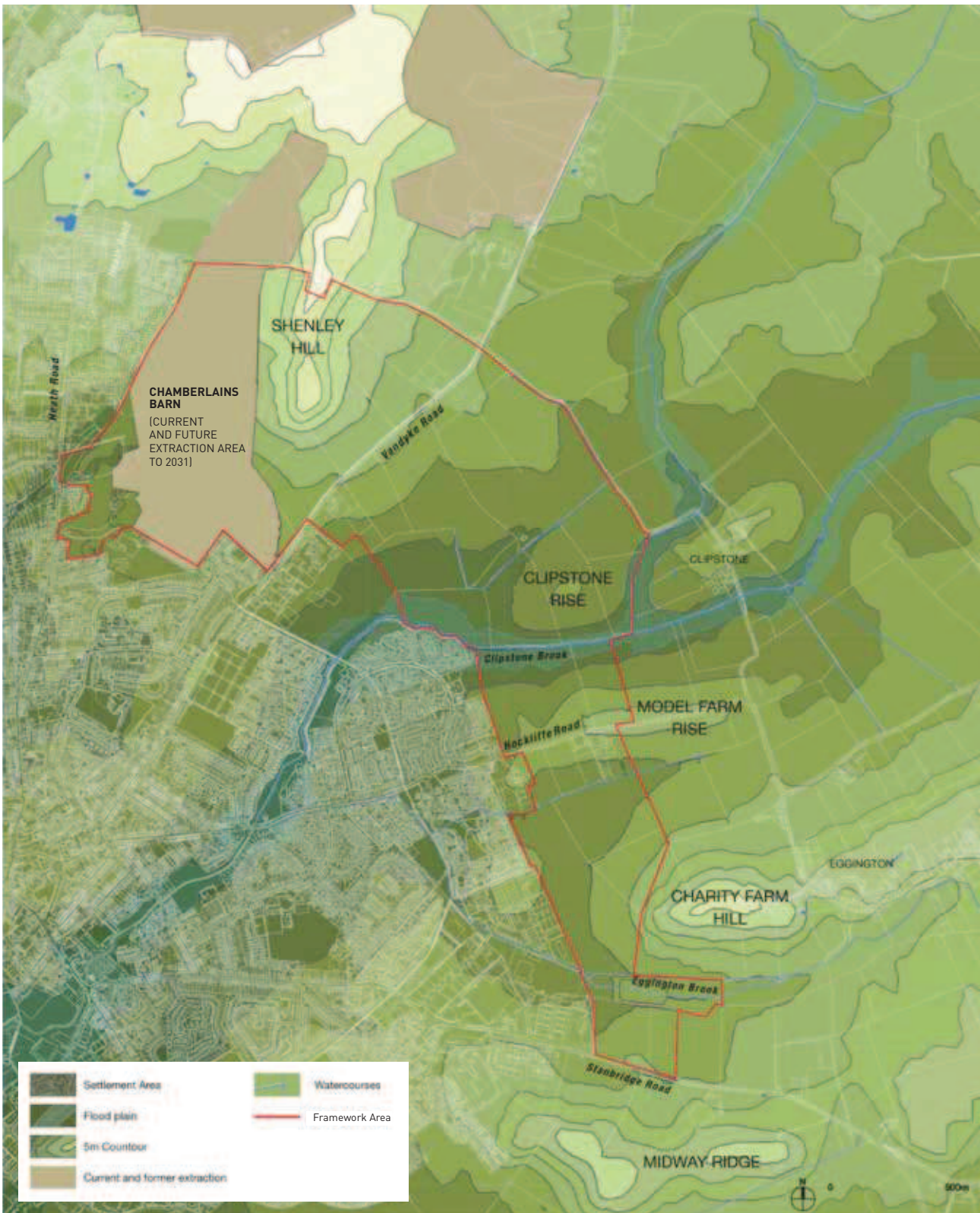


Figure 2 Topography and main topographic features in the Framework Plan Area

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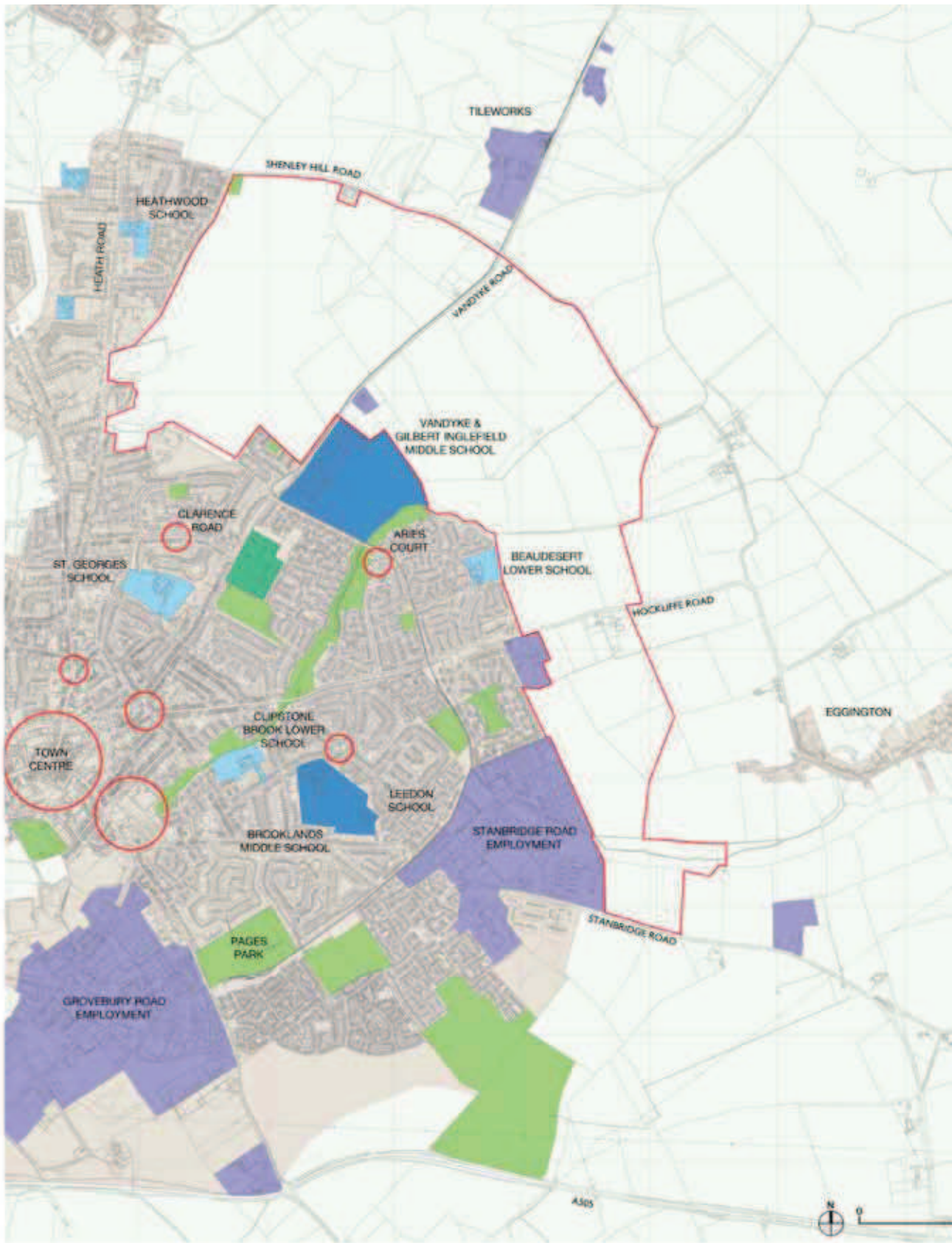


Figure 3 Neighbourhood structure and principal land uses adjacent to the Framework Area Plan

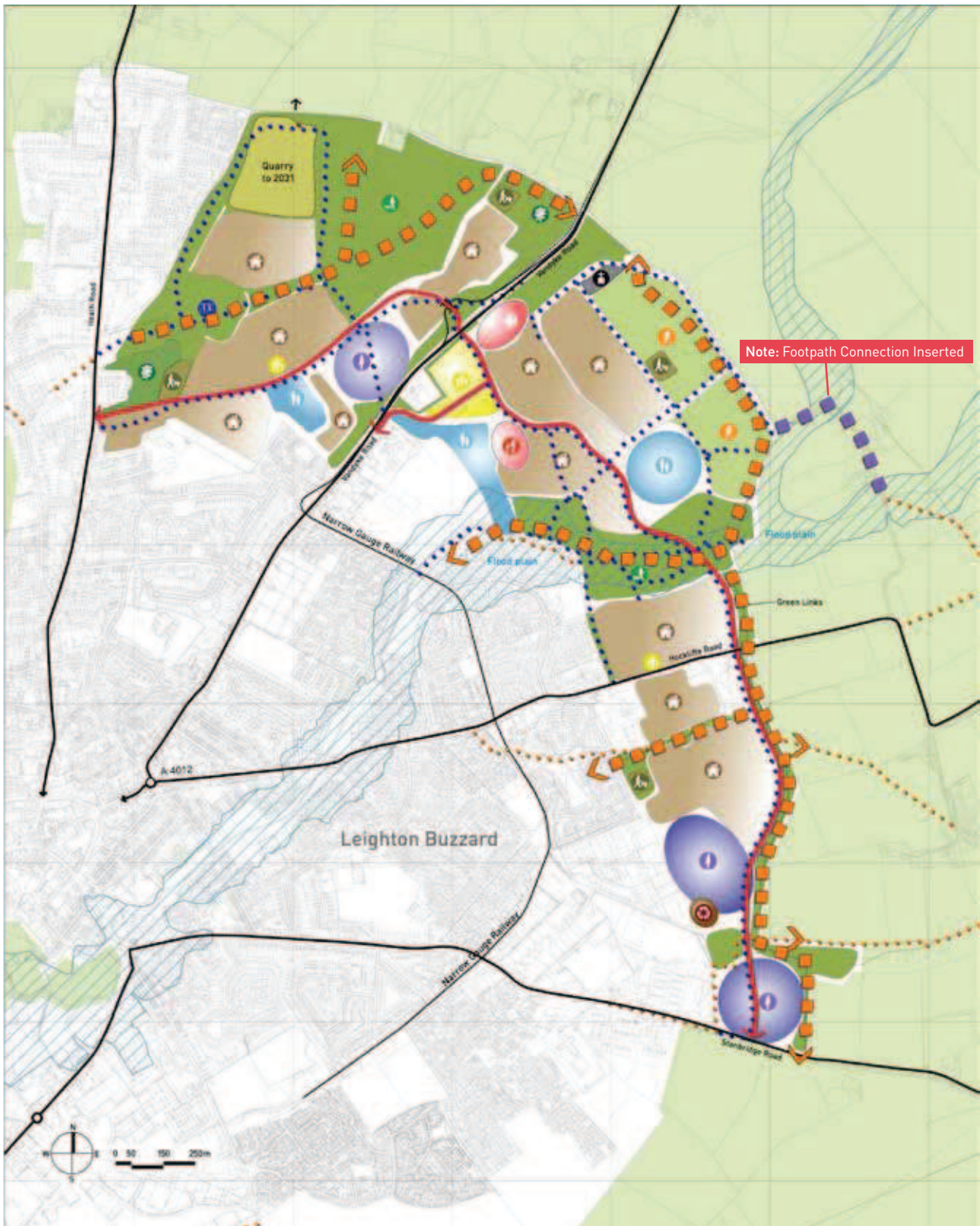


Figure 4 Concept plan for east of Leighton Linslade

KEY				
Residential	Neighbourhood and Local Centres	Parks and Informal Open Space	Assisted Living	Proposed primary footpath and cycle network
Woodland	Formal Open Space/Sports Provision	Potential health facilities	Existing public footpaths	Diverted public footpaths
Employment	Recycling Centre	Cemetery	Green Links	Extent of Green Belt
Amenities	Schools	Adventure Playground	Potential footpath link via Cligstone Lane	Eastern Link Road (ELR)

PLANNING & DESIGN PRINCIPLES

- 4.5 A Concept Plan is attached at Figure 4. It sets out the Council's general expectations on how the Vision and Aims for the urban extension can be achieved in the physical form of the development.
1. The need to accommodate the future housing needs of local residents as well as a proportionate number of inward migrants to the area sufficient to achieve 2,500 new dwellings, with an average net density of about 32/33 dwellings per hectare, but **with** a density range **from** 20/22 rising to 38/40 dwellings per hectare;
 2. Provide an increase in the total number of jobs available (**up to 2400**) within the Leighton Linlade area so as to increase local job opportunities and reduce outward commuting;
 3. Provide an alternative orbital route connecting existing radial routes for existing residents so as to avoid the Town Centre, with its single river crossing point, as well as serving the needs of the population of the new urban extension;
 4. Provide **a** community and retail facilities hub within the East of Leighton Linlade allocation, whilst at the same time also providing facilities for existing residents within the area;
 5. Ensuring that employment opportunities are located in areas which are well connected to the existing and new primary route network but at the same time are not located in areas which are likely to cause a nuisance to existing or new residents;
 6. Locating all built development away from areas of flooding (within Zones 2 and 3 on the Environment Agency Flood Maps) whilst also providing sufficient sustainable urban drainage systems so as to reduce the **impact** of flooding on the existing urban area **and improve other water efficiency measures**;
 7. Ensuring that all development avoids both prominent areas of higher ground and potential areas of flooding;
 8. Provides additional schooling facilities in appropriate areas to ensure that walking distances to Lower Schools (in particular) can be minimized;
 9. To ensure that where proposed new development abuts existing development that, so far as possible, this minimizes the effect on the outlook from existing properties; this involves using suitably designed open space **and landscaping** which benefits existing residents who may currently overlook open land.
 10. To provide a network of footways and cycleways which encourages residents not to use cars especially for short journeys;

11. To construct a connected network of streets which can incorporate an approved bus route serving the local community on a regular basis, with all residents being within 400m of a bus stop.
 12. To take full account of the phasing arrangements for the extraction of sand and the amenity of residents from the northern part of the site (under an existing planning approval) which is likely to continue until after 2031.
 13. Ensuring areas of public realm feel safe by being suitably overlooked by development.
 14. To retain the Narrow Gauge Railway in a green corridor, and to ensure a green setting for Vandyke Road.
 15. To acknowledge and respect the significance of the existing arterial roads, ensuring new development fronts onto these routes to create strong interface to the routes.
- 4.6 The resulting Concept Plan (shown at Figure 4) provides a template against which the Planning Authority will assess all individual planning applications with a view to ensuring that these generally conform to this Concept Plan.
- 4.7 The construction of a new **Eastern Link Road** will form the axis of the development. The purpose of this road is to serve the various residential areas identified on the Framework Plan. However, it also provides an outer orbital road which, when combined with the provision of a new roundabout at the junction of the A505 / Stanbridge Road, enables existing residents to travel within the Town without using the congested Town Centre. The development is generally not expected to proceed without this critical element of infrastructure having a programme for construction linked to a maximum number of new dwellings. Should early proposals be made, there will need to be full justification given and any necessary mitigation measures will need to be secured. The construction of this Eastern Link Road will be regarded as not only mitigating the effect of additional cars from the new development, but also improving future congestion in the Town Centre. Detailed transportation modelling has already been undertaken in conjunction with the preparation of the original Master Plan demonstrating how these improvements are distributed across the various highways and junctions through the urban area.

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- 4.8 The Framework Plan indicates that there will be significant areas of Open Space around Shenley Hill and Clipstone Brook which are expected to be connected to one another by a network of green corridors. Together this substantial area of **Green Infrastructure** provides for a range of formal and informal activities as well as providing pedestrian and cycle connections into the existing urban area and its facilities. It will also be expected to contribute towards enhanced biodiversity with parts of the Green Infrastructure being identified for particular uses/activities; these will need to be maintained at an appropriate level to meet these objectives.
- 4.9 The settlement of Eggington lying immediately to the east of Leighton Linlade will be protected from encroachment not only by **a distinct gap combined with** the existing topography, but also by new strategic landscaping alongside the Eastern Link Road (referred to above). The aim is to ensure that Eggington retains its own individual, distinctive identity and character. **Structured landscaping will be used to enhance quality of place and soften the impact of development where it adjoins countryside.**
- 4.10 There will be two main Employment Areas **which have been identified on the Concept Plan to take into account the results of the GVA Grimley Employment and Economic Study (May and August 2012) which was undertaken for the Council as part of its evidence base for the Development Strategy.**
- 1) The main area **of about 13 hectares** lies at the main eastern gateway into Leighton Linlade from the A505. It adjoins an existing employment area but also provides the opportunity to create a new campus style development within the Town which has had very little employment land released over the last 30 years. This site also benefits from good access to the A505 by-pass further to the east. Additional improvements to the Stanbridge Road/ A505 junction will be expected as part of the implementation of this employment area. It is expected that this area will be used primarily for Class B1 (office and light industrial) activity but with some Class B2 (industrial) and B8 (warehousing) Uses being permitted. **There is also the possibility of some non Class B uses. Overall it is anticipated that this main employment area together with the jobs associated with the Neighbourhood Centre, Local Centre (about 3 hectares) and adjoining community uses such as schools, will deliver in excess of the required 2400 jobs.**
 - 2) **The area of employment land immediately to the North of Vandyke Road (about 4 hectares) offers the potential to deliver a wide range of employment generating uses owing to its sustainable location in close proximity to the Neighbourhood Centre. This, and its central location within the proposed new urban extension combined with its location on the new Eastern Link Road, will mean that it is ideally located to provide for slightly smaller scale employment uses, such as service activities having a local base and serving the town of Leighton Linlade.**

- 4.11 It is envisaged that new residents and workers at the completed development will have access to the new Neighbourhood Centre adjacent to the Vandyke Upper School which will contain a number of **community** uses and facilities. Central to the success of integrating existing and proposed communities is the shared community use of **permanent** spaces such as leisure centres, community buildings and schools – the places where people come together every day. **These buildings (together with those in the Local Centres) are expected to provide for the social needs of residents. This will enable people to create, run and sustain voluntary and community groups and provide activities which operate in a creative and interlinking way so as to sustain the life of the communities as required in the emerging Development Strategy.** These are expected to take the form of a hub. These nodes of activity are positioned on Vandyke Road midway across the arc of the development to provide a convenient walking distance for all **residents** on the eastern side of the Town (including those new residents within the urban extension). Full advantage will be taken of the opportunities to link with Leighton Linlade Town Centre as the primary community and retail hub for the area. Such linkages will not only be through walking and cycling links (along Clipstone Brook) but also through improved bus connections.
- 4.12 There is an anticipated need for two new Lower Schools and one new Middle School. The Framework Plan provides for one 2 Form Entry Lower School and one 4 Form Entry Middle School immediately to the south of the Neighbourhood Centre and a further Lower School located on the south side of the Eastern Link Road between Heath Road and Vandyke Road. These schools have been located so as to be easily accessible by walking and cycling for new residents. An existing Upper School lies along Vandyke Road and further land will be expected to be set aside for providing additional places at this school.
- 4.13 The main area of formal sports pitches and associated facilities for general use, is provided on the outer edge of the development to the east of the Neighbourhood Centre. This will provide in excess of 10 new full size pitches **for a range of sports**. It will also link through to one of two large informal recreation areas alongside Clipstone Brook. This in turn, will extend westwards into an existing riverside link running through to the Town Centre.
- 4.14 The second informal recreation area lies to the north of Vandyke Road around the summit of Shenley Hill. Both areas will be laid out with a series of footpaths/cycleways and areas located for biodiversity improvements. Overall these **two** major areas of open space comprise nearly 60 hectares of Green Infrastructure with additional **open space** provided within the green network.
- 4.15 It is expected that the Neighbourhood Centre will make provision for day to day shopping needs of local residents but will not become a destination in its own right. In addition to retail floorspace it is expected that the Centre will incorporate a multipurpose community hub, a public house/restaurant and also provide land for new medical facilities and small scale class B1 uses. The arrangements with regard to the community hub may need to be flexible depending upon the **possibility of combined facilities in conjunction with** the adjoining Upper School.



Figure 6 Indicative landscape plan of Clipstone Brook Country Park



Figure 7 Indicative Landscape Plan of Shenley Hill Country Park

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INFRASTRUCTURE AND DEVELOPMENT MITIGATION

- 5.1 To ensure that the East of Leighton Linlade urban extension is successfully provided with the requisite physical, **social and community** infrastructure, CBC expect that all applications will provide a co-ordinated programme of works linked to the delivery of a specific number of houses. The provision of such facilities has been divided into two categories – critical and essential.
- 5.2 **The Critical Infrastructure** that must be provided to enable the strategic site to commence involves an agreed programme for the construction of the Eastern Link Road serving the development, including a maximum number of dwellings that will be permitted prior to its completion. This programme will also include the timescale for the provision of certain off-site works e.g. the roundabout to the Stanbridge Road/A505 junction.
- 5.3 New utility infrastructure will also be critical to the delivery of the Framework Plan. This includes electricity, gas, potable water, telecommunications (including high speed broadband) and foul and surface water drainage. The electricity supply system will need to be reinforced and this is likely to require early arrangements with the District Network Operator (UK Power) to secure this provision. Similarly gas, water and drainage will need to be discussed with providers to ensure any off site works can be made available in a timely manner.
- 5.4 **The Essential Infrastructure** that must be provided for growth to be integrated and sustainable also requires a co-ordinated programme particularly if there is more than one application covering the Framework Plan area. The following facilities are considered necessary to allow development to progress and for housing to be attractive to occupants:-
- i. **EDUCATION:** two Lower, one Middle and an expanded Upper School facility will be required in accordance with the timetable to be agreed with CBC. It is expected that a programme for the provision of the two Lower Schools and single Middle School and their individual size will be agreed in conjunction with a reassessment of the role and function of existing schools within the local area. Provision will also need to be made for additional “early years” places. Van Dyke Upper School will need to be expanded so as to take account of additional demand for Upper School places and adjoining land will need to be set aside for this purpose.

- ii. **HEALTHCARE:** Any necessary facilities will be dependent upon a Health Impact Assessment (or other less formal assessments forming part of the Environmental Statement). Details will need to be submitted in association with outline planning applications. Such facilities may either be provided in or adjoining the Neighbourhood Centre, (on land in the control of the Health Authority) or as part of a more centralised facility for the whole of the town.
- iii. **LEISURE AND RECREATION:** a programme for the provision of new formal pitches and a network of informal recreational spaces will need to be provided for each planning application to ensure that the new demand for such facilities is met. Details of the amount of formal and informal open space will be assessed against CBC's current standards although the amount of open space generally (as shown on the Framework Plan) should easily enable this to be achieved. There is a preference for the formal pitch provision to be grouped together in one accessible location. In respect of indoor sport facilities, they may be provided as part of the multipurpose hall associated with the Neighbourhood Centre, or by agreement with the Authority, in conjunction with Upper school improvements. Alternatively a contribution for indoor sports facilities could be used for off site facilities.
- iv. **COMMUNITY USES:** these facilities (capable of being shared) will be made available as part of a multi-use community hub within the neighbourhood Centre and as smaller individual buildings associated with the Local Centres. *Some of these facilities should be available at an early stage so that the social needs of new residents can be met. The precise form of these facilities will need to await further negotiations regarding educational and other requirements to determine the potential extent of sharing. These details will be determined at the outline planning application stage probably through Section 106 obligations.*
- v. **OPEN SPACES:** parks and gardens, natural and semi-natural green space (including green corridors), informal open space, provision for children and young people (play areas), outdoor sport pitches and courts, allotments, and a cemetery all form part of the Green Infrastructure and are shown on the Framework Plan. Planning applications will need to deliver these facilities in conjunction with the associated housing.
- vi. **STRATEGIC LANDSCAPING:** at various gateway points to the development and along the Eastern Link Road a programme of strategic landscaping will need to be submitted to provide an outward edge to the development and to provide a new boundary for the Green Belt.

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- vii. **AFFORDABLE HOUSING:** there will be a provision of affordable housing to a level commensurate with the scale of the development proposed and in accordance with the policies of Central Bedfordshire Council. This will include undertaking Viability Assessments in accordance with the advice contained in the NPPF and as set out in the emerging policies of the CBC Development Strategy.
- viii. **EMPLOYMENT:** provision of **approximately** 16 hectares of employment land will need to be serviced and brought forward as part of a programme to assist in the creation of local jobs concurrently with new housing. Account will need to be taken of the requirements of small scale employment generating uses appropriate to predominantly residential areas, and training support through defined links with local colleges, or similar employment training organizations (with particular emphasis on the construction skills associated with the needs of the urban extension).
- ix. **A FOUL WATER AND ON-SITE SURFACE WATER DRAINAGE STRATEGY:** will be developed in conjunction with the Environment Agency and also Anglian Water Company. Foul water flows will either be accommodated into the existing public sewerage system; or directly by a new connection to one of two Sewage Treatment Works (STW) in the area.
- x. **URBAN DESIGN:** The Framework Plan anticipates that planning applications will seek to identify differing Character Areas, and that the Character Areas will be delivered through the use of individual Design Codes for each area with these being submitted before, or concurrently with, reserved matter applications. **Development will also be expected to comply with the Council's adopted parking standards.**

5.5 As CBC are not expected to have a Community Infrastructure Charging Schedule until April 2014 each planning application will be required to demonstrate that it is providing an acceptable mitigation package which will be secured for on and off site, including the town centre, either through planning conditions or through a Section 106 Obligation. On site provision may also require transfer of the relevant site or land to CBC or another public agency. In some cases, particularly where there is more than one application, CBC envisage pooling of contributions to mitigate wider impacts. Section 106 negotiations will have regard to the NPPF, the endorsed Luton and South Central Bedfordshire Joint Core Strategy (or the replacement Central Bedfordshire Development Strategy), the South Bedfordshire Planning Obligations Strategy SPD, the financial viability of the development proposals and other material circumstances.

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CONSULTATION & NEXT STEPS

- 6.1 Following public consultation on the final draft of the Development Statement Strategy in summer 2012, a consultation exercise for this Framework Plan document was held over a 9 week period between December 2012 and January 2013. During this period, one two day exhibition was held in Leighton Linlade town centre followed by a further exhibition at Eggington. Copies of the draft Framework Plan were made available at these events together with a questionnaire. These documents were also available on the Council's website. Overall there were 132 responses to the consultation exercise which were analysed and reported to the Council together with any proposed amendments.
- 6.2 The implementation of the Framework Plan will be dependent on the actions of landowners and developers. As noted in the Introduction to this Framework Plan landowners and developers controlling a large majority of the proposed allocation have already submitted planning applications to CBC. These applications have been with the Authority since July 2011 and will be determined in accordance with the adopted Framework Plan. Negotiations on these applications will be dependent upon the degree to which they comply with the details outlined in this Framework Plan and upon the individual Section 106 Obligation packages. The landowners/developers will be required to demonstrate how each of the community provisions can either be provided on land within their control or by suitable arrangements with the other developer.
- 6.3 The development of the Leighton Linlade strategic allocation is expected to take place over a period of about 15 years. Therefore developments will need to be phased to ensure efficient delivery with the minimum adverse impact on existing residents. This will be determined when planning permission is granted as part of the Section 106 negotiations.

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GLOSSARY

- **THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF):** this is a document produced by the Coalition Government in March 2012. It replaces a large amount of earlier central Government guidance on the preparation of forward plans and the processing of planning applications previously set out in circulars and documents known as Planning Policy Statements. The NPPF contains within it a “golden thread” involving the presumption in favour of sustainable development together with more detailed advice on various types of development e.g. housing, employment, leisure etc. it also explains how the planning system plays a key role in assisting the UK economy recover from the economic recession. It can be viewed on the DCLG web site.
- **THE CENTRAL BEDFORDSHIRE DEVELOPMENT STRATEGY:** this document represents the statutory Development Plan for the whole Council area and contains a series of policies allocating new sites and generally controlling new development. It is anticipated the Development Strategy will be formally adopted in early 2014. It contains within it a policy which identifies East of Leighton Linlade as a location for one of three urban extensions within the Council area where development will occur over the plan period 2011-2031. It can be viewed on the Council’s web site.
- **THE LUTON AND SOUTH BEDFORDSHIRE JOINT CORE STRATEGY (JCS):** Prior to the creation of Central Bedfordshire Council as a unitary authority the earlier South Bedfordshire District Council commenced work on a Core Strategy in conjunction with the adjoining Luton Borough Council. This document would have formed the Statutory Development Plan for the area (including Leighton Linlade) but it was abandoned in mid-2011 and replaced by the Development Strategy (see above). As the document had reached an advanced stage in its preparation Central Bedfordshire Council adopted it for development management purposes until the Development Strategy was adopted.
- **LEIGHTON LINSLADE TOWN COUNCIL “BIG PLAN”:** in parallel with the preparation of the Luton and South Bedfordshire Joint Core Strategy the Leighton Linlade Town Council commenced work on the “Big Plan” to identify how development at the town might be accommodated particularly with regard to the need for new facilities and infrastructure. Although the document does not form part of the Statutory Development Plan it was widely publicised and represents the Town Council’s position on development around the town. It was updated in Jan 2011 and work on it is on-going.

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- **DESIGN CODES:** these are documents produced by developers for submission to and approval by local planning authorities prior to development commencing. They are widely used by planning authorities especially where large schemes are subject to outline planning applications to co-ordinate and control individual design features and materials. The preparation and submission of these documents usually occurs after the granting of outline planning permission but before the submission of reserved matters which determines the appearance of individual buildings. They are required to be submitted and approved through the imposition of a planning condition on the outline permission. As well as enabling the authority to retain far greater control over the appearance of buildings and the public realm, the Codes often also subdivide large sites into individual “character areas” which are promoted to break up the uniformity of larger sites. These documents, submitted to discharge planning conditions, will be the subject of public consultation.

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