

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



please ask for Sandra Hobbs
direct line 0300 300 5257
date 2 May 2013

NOTICE OF MEETING

EXECUTIVE

Date & Time

Tuesday, 14 May 2013 at 9.30 a.m.

Venue

Council Chamber, Priory House, Monks Walk, Shefford

Richard Carr
Chief Executive

To: The Chairman and Members of the EXECUTIVE:

| | | |
|-------|------------------|--|
| Cllrs | J Jamieson | – Chairman and Leader of the Council |
| | M Jones | – Deputy Leader and Executive Member for Corporate Resources |
| | M Versallion | – Executive Member for Children's Services |
| | C Hegley | – Executive Member for Social Care, Health and Housing |
| | N Young | – Executive Member for Sustainable Communities – Strategic Planning and Economic Development |
| | B Spurr | – Executive Member for Sustainable Communities – Services |
| | Mrs P Turner MBE | – Executive Member – Economic Partnerships |
| | R Stay | – Executive Member – External Affairs |

All other Members of the Council - on request

MEMBERS OF THE PRESS AND PUBLIC ARE WELCOME TO ATTEND THIS MEETING

AGENDA

1. **Apologies for Absence**

To receive apologies for absence.

2. **Minutes**

To approve as a correct record, the Minutes of the meeting of the Executive held on 18 March 2013.

3. **Members' Interests**

To receive from Members any declarations of interest.

4. **Chairman's Announcements**

To receive any matters of communication from the Chairman.

5. **Petitions**

To consider petitions received in accordance with the Scheme of Public Participation set out in Annex 2 of Part A4 of the Constitution.

1) ePetition - Age Range Changes in Dunstable – 177 signatures.

6. **Public Participation**

To respond to general questions and statements from members of the public in accordance with the Scheme of Public Participation set out in Appendix A of Part A4 of the Constitution.

7. **Forward Plan of Key Decisions**

To receive the Forward Plan of Key Decisions for the period 1 May 2013 to 30 April 2014.

Decisions

| Item | Subject | Page Nos. |
|------|--|-----------|
| 8. | East of Leighton Linlade Framework Plan The report proposes that the Executive adopt the Framework Plan as Technical Guidance for Development Management purposes. Please note Appendix A is to follow. | 47 - 98 |

9. **CBC Capital Programme - Grant Funding - Cycle Route between Cranfield Village and Cranfield University and Technology Park** 99 - 102

The report proposes that the Executive acknowledge the grant funding from the Department for Transport for the above cycle route and approve its inclusion in the Capital Programme.

10. **Housing Asset Management Strategy** 103 - 142

The purpose of this report is to request Executive approval of the Housing Asset Management Strategy.

11. **Flitwick Leisure Centre** 143 - 150

To approve a budget for project management and design team services so that the Council can consider the feasibility of delivering a new leisure centre in Flitwick.

| |
|-----------------------------|
| Consultation Matters |
|-----------------------------|

12. **Commissioning New School Places for implementation from September 2015** 151 - 200

This report outlines seven projects within the New School Places Programme 2013/14 – 2017/18 where local pressures of demographic growth require new school places to be provided from September 2015.

13. **Exclusion of the Press and Public**

To consider whether to pass a resolution under section 100A of the Local Government Act 1972 to exclude the Press and Public from the meeting for the following item of business on the grounds that the consideration of the item is likely to involve the disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A of the Act.

| |
|-------------------------|
| Exempt Decisions |
|-------------------------|

| Item | Subject | Exempt Para. | Page Nos. |
|-------------|--|---------------------|------------------|
| 14. | Central Bedfordshire Council (London Road Retail Park) Compulsory Purchase Order 2013 | 3 | 201 - 222 |

The report proposes to seek approval to make the Central Bedfordshire Council (London Road Retail Park) Compulsory Purchase Order 2013 in order to acquire interests in the land comprising the existing London Road Retail Park.

This agenda gives notice of items to be considered in private as required by Regulations (4) and (5) of The Local Authorities (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012.

Details of any representations received by the Executive about why any of the above exempt decisions should be considered in public: none at the time of publication of the agenda. If representations are received they will be published separately, together with the statement given in response

CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **EXECUTIVE** held in the Council Chamber, Priory House, Monks Walk, Shefford on Monday, 18 March 2013.

PRESENT

Cllr J G Jamieson (Chairman)
Cllr M R Jones (Vice-Chairman)

| | | | | |
|---------------------------|-------|---|-------|--|
| Executive Members: | Cllrs | C Hegley B J Spurr R C Stay | Cllrs | Mrs P E Turner MBE M A G Versallion J N Young |
| Deputy Executive Members: | Cllrs | A D Brown Mrs S Clark I Dalgarno A L Dodwell | Cllrs | D J Hopkin A M Turner B Wells R D Wenham |
| Members in Attendance: | Cllrs | P N Aldis A R Bastable D Bowater Mrs R J Drinkwater C C Gomm Mrs S A Goodchild Ms A M W Graham Mrs D B Gurney D Jones | Cllrs | Mrs J G Lawrence D J Lawrence K C Matthews D McVicar T Nicols B Saunders I Shingler P Williams A Zerny |
| Officers in Attendance | | Mr G Alderson Mr J Atkinson Mr R Carr Mrs M Clampitt Ms D Clarke Mr P Dudley Mr A Fleming Mr R Fox Ms C Harding Mrs S Hobbs Mr T Keaveney Ms E Saunders Ms J Taylor Mr C Warboys | | Director of Sustainable Communities Head of Legal and Democratic Services Chief Executive Committee Services Officer Assistant Chief Executive (People & Organisation) Assistant Director Children's Services (Learning & Strategic Commissioning) Service Director - Business Services Head of Development Planning and Housing Strategy Corporate Policy Advisor (Equality & Diversity) Committee Services Officer Assistant Director Housing Services Assistant Director Commissioning Housing Officer Chief Finance Officer |

E/12/137 **Minutes**

RESOLVED

that the minutes of the meeting held on 5 February 2013 be confirmed as a correct record and signed by the Chairman.

E/12/138 **Members' Interests**

Councillor K Matthews, declared a personal interest in agenda item 9 'Land Rear of Central Garage, Cranfield, Development Brief' as he was a Governor at Cranfield Lower School.

Councillor R Stay, declared a personal interest in agenda item 15 'Designation of Neighbourhood Areas' as he was a member of the Steering Group for Neighbourhood Plans.

E/12/139 **Chairman's Announcements**

The Chairman thanked Gary Alderson, Director of Sustainable Communities, for his contribution to Central Bedfordshire Council and the former legacy authority Mid Bedfordshire District Council, as he would be leaving the Council on 22 March 2013 and wished him well for the future.

E/12/140 **Petitions**

No petitions were received.

E/12/141 **Public Participation**

The Chairman advised that he would take public questions/statements under the relevant Agenda items.

E/12/142 **Forward Plan of Key Decisions**

RESOLVED

That the Forward Plan of Key Decisions for the period 1 April 2013 to 31 March 2014 be noted.

E/12/143 **Gypsy and Traveller Local Plan**

Prior to consideration of the report, and in accordance with the Council's Scheme of Public Participation, the Chairman invited 16 speakers to address the Executive. Members of the public raised comments and concerns, which in summary included the following:-

- concerns about aspects of the process by which the Sustainable Communities Overview and Scrutiny Committee had come to conclude that seven sites should be put forward for final consideration;
- the interpretation of the Government's Planning Policy for Traveller Sites and in particular Policy E: Traveller Sites in Green Belt;
- site 76 – concerns about the health risks this site would have for both children and adults. Concerns about the risk of flooding, exposure to farm machinery, air and noise pollution. There was also concern that local infrastructure including access to the site was not adequate and that Fairfield Park Lower School would not be able to accommodate additional children;
- site 78 - concern that the community had not been formally advised of the intention to select this site which was in area of great landscape value, about access to it, the onsite waste or recycling facilities and the noise levels from the M1;
- site 16 – there were concerns that this site was very close to site 116 at Pulloxhill with the residents and businesses of Faldo Road situated between the two. It was suggested that both gypsy and travellers sites would dominate the area. Concerns were expressed about access to the site especially as this was used by farm machinery and lorries. The land was clay and held moisture which could lead to health issues for the gypsy and travellers. The site would not have ready access to services and facilities. The speakers also indicated that businesses in Barton felt that the site would impact adversely on the nearby Industrial Estate;
- site 55 – this area was high grade agricultural land and was near Stratton Manor Moat. There was concern that there was no public footpath along this stretch of busy and dangerous road and that there was poor access to public transport, health services, community facilities and local schools. There was also concern about the lack of utilities available at the proposed site and the impact on wildlife;
- site 82 – concern that this site was next door to a mobile home park; and
- site 58 – this site was high grade agricultural land. The farmer of this land had produced valuable vegetables, cereal and root crops for many years and losing this site would have an impact on his livelihood. Concerns were raised about the access to an A class road, public transport, health services, schools, community facilities, utilities and waste and recycling facilities.

The Executive Member for Sustainable Communities – Strategic Planning and Economic Development thanked the speakers and addressed each site individually where concerns had been raised.

Whilst addressing the issues he read out paragraphs 14 and 15 from the Government's Planning Policy for Traveller Sites and explained that the Council could make an alteration to the defined Green Belt boundary to meet a specific, identified need for a traveller site, and that it should do so only through the plan-making process and not in response to a planning application. If land was removed from the Green Belt in this way, it would be specifically allocated in the development plan as a traveller site only. Alternatively land could be allocated in the Green Belt if there were very special circumstances.

The Executive received a report from the Executive Member for Sustainable Communities – Strategic Planning and Economic Development that set out the findings of the Gypsy, Traveller Accommodation Assessment 2013 and introduced the draft Gypsy and Traveller Local Plan including site specific policies. Appendix D to the report containing additional key issues raised in representations submitted after 25 February, was tabled at the meeting.

In response to questions from Members, the Executive Member for Sustainable Communities – Strategic Planning and Economic Development explained that:

- the Gypsy and Traveller and Travelling Showperson Accommodation Assessment update 2013 conducted by Opinion Research Services had found a need for 157 additional permanent pitches in Central Bedfordshire between 2013 and 2031 for Gypsy Travellers and 22 additional plots for Travelling Showpeople. The proposed sites would provide an additional 66 pitches with further sites being submitted through planning applications. These new applications would be determined by the Development Management Committee as and when received. It was anticipated that based on applications received over the last ten years, this would be adequate provision for the next ten, accepting that the decisions of the Development Management Committee could not be pre-empted;
- the Council had until March 2014 to develop its Gypsy and Traveller Local Plan in accordance with the National Planning Policy Framework. If the Plan was not in place, the Council would lose control of this issue and sites could be allocated by the Planning Inspectorate;
- Members had been given the opportunity to visit the proposed sites and the Executive Member advised that he had met with Gypsy and Travellers at various sites across Central Bedfordshire;
- the recommendations from the Executive would be forwarded to Council for approval on 18 April 2013, after which the proposed Gypsy and Traveller Local Plan would be published to allow for formal consultation between May – June 2013 during which interested parties would have the opportunity to submit representations. All representations would then be considered before submitting the document, along with all representations received, to the Secretary of State in October 2013. The Secretary of State would then appoint an independent Planning Inspector who would hold an examination in public to determine whether the document was 'sound' and legally compliant;

- members of the public who had made previous representations would need to re-present their representations during the consultation period to have them included in the submission to the Secretary of State, but a summary of those comments would be supplied to the Secretary of State;
- the proposed sites were a mixture of Council and privately owned land;
- there was no definition relating to the number of families (occupants) that would be considered to “dominate” the nearest settled community; and
- the Plan would be subject to a review in five years.

Reason for decision: To enable progress on the draft Gypsy and Traveller Local Plan prior to its formal submission to the Secretary of State in October 2013.

RESOLVED

1. **that the total number of pitches and plots required to 2031 recommended by Opinion Research Services in the Gypsy and Traveller and Travelling Showperson Accommodation Assessment Update 2013, attached at Appendix A to the Executive report be approved.**

RECOMMENDED to Council

1. ***that the draft Pre-Submission Gypsy and Traveller Local Plan, attached at Appendix B to the Executive report, be approved for the purposes of Publication and Submission to the Secretary of State; and***
2. ***to authorise the Director of Sustainable Communities, in consultation with the Executive Member for Sustainable Communities – Strategic Planning and Economic Development, to make any minor amendments to the Gypsy and Traveller Local Plan:***
 - (i) ***prior to Publication;***
 - (ii) ***after Publication but before Submission; and***
 - (iii) ***during the Examination process.***

E/12/144

Land Rear of Central Garage, Cranfield, Development Brief

Prior to consideration of the report, and in accordance with the Council’s Scheme of Public Participation, the Chairman invited 3 speakers to address the Executive. Members of the public raised comments and concerns, which in summary included the following:-

- the difficulty that residents of Flitt Leys Close currently experienced as a result of cars parking in front of their houses due to several existing businesses. This had on occasions led to abusive behaviour towards the residents;

- the amount of litter that was often present in Flitt Leys Close;
- the increased risk of accidents involving children who played in the Close;
- the delivery of a proposed new lower school would increase the traffic and cause additional parking problems due to the lack of off-road parking; and
- access into Flitt Leys Close already created a hazard.

The Executive Member for Sustainable Communities – Strategic Planning and Economic Development thanked the speakers and acknowledged that the existing parking problems in Flitt Leys Close needed to be resolved. The issue of traffic flow into Flitt Leys Close would need to be considered once a planning application was submitted and discussed by the Development Management Committee. The Executive Member for Sustainable Communities – Services advised that officers were looking into resolving the parking issues in Flitt Leys Close.

The Executive considered a report from the Executive Member for Sustainable Communities – Strategic Planning and Economic Development that set out options for the development brief for land rear of Central Garage, Cranfield. The Executive Member moved revised recommendations, which were duly seconded:-

- “1. That the Development Brief, Option A, be adopted as technical guidance for development management purposes, as set out at pages 59-74 of the Executive report.
2. To request that the Directors of Sustainable Communities and Children’s Services, in consultation with the Executive Members for Sustainable Communities – Strategic Planning and Economic Development and for Children’s Services, fully investigate all possibilities for alternative pedestrian and highways access to a new Lower School on the site, with the aim of encouraging children to walk to the new school.”

Councillor Matthews updated the Executive on the three options being considered by Cranfield Lower School either to remain on the existing site and expand the current school; build a new school with a three form entry; or split the current school over two sites.

Reason for decision: To meet the housing requirements for Central Bedfordshire (North) for the period up to 2026 as set out in the Core Strategy and Development Management Development Plan Document (adopted November 2009).

RESOLVED

- 1. that the Development Brief, Option A, be adopted as technical guidance for development management purposes, as set out at pages 59-74 of the Executive report; and**

2. to request that the Directors of Sustainable Communities and Children's Services, in consultation with the Executive Members for Sustainable Communities – Strategic Planning and Economic Development and for Children's Services, fully investigate all possibilities for alternative pedestrian and highways access to a new Lower School on the site, with the aim of encouraging children to walk to the new school.

E/12/145

Minerals and Waste Local Plan Further Modifications

The Executive considered a report from the Executive Member for Sustainable Communities – Strategic Planning and Economic Development that proposed that further modifications to the Minerals and Waste Local Plan be published. The Plan had been modified following the hearings into the Minerals and Waste Core Strategy that had taken place in December 2012 and January 2013.

Reason for decision: To enable the 'Minerals and Waste Local Plan: Strategic Sites and Policies' maintain its progress towards adoption, consistent with the Minerals and Waste Local Development Scheme 2012.

RESOLVED

1. that the proposed further modifications to the Minerals and Waste Local Plan: Strategic Sites and Policies be approved for public consultation for six weeks and subsequent submission to the Inspector appointed by the Secretary of State, together with any representations received; and
2. to authorise the Director of Sustainable Communities, in consultation with the Executive Member for Sustainable Communities – Strategic Planning and Economic Development, to make any minor amendments to the further modifications:-
 - (i) prior to Publication;
 - (ii) after publication but before Submission; and
 - (iii) during the Examination process.

E/12/146

Planning Guidance Note on Wind Energy Development in Central Bedfordshire

The Executive considered a report from the Executive Member for Sustainable Communities – Strategic Planning and Economic Development that set out the technical guidance document on wind energy development in Central Bedfordshire for development management purposes. Members noted the amendments that had been made to the Guidance Note since the Sustainable Communities Overview and Scrutiny Committee on 6 March 2013.

In response to questions, the Executive Member referred to the Development Strategy for Central Bedfordshire and the section on Renewable and Low Carbon Energy Development.

Reason for decision: To provide the Council with additional planning guidance for the consideration of planning applications for wind turbines and larger wind developments.

RESOLVED

1. **that Guidance Note 1: Wind Energy Development in Central Bedfordshire as amended be adopted as technical guidance for development management purposes; and**
2. **to authorise the Director of Sustainable Communities, in consultation with the Executive Member for Sustainable Communities – Strategic Planning and Economic Development, to make minor amendments to the technical guidance note prior to its publication.**

E/12/147

Local Area Transport Plans in 2013/14 and 2014/15

The Executive considered a report from the Executive Member for Sustainable Communities – Economic Development and Strategic Planning that set out the third round of Local Area Transport Plans (LATPs) for Chiltern, Haynes and Old Warden, and Potton, together with the refreshed LATPs for Arlesey and Stotfold, and Biggleswade and Sandy

Reason for decision: To enable the delivery of the integrated transport programme of schemes for 2013/14 and 2014/15 through the Local Area Transport Plans.

RESOLVED

1. **that the three Local Area Transport Plans (LATP) for Chiltern, Haynes and Old Warden and Potton, and the associated programmes of integrated transport schemes to be delivered in these LATP areas in 2013/14 and 2014/15, be endorsed; and**
2. **that the refreshed LATPs for Arlesey and Stotfold and Biggleswade and Sandy, and the associated programmes of integrated transport schemes to be delivered in these LATP areas in 2014/15, be endorsed.**

E/12/148

Astral Park Community Football Facility

The Executive received a report from the Executive Member for Sustainable Communities – Services that proposed a £1.3m project to develop a community pavilion (changing facilities, kitchen, toilets, office and community room) and car park at Astral Park, Leighton Linlade (led by Linlade Town Council); funded by £1.1m Section 106 contributions, included within the Council's Capital Programme and a £200,000 contribution from the Town Council.

Reason for decision: To enable the project to be delivered by the Town Council through the use of the Section 106 funds.

RESOLVED

to authorise the Director of Sustainable Communities and the Chief Finance Officer, in consultation with the Executive Member for Sustainable Communities – Services, to release £1.1m from the Capital Programme, on a phased basis to Leighton Linlade Town Council.

E/12/149 Outdoor Access Improvement Plan

The Executive considered a report from the Executive Member for Sustainable Communities – Services that set out the proposed Outdoor Access Improvement Plan. The Plan set out the way in which the Council proposed to meet its statutory duty under the Countryside and Rights of Way Act 2000. The aim of the Plan would be to facilitate more people accessing the countryside of Central Bedfordshire, volunteering, and understanding and valuing the special landscape character of the area.

Reason for decision: To enable the Council to demonstrate a structured and prioritised approach to service developments and outputs on public rights of way, countryside sites and community volunteering/activity.

RESOLVED

that the Outdoor Access Improvement Plan, attached at Appendix A to the Executive report, be adopted.

E/12/150 Designation of Neighbourhood Areas

The Executive considered a report from the Executive Member for Sustainable Communities – Strategic Planning and Economic Development that sought the designation of Caddington and Slip End as a Neighbourhood Area. It also set out the process by which the Council designated Neighbourhood Areas to facilitate neighbourhood planning for Central Bedfordshire.

Members noted that Luton Borough Council had objected to the designation of the proposed Neighbourhood Area. However, Luton Borough Council would have an opportunity to comment on the content of any emerging plan in the future.

Reason for decision: To ensure that Neighbourhood Areas could be designated in accordance with the Localism Act 2012.

RESOLVED

1. to authorise the Director of Sustainable Communities, in consultation with the Executive Member for Sustainable Communities – Strategic Planning and Economic Development, to designate Neighbourhood Areas, even if objections or comments have been received; and
2. to designate Caddington and Slip End as a Neighbourhood Area, incorporating both parish areas.

E/12/151

Commissioning New School Places for Implementation from September 2014

The Executive considered a report from the Executive Member for Children's Services that outlined five projects within the New School Places Programme 2013/14 – 2017/18 where local pressures of demographic growth required new school places to be provided from September 2014.

Reason for decision: To ensure the Council continues to meet its statutory obligations to provide sufficient school places and also to meet the legal requirements placed on the Council by the Education and Inspections Act 2006 regarding proposals to expand maintained schools. Commitment to expenditure and final approval of each of these proposals would be determined by the Executive in August 2013, informed by the outcome of the consultation exercises, Education Funding Agency approvals where relevant, and business cases which were to be prepared by each School or Academy.

RECOMMENDED to Council

1. *that the externally funded rolling Capital Programme for New School Places to 2014/15, as set out in Appendix A to the Executive report, be approved, noting the required amendments to the Council's approved Capital Programme which will be required beyond 2014/15.*

RESOLVED

1. that the commencement of informal consultation and the publication of statutory notices for the proposal to expand Church End Lower School, Marston from its current capacity of 270 places to provide a total of 450 places across two sites with an implementation date of September 2014 be approved. The School will also be invited to prepare a business case for approval by the Council's Executive in its final determination in August 2013;
2. to invite the Academy of Redborne Upper School to prepare a business case for approval by the Council's Executive in August 2013 and to undertake consultation and approval processes required as an Academy by the Education Funding Agency to expand from its current capacity of 1450 places to provide 1650 places with an implementation date of September 2014;

3. to invite the Academy of Stratton Upper School to prepare a business case for approval by the Council's Executive in August 2013 and to undertake consultation and approval processes required as an Academy by the Education Funding Agency to expand from its current capacity of 1250 places to provide 1650 places with an implementation date of September 2014;
4. to invite the Academy of Alameda Middle School to prepare a business case for approval by the Council's Executive in August 2013 for commencement of the proposed expenditure as outlined in the New School Places Programme, attached at Appendix A to the Executive report, to expand from its current capacity of 600 places to provide 720 places with an implementation date of September 2014; and
5. to invite the Academy of Vandyke Upper School to prepare a business case for approval by the Council's Executive in August 2013 for commencement of the proposed expenditure as outlined in the New School Places Programme attached at Appendix A to the Executive report.

E/12/152

Tenancy Strategy 2013 - 2018

The Executive considered a report from the Executive Member for Social Care, Health and Housing that set out the proposed Tenancy Strategy 2013-2018, in order to fulfil the requirements of the Localism Act 2011. The report summarised the feedback received during a formal 12 week consultation and drew attention to particular issues which had been considered by a Member Task Force and the Social Care, Health and Housing Overview and Scrutiny Committee.

The Executive Member for Social Care, Health and Housing moved an additional recommendation, which was duly seconded:-

- “3. that a review of the Tenancy Strategy be undertaken during 2016 to specifically consider the impact that Welfare Reform has had on under-occupation and whether the supply of affordable housing is sufficient to meet local housing need.”

In response to a question, the Executive Member for Social Care, Health and Housing agreed to investigate whether the 'Let's Rent' scheme was working effectively.

Reason for decision: To enable the Council to make best use of the social housing stock, to tackle problems like under-occupation and to be effective in meeting essential housing needs. The Tenancy Strategy had been developed using the freedom of the Localism Act, as a means to promote social aspiration and mobility, to act as a springboard into work and financial stability.

RESOLVED

1. that the Tenancy Strategy be approved, taking into consideration the recommendations of the Member Task Force, and the recommendations of the Social Care, Health and Housing Overview and Scrutiny Committee;
2. to authorise the Director of Social Care, Health and Housing, in consultation with the Executive Member for Social Care, Health and Housing, to develop, maintain and review detailed policy and procedures for the implementation of fixed term tenancies; and
3. that a review of the Tenancy Strategy be undertaken during 2016 to specifically consider the impact that Welfare Reform has had on under-occupation and whether the supply of affordable housing is sufficient to meet local housing need.

E/12/153

Tenant's Scrutiny Panel and Designated Persons and Tenant's Complaints Panel

The Executive considered a report from the Executive Member for Social Care, Health and Housing that proposed the setting up and adoption of a Tenants Scrutiny Panel and a Tenants' Complaints Panel, to act as a designated person for the Council's Landlord Service as part of the new revised regulatory requirements for social housing providers under the Localism Act 2011.

Reason for decision: To enable the Landlord Service to meet the new regulatory requirements as a social landlord, by ensuring that tenants have opportunities to monitor and shape their housing services. In addition, the Landlord Service must also respond to the changes in the way that tenants' complaints were dealt with at a local level and to prepare for the changes in the Housing Ombudsman Service remit.

RESOLVED

1. that a Tenants Scrutiny Panel be established, with the terms of reference set out at Appendix A to the report;
2. that the appointment of a Tenants Complaints Panel be approved; and
3. that the Social Care, Health and Housing Complaints procedure be revised to include, in respect of the Tenants Complaints Panel, the role of a "designated person" in respect of housing complaints.

E/12/154 **Commissioning for Outcomes: Implementation of the Framework Agreement for Domiciliary Care Services**

The Executive considered a report from the Executive Member for Social Care, Health and Housing that updated Members on the retendering of the current domiciliary care contracts, using a framework agreement and sought the approval to award contracts to the recommended providers.

Reason for decision: To enable the Council to deliver a more robust contract arrangements that over time which would result in improved quality to the Council's vulnerable customers.

RESOLVED

1. **that the arrangements for the allocation of new domiciliary care packages and the proposed quality monitoring arrangements be noted;**
2. **that the providers who have been recommended to join the new Framework Agreement be approved; and**
3. **to authorise the Director of Social Care, Health and Housing, in consultation with the Executive Member for Social Care, Health and Housing, to make any minor adjustments to price as detailed in paragraph 48 of the Executive report.**

E/12/155 **Flitwick Community Football Facilities, Phase 1 in delivery of a new Flitwick Leisure Centre**

The Executive considered a report from the Executive Member for Sustainable Communities – Services that proposed arrangements for commencing works associated with Flitwick Community Football Centre, as Phase 1 of a new Flitwick Leisure Centre.

Reason for decision: To enable the priorities for investment in the approved Capital Programme for Flitwick Football in 2013/14 to commence.

RESOLVED

1. **that the expenditure of £300,000 be approved from the 2013/14 Capital Programme for Flitwick Football to undertake pitch preparation work as the first part of Phase 1 of delivering a new Flitwick Leisure Centre;**

2. **to authorise the Director of Sustainable Communities, in consultation with the Executive Member for Sustainable Communities – Services and Deputy Leader and Executive Member for Corporate Resources:**
 - (a) **to award the contract for pitch development in 2013/14; and**
 - (b) **the award of a contract for the pavilion and car park, if Council approves inclusion of a budget for construction of a new Flitwick Leisure Centre in the Capital Programme for 2014/15 and 2015/16.**

E/12/156 **Quarter 3 Revenue Report 2012/13**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out spending against the revenue budget as at quarter 3 2012/13 and the forecast outturn position for 2012/13.

Reason for decision: To note the financial position of the Council and that efforts continue to achieve a balanced budget outturn for 2012.

RESOLVED

1. **that the Revenue forecast position is noted as a projected underspend of £0.3m; and**
2. **to request officers to continue with their efforts to achieve a minimum balanced outturn or an underspend.**

E/12/157 **Quarter 3 Capital Report 2012/13**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out spend against the capital budget as at quarter 3 2012/13 and the forecast outturn position for 2012/13.

Reason for decision: To understand progress to date and the projected year end outturn position.

RESOLVED

that the overall forecast to spend £70.3m (proposed deferral of £7.0m into 2013/14 and £3.2m underspend), be noted.

E/12/158 **Quarter 3 Housing Revenue Account Revenue and Capital Report 2012/13**

The Executive considered a report from the Executive Member for Social Care, Health and Housing and the Deputy Leader and Executive Member for Corporate Resources that set out spend against the 2012/13 Housing Revenue Account revenue and capital budget as at quarter 3 and the forecast outturn position.

Reason for decision: To enable the financial position of the Council to be noted.

RESOLVED

1. **that the Housing Revenue Account financial position as at the end of December 2012 be noted;**
2. **that the Revenue forecast position is to achieve a balanced budget with a contribution to HRA Reserves of £3.550m, thus strengthening the Council's ability to invest and improve its stock of Council Houses; and**
3. **that the Capital forecast position indicates that expenditure will be £0.410m higher than the budget. This is due to a higher projected spend to adapt homes to meet the needs of disabled Council tenants.**

E/12/159 **Quarter 3 Performance Report**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that set out the quarter 3 2012/13 performance for the Council's Medium Term Plan indicator set.

Reason for decision: To ensure a rigorous approach to performance management across Central Bedfordshire Council.

RESOLVED

1. **that the continuing overall strong performance in Quarter 3 for the indicators being used to help support monitoring of progress against the Medium Term Plan priorities be acknowledged; and**
2. **that officers further investigate and resolve underperforming indicators as appropriate.**

E/12/160 **Exclusion of the Press and Public**

RESOLVED

that in accordance with Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraphs 3 and 5 of Part I of Schedule 12A of the Act.

E/12/161 **A1 South Biggleswade Roundabout**

The Executive considered a report from the Deputy Leader and Executive Member for Corporate Resources that provided background information relating to the proposed development of an enlarged roundabout on the A1 at the South Biggleswade junction. The report also outlined the development infrastructure that was needed in the future for this junction.

Reason for decision: To enable all negotiations to be carried out simultaneously and be dealt with efficiently and deliver best value to the Council as a comprehensive programme.

RESOLVED

1. that the re-profiling of the expenditure and income for the development of the new improved A1 roundabout at South Biggleswade as set out in the report and as set out in Appendices B and C be approved; and
2. to authorise the Service Director Business Services, in consultation with the Deputy Leader and Executive Member for Corporate Resources to approve the figures as set out in the report.

E/12/162 **Household Waste Recycling Centres and Food Waste Collection Contracts**

The Executive considered a report from the Executive Member for Sustainable Communities – Services that set out the procedure for dealing with the Household Waste Recycling Centres and Food Waste Collection Contracts.

Reason for decision: To enable the service to fit in with the revised BEaR project timetable.

RESOLVED

that the approach set out in the exempt report, for dealing with the Household Waste Recycling Centres and Food Waste Collection Contracts, be approved.

E/12/163

Options for Resolving Current Delays in Academy Conversions caused by Disputed Liabilities for Pension Payments

The Executive considered a report from the Executive Member for Children's Services that considered the options for resolving current delays in Academy conversions caused by disputed liabilities for pension payments.

Reason for decision: To enable those schools to be able to sign their commercial transfer agreements and convert to academy status without further delay and so that there is an agreed approach with schools to dealing with future instances.

RESOLVED

1. **to make a commitment to share the liability for pensions arrears arising in schools in the manner outlined in the report and to that end agrees to:**
 - a. **cap the liability of schools at 3% of the individual school's budget (ISB);**
 - b. **meet the liability for compound interest imposed by the Teachers Pension Agency in respect of any arrears (Option 1 in the report);**
 - c. **allow schools to borrow the remaining sum owed in the form of a licensed deficit to the extent permitted by the school financial regulations, provided that any amount borrowed is repaid within 3 years.**
2. **to authorise the Director of Children's Services, in consultation with the Section 151 Officer and the Executive member for Children's Services, to undertake the work required to implement this decision.**

RECOMMENDED to Council

1. ***that there is no provision in the Council's Revenue Budget for 2012/13 to cover the costs of making this commitment and accordingly agrees to set aside £600,000 out of the contingency budget to meet the Council's liability. This can be accommodated within the current forecast outturn position.***

E/12/164

Flitwick Football Community Facilities, Phase 1 in Delivery of a new Flitwick Leisure Centre

See minute E/12/155 for details.

E/12/165 **Commissioning for Outcomes: Implementation of the Framework Agreement for Domiciliary Care Services**

See minute E/12/154 for details.

(Note: The meeting commenced at 1.00 p.m. and concluded at 6.15 p.m.)

Chairman

Dated

**Central Bedfordshire Council
Forward Plan of Key Decisions
1 June 2013 to 31 May 2014**

- 1) During the period from **1 June 2013 to 31 May 2014**, 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 |
|-------------------|-----------------------|
| 14 May 2013 | 2 May 2013 |
| 25 June 2013 | 13 June 2013 |
| 13 August 2013 | 1 August 2013 |
| 24 September 2013 | 12 September 2013 |
| 5 November 2013 | 24 October 2013 |
| 10 December 2013 | 28 November 2013 |
| 14 January 2014 | 02 January 2014 |
| 4 February 2014 | 23 January 2014 |
| 18 March 2014 | 6 March 2014 |
| 22 April 2014 | 10 April 2014 |
| 27 May 2014 | 15 May 2014 |

Central Bedfordshire Council

Forward Plan of Key Decisions for the period 1 June 2013 to 31 May 2014

Key Decisions

Date of Publication: 1 May 2013

| 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. | Community Infrastructure Levy - | To approve the consultation and subsequent Submission of the Community Infrastructure Levy draft charging schedule. | 25 June 2013 | | Report | Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 24/05/13 to Contact Officer: Jonathan Baldwin, Senior Planning Officer Email: jonathan.baldwin@centralbedfordshire.gov.uk Tel: 0300 300 5510 |
| 2. | 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. | 25 June 2013 | | Report Public - Appendix Exempt | Executive Member for Social Care, Health and Housing Comments by 24/05/13 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) |
|---------|--|---|-------------------------|--|--|--|
| 3. | Revenue, Capital Provisional and Housing Revenue Account Outturn 2012/13 - | To consider the revenue, capital provisional and Housing Revenue Account 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 Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 |
| 4. | Children and Young People's Plan 2013-15 - | To endorse the Children and Young People's Plan 2013-15. | 25 June 2013 | Priorities, outcomes actions and measures have been refreshed following engagement. This includes with: <ul style="list-style-type: none"> • Young Persons Focus Group (January 2013) • Children's Trust Board (February 2013) • Headteacher meetings (January 2013) • Governors Newsletter • Trust Board Delivery Groups (January – February 2013) • Children's Services Overview and Scrutiny Committee (April 2013) | Children and Young People's Plan 2013-15 | Executive Member for Children's Services Comments by 01/05/13 to Contact Officer: Karen Oellermann, Head of Partnerships and Communication Email: karen.oellermann@centralbedfordshire.gov.uk Tel: 0300 300 5265 |

| 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. | Customer First 2 - | To approve the full business case for Customer First 2, allowing further improvements in self-serve for our customers and to approve investment in the enabling technology. | 25 June 2013 | | Report Capital Budget | Deputy Leader and Executive Member for Corporate Resources Comments by 24/05/13 to Contact Officer: Deb Clarke, Assistant Chief Executive (People & Organisation) Email: deb.clarke@centralbedfordshire.gov.uk Tel: 0300 300 6651 |
| 6. | Central Bedfordshire's Community Engagement Strategy 2013-2016 - | To approve Central Bedfordshire's Community Engagement Strategy 2013 – 2016. | 25 June 2013 | Partner organisations have been consulted including police, fire, health, town and parish councils, voluntary and community sector organisations and CBC service areas during June – December 2012 via conferences, meetings and reports. Corporate Resources Overview and Scrutiny Committee – December 2012 and April 2013. Other stakeholders via the Central Bedfordshire Together website. | Report and Community Engagement Strategy Document | Deputy Leader and Executive Member for Corporate Resources Comments by 24/05/13 to Contact Officer: Peter Fraser, Head of Partnerships & Community Engagement Email: peter.fraser@centralbedfordshire.gov.uk Tel: 0300 300 6740 |

| 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. | Determination of Proposals for Commissioning of New School Places for Implementation in September 2014 - | Determination of Proposals for Commissioning of New School Places for Implementation in September 2014. | 13 August 2013 | <p>Consultation will be with:</p> <ul style="list-style-type: none"> • the governing body of the schools which are the subject of proposals; • families of pupils, teachers and other staff at the schools; • the governing bodies, teachers and other staff of any other school that may be affected; • families of any pupils at any other school who may be affected by the proposals including families of pupils at feeder schools; • trade unions who represent staff at the schools and representatives of trade unions of any other staff at schools who may be affected by the proposals; • Constituency MPs for the schools that are the subject of the proposals; • the local parish council where the school that is the subject of the proposals is situated. <p>Consultation period between March and July 2013 including press releases, public meetings, statutory notices.</p> | Report and outcome of consultation | <p>Executive Member for Children's Services Comments by 12/07/13 to Contact Officer: Rob Parsons, Head of School Organisation and Capital Planning Email: rob.parsons@centralbedfordshire.gov.uk Tel: 0300 300 5572</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) |
|---------|---|--|-------------------------|---|-----------------------------------|--|
| 8. | Early Intervention Offer in Children's Services - | To adopt the Early Intervention Offer in Children's Services. | 13 August 2013 | | Offer Document | Executive Member for Children's Services Comments by 12/07/13 to Contact Officer: Sue Tyler, Acting Assistant Director, Operational Services, Children's Services Email: sue.tyler@centralbedfordshire.gov.uk Tel: 0300 300 6553 |
| 9. | East West Rail - | To agree a contribution by the Council towards the delivery of the East West Rail Western Section, and authorisation to sign appropriate legal agreements. | 13 August 2013 | Consultation and joint working with partner local authorities in the East-West Rail Consortium (throughout). Internal consultation and joint working on development of funding package (throughout). | Report - Exempt | Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 12/07/13 to the Contact Officer: James Gleave, Senior Strategic Transport Officer Email: james.gleave@centralbedfordshire.gov.uk Tel: 0300 300 6516 |

| 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) |
|---------|--|--|-------------------------|----------------------------|-----------------------------------|---|
| 10. | Budget Strategy and Medium Term Financial Plan - | The report proposes the medium term financial planning framework for 2014-15 through 2017-18. To endorse the proposed framework for updating of the Medium Term Financial Plan and the preparation of a budget for 2014/15 and endorse the timetable for the consultation process. | 13 August 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 12/07/13 to Contact Officer: Charles Warboys, 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) |
|---------|---|--|---|---|---|---|
| 11. | Statutory Proposals to Extend the Age Range at Five Schools - | To determine statutory proposals to extend the age ranges of the following five schools: Lancot Community Lower School, Kensworth VC Lower School, Ashton St Peters VA Lower School, Ashton VA Middle School, Manshead VA Upper School | Delegated Decisions Meeting 13 August 2013 | <p>Consultees are to be:</p> <ul style="list-style-type: none"> • Head teachers and Chairs of Governors of all schools and academies within Central Bedfordshire. • School staff within all schools. • Relevant trade unions. • All CBC ward Members. • CBC Children's Service Management Team. • CBC Sustainable Transport Officer. • Local MPs. • Local Town and Parish Councils. • Neighbouring local authorities. • Parents and carers for all schools. <p>Informal consultations are being carried out over a 6 week period February - May 2013. If the decision is made to progress to the publication of statutory notices, these will be published for 6 weeks between June - July 2013. Consultation is via direct email, Central Essentials, Governors Essentials, Members Bulletin, local press, paper copies of the consultation documents, and (for the statutory notices) the placing of notices on display at the school premises.</p> | <p>Report, which contains: The original proposal (for the community school). The original informal consultation document. The outcome of the informal consultation. The minutes of the public meeting. The statutory notice. The prescribed information which accompanies the statutory notice.</p> | <p>Cllr Mark A G Versallion Comments by 12/07/13 to Contact Officer: Rob Parsons, Head of School Organisation and Capital Planning Email: rob.parsons@centralbedfordshire.gov.uk Tel: 0300 300 5572</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) |
|---------|---|--|-------------------------|--|---------------------------------------|--|
| 12. | Joint Venture Proposal - | To receive a report on the proposals for joint ventures. | 24 September 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 23/08/13 to Contact Officer: Peter Burt, MRICS, Head of Property Assets Email: peter.burt@centralbedfordshire.gov.uk Tel: 0330 300 5281 |
| 13. | Leisure Strategy - | To adopt the Leisure Strategy: Chapter 4, Physical Activity Strategy; | 24 September 2013 | All Member Presentation of Draft Strategy on 10 July 2013. Draft Strategy to Sustainable Communities Overview and Scrutiny Committee on 25 July 2013. Draft Strategies to Sustainable Communities Overview and Scrutiny Committee on 5 September 2013. | Chapter 4, Physical Activity Strategy | Executive Member for Sustainable Communities - Services Comments by 23/08/13 to Contact Officer: Jill Dickinson, Head of Leisure Services Email: jill.dickinson@centralbedfordshire.gov.uk Tel: 0300 300 4258 |
| 14. | Capital Programme Review 2013/14 - | To receive the outcome of the Capital Programme 2013/14 review. | 24 September 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 23/08/13 to Contact Officer: Charles Warboys, 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) |
|---------|---|--|-------------------------|----------------------------|-----------------------------------|--|
| 15. | Revenue, Capital and Housing Revenue Account (HRA) Quarter 1 Budget Monitor Reports - | To consider the revenue, capital and HRA quarter 1 budget monitoring report. | 24 September 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 23/08/13 to Contact Officer: Charles Warboys, Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 |
| 16. | Award of Responsive and Programmed Electrical Maintenance Contract 2014 to 2017 to Council Housing Properties - | To award the Contract to the preferred contractor for this service. | 24 September 2013 | | Report with exempt appendices | Executive Member for Social Care, Health and Housing Comments by 23/08/13 to Contact Officer: Basil Quinn, Housing Asset Manager Performance or Peter Joslin, Housing Asset Manager Email: basil.quinn@centralbedfordshire.gov.uk Tel: 0300 300 5118 or peter.joslin@centralbedfordshire.gov.uk Tel: 0300 300 5395 |

| 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) |
|---------|--|--|-------------------------|--|---|---|
| 17. | Award of Preferred Bidder status to the selected contractor under the BEaR Project - | The report will be seeking the Executive to endorse the selection of the preferred bidder made by the BEaR Project Board to allow the Project Team to finalise and award the Contract. | 24 September 2013 | Consultees and dates to be confirmed, however this item will go through Overview and Scrutiny at the beginning of September. | A full report and presentation will be provided alongside the Executive report. | Executive Member for Sustainable Communities - Services Comments by 23/08/13 to Contact Officer: Ben Finlayson, BEaR Project Manager Email: ben.finlayson@centralbedfordshire.gov.uk Tel: 0300 300 6277 |

| 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. | 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. | 5 November 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 | <p>Executive Member for Sustainable Communities - Services Comments by 04/10/13 to Contact Officer: Iain Finnigan, Senior Engineer - Policy and Flood Risk Management Email: iain.finnigan@centralbedfordshire.gov.uk Tel: 0300 300 4351</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) |
|---------|---|---|-------------------------|---|---|--|
| 19. | Leisure Strategy - | To adopt Leisure Strategy: Chapter 2 - Recreation & Open Space Strategy, Chapter 3 - Playing Pitch Strategy, Overarching Leisure Strategy. All for adoption prior to Supplementary Planning Document formal consultation. | 5 November 2013 | All Member Presentation of Draft Strategies on 10 July 2013. Draft Strategies to Sustainable Communities Overview and Scrutiny Committee on 5 September 2013. | Chapter 2: Recreation & Open Space Strategy Chapter 3: Playing Pitch Strategy Overarching Leisure Strategy Document | Executive Member for Sustainable Communities - Services Comments by 04/10/13 to Contact Officer: Jill Dickinson, Head of Leisure Services Email: jill.dickinson@centralbedfordshire.gov.uk Tel: 0300 300 4258 |

| 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. | Proposals for Commissioning of New School Places for Implementation in September 2015 and Proposals for Commissioning of New School Places for Implementation in September 2016 - | 1) Determination of proposals for commissioning of new school places for implementation in September 2015; and 2) to approve commencement of consultations for proposals for commissioning of new school places for implementation in September 2016. | 10 December 2013 | <p>For proposals for New School Places for implementation in September 2015:</p> <ul style="list-style-type: none"> • the governing body of the schools which are the subject of proposals; • families of pupils, teachers and other staff at the schools; • the governing bodies, teachers and other staff of any other school that may be affected; • families of any pupils at any other school who may be affected by the proposals including families of pupils at feeder schools; • trade unions who represent staff at the schools and representatives of trade unions of any other staff at schools who may be affected by the proposals; • Constituency MPs for the schools that are the subject of the proposals; • the local parish council where the school that is the subject of the proposals is situated <p>Consultation period between May and November 2013 including press releases, public meetings, statutory notices.</p> | Report and Outcome of Consultation | <p>Executive Member for Children's Services Comments by 09/11/13 to Contact Officer: Rob Parsons, Head of School Organisation and Capital Planning Email: rob.parsons@centralbedfordshire.gov.uk Tel: 0300 300 5572</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) |
|---------|--|---|-------------------------|----------------------------|-----------------------------------|--|
| 21. | Draft Capital Programme - 2014/15 to 2017/18 - | To consider the draft Capital Programme for 2014/15 to 2017/18. | 10 December 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 09/11/13 to Contact Officer: Charles Warboys, Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 |
| 22. | Draft Revenue Budget 2014/15 - | To consider the draft revenue budget for 2014/15. | 10 December 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 09/11/13 to Contact Officer: Charles Warboys, 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) |
|---------|--|---|-------------------------|----------------------------|-----------------------------------|--|
| 23. | Draft Housing Revenue Account Budget and Business Plan 2014/15 - | To consider the draft Housing Revenue Account Budget and Business Plan 2014/15. | 10 December 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources, Executive Member for Social Care, Health and Housing Comments by 09/11/13 to Contact Officer: Charles Warboys, Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 |
| 24. | Draft Fees and Charges 2014/15 - | To consider the draft Fees and Charges for 2014/15. | 10 December 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 09/11/13 to Contact Officer: Charles Warboys, 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) |
|---------|--|--|-------------------------|----------------------------|-----------------------------------|--|
| 25. | Revenue, Capital and Housing Revenue Account (HRA) Quarter 2 Budget Monitor Reports - | To consider the revenue, capital and HRA quarter 2 budget monitoring report. | 10 December 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 09/11/13 to Contact Officer: Charles Warboys, Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 |
| 26. | Revenue, Capital and Housing Revenue Account (HRA) Quarter 3 Budget Monitoring Reports - | To consider the revenue, capital and HRA quarter 3 budget monitoring report. | 18 March 2014 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 17/03/14 to Contact Officer: Charles Warboys, 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) |
|--------------------------|---|---|-------------------------|---|--|--|
| NON KEY DECISIONS | | | | | | |
| 27. | Quarter 4 Performance Report - | To consider the quarter 4 performance report. | 25 June 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 24/05/13 to Contact Officer: Elaine Malarky, Head of Programmes & Performance Management Email: elaine.malarky@centralbedfordshire.gov.uk Tel: 0300 300 5517 |
| 28. | Minerals and Waste Core Strategy - | To recommend to Council the adoption of the Minerals and Waste Core Strategy. | 13 August 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 12/07/13 to Contact Officer: Roy Romans, Minerals and Waste Team Leader Email: roy.romans@centralbedfordshire.gov.uk Tel: 0300 300 6039 |

| 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) |
|---------|--|---|-------------------------|----------------------------|-----------------------------------|---|
| 29. | Quarter 1 Performance Report - | To consider the quarter 1 performance report. | 24 September 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 23/08/13 to Contact Officer: Elaine Malarky, Head of Programmes & Performance Management Email: elaine.malarky@centralbedfordshire.gov.uk Tel: 0300 300 5517 |
| 30. | Quarter 2 Performance Report - | To consider the quarter 2 performance report. | 10 December 2013 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 09/11/13 to Contact Officer: Elaine Malarky, Head of Programmes & Performance Management Email: elaine.malarky@centralbedfordshire.gov.uk Tel: 0300 300 5517 |
| 31. | Capital Programme - 2014/15 to 2017/18 - | To recommend to Council the proposed Capital Programme for 2014/15 to 2017/18 for approval. | 4 February 2014 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 03/01/14 to Contact Officer: Charles Warboys, 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) |
|---------|--|--|-------------------------|----------------------------|-----------------------------------|--|
| 32. | Treasury Management Strategy Statement and Investment Strategy 2014-2018 - | To recommend to Council the Treasury Management Strategy Statement and Investment Strategy 2014-2018 for approval. | 4 February 2014 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 03/01/14 to Contact Officer: Charles Warboys, Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 |
| 33. | Revenue Budget and Medium Term Financial Plan 2014/15 - 2017/18 - | To recommend to Council the Revenue Budget and Medium Term Financial Plan 2014/15 - 2017/18 for approval. | 4 February 2014 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 03/01/14 to Contact Officer: Charles Warboys, 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) |
|---------|--|--|-------------------------|---|---|--|
| 34. | Housing Revenue Account Budget and Business Plan 2014/15 - | To recommend to Council the Housing Revenue Account Budget and Business Plan 2014/15 for approval. | 4 February 2014 | | Report | Deputy Leader and Executive Member for Corporate Resources, Executive Member for Social Care, Health and Housing Comments by 03/01/14 to Contact Officer: Charles Warboys, Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 |
| 35. | Fees and Charges 2014/15 - | To recommend to Council the Fees and Charges 2014/15 for approval. | 4 February 2014 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 03/01/14 to Contact Officer: Charles Warboys, Chief Finance Officer Email: charles.warboys@centralbedfordshire.gov.uk Tel: 0300 300 6147 |
| 36. | Community Safety Partnership Plan and Priorities - | To recommend to Council to approve the Community Safety Partnership Plan and Priorities for 2014 - 2015. | 18 March 2014 | 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 2014 - 2015 | Executive Member for Sustainable Communities - Services Comments by 17/02/14 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) |
|---------|---|---|-------------------------|----------------------------|-----------------------------------|---|
| 37. | Quarter 3 Performance Report - | To consider the quarter 3 performance report. | 18 March 2014 | | Report | Deputy Leader and Executive Member for Corporate Resources Comments by 17/02/14 to Contact Officer: Elaine Malarky, Head of Programmes & Performance Management Email: elaine.malarky@centralbedfordshire.gov.uk Tel: 0300 300 5517 |

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 |
|----------------------------|------------------------------------|
| 02.04.13 | 1 May 2013 – 30 April 2014 |
| 01.05.13 | 1 June 2013 – 31 May 2014 |
| 31.05.13 | 1 July 2013 – 30 June 2014 |
| 02.07.13 | 1 August 2013 – 31 July 2014 |
| 01.08.13 | 1 September 2013 – 31 August 2014 |
| 30.08.13 | 1 October 2013 – 30 September 2014 |
| 02.10.13 | 1 November 2013 – 31 October 2014 |
| 31.10.13 | 1 December 2013 – 30 November 2014 |
| 28.11.13 | 1 January 2014 – 31 December 2014 |
| 02.01.14 | 1 February 2014 – 31 January 2015 |
| 30.01.14 | 1 March 2014 – 28 February 2015 |
| 28.02.14 | 1 April 2014 – 31 March 2015 |

Meeting: Executive
Date: 14 May 2013
Subject: East of Leighton Linslade Framework Plan
Report of: Cllr Nigel Young Executive Member for Sustainable Communities – Strategic Planning and Economic Development
Summary: The report proposes that the Executive adopt the Framework Plan as Technical Guidance for Development Management purposes

Advising Officer: Trevor Saunders, Assistant Director Planning
Contact Officer: Sue Frost, Interim Local Planning and Housing Team Leader
Public/Exempt: Public
Wards Affected: Eggington, Heath and Reach, Leighton Buzzard and Stanbridge
Function of: Executive
Key Decision Yes
Reason for urgency/ exemption from call-in (if appropriate) NA

CORPORATE IMPLICATIONS

Council Priorities:

The Framework Plan will support the council's priorities of "Enhancing Central Bedfordshire" and delivering "Better Infrastructure".

Financial:

1. The creation of the development brief will not represent a financial burden on the Council. The costs for creating the Framework Plan have been borne in their entirety by the promoters.

Legal:

2. Once adopted as technical guidance the Framework Plan will constitute a material planning consideration to be taken into account when determining applications made in respect of the site.

Risk Management:

3. A failure to endorse the Framework Plan would potentially risk the cohesive development of the urban extension. The lack of coherence across infrastructure provision could result in the urban extension not being delivered. An adopted Framework Plan will give more certainty to the development plan process.
4. The failure to endorse the Framework Plan would also potentially fail to deliver the Council's priorities, partnership working and result in environmental and financial risks.

Staffing (including Trades Unions):

5. Not applicable.

Equalities/Human Rights:

6. Public authorities have a statutory duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and to foster good relations in respect of nine protected characteristics; age disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
7. The Framework Plan highlights a vision for new developments where people can experience a good quality of life and where neighbourhoods will have an attractive mix of housing, a wide range of local employment opportunities, shops, schools, faith spaces, health facilities, community and cultural facilities, access to local jobs and access to a range of quality open spaces as well as the countryside.
8. The Plan also includes a headline aim related to assisting in the regeneration of Leighton Linlade Town Centre. If these objectives are achieved the proposal will have a positive impact in terms of advancing equality of opportunity across a range of indicators. Careful consideration will need to be given to the need to ensure that the development of employment opportunities and service provision matches the needs of the growing population in order to ensure that the community relations are maintained.

Public Health:

9. The provision of health facilities for the area will be determined through a Health Impact Assessment. The Council will need to ensure that it complies with its duties to promote access to green space, encourage sustainable transport and ensure that the built environment maximises opportunities for physical activity. This in turn will help the Council to improve outcomes for health and wellbeing.

Community Safety:

10. The Council will need to ensure that it complies with its statutory duties under Section 17 of the Crime and Disorder Act and that all plans fulfil the criteria set down for community safety within the adopted Central Bedfordshire Design Guide.

Sustainability:

11. The environmental and sustainability implications of this development will be identified through the Environmental Impact Assessment. Mitigation measures would be agreed and put in place through the planning process. The Framework Plan seeks to promote sustainable development through the accessible location of broad infrastructure and land uses.

Procurement:

12. Not applicable.

Overview and Scrutiny:

13. The detailed minutes of Overview and Scrutiny Committee from 25 April are attached in Appendix C. The response to those minutes and recommendations is outlined below.

It was brought to our attention that the response from Voluntary and Community Action did not appear in the Responses Table (Appendix B). We have looked into this matter and can confirm that we did receive the response but that mistakenly it was not passed on by the team to the developers. We have checked and all the other representations received by us are listed in the table of responses so we are confident that nothing else has been missed.

A further query related to Eggington Parish Council not appearing in the responses table. This was an error where they had been incorrectly labelled as a resident.

The table of responses attached in Appendix B has now been amended to correct these errors.

Furthermore a number of changes have been made to the Framework Plan which respond positively to the comments made by Voluntary and Community Action, these changes are shown in blue in Appendix A.

Members of OSC also discussed the need for future consideration to be given to the administrative boundaries of Eggington and Leighton Linlade given that most of the development is in the parish of Eggington. This is a separate matter that needs to be considered by the Council in due course should a formal request from either Eggington Parish Council or Leighton Linlade Town Council be submitted, but is not a matter for the Framework Plan.

RECOMMENDATION:

The Executive is asked to:

1. **adopt the Leighton Linlade Framework Plan as technical guidance for Development Management purposes.**

| | |
|-----------------------------------|--|
| <i>Reason for Recommendation:</i> | <i>To provide planning guidance to the development of the East Leighton Linlade Strategic Allocation, proposed to be allocated in the Development Strategy for Central Bedfordshire.</i> |
|-----------------------------------|--|

Executive Summary

14. The report recommends that the Executive adopt the Framework Plan as technical guidance for Development Management purposes.

Purpose of the Framework Plan

15. The Council has determined that for all new strategic development sites being promoted as part of the emerging Development Strategy or through its adopted planning policy documents, it will produce Framework Plans to guide the consideration of future planning applications on those sites as and when they come forward. The Framework Plans are also intended to supplement the evidence base for the Development Strategy and will assist in demonstrating the deliverability of these sites. To that end the Council endorsed a Framework Plan in October 2012 dealing with North Houghton Regis urban extension.
16. The Leighton Linlade Framework Plan is a high level document which is intended to guide development of land east of Leighton Linlade, allocated by Policy 62 of the emerging Development Strategy. The document sets out the vision and the aims expected to be delivered for what is a very significant and important development at Leighton-Linslade.
17. The Framework Plan is made up of two parts; a Concept Plan diagram and a supplementary written document. The Concept Plan diagram identifies the indicative location of infrastructure and land uses. The written document sets out the vision for the urban extension and Central Bedfordshire Council's expectations for any planning applications to be determined.

Background

18. Leighton-Linslade was identified as a sustainable location for growth through the Milton Keynes South Midlands Sub-Regional Strategy. Following this plan the site to the east of Leighton-Linslade was identified in the Luton and southern Central Bedfordshire Core Strategy for about 2,500 dwellings. Its development also proposed approximately 16 hectares of employment land and associated infrastructure.
19. On 29 July 2011 the Luton and South Bedfordshire Joint Committee resolved to seek the withdrawal of the Luton and southern Central Bedfordshire Joint Core Strategy. Following that decision, on 23 August 2011, Central Bedfordshire Council's Executive endorsed the content of the Joint Core Strategy and its evidence base as guidance for Development Management purposes and on 4 October 2011, set out its plan for a new Development Strategy for Central Bedfordshire.

20. Prior to the withdrawal of the Luton and South Bedfordshire Joint Core Strategy, the developers had indicated that they would pursue the development of the land through the planning application process. Three outline planning applications were submitted to the Council in mid-2011. These applications have not yet been determined, though it is expected that they will be determined at Development Management Committee in summer 2013. If minded to approve, the Council will be required to refer the applications to the Secretary of State as a departures from the adopted Development Plan (South Beds Local Plan Review 2004). The Secretary of State will then decide, normally with 28 days, whether to 'call in' the applications for his consideration.
21. Prior to the submission of the planning applications and as part of the background to the Joint Core Strategy, a masterplan exercise was undertaken. This exercise was undertaken by the Council and developers in early 2010. However, the masterplan was not subject to any public consultation prior to submission of the Joint Core Strategy.
22. In order to remedy this and to comply with the general requirements of the urban extensions identified in the emerging Development Strategy, a new Framework Plan has now been developed. Its development has involved detailed discussions with Central Bedfordshire Council officers, elected members and a full local consultation exercise. The Framework Plan sets out a broad vision for the overall site, a detailed assessment of the land uses, the overall design principles and the proposals for associated critical and essential infrastructure.
23. This Framework Plan builds on the work previously undertaken in the masterplanning exercise and also on the details collected for submission with the submitted planning applications. 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 related to the site, the highway and movement issues, the design principles and the ability of the development to integrate with the existing town of Leighton-Linslade.

The Framework Plan

24. The eastern expansion of Leighton-Linslade will be a sustainable urban extension, which will be integrated physically and socially into the town in a way which builds upon the existing strong sense of local community. It will provide a a range of public benefits for both the new and incoming residents including better public transport, more social facilities, public open space and a new eastern relief road for the town. The Framework Plan will ensure that development is delivered in a way which complements the wider regeneration plans for Central Bedfordshire and in the town of Leighton Linslade. The town centre itself will benefit from increased footfall as well as financial contributions which will be negotiated through a S106 Agreement in due course. Both the increased footfall from new residents and any financial contributions subsequently received will provide further confidence to take forward redevelopment opportunities identified in the Town Centre Masterplan and inward investment for the town. The development will also bring new construction related jobs and specific opportunities for new jobs provision alongside the new housing, education and community facilities being planned into the development. A summary of the key benefits is listed below.

25. The urban extension will:
- (a) create a sustainable community with reduced carbon emissions by providing efficient new buildings and reducing the reliance on vehicles;
 - (b) create an attractive new community with a range of homes and new employment opportunities and a providing a range of social facilities on site;
 - (c) improve local economic opportunities by providing two new employment sites together with a Neighbourhood Centre, community facilities and schools;
 - (d) securing a sense of place by ensuring a design which will fit with the overall character of Leighton-Linslade; and
 - (e) ensure connectivity by providing good links to destinations within the town, including the provision of better public transport.
26. The Framework Plan identifies a series of headline aims which planning applications must take account of and demonstrate how they are to be achieved. A detailed description of these aims can be found in the Framework Plan written document, which has been attached as Appendix A.
27. The Framework Plan identifies the critical and essential infrastructure required for the development to be delivered. This infrastructure is that which must be provided to enable the strategic site to proceed and includes a new Eastern Link Road and new utility infrastructure.
28. The new link road will serve the various residential areas to be provided within the development, but will also provide 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 travelling through the town centre. In so doing, it has the potential to reduce town centre congestion, the impacts of development on existing local roads, will provide a more sustainable route for journeys, including public transport journeys connecting employment uses and residential areas in this part of town and will provide an alternative route to Vandyke Road and Hockliffe Road.
29. Delivery of the new road is expected to proceed in parallel with the new development, but there will be a limit on the number of homes which can be developed on the site without road being completed.
30. A detailed description of the infrastructure can be found in the Framework Plan.

Public Consultation and Feedback

31. In September 2012, the site promoters presented a draft version of the Framework Plan to the Leighton Buzzard and Rural South Placemaking Group. Central Bedfordshire Members and officers were in attendance at this meeting.

32. In December 2012, an extensive public consultation exercise was commenced. The public consultation period ran for a total of nine weeks between December 2012 and January 2013. A copy of the details of the consultation undertaken are summarised in the draft statement of community involvement – see Appendix B.
33. During the consultation process, a mailout was sent out to key stakeholders, local groups and local residents and the draft Framework Plan was available to view on Central Bedfordshire's website. In addition, three exhibitions were held; two in Leighton-Linslade and one in the adjoining Parish of Eggington within which the majority of the site is located. An advert was placed in the Leighton Linslade newspaper advertising the exhibitions and consultation. A questionnaire was provided for responses.
34. A total of 132 responses were received from the consultation events. The comments have largely been from members of the public resident in Leighton-Linslade and the adjoining villages. Responses were also received from the Town Council, adjoining Parish Councils and local community groups. There were 51 responses opposing the development, with the remaining responses providing constructive comments, highlighting the issues residents perceive to have a bearing on the development. A summary of the comments can be found at Appendix B.
35. A number of comments received relate to the principle of development and raise concerns about Leighton-Linslade being able to absorb further development. The principle of a sustainable urban extension to the east of Leighton-Linslade has been established for a number of years and most recently ratified by the unanimous decision of Full Council to endorse the Development Strategy for submission to the Secretary of State. To accept such arguments would undermine a fundamental proposal in the Development Strategy and jeopardise the progress of this key document. Comments have also included suggestions about what residents would like to see included within the development. Whilst informative, these comments are more relevant to the consideration of three planning applications.
36. A summary of the responses can be found in Appendix B. The other main issues raised were as follows:
 - (a) Amount of housing proposed
 - (b) Increased traffic generation resulting from the development
 - (c) Inadequate provision of social infrastructure
 - (d) Loss of Green Belt
 - (e) Concerns over flooding

(f) Coalescence with outlying villages

(g) Loss of character of Leighton Linlade

These representations raise a number of planning issues which are set out in this appendix, together with a commentary on how they have been addressed in the Framework Plan.

Changes to the Framework Plan

37. In the Consultation Responses Summary document (Appendix B) the consultation responses have been summarised and addressed.
38. In response to the comments received, the Framework Plan has been amended to include the following main changes:
 - (a) page 3 - updating the Framework Plan with the progress of the Council's Development Strategy;
 - (b) page 14 - updating the planning and design principles to include landscaping to minimise the effects on outlook from existing properties, principle 9;
 - (c) page 16 – explanation of the Employment Areas;
 - (d) para 4.13 – amendment to refer to the new pitches for a range of sports;
 - (e) para 4.15 – amendment to refer to possibility of combined facilities between the community hub and Upper School;
 - (f) para 6.1 – rewording of paragraph to reflect the consultation that was undertaken in the preparation of the Framework Plan;
 - (g) insertion of a Glossary to explain terms used throughout the Framework Plan; and
 - (h) concept plan amendment to show footpath link into the countryside to the east of the development.

Conclusion and Next Steps

39. The Council has undertaken a comprehensive and inclusive consultation process which has generated significant community interest. Where possible comments have been taken on board in changes to the Framework Plan. Clear reasons have been given when it has not been appropriate to amend the document and these are also set out in appendix B. With these changes it is recommended that Executive adopt the Framework Plan as technical guidance for development management purposes.

Appendices:

Appendix A – Draft Framework Plan and proposed changes (To follow)

Appendix B – Draft Statement of Community Involvement and consultation responses

Appendix C - Extract from the minutes of OSC and their recommendations

Background Papers: None

This page is intentionally left blank

East Leighton Linslade Framework Plan Headline results

132 responses overall
Valid percentages are based on the total number of responses to each question
Verbatim comments to open ended questions are provided in a separate worksheet

Q1.Are you responding as a:

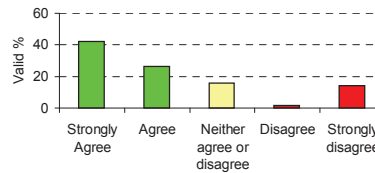
| | Count | % | Valid % |
|----------------------------------|-------|----|---------|
| Central Bedfordshire resident | 93 | 70 | 75 |
| Community/Voluntary Organisation | 6 | 5 | 5 |
| Landowner/developer/agent | 13 | 10 | 10 |
| Local Business | 3 | 2 | 2 |
| Town/Parish Council | 4 | 3 | 3 |
| Other | 5 | 4 | 4 |
| Total | 124 | 94 | 100 |
| Missing | 8 | 6 | |
| Total | 132 | | 100 |

| Others |
|---|
| Countryside Access Service - CBC |
| Ex Bedfordshire resident over a twenty year period. |
| Leighton-Linslade Opposes Unsustainable Development (Community Action Group) Looking at possibility of moving back to the area |
| Trustee Leighton Buzzard United and Almshouse Charities |

Q3.Please tell us how far you agree or disagree with the following proposals for education facilities at the East of Leighton Linslade development.

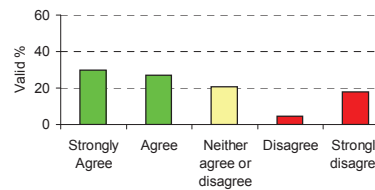
Q3a.An extended and improved Vandyke Upper School

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|----|---------|------------------|
| Strongly Agree | 47 | 36 | 42 | 69 |
| Agree | 30 | 23 | 27 | |
| Neither agree or disagree | 18 | 14 | 16 | |
| Disagree | 2 | 2 | 2 | |
| Strongly disagree | 16 | 12 | 14 | 16 |
| Total | 113 | 86 | 100 | Valid % disagree |
| Missing | 19 | 14 | | |
| Total | 132 | | 100 | |



Q3b.Two new Lower Schools and a new Middle School

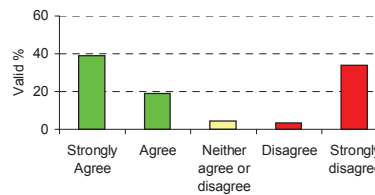
| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|----|---------|------------------|
| Strongly Agree | 33 | 25 | 30 | 57 |
| Agree | 30 | 23 | 27 | |
| Neither agree or disagree | 23 | 17 | 21 | |
| Disagree | 5 | 4 | 5 | |
| Strongly disagree | 20 | 15 | 18 | 23 |
| Total | 111 | 84 | 100 | Valid % disagree |
| Missing | 21 | 16 | | |
| Total | 132 | | 100 | |



Q4.Please tell us how far you agree or disagree with the following proposals for Traffic and Transport facilities at the East of Leighton Linslade development.

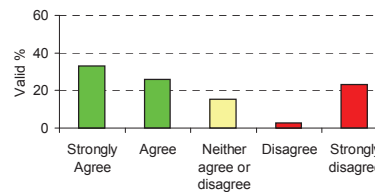
Q4a.A new Eastern Link Road through the development connecting Heath Rd, Vandyke Rd, Hockliffe Rd and Stanbridge Rd and helping relieve Town Centre traffic congestion.

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|----|---------|------------------|
| Strongly Agree | 45 | 34 | 39 | 58 |
| Agree | 22 | 17 | 19 | |
| Neither agree or disagree | 5 | 4 | 4 | |
| Disagree | 4 | 3 | 3 | |
| Strongly disagree | 39 | 30 | 34 | 37 |
| Total | 115 | 87 | 100 | Valid % disagree |
| Missing | 17 | 13 | | |
| Total | 132 | | 100 | |



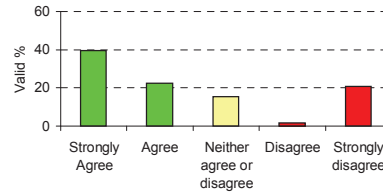
Q4b.A new roundabout at the junction of Stanbridge Road and the A505

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|----|---------|------------------|
| Strongly Agree | 37 | 28 | 33 | 59 |
| Agree | 29 | 22 | 26 | |
| Neither agree or disagree | 17 | 13 | 15 | |
| Disagree | 3 | 2 | 3 | |
| Strongly disagree | 26 | 20 | 23 | 26 |
| Total | 112 | 85 | 100 | Valid % disagree |
| Missing | 20 | 15 | | |
| Total | 132 | | 100 | |



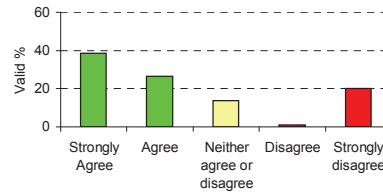
Q4c.Provision of new cycling links

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 44 | 33 | 40 | 62 |
| Agree | 25 | 19 | 23 | |
| Neither agree or disagree | 17 | 13 | 15 | 23 |
| Disagree | 2 | 2 | 2 | |
| Strongly disagree | 23 | 17 | 21 | Valid % disagree |
| Total | 111 | 84 | 100 | |
| Missing | 21 | 16 | | |
| Total | 132 | 100 | | |



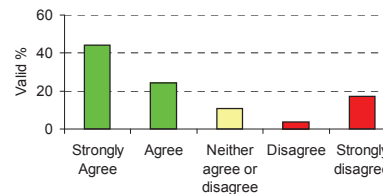
Q4d.Provision of new pedestrian links

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 42 | 32 | 39 | 65 |
| Agree | 29 | 22 | 27 | |
| Neither agree or disagree | 15 | 11 | 14 | 21 |
| Disagree | 1 | 1 | 1 | |
| Strongly disagree | 22 | 17 | 20 | Valid % disagree |
| Total | 109 | 83 | 100 | |
| Missing | 23 | 17 | | |
| Total | 132 | 100 | | |



Q4e.New bus services linking the new development to the Town Centre and Railway Station, providing a similar standard and frequency of service as the existing Dash Direct service operating in the town.

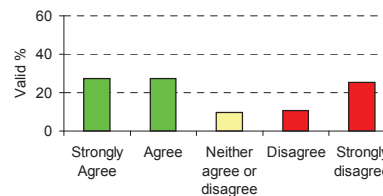
| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 49 | 37 | 44 | 68 |
| Agree | 27 | 20 | 24 | |
| Neither agree or disagree | 12 | 9 | 11 | 21 |
| Disagree | 4 | 3 | 4 | |
| Strongly disagree | 19 | 14 | 17 | Valid % disagree |
| Total | 111 | 84 | 100 | |
| Missing | 21 | 16 | | |
| Total | 132 | 100 | | |



Q5.Please tell us how far you agree or disagree with the following proposals for Employment facilities at the East of Leighton Linslade development.

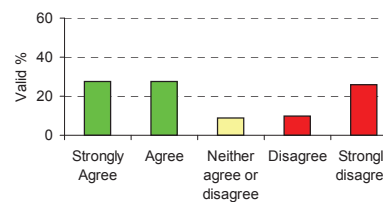
Q5a.Provision of about 16 hectares of employment land to East of Leighton Linslade, broadly located as shown on the Framework Plan

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 31 | 23 | 27 | 54 |
| Agree | 31 | 23 | 27 | |
| Neither agree or disagree | 11 | 8 | 10 | 36 |
| Disagree | 12 | 9 | 11 | |
| Strongly disagree | 29 | 22 | 25 | Valid % disagree |
| Total | 114 | 86 | 100 | |
| Missing | 18 | 14 | | |
| Total | 132 | 100 | | |



Q5b.A mix of employment uses to comprise offices, light industry and warehousing.

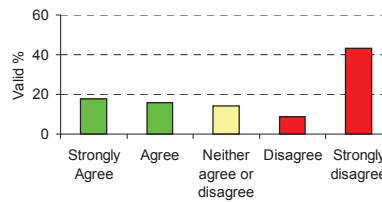
| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 31 | 23 | 28 | 55 |
| Agree | 31 | 23 | 28 | |
| Neither agree or disagree | 10 | 8 | 9 | 36 |
| Disagree | 11 | 8 | 10 | |
| Strongly disagree | 29 | 22 | 26 | Valid % disagree |
| Total | 112 | 85 | 100 | |
| Missing | 20 | 15 | | |
| Total | 132 | 100 | | |



Q6.Please tell us how far you agree or disagree with the following proposals for Housing facilities at the East of Leighton Linslade development

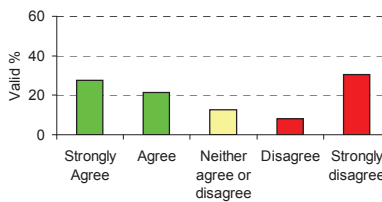
Q6a. New residential areas broadly located as shown on the Framework Plan, delivering up to 2500 dwellings at East Leighton Linslade, as identified in the Council's Development Strategy

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 20 | 15 | 18 | 34 |
| Agree | 18 | 14 | 16 | |
| Neither agree or disagree | 16 | 12 | 14 | 52 |
| Disagree | 10 | 8 | 9 | |
| Strongly disagree | 49 | 37 | 43 | Valid % disagree |
| Total | 113 | 86 | 100 | |
| Missing | 19 | 14 | | |
| Total | 132 | 100 | | |



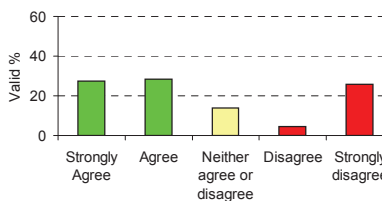
Q6b. Provision of a range of house types and sizes but with a focus on lower density family homes

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 31 | 23 | 28 | 49 |
| Agree | 24 | 18 | 21 | |
| Neither agree or disagree | 14 | 11 | 13 | 38 |
| Disagree | 9 | 7 | 8 | |
| Strongly disagree | 34 | 26 | 30 | Valid % disagree |
| Total | 112 | 85 | 100 | |
| Missing | 20 | 15 | | |
| Total | 132 | 100 | | |



Q6c. Provision of a care home and assisted living homes for the elderly

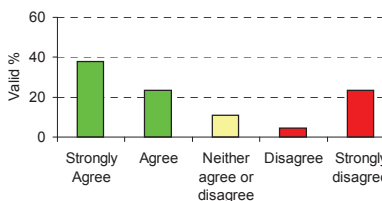
| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 30 | 23 | 28 | 56 |
| Agree | 31 | 23 | 28 | |
| Neither agree or disagree | 15 | 11 | 14 | 30 |
| Disagree | 5 | 4 | 5 | |
| Strongly disagree | 28 | 21 | 26 | Valid % disagree |
| Total | 109 | 83 | 100 | |
| Missing | 23 | 17 | | |
| Total | 132 | 100 | | |



Q7. Please tell us how far you agree or disagree with the following proposals for Community facilities at the East of Leighton Linslade development

Q7a. Provision of a neighbourhood centre to include a community hall, health facilities, retail facilities and nursery

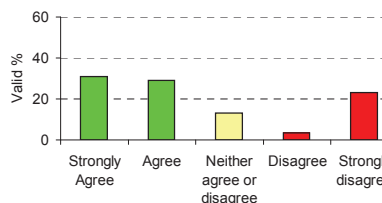
| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 42 | 32 | 38 | 61 |
| Agree | 26 | 20 | 23 | |
| Neither agree or disagree | 12 | 9 | 11 | 28 |
| Disagree | 5 | 4 | 5 | |
| Strongly disagree | 26 | 20 | 23 | Valid % disagree |
| Total | 111 | 84 | 100 | |
| Missing | 21 | 16 | | |
| Total | 132 | 100 | | |



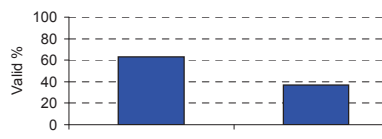
Q8. Please tell us how far you agree or disagree with the following proposals for Recreation and Leisure facilities at the East of Leighton Linslade development

Q8a. New formal sports pitches with changing facilities located on the eastern edge of the development forming part of a new "Green Wheel".

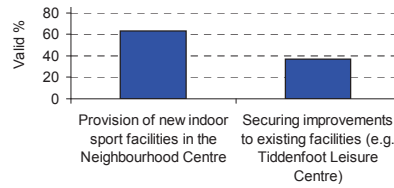
| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 35 | 27 | 31 | 60 |
| Agree | 33 | 25 | 29 | |
| Neither agree or disagree | 15 | 11 | 13 | 27 |
| Disagree | 4 | 3 | 4 | |
| Strongly disagree | 26 | 20 | 23 | Valid % disagree |
| Total | 113 | 86 | 100 | |
| Missing | 19 | 14 | | |
| Total | 132 | 100 | | |



Q9. Which of the following options would you prefer as part of the developments for recreation and leisure facilities? Please tick one



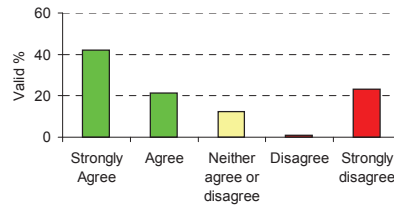
| | Count | % | Valid % |
|---|-------|-----|---------|
| Provision of new indoor sport facilities in the Neighbourhood Centre | 56 | 42 | 63 |
| Securing improvements to existing facilities (e.g. Tiddenfoot Leisure Centre) | 33 | 25 | 37 |
| Total | 89 | 67 | 100 |
| Missing | 43 | 33 | |
| Total | 132 | 100 | |



Q10. Please tell us how far you agree or disagree with the following proposals for Youth facilities at the East of Leighton Linlade

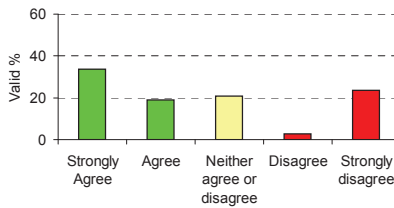
Q10a. Provision of play areas for children and young people in close proximity to new residential areas.

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 47 | 36 | 42 | 63 |
| Agree | 24 | 18 | 21 | |
| Neither agree or disagree | 14 | 11 | 13 | |
| Disagree | 1 | 1 | 1 | |
| Strongly disagree | 26 | 20 | 23 | 24 |
| Total | 112 | 85 | 100 | Valid % disagree |
| Missing | 20 | 15 | | |
| Total | 132 | 100 | | |



Q10b. An adventure playground

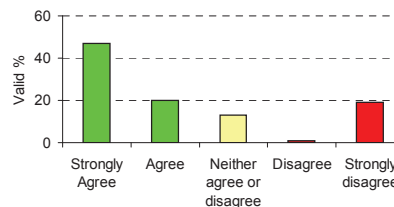
| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 37 | 28 | 34 | 53 |
| Agree | 21 | 16 | 19 | |
| Neither agree or disagree | 23 | 17 | 21 | |
| Disagree | 3 | 2 | 3 | |
| Strongly disagree | 26 | 20 | 24 | 26 |
| Total | 110 | 83 | 100 | Valid % disagree |
| Missing | 22 | 17 | | |
| Total | 132 | 100 | | |



Q11. Please tell us how far you agree or disagree with the following proposals for Open Space and Green Infrastructure facilities at East of Leighton Linlade development

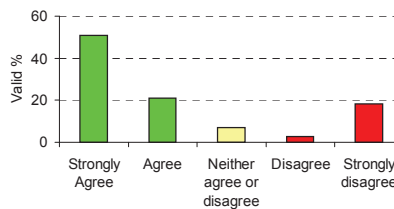
Q11a. Creation of two informal parks at Shenley Hill and along Clipstone Brook to be accessible to both existing and new residents

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 54 | 41 | 47 | 67 |
| Agree | 23 | 17 | 20 | |
| Neither agree or disagree | 15 | 11 | 13 | |
| Disagree | 1 | 1 | 1 | |
| Strongly disagree | 22 | 17 | 19 | 20 |
| Total | 115 | 87 | 100 | Valid % disagree |
| Missing | 17 | 13 | | |
| Total | 132 | 100 | | |



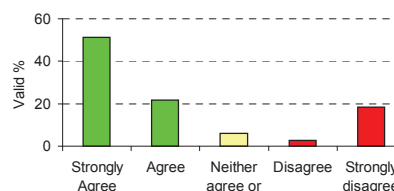
Q11b. Provision of structural landscaping and buffer areas (incorporating leisure routes) on the eastern edge of the development to help protect surrounding villages

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 58 | 44 | 51 | 72 |
| Agree | 24 | 18 | 21 | |
| Neither agree or disagree | 8 | 6 | 7 | |
| Disagree | 3 | 2 | 3 | |
| Strongly disagree | 21 | 16 | 18 | 21 |
| Total | 114 | 86 | 100 | Valid % disagree |
| Missing | 18 | 14 | | |
| Total | 132 | 100 | | |

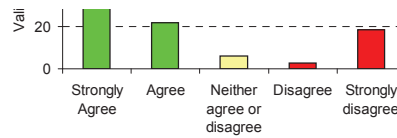


Q11c. Provision of open space areas where new development abuts existing properties to help minimise the impact on existing housing.

| | Count | % | Valid % | Valid % agree |
|---------------------------|-------|-----|---------|------------------|
| Strongly Agree | 51 | 39 | 47 | 67 |
| Agree | 24 | 18 | 21 | |
| Neither agree or disagree | 8 | 6 | 7 | |
| Disagree | 3 | 2 | 3 | |
| Strongly disagree | 21 | 16 | 18 | 21 |
| Total | 114 | 86 | 100 | Valid % disagree |
| Missing | 18 | 14 | | |
| Total | 132 | 100 | | |

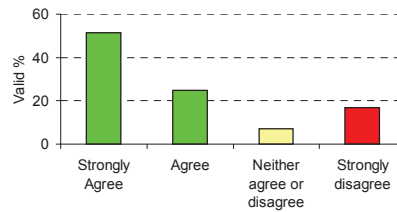


| | | | | |
|---------------------------|-----------|-----------|-----------|------------------|
| Strongly Agree | 59 | 45 | 51 | 73 |
| Agree | 25 | 19 | 22 | |
| Neither agree or disagree | 7 | 5 | 6 | 21 |
| Disagree | 3 | 2 | 3 | |
| Strongly disagree | 21 | 16 | 18 | Valid % disagree |
| Total | 115 | 87 | 100 | |
| Missing | 17 | 13 | | |
| Total | 132 | 100 | | |



Q11d.Allotments, a cemetery extension and retention of existing woodland

| | Count | % | Valid % | Valid % agree |
|---------------------------|-----------|-----------|-----------|------------------|
| Strongly Agree | 58 | 44 | 51 | 76 |
| Agree | 28 | 21 | 25 | |
| Neither agree or disagree | 8 | 6 | 7 | 17 |
| Strongly disagree | 19 | 14 | 17 | |
| Total | 113 | 86 | 100 | Valid % disagree |
| Missing | 19 | 14 | | |
| Total | 132 | 100 | | |



Q17.What is your home postcode?

| Ward | Count | % | Valid % |
|------------------------|-------|-----|---------|
| Dunstable Watling | 1 | 1 | 2 |
| Eaton Bray | 1 | 1 | 2 |
| Heath and Reach | 9 | 7 | 16 |
| Leighton Buzzard North | 20 | 15 | 35 |
| Leighton Buzzard South | 14 | 11 | 25 |
| Linslade | 12 | 9 | 21 |
| Total | 57 | 43 | 100 |
| Missing/ not valid | 75 | 57 | |
| Total | 132 | 100 | |

Note

This is a non representative self selecting sample of residents. As such there are inevitable biases reflected in the results as they do not reflect a representative sample of the areas demographic profile.

This page is intentionally left blank

29.04.13

**ASSESSMENT OF COMMENTS ON EAST OF LEIGHTON LINSLADE
DRAFT FRAMEWORK PLAN (JANUARY 2013)**

COMMENTS: LEIGHTON LINSLADE

| No | Respondent | Support/ Object | Summarised Comments | Response |
|----|----------------------|--------------------|---|--|
| 1 | Resident | Comment | <ul style="list-style-type: none"> Build segregated cycleways. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Provide much needed link to roundabout on the ring road so that traffic from the Town Centre can exit south. | <ul style="list-style-type: none"> Noted |
| 2 | Resident | Comment | <ul style="list-style-type: none"> Drainage system must not be overloaded and should deal with all surface and foul. | <ul style="list-style-type: none"> Dealt with in Framework Plan. |
| | | | <ul style="list-style-type: none"> Infrastructure must be provided to meet needs. | <ul style="list-style-type: none"> Already in Framework Plan. |
| 3 | Resident | Comment | <ul style="list-style-type: none"> Unlike elsewhere provision of Neighbourhood Centre should be in first phase. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> A505 needs to be expanded to two lanes. | <ul style="list-style-type: none"> Noted |
| 4 | Resident | Comment | | |
| | | | <ul style="list-style-type: none"> Sports facility should be more varied than just football pitches e.g. athletics possibly at Vandyke School. | <ul style="list-style-type: none"> Noted |
| 5 | Friends of the Earth | Comment | <ul style="list-style-type: none"> For good public transport links. | <ul style="list-style-type: none"> Incorporated in scheme. |
| | | | <ul style="list-style-type: none"> Community facilities have to tie in with plans for Billington Park | <ul style="list-style-type: none"> Noted |
| 6 | Resident | Object | <ul style="list-style-type: none"> Perspective change to the character of Leighton Buzzard as a market town. | <ul style="list-style-type: none"> In principle objection to additional development at Leighton Buzzard: covered in Development Strategy. |
| | | | <ul style="list-style-type: none"> Inadequate infrastructure facilities especially lack of Hospital. | <ul style="list-style-type: none"> Infrastructure for the development will be sufficient to cope with additional needs created by new residents. Hospital decisions made by NHS. |
| 7 | Resident | Objection | <ul style="list-style-type: none"> Development will destroy the character of the town. | <ul style="list-style-type: none"> In principle objection to the development covered in the Development Strategy. |
| | | | <ul style="list-style-type: none"> Increased traffic | <ul style="list-style-type: none"> Traffic modelling included in the TAs accompanying the planning application demonstrate improvements to traffic flows in the Town Centre and elsewhere. |
| | | | <ul style="list-style-type: none"> Additional employment will render existing empty offices and workshops totally unmarketable. | <ul style="list-style-type: none"> Additional employment required to accommodate new workers in the new dwellings to achieve a balance of development and provide more modern space. |
| 8 | Resident | Objection | <ul style="list-style-type: none"> Need for Green Corridor between existing development and proposed new development. | <ul style="list-style-type: none"> Very little housing in the new development is located adjacent to existing housing. Most outlooks are retained over open land. North of Hockliffe Road where residential abuts residential there is a proposed green corridor. |
| | | | <ul style="list-style-type: none"> New development should provide its own shops, school, surgeries relating to a complete community which is linked to Leighton Buzzard. | <ul style="list-style-type: none"> New development provides sufficient physical and social infrastructure to deal with its own requirements. |
| 9 | Resident | Comment | <ul style="list-style-type: none"> Out commuting requires diversion of existing bus routes (150 and 70/69 into the new development) | <ul style="list-style-type: none"> New bus routes through the development designed to link with the Town Centre and Station to minimize car commuting. |
| | | | <ul style="list-style-type: none"> Support new public transport links to Town Centre plus walking and cycling links. | <ul style="list-style-type: none"> Noted |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|----|------------|--------------------|---|---|
| | | | <ul style="list-style-type: none"> Restrict car parking, particularly that which encourages the school car run. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> Need to encourage the use of solar panels/pv. | <ul style="list-style-type: none"> Development will be required to comply with Building Regulations and also District Council's own standards as set out in Development Strategy. |
| | | | <ul style="list-style-type: none"> Innovative designs required. | <ul style="list-style-type: none"> Design issues will be dealt with at reserve matter application stage but will be covered by Design Briefs/Design Codes. |
| 10 | Resident | Objection | <ul style="list-style-type: none"> Leighton Linlade does not need to be expanded. | <ul style="list-style-type: none"> In principle objection dealt with in the Development Strategy. |
| | | | <ul style="list-style-type: none"> West Street and Heath Road still congested during peak hours. | <ul style="list-style-type: none"> Traffic modelling suggests ELR will improve future congestion in the Town Centre. |
| | | | <ul style="list-style-type: none"> New Eastern Link Road will increase traffic on Heath Road to railway station and Tesco. | <ul style="list-style-type: none"> See above. |
| | | | <ul style="list-style-type: none"> Insufficient infrastructure for older children e.g. cinemas etc. | <ul style="list-style-type: none"> Additional facilities for older children will be available as part of the Neighbourhood Centre/Secondary School improvements. The Council is also undertaking improvements in the Town Centre, where this infrastructure should be located. |
| 11 | Resident | Objection | <ul style="list-style-type: none"> 2,500 houses unnecessary. | <ul style="list-style-type: none"> In principle objection covered by Development Strategy. |
| | | | <ul style="list-style-type: none"> Traffic on Heath Road will cause major problems. | <ul style="list-style-type: none"> See above |
| | | | <ul style="list-style-type: none"> 16 hectares of employment does not guarantee jobs or reduction in commuting. | <ul style="list-style-type: none"> Guarantees as to who will occupy employment land (as with houses) but insufficient employment land within the Town making it less attractive to new investors, can be remedied. |
| | | | <ul style="list-style-type: none"> Will Doctors take up surgery facilities and what happens if they do not. | <ul style="list-style-type: none"> Developers will be required to provide land for new surgery facilities through Section 106. |
| | | | <ul style="list-style-type: none"> Inadequate facilities for teenagers. | <ul style="list-style-type: none"> A matter to be addressed in Town Centre regeneration. |
| 12 | Resident | Comment | <ul style="list-style-type: none"> No information on phasing of the ELR through Chamberlains Barn. On land to the north of Chamberlains Barn development will be delayed by gravel extraction. | <ul style="list-style-type: none"> Matter for S106 negotiations The northern part of Chamberlains Barn will be subject to extraction to beyond 2031 according to current estimates. – see p15 of Framework Plan regarding phasing of said extraction |
| | | | <ul style="list-style-type: none"> Framework should include a Phasing Plan to show how each element fits together and how community facilities, especially schools will be phased. | <ul style="list-style-type: none"> Matter for Section 106 negotiations |
| | | | <ul style="list-style-type: none"> Plans should show density ranges. | <ul style="list-style-type: none"> Housing densities are likely to vary throughout the scheme but higher densities will be focussed around the Neighbourhood Centre but away from existing housing. |
| | | | <ul style="list-style-type: none"> Only Heath Road connects directly to A5 and will be subject to increased congestion | <ul style="list-style-type: none"> See Line 7 above – planning application traffic modelling results. |
| | | | <ul style="list-style-type: none"> No strategic need to connect Orbital Road to Heath Road except to provide new residents with a choice of routes. Consequently connections to Heath Road should be secondary to discourage people from using the | <ul style="list-style-type: none"> Need for the ELR to connect to Heath Road demonstrated in |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|---------------|--------------------|--|--|
| | | | connection as a rat run | traffic modelling. |
| 13 | Sport England | Comment | <ul style="list-style-type: none"> To refer to expanded schools being used for community purposes. | <ul style="list-style-type: none"> Noted – already in Framework Plan. |
| | | | <ul style="list-style-type: none"> Leisure Facilities Strategy and Playing Pitch Strategy being prepared by CBC and these should be taken into account. | <ul style="list-style-type: none"> Emerging Leisure Facilities Strategy and Playing Pitch Strategy will need to be subject to public consultation but should nonetheless be examined. |
| | | | <ul style="list-style-type: none"> Single large site accessible supported. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> Some sports prefer not to have additional pitches but to focus on existing facilities e.g. rugby. | <ul style="list-style-type: none"> Ancillary facilities will be provided as part of Section 106 Obligations on individual planning applications. |
| | | | <ul style="list-style-type: none"> Potential need for additional outdoor sports facilities e.g. MUGAs. | <ul style="list-style-type: none"> MUGAs provided for within expanded secondary area and elsewhere within submitted planning applications. |
| | | | <ul style="list-style-type: none"> Provision of indoor sports facilities should be informed by the emerging Leisure Facilities Strategies. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> If multi purpose halls used then preference for 4 court hall. Possibly combine with improved facilities at school. | Option for community use at the Secondary School is within Framework Plan |
| 14 | Resident | Object | <ul style="list-style-type: none"> Leighton Linslade loss of identity. | <ul style="list-style-type: none"> In principle objection covered by Development Strategy. |
| | | | <ul style="list-style-type: none"> Traffic congestion. | <ul style="list-style-type: none"> Detailed traffic modelling – see above. |
| | | | <ul style="list-style-type: none"> Not enough employment locally. | <ul style="list-style-type: none"> Framework Plan envisages more employment being made available locally. |
| 15 | Resident | Comment | <ul style="list-style-type: none"> The ELR is inadequate | <ul style="list-style-type: none"> ELR performs as outer orbital road removing congestion from central Leighton Buzzard. |
| | | | <ul style="list-style-type: none"> Eggington Parish Council must be involved in discussions because villages will be affected. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Delays for Eggington people getting to Leighton Buzzard for shops, doctors and traffic: 2,500 homes would generate more traffic. | <ul style="list-style-type: none"> ELR improves congestion within the Town Centre – see comments above. |
| | | | <ul style="list-style-type: none"> Need for new bridge over canal. | <ul style="list-style-type: none"> Noted but not the only way to relieve congestion. |
| | | | <ul style="list-style-type: none"> Less building on Greenfield land. | <ul style="list-style-type: none"> In principle objection covered in Development Strategy. |
| | | | <ul style="list-style-type: none"> | |
| 16. | Resident | Objection | <ul style="list-style-type: none"> Opposed to the development. | <ul style="list-style-type: none"> In principle issued covered by the Development Strategy. |
| | | | <ul style="list-style-type: none"> Involve Eggington Parish Council in decisions. | <ul style="list-style-type: none"> Noted |
| 17. | Resident | Objection | <ul style="list-style-type: none"> Loss of Green Belt land. | <ul style="list-style-type: none"> In principle objection covered by Development Strategy. |
| | | | <ul style="list-style-type: none"> Over development at Leighton Buzzard. | <ul style="list-style-type: none"> As above. |
| | | | <ul style="list-style-type: none"> Lack of infrastructure and congestion. | <ul style="list-style-type: none"> Infrastructure to be provided along with expansion of East of Leighton Linslade. |
| | | | <ul style="list-style-type: none"> Lack of job opportunities. | <ul style="list-style-type: none"> Land allocated for additional job growth to meet the needs of |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|---------------------------------|--------------------|--|--|
| | | | | the new residents. |
| | | | <ul style="list-style-type: none"> Loss of Green Corridor between Leighton Buzzard and Eggington and other villages. | <ul style="list-style-type: none"> Green Corridor maintained to keep Leighton Buzzard separate from Eggington and other villages. |
| | | | <ul style="list-style-type: none"> Loss of farm land. | <ul style="list-style-type: none"> Deficiency of brownfield land to meet housing requirements in CBC/Luton/Dunstable area: covered in Development Strategy. |
| | | | <ul style="list-style-type: none"> Need to construct additional facilities. | <ul style="list-style-type: none"> Facilities East of Leighton Linslade to be provided in Neighbourhood Centre and secured through S106 associated with applications. |
| 18. | Resident | Objection | <ul style="list-style-type: none"> Lack of information on cross town journeys. | <ul style="list-style-type: none"> Traffic modelling indicates congestion will be improved. |
| | | | <ul style="list-style-type: none"> Infrastructure such as the station and roads in the vicinity will be inadequate. | <ul style="list-style-type: none"> Investment in other infrastructure e.g. public transport will ensure better conditions on the road. |
| 19. | Resident | Comment | <ul style="list-style-type: none"> Support for the traffic proposals but only if further development cannot be avoided given already significant development around Leighton Buzzard. | <ul style="list-style-type: none"> Noted. |
| 20. | Highways Agency | Comment | <ul style="list-style-type: none"> Need for reference to DFT Circular 0/207 for undertaking Transport Assessments. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> HA primarily concerned with safety of users of the road network. | <ul style="list-style-type: none"> Noted |
| 21. | CBC Leisure Services Department | Comment | <ul style="list-style-type: none"> CBC Leisure Services preparing strategies for indoor and outdoor formal sports facilities: amend to refer to emerging standards. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Single large site allows flexibility for various sizes of pitch. Precise mix will be informed by new Leisure Strategy. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Strategy may identify new requirements. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Outdoor provision welcomed as it allows for good access from new and existing residential areas. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Requirement for single changing room pavilion. | <ul style="list-style-type: none"> Noted – in Framework Plan |
| | | | <ul style="list-style-type: none"> Special needs of the rugby club. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Need for provision of 4 court sized community hall but further discussions needed re optimum size. | <ul style="list-style-type: none"> Noted. |
| 22. | Resident | Objection | <ul style="list-style-type: none"> Inadequate consultation event. | <ul style="list-style-type: none"> Nine weeks is longer than normal consultation period plus 2 exhibition days in Leighton Buzzard and 1 in Eggington. |
| | | | <ul style="list-style-type: none"> Need for wider advertisement. | <ul style="list-style-type: none"> See above |
| | | | <ul style="list-style-type: none"> Were amendments considered and implemented as a result of public consultation to 3 outline applications on EoLL. | <ul style="list-style-type: none"> Some minor changes to the outline planning applications were made. |
| | | | <ul style="list-style-type: none"> Need for hospital. | <ul style="list-style-type: none"> Depends upon decisions of Health Trust and not LPAs or developers. |
| | | | <ul style="list-style-type: none"> Eastern Link Road needs to connect to A505 bypass. | <ul style="list-style-type: none"> The ELR will connect onto the existing Stanbridge Road which |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|----|------------|--------------------|--|--|
| | | | | connects onto the A505. A new roundabout is proposed on the A505. |
| | | | <ul style="list-style-type: none"> Traffic congestion in the Town. | <ul style="list-style-type: none"> See above comments |
| | | | <ul style="list-style-type: none"> New jobs need wider incentives as opposed to simply provision of site e.g. Apprentice Training Schemes. | <ul style="list-style-type: none"> Noted but provision of sites is one method of securing additional employment. |
| | | | <ul style="list-style-type: none"> CO₂ emission reduction will not occur if there is a need to travel to surrounding hospitals especially if buses are inadequate. | <ul style="list-style-type: none"> Noted but see above |
| | | | <ul style="list-style-type: none"> Location of employment cannot be predicted, especially in a shrinking global market. | <ul style="list-style-type: none"> Locations of employees in relation to employment cannot be controlled; however, making jobs available locally can reduce commuting. |
| | | | <ul style="list-style-type: none"> Loss of rail link between Leighton Buzzard/Dunstable & Luton a mistake affecting sustainability. Biking is not always practicable. | <ul style="list-style-type: none"> Noted but out of CBC/developer control. |
| | | | <ul style="list-style-type: none"> Aim to provide facilities to train technically skilled staff. | <ul style="list-style-type: none"> Noted but provision of employment sites comes first in the decision-making process. |
| | | | <ul style="list-style-type: none"> Excavated quarries are not suitable for residential development. | <ul style="list-style-type: none"> Noted but re-using excavated quarries can be acceptable provided adequate compacting and landscaping is undertaken when housing development occurs. |
| | | | <ul style="list-style-type: none"> Hourly bus services do not provide a satisfactory service into and out of Town; neither is there a satisfactory link to Aylesbury and Milton Keynes. | <ul style="list-style-type: none"> Noted but the new proposals envisage a direct link from the new development to the Town Centre including the railway station. |
| | | | <ul style="list-style-type: none"> Need for a much wider corridor alongside the NGR and along the whole of Vandyke Road. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Insert the words "and completed" in Paragraph 4.1 (10). | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Show footpaths on plans to demonstrate linkages to Shenley Hill Country Park and other areas. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Need for dwellings for first time buyers to overcome existing housing shortage for local people. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Density on higher ground should be reduced. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> Introduce more screen planting. | <ul style="list-style-type: none"> Scheme proposes the introduction of significant planting screens particularly on the eastern edge of the development. |
| | | | <ul style="list-style-type: none"> Streets should be wide enough to accommodate on-street parking. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Parking need at allotment sites. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Introduction of tall 3 & 4 storey building should be resisted especially close to the back edge of the footway. | <ul style="list-style-type: none"> Planning application documentation does not anticipate 3 or 4 storey development. The Framework Plan envisages only the occasional use of 3 storey buildings and then in the appropriate location. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------------------------|--------------------|--|--|
| | | | <ul style="list-style-type: none"> Need to survey empty commercial units not just in Leighton Buzzard but also in Milton Keynes. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Expectation of providing 2,400 jobs "unrealistic". | <ul style="list-style-type: none"> Noted but when developed it is anticipated this number of jobs could be accommodated. |
| | | | <ul style="list-style-type: none"> New Leisure Centre required as Tiddenfoot is inadequate. | <ul style="list-style-type: none"> Leisure facilities are proposed on site in Framework Plan |
| | | | <ul style="list-style-type: none"> No provision for tertiary education. | <ul style="list-style-type: none"> There are no tertiary educational facilities proposed at Leighton Linslade |
| | | | <ul style="list-style-type: none"> Provision for cricket? | <ul style="list-style-type: none"> Cricket pitches will be made available on the pitch area. |
| | | | <ul style="list-style-type: none"> Maintenance of open areas? | <ul style="list-style-type: none"> These will be subject to Section 106 negotiations with the developers. |
| | | | <ul style="list-style-type: none"> Construct all major new roads before any new houses are built and occupied. | <ul style="list-style-type: none"> There will be a programme for phasing the construction of the roads to minimize congestion in the Town Centre. This will be secured through S106 obligations association with applications. |
| | | | <ul style="list-style-type: none"> What are the connections to the sewage treatment works. | <ul style="list-style-type: none"> Sewage Treatment to be dealt with by Anglian Water and EA as part of planning application process. |
| | | | <ul style="list-style-type: none"> Remove acronyms and explain terms such as "character areas" and "Design Codes". | <ul style="list-style-type: none"> Confusion will be addressed by explaining terms. |
| | | | <ul style="list-style-type: none"> Need for clarification of northern part of Chamberlains Barn Quarry. | <ul style="list-style-type: none"> The northern part of Chamberlains Barn will be quarried until 2031 (see p15 of Framework Plan which addresses sand extraction). |
| 23. | Resident | Objection | <ul style="list-style-type: none"> Flooding problems particularly around Hydrus Drive. | <ul style="list-style-type: none"> Flood Risk Assessment has been submitted with all three planning applications demonstrating that the proposals will not generate more than greenfield run off thereby not adding to any flood risk within the Town. The situation will be marginally improved as a result of on-site storage proposed. See also p14 (point 6) and p21 (external infrastructure) in Framework Plan. |
| 24. | Heath & Reach Parish Council | Objection | <ul style="list-style-type: none"> Development will satisfy the labour demands of Luton leading to unsustainable vehicular movements. | <ul style="list-style-type: none"> The development is intended to meet the needs of future CBC residents; this will include some residents who move from Luton but it will include movement into CBC from other areas as well. Dwelling calculations have been examined looking not only at new inward migrants but also new outward migrants from CBC. |
| | | | <ul style="list-style-type: none"> Existing difficulties in driving across Leighton Buzzard (20 – 30 minutes). | <ul style="list-style-type: none"> The traffic modelling associated with the planning application shows that the situation in the Town Centre will be improved by the construction of the ELR. |
| | | | <ul style="list-style-type: none"> Consequence stress on roads and residents of Heath & Reach. | <ul style="list-style-type: none"> See previous response. |
| | | | <ul style="list-style-type: none"> Introduction of Green Infrastructure does not provide adequate mitigation for loss of countryside. | <ul style="list-style-type: none"> The EoLL scheme incorporates a substantial amount of open space representing 40% of the whole area. Most of this area will have public access whereas currently the site has very little |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|----|------------|--------------------|---|---|
| | | | | by way of public access. |
| | | | <ul style="list-style-type: none"> Development will add CO₂ gases. | <ul style="list-style-type: none"> Reductions in CO₂ emissions will occur by a variety of methods including reducing journeys, making greater use of public transport/walking and cycling, but it is not feasible to simply ignore future dwelling needs as part of this equation. |
| | | | <ul style="list-style-type: none"> Government commitment to no building on Green Belt land consequently development of Leighton Buzzard should be on brownfield land. | <ul style="list-style-type: none"> There is insufficient brownfield land to meet housing requirements. The Development Strategy removed land East of Leighton Linslade from the Green Belt, |
| | | | <ul style="list-style-type: none"> Large scale building will put pressure on water supplies and drainage. | <ul style="list-style-type: none"> All the Water Companies have accepted that there is sufficient water to serve the new development. The new Building Regulations will reduce water usage within individual properties. |
| | | | <ul style="list-style-type: none"> Building on Shenley Hill will deplete the ecology of the area not to mention the loss of farming land as well as the adverse impact on Heath & Reach. | <ul style="list-style-type: none"> More important Nature Conservation Areas are to be retained (Clipstone Brook) and biodiversity improvements will be introduced on the remaining areas of open land (40% of the site). Shenley Hill to be retained as an informal Park. |
| | | | <ul style="list-style-type: none"> Framework fails to take into account the views, opinions and concerns of people. | <ul style="list-style-type: none"> In principle objection should be addressed through the Development Strategy. |
| | | | <ul style="list-style-type: none"> Inadequate consultation. | <ul style="list-style-type: none"> The principle of development at East of Leighton Linslade has been the subject of considerable debate over a prolonged period during the preparation of the Joint Core Strategy with Luton (now abandoned) and more recently through the Development Strategy. |
| | | | <ul style="list-style-type: none"> Framework superficial and inadequately evidenced. | <ul style="list-style-type: none"> The Framework Plan is part of a series of Framework Plans on urban extensions proposed in the Development Strategy. This is the second Framework Plan after the North of Houghton Regis Framework Plan which was adopted last October. |
| | | | <ul style="list-style-type: none"> Strongly oppose urban extension as it bears no relationship to local needs and will add to congestion. | <ul style="list-style-type: none"> The size of the urban extension has been determined by the Development Strategy. It partly meets local needs and also contributes to other needs within the Council area. The proposals have been examined carefully with respect of traffic volumes and the effect of the outer orbital road has been looked at in detail. |
| | | | <ul style="list-style-type: none"> No objection to building being limited to the existing Chamberlains Barn quarrying area and land to the south of Billington Road. | <ul style="list-style-type: none"> No building is proposed on Shenley Hill which is retained as open space. |
| | | | <ul style="list-style-type: none"> Need to connect Stanbridge Road to the A505 thus keeping traffic away from Heath Road. | <ul style="list-style-type: none"> Noted – a connection is proposed via a new roundabout replacing existing junction. |
| | | | <ul style="list-style-type: none"> Need to examine Junction of Eastern Way and the A5. | <ul style="list-style-type: none"> No proposals are made for the improvement of Eastern Way at the A5 Junction. The Highways Agency and the Council's |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|---|--------------------|--|---|
| | | | | Highways Department are satisfied with this Junction. |
| | | | <ul style="list-style-type: none"> Heath & Reach cannot accept any further increases through traffic. | <ul style="list-style-type: none"> Noted. |
| 25. | Economic Growth Schools & Regeneration (CBC) | Comment | <ul style="list-style-type: none"> Welcome the addition of new employment land to the Town. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Welcome the development as it will assist in the regeneration of the Town Centre including Bridge Meadow and land south of the high Street. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Potential for contributions from Section 106 towards regeneration in the Town Centre. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Welcomed the need for "service" land. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Proposal complements Council's aims to improve skills outcome locally, including apprenticeship, work placements and training. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Why is the employment allocation split? | <ul style="list-style-type: none"> Employment split into two parts to deal with different markets. |
| | | | <ul style="list-style-type: none"> Have there been discussions with the owner of the smaller employment allocation close to Vandyke Road? If it cannot be achieved then this undermines the ability to achieve 2,400 jobs. | <ul style="list-style-type: none"> No need to involve owner of smaller employment site. Will respond to FP. |
| | | | <ul style="list-style-type: none"> What is the market demand for the smaller 5 hectare site? | <ul style="list-style-type: none"> Class B1 (a) and non Class B uses major increase in job growth in Development Strategy. Site adjacent to Neighbourhood Centre responds to this. |
| | | | <ul style="list-style-type: none"> Concerns about the deliverability of a 5 hectare site. | <ul style="list-style-type: none"> Alternative location not examined at this stage. |
| 26. | Leighton Linslade Churches (Mrs. Tricia Humber) | Comment | <ul style="list-style-type: none"> Neutral as to the proposed new development. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Framework Plan does not provide definitive guidance | <ul style="list-style-type: none"> Framework Plan provides guidance for planning applications and planning obligations which will then be determined by CBC. This will ensure that the applications are brought together and meet the FP objectives. |
| | | | <ul style="list-style-type: none"> Need to ensure that planning applications are considered on a unified basis to provide critical and essential infrastructure (so as to avoid the situation that has occurred at Sandhill). | <ul style="list-style-type: none"> See previous point. |
| | | | <ul style="list-style-type: none"> Need to secure fully integrated affordable housing. | <ul style="list-style-type: none"> Emerging Development Strategy sets out requirements for affordable housing at each of the major urban extensions. |
| | | | <ul style="list-style-type: none"> High density on Chamberlains Barn is not dissimilar to Sandhills | <ul style="list-style-type: none"> Density levels at EoLL will be significantly lower than at Sandhills as stated in the FP. |
| | | | <ul style="list-style-type: none"> Need for phasing controls to determine when infrastructure is brought forward. | <ul style="list-style-type: none"> Will be secured through Section 106 obligations |
| | | | <ul style="list-style-type: none"> Framework Plan must recognize needs of proposed new and existing local residents. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> Need for new community hub but with indoor sports provision separate. | <ul style="list-style-type: none"> Noted but joint provision specifically set out in the Sport England Design Guidance. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|--------------------------|--------------------|--|--|
| | | | <ul style="list-style-type: none"> Paper attached based on Sport England's Village & Community Hall Design Guidance. | <ul style="list-style-type: none"> See previous answer. |
| | | | <ul style="list-style-type: none"> Concern that community infrastructure levy not in place until April 2014. | <ul style="list-style-type: none"> Noted. |
| 27. | Paul Newman New Homes | Objection | <ul style="list-style-type: none"> Objection to the nature of the proposed urban extension at EoLL. | <ul style="list-style-type: none"> In principle objection dealt with in Development Strategy. |
| | | | <ul style="list-style-type: none"> Framework Plan fails to provide robust and coherent high level guidance. | <ul style="list-style-type: none"> This was the format and methodology that was devised to deal with the North of Houghton Regis proposal. This does not make it immune from criticism but it is a standard form which has been prepared and used previously on other urban extensions. |
| | | | <ul style="list-style-type: none"> Document fails to acknowledge and respond to the principal concerns of the Examining Inspector at the Joint Core Strategy. | <ul style="list-style-type: none"> The Examining Inspector at the JCS was primarily concerned about objections from Luton Borough Council to proposals on the edge of Luton within CBC area: he expressed no concerns about EoLL urban extension. |
| | | | <ul style="list-style-type: none"> Early approval of the Framework Plan in advance of Development Strategy is not "sound". | <ul style="list-style-type: none"> Soundness of the Development Strategy will be tested by the Examining Inspector. Framework Plan does not have this test. |
| | | | <ul style="list-style-type: none"> Is the Council simply facilitating the passage of the planning application or preparing a coherent strategy? | <ul style="list-style-type: none"> The Development Strategy considered a number of development options as part of the Sustainability Assessment and selected those which it believed to deliver the required measure of development in a sustainable manner. |
| | | | <ul style="list-style-type: none"> Framework Plan fails to deal with issues of deliverability particularly as regards phasing of infrastructure. | <ul style="list-style-type: none"> The Development Strategy has considered the question of "critical" and "essential" infrastructure as well as the phasing therefore which will, in any event, partly depend on Section 106 negotiations associated with the planning applications. |
| | | | <ul style="list-style-type: none"> Need to consider reasonable alternative Strategies in accordance with Paragraph 181 of NPPF. | <ul style="list-style-type: none"> The assessment of the Framework Plan contains within it an objective approach to the decision-making based on the Development Strategy. The Development Strategy incorporated a number of options within the Sustainability Appraisal and accords fully with the NPPF. There is no requirement for a Framework Plan to consider alternatives that have already been rejected through the Development Strategy process. |
| | | | <ul style="list-style-type: none"> Premature in advance of the adoption of the Development Strategy. | <ul style="list-style-type: none"> Framework Plan being prepared in parallel with Development Strategy to demonstrate deliverability |
| | | | <ul style="list-style-type: none"> No evidence to support the vision or the Master Plan proposals; poor quality of pedestrian/cycling links in inappropriate locations for POS leisure and recreation facilities. | <ul style="list-style-type: none"> Details of the integration of the new development with the rest of the community can be seen from the Framework Plan itself and also in more detail in the submitted planning applications. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|----|------------|--------------------|--|---|
| | | | <ul style="list-style-type: none"> Lack of any defined targets for sustainable construction. | <ul style="list-style-type: none"> Targets for building efficiency are set out in the Development Strategy. |
| | | | <ul style="list-style-type: none"> Failure to acknowledge poor relationship between the development and Town Centre (including railway station). | <ul style="list-style-type: none"> The site is well related to the heart of the Town and to the railway station to which it will be linked by improved public transport. |
| | | | <ul style="list-style-type: none"> Aims too broad based. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Failure to include target for affordable housing (although acknowledged in Policy 32 of Draft Development Strategy). | <ul style="list-style-type: none"> Framework Plan assumes Development Strategy policies will be implemented |
| | | | <ul style="list-style-type: none"> Owing to viability issues the Council will fail to achieve its affordable homes target. | <ul style="list-style-type: none"> See previous answer |
| | | | <ul style="list-style-type: none"> Failure to protect the Green Belt and to meet NPPF requirements and to set out "exceptional circumstances". | <ul style="list-style-type: none"> The Council has undertaken a clear examination of all sites across its area. When selecting sites for development which are currently within the designated Green Belt, it has gone through the necessary process outlined in the NPPF of demonstrating "exceptional circumstances". |
| | | | <ul style="list-style-type: none"> Failure to protect delivery of mineral extraction in the Chamberlains Barn area. | <ul style="list-style-type: none"> Mineral Extraction plans for the northern part of Chamberlains Barn have been taken into account in the preparation of the Framework Plan (see page 15 point 12). |
| | | | <ul style="list-style-type: none"> Failure to take account of the fact that a major proportion of the site lies within the Floodplain. | <ul style="list-style-type: none"> The inclusion of Green Infrastructure within Zones 2 and 3 is acceptable under the terms of the NPPF and the Companion Guide to PPS25 (see pages 14 and 21 of Framework Plan). |
| | | | <ul style="list-style-type: none"> It is not clear whether the Council is saying that the Concept Plan will shape the planning applications or vice versa. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> No reference is made to the question of planning gain in the Framework Plan particularly as regards education. | <ul style="list-style-type: none"> Section 106 issues are primarily a matter for planning applications. However, the Development Strategy outlines the expected requirements for "critical" and "essential" infrastructure which will be coming forward into the CIL DPD. Education contributions and the requirements of EoLL are set out within this document. |
| | | | <ul style="list-style-type: none"> What are the phasing linkages for the Eastern Link Road and triggers – these should be clearly expressed. | <ul style="list-style-type: none"> Precise triggers regarding the Eastern Link Road are set out in the planning application documentation submitted in respect of EoLL. |
| | | | <ul style="list-style-type: none"> There is no method of enforcing the stated aims and objectives of the Concept Plan which makes is debatable in terms of fitness for purpose. | <ul style="list-style-type: none"> If CBC is not satisfied with the package of measure then it will refuse planning permission. |
| | | | <ul style="list-style-type: none"> Section 5 is inadequate because it fails to measure up planning gain against detail of Viability Assessments. | <ul style="list-style-type: none"> Viability Assessments have been undertaken as part of the Development Strategy including material commissioned from the Three Dragons. |
| | | | <ul style="list-style-type: none"> No assurances regarding integration with the existing community. | <ul style="list-style-type: none"> Physical integration of the development with Leighton Linlade is shown in the Framework Plan and in more detail in the individual planning applications. Social integration will only occur after the development is commenced and will need to be |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|---|--------------------|---|---|
| | | | | monitored. |
| | | | <ul style="list-style-type: none"> Lack of a compelling structure to the Framework Plan with the methodology being employed unsound making it not fit for purpose. | <ul style="list-style-type: none"> The structure of the document is precisely the same as that used for other urban extension Framework Plans. CBC believe that these work well although it will monitor and develop this methodology if and when circumstances suggest that changes should be made. |
| | | | <ul style="list-style-type: none"> Instead of resurrecting the abandoned Joint Core Strategy the Council has missed an opportunity to take a new informed look at the needs of the District. | <ul style="list-style-type: none"> CBC Development Strategy has undertaken a fundamental reappraisal of all of the proposals contained within the Joint Core Strategy as it applies to the CBC area. This was not an uncritical carry forward of the previous arrangement. |
| | | | <ul style="list-style-type: none"> It is critically important for the Authority and its residents that a scheme which is deliverable in the early part of the Plan period is properly evaluated and judged against the clearly structured set of definite objectives and standards which are transparent to all. | <ul style="list-style-type: none"> CBC take the view that the Framework Plans provide a clearly structured blue print for the Town against which the planning applications can be evaluated and judged. |
| 28. | Hockliffe Parish Council | Objection | <ul style="list-style-type: none"> Inadequate assessment of traffic impact particularly in terms of additional traffic accessing the A5. | <ul style="list-style-type: none"> Traffic modelling undertaken by the developers suggests that additional traffic at A5 crossroads will not materially harm the existing situation. |
| | | | <ul style="list-style-type: none"> The need to examine the Eastern Way/A5 Junction in more detail bearing in mind 60mph speed limit on the road. Suggests introduction of 30mph limit by HA. | <ul style="list-style-type: none"> Noted but HA and Council's Highway Department satisfied with this junction. |
| | | | <ul style="list-style-type: none"> The need for additional works to Church End Road Junction and Hockliffe to allow safe entry to A4012 which is currently on a blind bend. | <ul style="list-style-type: none"> Noted but further discussions on this matter will need to be undertaken with the Council's Highways Department. |
| 29. | Leighton Opposes Unsustainable Development (LOUD) | Objection | <ul style="list-style-type: none"> Wide opposition to the urban extension which is simply a re-run of the Joint Core Strategy (now withdrawn). | <ul style="list-style-type: none"> Scale of urban extension determined through Development Strategy process which took into account comments from all CBC residents, including those at Leighton Linlade. |
| | | | <ul style="list-style-type: none"> Some landowners have not been involved in the preparation of Framework Plan. | <ul style="list-style-type: none"> The major landowners and their agents have been involved in the preparation of this document. The purpose of the consultation process is to draw in others and local residents to obtain their views. |
| | | | <ul style="list-style-type: none"> Although Framework Plan states that development should be brought forward in a timely manner it is not explained for whom. | <ul style="list-style-type: none"> Under a plan-led system there is a requirement to ensure that allocations are brought forward at the appropriate time together with the necessary infrastructure; the Development Strategy envisages an early start at East of Leighton Linlade and the Council's Housing Trajectory includes it as part of the 5 Year Supply. |
| | | | <ul style="list-style-type: none"> There is no "pressing need" for the release of land. | <ul style="list-style-type: none"> "Pressing" is derived from the need in the NPPF to increase housing production across the country as a whole. The question as to whether the Council has or is not a 5 Year supply of land will need to be examined further but both the Development Strategy and the Housing Trajectory assume an early start at East of Leighton Linlade to meet NPPF |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|----|------------|--------------------|--|--|
| | | | | requirements. |
| | | | <ul style="list-style-type: none"> The Big Plan could proceed with adequate funding. | <ul style="list-style-type: none"> Features to the Big Plan have been incorporated in the Framework Plan. |
| | | | <ul style="list-style-type: none"> CBC's vision for East of Leighton Linlade is not accepted by LOUD or the existing population. | <ul style="list-style-type: none"> CBC's vision takes into account the implementation of the Development Strategy. |
| | | | <ul style="list-style-type: none"> What is the evidence for new inward investment and jobs deriving from additional allocations especially when few new local jobs have been created and outward commuting increases. | <ul style="list-style-type: none"> Leighton Linlade needs new employment allocations in order to attract jobs. Current sites are not adequate for this purpose and there has been very little new employment allocations made available hence the increase in outward commuting. |
| | | | <ul style="list-style-type: none"> Additional development will involve more commuting, probably by private car. | <ul style="list-style-type: none"> No Planning Authority could or should stop commuting as this is a personal choice. However, it can influence the availability of local jobs and thereby seek to reduce outward commuting. |
| | | | <ul style="list-style-type: none"> Development will create additional cross town traffic which will not be relieved by the ELR. | <ul style="list-style-type: none"> See comments above (Line 23) |
| | | | <ul style="list-style-type: none"> Misleading to claim that new employment sites will reduce the need to commute from the Town. | <ul style="list-style-type: none"> There is no certainty that any allocations will simply automatically reduce commuting. However, there will be an opportunity for more jobs to be established locally and for local people to use these and hence not travel to work long distances. |
| | | | <ul style="list-style-type: none"> Contemporary designs will not fit with the character of the historic market town. | <ul style="list-style-type: none"> Contemporary designs would not necessarily impact on the character of the Town Centre and would be subject to consultation. |
| | | | <ul style="list-style-type: none"> Potential increase in flood risk especially as long promised flood alleviation scheme is not now to proceed. | <ul style="list-style-type: none"> See comments above |
| | | | <ul style="list-style-type: none"> What is the evidence of 2,400 additional jobs. Will they come before the houses and which companies have indicated that they intend to locate at EoLL. | <ul style="list-style-type: none"> 2,400 jobs is a calculation of the total number of jobs likely to be created on the employment areas and the Neighbourhood Centre when the development is completed. There is no indication as to when jobs will occur (in the same way as there is no indication as to occupants of the houses. Market research has been undertaken to find out whether there is a demand for additional employment land in the Town. |
| | | | <ul style="list-style-type: none"> Claim for ELR as an alternative orbital route is misleading. The road does not connect to the bypass or across Town to the station. Benefits overstated. Development will lead to increase use of Eastern Way/A5 Junction. | <ul style="list-style-type: none"> The outer orbital route from Heath Road to Stanbridge Road is adequate to relieve congestion within the Town Centre. There is no need to connect to the bypass as this would actually increase the amount of traffic on arterial routes into the Town Centre. No bypass could ever change access to the station in the centre of Town. A5 Eastern Way point noted. |
| | | | <ul style="list-style-type: none"> Concern that arterial routes will suffer badly from more congestion. | <ul style="list-style-type: none"> Traffic modelling shows radials will have less traffic generally. |
| | | | <ul style="list-style-type: none"> All required infrastructure should be in place. | <ul style="list-style-type: none"> Infrastructure will be phased as required as it will inefficient and unviable to introduce all new infrastructure in advance of |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|----------------------------------|--------------------|--|--|
| | | | | residential development. |
| | | | <ul style="list-style-type: none"> Need to verify transportation modelling. | <ul style="list-style-type: none"> Copies of the detailed transport modelling are attached to the Planning Applications |
| | | | <ul style="list-style-type: none"> Ample employment land in the south of the Town already available. | <ul style="list-style-type: none"> Employment land to the south of the Town is not of a quality which is likely to attract new Class B1a and Class B1b development. |
| | | | <ul style="list-style-type: none"> Use of Clipstone Brook as a pedestrian/cycleway route will reduce the amenity of houses backing on to the Brook. | <ul style="list-style-type: none"> The use of Clipstone Brook as a means of connecting to the Town Centre by pedestrian and cycleway is deemed to be an appropriate measure. |
| | | | <ul style="list-style-type: none"> Claims regarding community hub and flexibility are unclear. | <ul style="list-style-type: none"> Use of funds for indoor sports provision could be combined with such facilities on the secondary school site to allow for community usage. This option needs to be left open and will depend upon other decisions at a later point in time. |
| | | | <ul style="list-style-type: none"> No clear indication of funding for infrastructure. | <ul style="list-style-type: none"> All infrastructure will be funded from the value of the land which requires both residential, retail and employment sales to be made. |
| | | | <ul style="list-style-type: none"> The ELR does not track the edge of the new development. | <ul style="list-style-type: none"> The ELR does not track the edge of the development throughout its length and it is has never been suggested that it should be used as a perimeter road. |
| | | | <ul style="list-style-type: none"> No concerns raised by LOUD dealt specifically by documents issues by CBC. | <ul style="list-style-type: none"> Many of the comments made here are dealt with in the Environmental Statements associated with the individual planning applications. The current document represents the Council's considered position in respect of all the issues raised by consultee responses. |
| | | | <ul style="list-style-type: none"> Applications made in 2011 should be rejected because the Development Strategy has yet to be finalized. | <ul style="list-style-type: none"> The Framework Plan is being prepared to ensure proper co-ordination of the planning applications and the implementation of the Development Strategy which includes an urban extension East of Leighton Linlade. |
| | | | <ul style="list-style-type: none"> As the Development Strategy has yet to be approved why proceed with strategic allocation at EoLL. The current arrangements will lead to years of uncertainty which will impact on ability to sell dwellings. | <ul style="list-style-type: none"> The principle of the development at EoLL will be determined through the Development Strategy which the Council is proposing to submit to the Secretary of State very shortly. The Framework Plan is not intended to deal with matters of principle. Far from creating uncertainty the Plan will demonstrate a long term vision of development around the Town which will assist in Forward Planning. |
| 30. | CBC Environmental Health Officer | Comment | <ul style="list-style-type: none"> Opportunity for non-guided link with Luton/Dunstable bus way with a strategic located park and ride facility. Need to ensure that Class B2/B8 Uses avoid impacting on residential proposals. However Class B1 is deemed to be compatible. Maximizing outdoor sporting potential can include the provision of floodlights which can affect amenity of adjoining residential properties. | <ul style="list-style-type: none"> Noted. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|--------------------------|--------------------|--|---|
| | | | <ul style="list-style-type: none"> Important to ensure that residential and other sensitive uses are not affected by noise and fumes from major link roads. | <ul style="list-style-type: none"> Noted and taken into account on Framework Plan. |
| | | | <ul style="list-style-type: none"> Planning conditions can be applied in respect of noise, odour and ground conditions as suggested in earlier memos. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Care needs to be taken where new development abuts existing development so as not to sterilize the future plans of the existing development (?) | <ul style="list-style-type: none"> Noted and incorporated in Framework Plan. |
| | | | <ul style="list-style-type: none"> Need for new development on existing arterial roads to be assessed for noise and air quality. | <ul style="list-style-type: none"> Noted. |
| 31. | Resident | Objection | <ul style="list-style-type: none"> Opposed to the entire development as Leighton Linlade is overdeveloped | <ul style="list-style-type: none"> Principle of development covered in the Development Strategy. |
| | Resident | Objection | <ul style="list-style-type: none"> Leighton Linlade highly congested. | <ul style="list-style-type: none"> Traffic modelling suggests that the ELR will relieve Town Centre congestion. |
| | | | <ul style="list-style-type: none"> Existing employment area is not full at present | <ul style="list-style-type: none"> Quality of employment area is poor and needs improving to attract new employers. |
| 32. | Resident | Objection | <ul style="list-style-type: none"> Development will ruin countryside. | <ul style="list-style-type: none"> Insufficient land available on brownfield sites therefore the need for the release of Greenfield land (see Development Strategy). |
| | | | <ul style="list-style-type: none"> No building on Green Belt land. | <ul style="list-style-type: none"> Exceptional circumstances exist hence the need to review Green Belt designation. |
| | | | <ul style="list-style-type: none"> Building houses on or near floodplain is ridiculous. | <ul style="list-style-type: none"> Land for development avoids all Flood Zone 3. See pages 15 and 21 of Framework Plan and response on Line 23 above. |
| | | | <ul style="list-style-type: none"> Leighton Buzzard and surrounding villages will be ruined. | <ul style="list-style-type: none"> In principle objection dealt with in the Development Strategy |
| 33. | Eggington Parish Council | Objection | <ul style="list-style-type: none"> Priority route should not come through the village of Eggington but should be shown down the A4012 to Junction of Nursery Lane/Mill Road. | <ul style="list-style-type: none"> Priority route not shown as going through village of Eggington. |
| | | | <ul style="list-style-type: none"> No provision for bus routes from Eggington to any part of the development. | <ul style="list-style-type: none"> Existing bus routes will pass along Stanbridge Road and Hockliffe Road then through the development. |
| | | | <ul style="list-style-type: none"> Travel from Eggington to Tidy Tip at Shenley Hill be forced to go through Planets Estate. | <ul style="list-style-type: none"> Access to tip will be along the new ELR. |
| | | | <ul style="list-style-type: none"> Need for some infrastructure to benefit Eggington if scheme "goes ahead" including perhaps a gas supply to the village and high speed broadband. | <ul style="list-style-type: none"> Noted. |
| 34. | Resident | Objection | <ul style="list-style-type: none"> Licence to build as many houses as possible for as little cost as possible. | <ul style="list-style-type: none"> Development will deliver a substantial package of infrastructure which is by no means cheap. |
| | | | <ul style="list-style-type: none"> A cheap inadequate proposal which would destroy the identity of Leighton Buzzard. | <ul style="list-style-type: none"> See previous answer. |
| | | | <ul style="list-style-type: none"> Employment, nice idea but probably unrealistic. | <ul style="list-style-type: none"> Employment is an important element of this mixed use scheme and is deliverable. |
| | | | <ul style="list-style-type: none"> Need for effective and regeneration of existing Town Centre which is ignored by the Strategy. | <ul style="list-style-type: none"> Development Strategy incorporates provision for regeneration of the Town Centre. |
| | | | <ul style="list-style-type: none"> Development of proper vehicular access and infrastructure to Town Centre is ignored. | <ul style="list-style-type: none"> Vehicular strategy involves improvements to not only highways but also to public transport provision linking to the Town Centre. |
| | | | <ul style="list-style-type: none"> Eastern Link Road will effectively alienate the new community from the existing community and will choke | <ul style="list-style-type: none"> The Eastern Link Road is intended to provide an alternative |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|--|--------------------|--|--|
| | | | the Town Centre with traffic leading to more use of Milton Keynes. | route for those not wishing to use the Town Centre as a destination thereby relieving the radial routes. Do not agree with lack of integration point. |
| | | | <ul style="list-style-type: none"> Travel to Milton Keynes will divert resources away from the Town. | <ul style="list-style-type: none"> Money and trade from the new development will be retained in the Town. |
| | | | <ul style="list-style-type: none"> Proposed network of cycleways and pathways lead to "no-go" areas. | <ul style="list-style-type: none"> Footways and cycleways reduce CO₂ emissions if residents can be persuaded to utilize these facilities. |
| | | | <ul style="list-style-type: none"> Inadequate policing and fire services. | <ul style="list-style-type: none"> All services are subject to reductions to meet with public sector cut backs. This does not absolve the Authority from making provision for new development, especially where this has the necessary new facilities e.g. education, community facilities etc. |
| | | | <ul style="list-style-type: none"> Ignoring regeneration of Leighton Buzzard. It is essentially a strategy "approved by a cheapskate Council who associates itself with greedy landowners, greedy buildings and greedy developers with the aim of maximizing residential units for minimal outlay under the guise of satisfying a housing quota". | <ul style="list-style-type: none"> Strategy is a forward looking (15 year) programmed to allow for the planned expansion of the largest settlement within CBC area. It is not a proposal which minimizes costs whilst maximizing housing numbers. The viability of the proposals will need to be tested in accordance with the Development Strategy arrangements to finalize details. |
| 35. | Resident | Objection | <ul style="list-style-type: none"> Oppose East of Leighton Linslade because Town Centre roads already congested and further congestion will be the result. | <ul style="list-style-type: none"> In principle objection dealt with in the Development Strategy. |
| | | | <ul style="list-style-type: none"> No Green Belt protection on the other edge of the planned development so that there will be even more housing at a later stage. | <ul style="list-style-type: none"> Development Strategy continues Green Belt protection outside the urban extension. |
| | | | <ul style="list-style-type: none"> Need for allocated space for amenities to be in place before housing is completed. | <ul style="list-style-type: none"> Land allocated for amenities will be retained and facilities put in place before the development is completed. |
| | | | <ul style="list-style-type: none"> Floodplain will not prevent my house from being flooded and being unable to obtain insurance cover. | <ul style="list-style-type: none"> There will some minor improvement on the existing flooding brought about by additional flood storage on the proposed new development – see response o Line 23 above. |
| 36. | Resident | Support | <ul style="list-style-type: none"> Development cannot come soon enough as it is good for everyone. | <ul style="list-style-type: none"> Noted. |
| 37. | Resident | Objection | <ul style="list-style-type: none"> As preceding objection (see line 29 above). | <ul style="list-style-type: none"> See responses on line 29 above. |
| 38. | Resident (former LL & SB Councillor) | Objection | <ul style="list-style-type: none"> Time taken for Section 106 contributions to fund new infrastructure. | <ul style="list-style-type: none"> Phasing of funding will be determined through the Section 106 obligation associated with planning applications and linked to specific timescales or delivery of specific numbers of houses. |
| | | | <ul style="list-style-type: none"> Need for new hospital in the town. | <ul style="list-style-type: none"> Noted but a decision for the NHS Trust. |
| | | | <ul style="list-style-type: none"> Provision of new houses primarily in Eggington Parish. | <ul style="list-style-type: none"> The need to provide houses within the Parish of Eggington is part of the expansion of Leighton Buzzard and the desire to see these accommodated in the most sustainable way. Administrative boundaries are not necessarily the correct way |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|----|------------|--------------------|--|---|
| | | | | of determining sustainable locations. |
| | | | <ul style="list-style-type: none"> No guarantee that land allocated from employment will be fully utilized thereby increasing commuting and cross town journeys along local rural roads. Eastern Link Road not adequate as it does not connect with the A505. | <ul style="list-style-type: none"> Allocation of land for employment does not necessarily ensure it will be fully utilized but the lack of land is definitely preventing new inward investment and has done for the last 30 years. Local jobs should reduce outward commuting and pressure on local roads. The traffic modelling shows that there is no need for a new connection to the A505. |
| | | | <ul style="list-style-type: none"> How can the proposal create more open space with the construction of 2,500 houses (which are a poor substitute for open countryside). | <ul style="list-style-type: none"> The proposal provides nearly 40% of the land area as open space. Most open countryside does not have public access available to it. Therefore the proposal substantially increases the amount of land to which the public have access. |
| | | | <ul style="list-style-type: none"> How can Eggington retain its own character when most of the Parish land will be built on? | <ul style="list-style-type: none"> Eggington village is separated from the new development by an area of open land and by Charity Hill. |
| | | | <ul style="list-style-type: none"> Acting in accordance with the proposals in the discredit Joint Core Strategy, CBC continue to disregard residents wishes. Without the Framework Plan and Development Strategy CBC should not allow planning applications to proceed. | <ul style="list-style-type: none"> The Framework Plan is being prepared in conjunction with the Development Strategy which is shortly to be submitted to the Secretary of State. This incorporates a complete review of the original Joint Core Strategy and identifies three urban extensions within the CBC area which are regarded as the most sustainable location. The Framework Plan would show how these areas are to be developed in a consistent and coherent manner. CBC have listened to wishes of residents and amended scale of scheme. |
| | | | <ul style="list-style-type: none"> Explain "bringing forward in a timely manner". | <ul style="list-style-type: none"> As part of a Forward Planning process allocated land must be deliverable within the requisite timeframe hence reference to "a timely manner". |
| | | | <ul style="list-style-type: none"> Development should not be allowed to precede a Development Strategy which needs to be put into the public domain for consultation. | <ul style="list-style-type: none"> The Development Strategy has already been consulted on once and is being consulted on again shortly prior to submission to the Secretary of State. |
| | | | <ul style="list-style-type: none"> JCS Inspector had concerns. | <ul style="list-style-type: none"> Planning Inspector had no concerns regarding EoLL. |
| | | | <ul style="list-style-type: none"> Big Plan features should not be funded from Section 106 contributions as these have been unreliable in the past. | <ul style="list-style-type: none"> Section 106 arrangements in respect of South Leighton Linslade inadequate as the scheme was considered on appeal. The current arrangements involving Section 106 negotiations would allow this matter to be retained under the control of CBC. It is appropriate that most of the infrastructure is funded through the new development. |
| | | | <ul style="list-style-type: none"> CBC's Vision for Leighton Linslade not accepted by most of the Town's population. | <ul style="list-style-type: none"> Development Strategy explains the CBC Vision for Leighton Linslade. The level of objections in principle to this have been limited. |
| | | | <ul style="list-style-type: none"> CBC must provide for evidence regarding establishing new jobs particularly in the light of price differentials for houses between London and Leighton Linslade, which leads to commuting. This will worsen congestion. | <ul style="list-style-type: none"> Mixed use development aims to provide a similar number of jobs to the numbers of people seeking jobs from the new |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|----|------------|--------------------|---|---|
| | | | | houses thereby reducing the opportunities for long distance commuting. There is no certainty that local people will automatically take local jobs but without the opportunities additional commuting will occur, hence the need to attract new jobs. |
| | | | <ul style="list-style-type: none"> Explain travel by non private vehicular means and estimate of usage. | <ul style="list-style-type: none"> Aim is to increase use of public transport, walking and cycling, hence focus on this in the Framework Plan. |
| | | | <ul style="list-style-type: none"> Travel across town will continue to occur and the proposed ELR does not alleviate the one crossing point hence the possibility of additional traffic congestion. | <ul style="list-style-type: none"> Traffic modelling suggests that ELR will take up much of the traffic which does not have a destination in the Town Centre thereby improving traffic in the Town Centre. This will occur notwithstanding the fact that some new development will continue to have destinations in the Town Centre e.g. shopping or station. |
| | | | <ul style="list-style-type: none"> There has already been loss of job opportunities in the Town and CBC must provide concrete evidence that new employment sites will provide local jobs. Focus initially should be on re-using existing premises otherwise there will be substantial outward commuting. | <ul style="list-style-type: none"> Existing employment land and buildings inadequate for modern usage and the Town needs to improve its image by having a business park catering for new investments. Some new residents will travel to London and hence the proposal to improve the bus connection from the site to the station. Overall the aim is to ensure greater job retention within Leighton Linlade. |
| | | | <ul style="list-style-type: none"> What are the conditions for the developer to accommodate a mix of contemporary and traditional designs. | <ul style="list-style-type: none"> This will be determined through the application of Design Codes and when reserved matter applications are submitted for detailed design. |
| | | | <ul style="list-style-type: none"> Need for consultation on a range and design of new dwellings. | <ul style="list-style-type: none"> All planning applications are subject to public consultation including reserved matter applications. |
| | | | <ul style="list-style-type: none"> How does new development assist in managing flood risk. | <ul style="list-style-type: none"> See response on Line 23 above |
| | | | <ul style="list-style-type: none"> Adverse effect on Narrow Gauge Railway. | <ul style="list-style-type: none"> NGR protected in Green Corridor alongside Vandyke Road (see Framework Plan). |
| | | | <ul style="list-style-type: none"> Reduction of dwelling numbers to 2,400 calls into question CBC housing land supply calculations. | <ul style="list-style-type: none"> Development Strategy re-assesses overall housing requirements for CBC area and allocates them to urban extensions. This process subject to full public consultation. |
| | | | <ul style="list-style-type: none"> How will 2,400 jobs be created. | <ul style="list-style-type: none"> This assessment has been made based on the overall area of land for employment and the Neighbourhood Centre having regard to standard densities. At present the lack of employment land in Leighton Buzzard has led to job losses. This can only be reversed by allocating sufficient new land in an area where it can generate its own high quality environment. Some initial marketing has occurred to find out whether Leighton Linlade is an attractive location for employers. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|---|--|
| | | | <ul style="list-style-type: none"> Is the EA reviewing floodplains around the town. | <ul style="list-style-type: none"> The views of the EA are being taken into account in terms of the Framework Plan. The EA will also comment in detail on the Flodd Risk Assessments of each of the planning applications at East of Leighton Linlade. |
| | | | <ul style="list-style-type: none"> Take note of CABE comments dated 3rd February 2009. | <ul style="list-style-type: none"> CABE have been advised of the Framework Plan and will respond if they deem it necessary. Previous CABE comments relate to an earlier proposal no longer relevant. |
| | | | <ul style="list-style-type: none"> When will additional educational facilities be provided. | <ul style="list-style-type: none"> In accordance with an agreed timetable with the Council's Education Department. These matters are already under discussion in respect of the planning applications. |
| | | | <ul style="list-style-type: none"> Infrastructure must precede housing. | <ul style="list-style-type: none"> Infrastructure will be provided on a phased basis in accordance with the demands placed on it by the new residents and employees. |
| | | | <ul style="list-style-type: none"> Improvements to Clipstone Brook walkway should be shelved following earlier objections from local residents. | <ul style="list-style-type: none"> Proposal anticipates improvements to Clipstone Brook corridor for footway and cycleway linkages. This is in the wider interest of the community |
| | | | <ul style="list-style-type: none"> How will CBC finance "critical" and "essential" infrastructure. | <ul style="list-style-type: none"> This is set out in the relevant documentation for the Development Strategy. Most of the EoLL "critical" and "essential" infrastructure will be provided by the promoters/developers through Section 106 contributions associated with planning applications. |
| | | | <ul style="list-style-type: none"> Will concerns put forward in previous consultations be responded to. | <ul style="list-style-type: none"> This response document sets out the Borough Council's position. |
| | | | <ul style="list-style-type: none"> Public consultation on Development Strategy will be in 2013 not 2012. | <ul style="list-style-type: none"> Public consultation already took place on the Development Strategy in Summer 2012. Further consultation is currently taking place and the document will be submitted to the Secretary of State later this year i.e. before Summer 2013. |
| | | | <ul style="list-style-type: none"> Planning applications made in 2011 should be rejected and only resubmitted after Development Strategy has been issued for public consultation. | <ul style="list-style-type: none"> Development Strategy has already been issued for public consultation and the aim is for the Framework Plan to proceed in parallel with the Development Strategy which is due to be submitted to the Secretary of State in late Spring of 2013. |
| 39. | Resident | Objection | <ul style="list-style-type: none"> Objector owns house on Cotefield Drive that backs on to a proposed area of open space adjacent to a small fast running waterway during periods of heavy rainfall. The proposal to introduce an area of public open space along the eastern bank of this watercourse is unacceptable because it will: <ol style="list-style-type: none"> Introduce a potential adventure playground into an area which is currently private land thereby causing noise and disturbance to occupants such as ourselves. Give rise to potential loss of protected and unprotected species of animal. Create health and safety problems in respect of the proximity of the watercourse to a playground. By planting additional trees in this general area give rise to more opportunities for leaves and twigs blocking the watercourse thereby flooding adjoining properties. | <ul style="list-style-type: none"> The intention is that the proposed area around Chamberlains Barn should be separated from the dwellings on Cotefield Drive by an open wedge of land. The likelihood is that this would be utilized for informal open space and would be controlled by either CBC or the Town Council who will be responsible for its maintenance (with commuted sum payments from the developers). Such areas will be ones where there are arrangements in place to improve informal usage but care will be taken to ensure that the amenities of existing local residents |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|--|---|
| | | | | are protected so far as possible. This would include ensuring that regular maintenance occurs to the watercourse. The position of any adventure playground is yet to be finally determined and its position both in relation to the watercourse and in relation to existing residents will be taken into account when details are submitted. Local residents will be consulted on this in due course. |
| | | | <ul style="list-style-type: none"> Additional housing in the Town will put pressure on existing roads and cause additional congestion of traffic pollution. | <ul style="list-style-type: none"> In principle issue dealt with in the Development Strategy |
| | | | <ul style="list-style-type: none"> Additional population would put strain on existing amenities which are insufficient. | <ul style="list-style-type: none"> In principle issue dealt with in the Development Strategy |
| 40. | Resident | Objection | <ul style="list-style-type: none"> Increases in population from 2,500 homes will result in a poorer quality of town life for everyone. | <ul style="list-style-type: none"> Leighton Linlade as the largest town in the Council area needs to contribute its fair share of new development for the next 20 years. |
| 41. | Resident | Support | <ul style="list-style-type: none"> Development is exactly what the area needs. | <ul style="list-style-type: none"> Noted. |
| 42. | Resident | Comment | <ul style="list-style-type: none"> Need to ensure houses are built to Code for Sustainable Homes. | <ul style="list-style-type: none"> Construction efficiency will be determined by reference to the Development Strategy and to Building Regulations applying at that time. |
| | | | <ul style="list-style-type: none"> Direct bus essential to success of the scheme and help reduce congestion in the Town. | <ul style="list-style-type: none"> Proposal to introduce much improved public transport links to the Town Centre/station. |
| | | | <ul style="list-style-type: none"> Traffic calming measures essential along Hockliffe Street/Road (possibly a 20mph zone). | <ul style="list-style-type: none"> Noted. |
| 43. | Resident | Objection | <ul style="list-style-type: none"> BC has ignored objections from many Leighton Linlade residents to "this obscene urban proposed development". | <ul style="list-style-type: none"> Noted but urban extensions have been considered through the Development Strategy process and subject to public consultation. |
| | | | <ul style="list-style-type: none"> LL residents do not accept CBC Vision for East of Leighton Linlade with inevitable cross town traffic and commuted journey increase. | <ul style="list-style-type: none"> Noted but CBC Vision for EoLL commensurate with the status of Leighton Linlade as the largest Town in the Council area. New residents with destinations in the centre of Town will be offset by traffic which no longer has to access its destinations via the Town Centre – see traffic modelling associated with planning applications. |
| | | | <ul style="list-style-type: none"> CBC's record of securing infrastructure through Section 106 contributions is poor. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> Do not believe 2,400 jobs will be created. | <ul style="list-style-type: none"> 2,400 jobs represents a conservative estimate of the job density across the allocated land plus numbers required in the Neighbour Centre. CBC approach suggests that more likely to be 3300 new jobs. Little modern employment land available within the Town and there is a need to provide for more jobs to make the town sustainable. |
| | | | <ul style="list-style-type: none"> ELR just another opportunity to extend development in the area at some stage in the future. | <ul style="list-style-type: none"> No intention to use ELR as an opportunity to argue for more development. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|---|---|
| | | | <ul style="list-style-type: none"> Planning applications made in 2011 should be rejected until Development Strategy has gone to public examination. | <ul style="list-style-type: none"> Framework Plan being brought forward in conjunction with the Development Strategy. |
| | | | <ul style="list-style-type: none"> A 15 year development window maximizes the enormous negative impact on the ELL. | <ul style="list-style-type: none"> Plan-led strategy for 20 years generates certainty as regards the way in which the Town will develop. |
| 44. | Resident | Objection | <ul style="list-style-type: none"> Development unpopular with residents of the Town. | <ul style="list-style-type: none"> In principle development dealt with through the Development Strategy. |
| | | | <ul style="list-style-type: none"> Objector using Green Belt agricultural land. | <ul style="list-style-type: none"> See response on Line 27 |
| | | | <ul style="list-style-type: none"> Will aggravate flooding issues within the Town by affecting the floodplain levels of Clipstone Brook. | <ul style="list-style-type: none"> See response on Line 23 |
| 45. | CPRE | Objection | <ul style="list-style-type: none"> Recognition of the need for expansion beyond existing urban boundaries and that brownfield quarry land may be required. | <ul style="list-style-type: none"> Quarry land is not necessarily brownfield land. In any event the land north of the Town is insufficient to meet overall housing needs as set out in the Development Strategy. |
| | | | <ul style="list-style-type: none"> Proposals for 2,500 goes beyond any local need within the 2031 timeframe particularly having regard to the as yet incomplete development on the south side of Town. | <ul style="list-style-type: none"> The urban extension for 2,500 houses additional supporting uses represents a reasonable proportion of the CBC needs as at 2031 having regard to the fact that Leighton Linlade is the largest settlement within CBC area. |
| | | | <ul style="list-style-type: none"> Together the two proposals generate unsustainable impacts on Leighton Linlade and the surrounding countryside; Will overwhelm its infrastructure and degrade the quality of life. | <ul style="list-style-type: none"> The aim of the Framework Plan is to ensure that the infrastructure is improved and the quality of life improved as a result of the new development. |
| | | | <ul style="list-style-type: none"> Framework Plan disappointing as it mirrors the original AWE/WDH Masterplan proposals and the earlier planning applications. | <ul style="list-style-type: none"> The Framework Plan reconsiders the proposals as set out in the Development Strategy. This in turn is based on the earlier Joint Core Strategy which was entirely reconsidered after the abandonment of this process. The Framework Plan is intended to set out details as to how the urban extension will be delivered. |
| | | | <ul style="list-style-type: none"> CPRE continue to object the EoLL concept as contained in the Development Strategy and will present evidence at the EiP. | <ul style="list-style-type: none"> Noted. |
| 46. | Resident | Objection | <ul style="list-style-type: none"> Do not agree with the development being built. | <ul style="list-style-type: none"> In principle objection dealt with under the Development Strategy. |
| 47. | Resident | Objection | <ul style="list-style-type: none"> CBC ignores earlier petition and is preparing the way for planning applications to proceed without the Development Strategy being approved. | <ul style="list-style-type: none"> In principle objection considered through the Development Strategy. The Council has not ignored objections but is looking for Leighton Linlade to make a proportionate response to the needs of the area in line with its size as a settlement. |
| | | | <ul style="list-style-type: none"> Recent experience suggests that additional development will increase cross town traffic and outward commuting. | <ul style="list-style-type: none"> See comments on traffic above. |
| | | | <ul style="list-style-type: none"> CBC's record in securing necessary infrastructure to support housing development is poor. | <ul style="list-style-type: none"> Section 106 negotiations relating to contributions from the development will take place when the planning applications are considered. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|--|---|
| | | | <ul style="list-style-type: none"> Claims of 2,400 new jobs is unsubstantiated especially as there is still existing employment land available within the Town. | <ul style="list-style-type: none"> See response above. |
| | | | <ul style="list-style-type: none"> ELR would not produce cross town traffic but would simply enable bottlenecks to build up more quickly. | <ul style="list-style-type: none"> See response above. |
| | | | <ul style="list-style-type: none"> ELR would not provide an outward edge and would not form a new boundary for the Green Belt. | <ul style="list-style-type: none"> See response above. |
| | | | <ul style="list-style-type: none"> Planning applications in 2011 should be rejected as the Development Strategy has not been finalized. | <ul style="list-style-type: none"> The planning applications were submitted to coincide with the previous Joint Core Strategy. The Framework Plan has been prepared in parallel with the Development Strategy to ensure that the urban extensions are implementable. |
| | | | <ul style="list-style-type: none"> A 15 year development window maximizes the negative impact. | <ul style="list-style-type: none"> The 15 year development window has been introduced so as to ensure a proper plan-led approach with certainty as to how development will proceed. |
| | | | <ul style="list-style-type: none"> Letters submitted with responses to Willis Dawson application on Clipstone Park. | <ul style="list-style-type: none"> Noted. |
| 48. | Resident | Objection | <ul style="list-style-type: none"> As preceding comment. | <ul style="list-style-type: none"> As preceding response. |
| 49. | Resident | Objection | <ul style="list-style-type: none"> CBC preparing to grant planning permission before Development Strategy approved despite previous petition. Why have voices been ignored. | <ul style="list-style-type: none"> In principle objection considered through the Development Strategy. CBC has modified substantially the scale of development proposed at Leighton Linlade compared to that which people previously objected to. |
| | | | <ul style="list-style-type: none"> Development will increase cross town congestion and existing infrastructure deficits will not be addressed. | <ul style="list-style-type: none"> Cross town congestion issues addressed above. Framework Plan sets out a clear strategy for securing infrastructure improvements in a phased manner. |
| | | | <ul style="list-style-type: none"> No massive of increase in job creation and there is still empty employment land to the south. | <ul style="list-style-type: none"> Employment land required to attract new development to the Town. Land to the south poor quality. |
| | | | <ul style="list-style-type: none"> ELR will not form a boundary to development to stop further release of green land. | <ul style="list-style-type: none"> ELR not intended to act as barrier for development throughout. Green Belt will be realigned along clear boundaries. The urban extension will not set a precedent for any further releases. |
| | | | <ul style="list-style-type: none"> Development will exacerbate flood risk along Clipstone Brook. | <ul style="list-style-type: none"> See response on Line 23 above. |
| | | | <ul style="list-style-type: none"> Do not consider building near floodplain. | <ul style="list-style-type: none"> See response on Line 23 above. |
| | | | <ul style="list-style-type: none"> Application should be rejected now until Development Strategy finalized. | <ul style="list-style-type: none"> Development Strategy in the process of being finalized and Framework Plan is intended to show how delivery can occur. |
| | | | <ul style="list-style-type: none"> Fifteen year development window maximizes negative impact. | <ul style="list-style-type: none"> See note on Line 47 above. |
| 50. | Resident | Objection | <ul style="list-style-type: none"> Disagree with the need for development. | <ul style="list-style-type: none"> In principle objection covered by Development Strategy. |
| | | | <ul style="list-style-type: none"> Considerable thought given to the appearance of the development but no indication of how this will be enforced. | <ul style="list-style-type: none"> Noted but will be followed by Design Codes prior to submission of reserved matter applications. |
| | | | <ul style="list-style-type: none"> Insufficient thought given to mitigating impacts on the rest of the Town. | <ul style="list-style-type: none"> Mitigating impact on remainder of the Town is an important matter particularly so far as provision of social infrastructure is concerned. So too is the construction of the Eastern Link |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|--|--|
| | | | | Road which will relieve traffic congestion in the Town Centre to a considerable degree. Mitigation will be secured through Section 106 obligations associated with planning applications. |
| | | | <ul style="list-style-type: none"> Problem with development overwhelming the Town still struggling to accommodate development from the last 10 years. | <ul style="list-style-type: none"> Development Strategy aims at spreading development across CBC area focussing on sustainable locations. Leighton Linlade is the largest settlement in the area and will therefore have to take its share of development. |
| 51. | Resident | Objection | <ul style="list-style-type: none"> Consultations will have little effect and will not stop the Town being swamped. The Council will ignore any submission. | <ul style="list-style-type: none"> Scale of the development is an issue covered in the Development Strategy. The Framework Plan process is intended to see how best to distribute the development within the allocated area. Constructive contributions will be incorporated. |
| 52. | Resident | Objection | <ul style="list-style-type: none"> Scale of development destroys semi-rural environment for those living north east of the Town. | <ul style="list-style-type: none"> Scale of development determined through Development Strategy. The Town is one of three urban extension locations and the overall scale of development has been reduced compared to that which was originally proposed some years ago. |
| | | | <ul style="list-style-type: none"> Development will involve floodplain land generating a "disaster waiting to happen". | <ul style="list-style-type: none"> See comments on Line 23 above. |
| 53. | Resident | Objection | <ul style="list-style-type: none"> Suspect that consultation is a waste of time particularly as Leighton Linlade residents signed a petition opposing expansion on this scale. | <ul style="list-style-type: none"> Scale of the development has been reduced substantially from the time of the previous petition. |
| | | | <ul style="list-style-type: none"> Notwithstanding this, welcomes the emphasis on keeping the outer edges of the framework area green and recreational. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Suggest that Green Belt boundary is not adjusted to follow Shenley Hill Road and Clipstone Lane but is brought to the inner edge of the Country Park and playing fields to provide long term protection. | <ul style="list-style-type: none"> Noted but the open land will probably be handed over to the Council or Town Council for maintenance (and probably the freehold as well). |
| | | | <ul style="list-style-type: none"> Need for greater clarity regarding "defensible" Green Belt boundaries. | <ul style="list-style-type: none"> See preceding response. |
| | | | <ul style="list-style-type: none"> Will the Country Parks, sports ground etc be donated to the Council or retained in the ownership of the developer and who is going to pay and manage them. | <ul style="list-style-type: none"> Note also that developers will pay commuted sums for the cost of management of these areas when handed over to the Council/Town Council. |
| | | | <ul style="list-style-type: none"> Proposed residential area to the north of Vandyke Road adjacent to Shenley Hill Road is a projection out into open countryside. This should be omitted making a marginal difference of only 200 homes. It will preserve the character of the countryside and the views of and from Shenley Hill. | <ul style="list-style-type: none"> Noted but development avoids the high ground along the crest of Shenley Hill. Moreover, it still permits a green corridor to be protected alongside the Narrow Gauge railway. |
| | | | <ul style="list-style-type: none"> Content with houses and employment at Chamberlains Barn quarry area close to the Town. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Additional traffic on local roads will be problematic particularly along Heath Road and Woburn Road and Miletree Road and Eastern Way (with both the latter having dangerous junctions). | <ul style="list-style-type: none"> See earlier comments on traffic. |
| | | | <ul style="list-style-type: none"> Do not like dog leg where the link road crosses Vandyke Road. | <ul style="list-style-type: none"> Noted; amended layout being examined for this Junction as |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|-----------------------------------|--------------------|--|--|
| | | | | part of planning application. |
| | | | <ul style="list-style-type: none"> Do not allow estate road access onto Shenley Hill Road to the south of the tip as this would increase fast traffic on these unsuitable country roads. | <ul style="list-style-type: none"> New link onto Shenley Hill Road through to the Eastern Link Road will allow the existing Junction between Shenley Hill Road and Vandyke Road to be closed to through traffic thereby reducing potential for accidents in this location. |
| 54. | Countryside Access Service of CBC | Comment | <ul style="list-style-type: none"> As this constitutes development in the Green Belt recreational aspects of the application should be exemplary. Shenley Hill Country Park will need to meet Green Flag Standard as well as those from natural England. Currently inadequate information to assess this. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Formal car parking facility welcomed but current location on Shenley Hill Road inappropriate because it is remove and will lead to vandalism and illegal activity. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Suggest car parking provision be relocated closer to the ELR or where it can be policed. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Design and delivery of access routes and informal open space should be accorded high priority and approved along with the reserved matters for the houses. | <ul style="list-style-type: none"> Preparation of open space areas will be considered as part of the Section 106 and will form part of reserved matter applications. |
| | | | <ul style="list-style-type: none"> Need for proposals to be considered by Countryside Access Service and referred to in Section 106 negotiations. All routes should be provided to adoptable standards and to CBC specification. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> All open space and access routes should be handed over to the Council for ownership and management (following a 5 year after care period with appropriate commuted sum. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Need for full strategic Green Infrastructure contributions as well to reflect pressure that will be placed on Rushmere/Stockgrove. | <ul style="list-style-type: none"> Noted. |
| 55. | Resident | Objection | <ul style="list-style-type: none"> Disgraceful amount of housing being permitted in Leighton Buzzard. | <ul style="list-style-type: none"> Leighton Buzzard needs to accommodate a proportionate number of new houses needed in CBC. These have been calculated through the Development Strategy over the course of the next 20 years. |
| | | | <ul style="list-style-type: none"> Greenfield development is a disgrace when it only benefits landowner and not existing residents who are opposed to further development because of traffic. | <ul style="list-style-type: none"> Additional housing is needed over the next 20 years and therefore development benefits all those who come to live in these houses including those within affordable housing. Additional traffic has been modelled. This shows that with the Eastern Link Road future traffic congestion will be reduced in the Town Centre. |
| | | | <ul style="list-style-type: none"> Flooding caused by too much development with flash flooding. | <ul style="list-style-type: none"> Agree that flooding has been caused by high levels of hardstanding and inadequate drainage facilities. However, the current scheme is based on ensuring that run off from the site is equivalent to a Greenfield situation. This involves balancing ponds outside the floodplain area. These are of sufficient size to bring some marginal improvements to downstream residential properties which are currently affected by flooding. See also comments on Line 23. |
| | | | <ul style="list-style-type: none"> Vote from residents of Leighton Buzzard as to whether development only needed to meet Government targets. | <ul style="list-style-type: none"> The consultation process on both the Development Strategy and on the Framework Plan allow local people to express their views. |
| | | | <ul style="list-style-type: none"> Houses only provided for commuters to Luton and Milton Keynes. Both these sites have many brownfield sites which could be built on. | <ul style="list-style-type: none"> The intention is that with the provision of additional employment opportunities locally there will be opportunities to |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|---|--|
| | | | | reduce commuting. Brownfield sites in Luton are already scheduled for redevelopment. Brownfield opportunities in Milton Keynes are not widespread (because it is a new Town). Some development will need to take place on Greenfield land. |
| | | | <ul style="list-style-type: none"> This compares with Leighton Buzzard which was a small pleasant market town. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> Too many examples of small flimsy houses on narrow overcrowded roads especially near Pages Park. | <ul style="list-style-type: none"> Intention of CBC is to produce Design Codes to ensure that quality of development is improved substantially compared to recent schemes. |
| | | | <ul style="list-style-type: none"> Allow more time for public consultation. | <ul style="list-style-type: none"> Consultation process on Development Strategy and the Framework Plan allows locals residents to have their say and is similar to the North Houghton Regis Framework Plan. |
| 56. | Resident | Objection | <ul style="list-style-type: none"> Joint Core Strategy was withdrawn and Leighton Linlade residents have petitioned against the urban extension. Why are these voices being ignored. Not all landowners involved in the planning applications. Why is it important for development to be brought forward in a "timely manner". Explain for whom. Why is development considered "pressing". Why has CBC decided to press ahead with development without the benefit of an agreed Core Strategy. Why cannot the Big Plan proceed? CBC's Vision for EoLL not accepted by the majority of residents. Where is the supporting evidence for new inward investment and job creation especially as the Town has been losing jobs recently. Commuters increasing (including the objector!). Creation of a new bus service will not prevent private vehicular movements which will still be significant. There is a need to be straightforward about this. Travel across the Town will increase significantly because there are a number of destinations in this location. The ELR does nothing to alleviate the one crossing point problem. Misleading to state that two new employment sites will reduce the need for commuting out of the Town especially as new residents will inevitably have jobs in Milton Keynes, Hemel Hempstead, Watford and London. How will contemporary designs fit with the overall character of the market town. How does new infrastructure assist in managing flood risk. Need to provide financial guarantees that cover existing residents against the cost of flood damage. How will 2,400 jobs be created will these jobs come before the houses do. What companies have indicated that they intend to relocated. | <ul style="list-style-type: none"> See response to Line 29 See response to Line 29 See response to Line 29 See response to Line 29 See response to Line 29 See response to Line 29 See response to Line 29 See response to Line 29 Improved bus service should also reduce the amount of private traffic utilizing the Town Centre especially with good links to the station. The traffic modelling has regard to improvements in bus travel but is not over optimistic about this, however it is important to recognise the number of internal trips accessing services such as schools and employment within the development. See response to Line 29 See response to Line 29 See response to Line 29 See response to Line 23 Improved upstream balancing arrangements will reduce flood risk for downstream occupants. See also Line 23. See response to Line 29 |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------------------------------|--------------------|---|--|
| | | | <ul style="list-style-type: none"> The ELR is not an alternative orbital route as it only joins Heath Road to Stanbridge Road (and not to the bypass or to the station). | <ul style="list-style-type: none"> See response to Line 29 |
| | | | <ul style="list-style-type: none"> ELR could be used to form a real barrier to Green Belt on the edge of the proposed urban extension. | <ul style="list-style-type: none"> See response to Line 29 |
| | | | <ul style="list-style-type: none"> Miletree Road/Eastern Way/A5 will be the main route out to Milton Keynes and the Junction with the A5 is very dangerous. | <ul style="list-style-type: none"> Noted; details of the A5 Eastern Way junction have been considered in the traffic modelling and by the responses from CBC Highways and the Highways Agency to the planning applications. |
| | | | <ul style="list-style-type: none"> Clarify Paragraph 4.5.15 regarding right of way given to arterial roads. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Why is there only a general commitment to secure the ELR. Compare with Aylesbury and Bicester where new roads and station have been provided before any houses are completed. | <ul style="list-style-type: none"> There is a firm commitment from the Council to ensure that all the necessary infrastructure is provided at the requisite time. At this stage the precise timing is not known but it will be a matter of negotiation with the developers/landowners as part of consideration of the Section 106 Agreements for any planning approvals which might be granted. |
| | | | <ul style="list-style-type: none"> Some employment land to the south of the Town already available for development. | <ul style="list-style-type: none"> See response to Line 29 |
| | | | <ul style="list-style-type: none"> Cycle and pedestrian highway along Clipstone Brook will adversely impact existing residents. | <ul style="list-style-type: none"> See response to Line 29 |
| | | | <ul style="list-style-type: none"> Clarify arrangements with regard to community hub and the need for flexibility. | <ul style="list-style-type: none"> See response to Line 29 |
| | | | <ul style="list-style-type: none"> How will "critical" and "essential" infrastructure be financed and secured. Providing funds from the selling of housing is a risky strategy. | <ul style="list-style-type: none"> See response to Line 29 |
| | | | <ul style="list-style-type: none"> No evidence that concerns, comments or suggestions every responded to. | <ul style="list-style-type: none"> Framework Plan consultation is intended to demonstrate that points have either been considered or will be considered in the future. |
| | | | <ul style="list-style-type: none"> Application submitted in 2011 should be rejected until the Development Strategy has been finalized. What is the rush? | <ul style="list-style-type: none"> The intention is to progress the Framework Plan in parallel with the Development Strategy to demonstrate deliverability of the scheme. The East of Leighton Linlade is one of the three urban extensions which can be brought forward early in order to increase housing numbers within CBC area (a general objective of central Government as there is wide acceptance that housing completions are currently far too low). |
| | | | <ul style="list-style-type: none"> Fifteen year development programme maximizes the impact on existing residents and will generate years of uncertainty. | <ul style="list-style-type: none"> See response to Line 29 |
| 57. | Plymouth Brethren Christian Church | Support | <ul style="list-style-type: none"> Welcomes the plan to provide sustainable development. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Faith organizations are an integral part of creating an attractive community. | <ul style="list-style-type: none"> Agree. |
| | | | <ul style="list-style-type: none"> Need to make specific reference to Places of Worship (perhaps in Paragraph 2.2) to ensure adequate provision. | <ul style="list-style-type: none"> Noted and will incorporate. |
| | | | <ul style="list-style-type: none"> The Plymouth Brethren look forward to working with the Council on the scheme. | <ul style="list-style-type: none"> Welcomed. |
| 58. | Landowner | Comment | <ul style="list-style-type: none"> The proposals have been around for a very long time and the Council should grant consent so that the project can get underway and the Council see the benefits. | <ul style="list-style-type: none"> Noted. |
| 59. | Resident | Objection | <ul style="list-style-type: none"> Priority for provision of Lower School so that new residents children can attend straight away and avoid | <ul style="list-style-type: none"> Noted and CBC intention to provide Lower School at an early |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|---|---|
| | | | changing schools. | stage but to be discussed as part of Section 106 obligations associated with planning applications. |
| | | | <ul style="list-style-type: none"> Need for a dual carriageway along the ELR right the way through to the A505. | <ul style="list-style-type: none"> CBC Highways do not see need for a dual carriageway. Traffic volumes can easily be accommodated on a single (by wide) carriageway road with appropriate junctions with the radial route. |
| | | | <ul style="list-style-type: none"> 10% of this figure (250 dwellings) should be a maximum as Town Centre and railway line cannot cope. | <ul style="list-style-type: none"> 250 dwellings inadequate numbers in terms of providing for overall housing needs and infrastructure improvements to the Town. |
| 60. | Resident | Objection | <ul style="list-style-type: none"> Disagree with the scale of development. | <ul style="list-style-type: none"> EoLL urban extension needed – see Development Strategy and housing requirements. |
| | | | <ul style="list-style-type: none"> Objector is a NIMBY living on Mercury Way which backs on to open fields. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Object to possible footpath running behind objector's property as this will create a nuisance. Do not build this footpath but access footpaths should be on the new estate roads. | <ul style="list-style-type: none"> Need for new development to make provision for footpaths/cycleways to follow design lines within the proposed new development and to link into existing fabric of the Town. Both sets of footpaths probably needed to secure linkages to existing Town Centre. |
| | | | <ul style="list-style-type: none"> ELR will not relieve congestion in Town Centre especially taking into account current problems. | <ul style="list-style-type: none"> ELR will <u>reduce</u> future congestion in the Town Centre by diverting existing and new traffic from using the Town Centre. |
| | | | <ul style="list-style-type: none"> Please do not ignore these points. | <ul style="list-style-type: none"> All complaints will be examined carefully. |
| 61. | Resident | Objection | <ul style="list-style-type: none"> Leighton Buzzard at capacity. | <ul style="list-style-type: none"> Leighton Buzzard is a thriving centre which makes it a sustainable location for development. |
| | | | <ul style="list-style-type: none"> Town Centre is a nightmare to drive through. | <ul style="list-style-type: none"> Construction of the ELR will relieve congestion in the Town Centre whilst allowing new residents to access the Town Centre as well. |
| | | | <ul style="list-style-type: none"> Neither schools nor surgeries can cope. | <ul style="list-style-type: none"> Additional facilities (including schools and surgeries) will be provided on site. |
| | | | <ul style="list-style-type: none"> Bad idea to build more houses. | <ul style="list-style-type: none"> New houses needed to meet future needs over the next 20 years – see Development Strategy. |
| 62. | Resident | Objection | <ul style="list-style-type: none"> Consultation a farce. | <ul style="list-style-type: none"> Noted but disagree. |
| | | | <ul style="list-style-type: none"> Questions about detail. | <ul style="list-style-type: none"> Details are important to determine whether the scheme is appropriate. |
| | | | <ul style="list-style-type: none"> Main question should the Town continue to expand beyond its ability to cope. | <ul style="list-style-type: none"> In principle issues determined through the Development |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|---|---|
| | | | | Strategy and consultation process. |
| | | | <ul style="list-style-type: none"> The Town is big enough – no further expansion. | <ul style="list-style-type: none"> The Town is one of the larger settlements in CBC area and must contribute as a sustainable location for future growth over the next 20 years proportionately to its size. |
| 63. | Resident | Objection | <ul style="list-style-type: none"> Leighton Buzzard too big for existing infrastructure. | <ul style="list-style-type: none"> Additional infrastructure will be built to meet the needs of new residents (and existing residents) as part of implementation of the Framework Plan. |
| | | | <ul style="list-style-type: none"> No guarantee that schools and businesses will be built out of Sandhills Estate. | <ul style="list-style-type: none"> Schools and businesses will be provided in a “timely manner” to match the demand. |
| | | | <ul style="list-style-type: none"> Sports facilities at Billington Park have taken years to sort out and Police Station only part time. | <ul style="list-style-type: none"> Location and timing of sports facilities will be determined through Section 106 agreements associated with planning applications. |
| | | | <ul style="list-style-type: none"> Urgent need for medical facilities. | <ul style="list-style-type: none"> Additional surgery facilities provided within the new Neighbourhood Centre together with a Close Care Home for elderly people. |
| | | | <ul style="list-style-type: none"> Where will affordable housing be built especially as the Sandhills has a reputation as a drug haven with private housing close by being attractive to burglars. | <ul style="list-style-type: none"> Noted but affordable housing is a requirement for all CBC developments above a certain threshold size. |
| | | | <ul style="list-style-type: none"> Leighton will grow to become a satellite of Milton Keynes. | <ul style="list-style-type: none"> Leighton Linslade is programmed to take a proportionate share of growth which will take place over the next 20 years based on its overall size within the District and opportunities for development. |
| | | | <ul style="list-style-type: none"> Improve existing facilities for existing residents. | <ul style="list-style-type: none"> Noted |
| | | | <ul style="list-style-type: none"> What will happen to the rubbish? | <ul style="list-style-type: none"> Noted but will be addressed by the Council. |
| | | | <ul style="list-style-type: none"> Will increase in Council tax contributions cause overall Council tax rates to decrease? | <ul style="list-style-type: none"> Council tax rates are determined on a year by year basis depending upon the need for and cost of services. |
| 64. | Resident | Objection | <ul style="list-style-type: none"> Scale of development unacceptable. | <ul style="list-style-type: none"> Scale of development determined through the Development Strategy consultation exercise. |
| | | | <ul style="list-style-type: none"> Will changed the character of the existing market town. | <ul style="list-style-type: none"> Additional development can be added on without necessarily adversely affecting the character of the market town. |
| | | | <ul style="list-style-type: none"> Expansion for Luton should be elsewhere. | <ul style="list-style-type: none"> Expansion is not solely for Luton but is needed for local needs and some inward migrants from elsewhere. |
| 65. | Resident | Comment | <ul style="list-style-type: none"> Can the development include a running track to encourage athletics. | <ul style="list-style-type: none"> Noted but the specific uses within the formal open space areas will be determined through the planning applications and will take into account the Council’s Leisure Strategy. |
| 66. | Resident | Objection | <ul style="list-style-type: none"> Council ignore comments and consultation is a sham. | <ul style="list-style-type: none"> Framework Plan consultation exercise is an opportunity for |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|--------------------|--|--|
| | | | | constructive suggestions to be made; the Council will try to incorporate these within an amended version of the Framework Plan. |
| | | | <ul style="list-style-type: none"> Difficulty if small high density housing built with no parking, no services and no road links. | <ul style="list-style-type: none"> To prevent poor quality housing the Council will be promoting the idea of Design Codes. |
| | | | <ul style="list-style-type: none"> Why no link to the A5. | <ul style="list-style-type: none"> Traffic modelling shows most movements eastwards along the A505. |
| 67. | Resident | Objection | <ul style="list-style-type: none"> Need to provide for sports other than football e.g. athletics, hockey and more diverse facilities as well as a decent indoor sports facility (Tiddenfoot is inadequate for a Town the size of Leighton Linlade). | <ul style="list-style-type: none"> See response to Line 65. |
| 68. | Resident | Objection | <ul style="list-style-type: none"> Disagree with all the questions as the plans are ludicrous. | <ul style="list-style-type: none"> Framework Plan is based on Development Strategy which has considered housing needs very carefully and identified sustainable locations for development. |
| | | | <ul style="list-style-type: none"> Objector feels like a NIMBY as his house backs onto open fields and he will lose the view. | <ul style="list-style-type: none"> Loss of view is not a relevant planning objection. However, the layout has been arranged so as to try and avoid any direct overlooking from existing residential properties to adjoining residential properties. |
| | | | <ul style="list-style-type: none"> Is it possible to move the footpath to the rear of his property as this could cause a nuisance. | <ul style="list-style-type: none"> Noted and will examine the possibility of realigning footpath. |
| 69. | Resident | Comment | <ul style="list-style-type: none"> Need for introduction of athletics facilities in the Town: despite Council promises to provide facility at Billington Park and improve the old RAF Stanbridge running track this has not materialized. | <ul style="list-style-type: none"> See response to Line 65. |
| | | | <ul style="list-style-type: none"> Capitalize on success from the Olympics. | <ul style="list-style-type: none"> See response to Line 65. |
| 70. | Resident | Comment | <ul style="list-style-type: none"> Provide athletics track. | <ul style="list-style-type: none"> Noted but see response to Line 65. |
| 71. | Resident | Comment | <ul style="list-style-type: none"> Need for firm provision of both indoor and outdoor sports facilities specifically for athletics. | <ul style="list-style-type: none"> Indoor sports facilities proposed. On athletics facilities See response to Line 65. |
| | | | <ul style="list-style-type: none"> Following loss of track at Astral Park need for new facilities especially to take into account part of Olympic legacy. | <ul style="list-style-type: none"> Noted especially offer of help with fund raising. |
| 72. | Resident | Objection | <ul style="list-style-type: none"> Town needs more infrastructure, healthcare and sports facilities e.g. a new swimming pool but not housing. | <ul style="list-style-type: none"> New infrastructure will be provided including sports facilities and healthcare. This will be funded in part by the new housing although this is unlikely to extend to a new pool unless this is provided in conjunction with the school. |
| 73. | Resident | Comment | <ul style="list-style-type: none"> Need to make provision for athletics track. | <ul style="list-style-type: none"> Noted but see response to Line 65. |
| | | | <ul style="list-style-type: none"> Loss of track at Billington Park adjacent to RAF Stanbridge a problem for the town especially as £1M set aside by the Council. | <ul style="list-style-type: none"> As preceding. |
| | | | <ul style="list-style-type: none"> Need to make provision for Olympic legacy especially as Vandyke is a "Sports Specialist College". | <ul style="list-style-type: none"> Will examine the possibility of combining facilities with Vandyke Secondary School. |
| 74. | Resident | Comment | <ul style="list-style-type: none"> Provision of athletics track and facilities. | <ul style="list-style-type: none"> Noted but see response to Line 65. |
| 75. | Resident | Comment | <ul style="list-style-type: none"> Need for alternative facilities. | <ul style="list-style-type: none"> Noted but see response to Line 65. |
| | | | <ul style="list-style-type: none"> Already enough football pitches. | <ul style="list-style-type: none"> See above. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|---------------------------------|---------------------|---|--|
| | | | <ul style="list-style-type: none"> Athletics track would replace loss of Billington Park. | <ul style="list-style-type: none"> See above. |
| | | | <ul style="list-style-type: none"> More indoor sports facilities including swimming and squash. | <ul style="list-style-type: none"> Some provision for indoor facilities will either be included within the community centre or a financial contributions will be sought for off-site improvements.. |
| | | | <ul style="list-style-type: none"> Provide family homes at lower densities rather than high density "rabbit hutches". | <ul style="list-style-type: none"> Likely that family housing at lower density will be constructed, hence the Framework Plan anticipates lower densities overall than, for example, Sandhills. |
| 76. | Resident | Comment | <ul style="list-style-type: none"> Improve overall recreational provision for the town. | <ul style="list-style-type: none"> Large areas of the site devoted to informal and formal recreation (over a third of the site). |
| | | | <ul style="list-style-type: none"> Include decent athletics provision. | <ul style="list-style-type: none"> Notedbut see response to Line 65. |
| 77. | Resident | Comment | <ul style="list-style-type: none"> Need to cater for Olympic legacy other than football. | <ul style="list-style-type: none"> Noted abut see response to Line 65. |
| | | | <ul style="list-style-type: none"> Two good athletic/running clubs in Leighton and desperate need for athletics track. | <ul style="list-style-type: none"> Noted but see response to Line 65. |
| | | | <ul style="list-style-type: none"> Ideally located in conjunction with the school site for combined use. | <ul style="list-style-type: none"> This option is allowed for in the Framework Plan. |
| 78. | Resident | Comment | <ul style="list-style-type: none"> Need for provision of athletics track to make up for one lost previously. | <ul style="list-style-type: none"> See response to Line 65. |
| | | | <ul style="list-style-type: none"> Athletics is a year round provision and is not seasonal. | <ul style="list-style-type: none"> See response to Line 65. |
| | | | <ul style="list-style-type: none"> Enables the open space to be used by more diverse range of users including the disabled and minority groups. | <ul style="list-style-type: none"> Agree the need for a range of sports facilities. |
| 79. | Leighton Buzzard Athletics Club | Support/ Comment | <ul style="list-style-type: none"> Impressed with the proposals overall. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Need to provide for athletics as well as other sporting activity. | <ul style="list-style-type: none"> Noted but see response to Line 65. |
| | | | <ul style="list-style-type: none"> Loss of running track at RAF Stanbridge a hindrance to expansion of athletics in the Town. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Could be associated with Vandyke Upper School which is a Specialist Sports College. | <ul style="list-style-type: none"> Noted and has already been taken into account in the Framework Plan. |
| 80 | Resident | Comment | <ul style="list-style-type: none"> Need for new sports hall. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Indoor sports facilities have not kept pace with the growth of the Town and the growth in the numbers of older active adults. | <ul style="list-style-type: none"> Existing indoor facilities are very well used and CBC are looking at ways to provide more capacity. |
| | | | <ul style="list-style-type: none"> Tiddenfoot cannot cope with the existing demand and Vandyke does not provide an alternative. | <ul style="list-style-type: none"> Possibility of providing additional facilities in conjunction with an expanded Vandyke Secondary School is being considered and has been allowed for in the Framework Plan. |
| 81 | Leighton Linslade Town Council | Comment | <ul style="list-style-type: none"> Education facilities should be flexible to accommodate any future changes to the three tiers school system. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Town Council supports provision of the Eastern Link Road but would want it to go to the A505 rather than Stanbridge Road. | <ul style="list-style-type: none"> As noted above extension of Eastern Link Road to A505 <u>increases</u> congestion in the Town Centre according to traffic modelling. The link attracts more traffic into the Town Centre than it relieves. |
| | | | <ul style="list-style-type: none"> Town Council supports a wide buffer to the Narrow Gauge Railway. | <ul style="list-style-type: none"> Noted. |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------|-----------------------|---|---|
| | | | <ul style="list-style-type: none"> Would like to see improvements to the Junctions with the A5 as well as the provision of new transport and travel infrastructure. | <ul style="list-style-type: none"> CBC Highways and Highways Agency satisfied with A5 Junctions. |
| | | | <ul style="list-style-type: none"> If designated employment land cannot be delivered then this should be provided for elsewhere within the development. | <ul style="list-style-type: none"> No evidence of non delivery and employment sufficient to meet the necessary job numbers |
| | | | <ul style="list-style-type: none"> Cemetery to be made available as quickly as possible. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Need for Parish boundary to be amended. | <ul style="list-style-type: none"> Noted. |
| 82 | Resident | Comment | <ul style="list-style-type: none"> FP has not properly considered impact of journeys eastwards across the Town, especially in peak hours. | <ul style="list-style-type: none"> Traffic modelling shows ELR removes more traffic from the Town Centre than enters it as a destination. |
| 83 | Resident | Comment/ Objection | <ul style="list-style-type: none"> Adverse effect of development on already congested roads including car parks and railway; these needs to be addressed before development is approved. | <ul style="list-style-type: none"> ELR and road improvements reduce congestion in the Town Centre. The proposals involve a package of infrastructure improvements including some in the Town Centre. |
| 84 | Resident | Objection | <ul style="list-style-type: none"> Do not need another Billington Park. | <ul style="list-style-type: none"> Additional homes required for the extended Development Strategy period to 2031. |
| | | | <ul style="list-style-type: none"> The houses are not in keeping with Village life in Eggington. | <ul style="list-style-type: none"> Development separate from Eggington. |
| | | | <ul style="list-style-type: none"> Increased traffic in Eggington. | <ul style="list-style-type: none"> Traffic flows in Eggington unlikely to increase because of the effect of Eastern Link Road. |
| | | | <ul style="list-style-type: none"> No more new homes! | <ul style="list-style-type: none"> In principle objection dealt with in the Development Strategy. |
| 85. | Resident | Objection | <ul style="list-style-type: none"> Expansion will add to chronic congestion in the Town Centre | <ul style="list-style-type: none"> Traffic modelling for planning applications indicates that ELR will reduce congestion within the Town Centre. |
| | | | <ul style="list-style-type: none"> Need for roundabouts at ELR/Stanbridge Road and Stanbridge Road/A505 Junctions. | <ul style="list-style-type: none"> Noted and included within the planning applications. |
| | | | <ul style="list-style-type: none"> Existing congestion will hinder provision of good bus services for the Eastern Expansion. | <ul style="list-style-type: none"> Improved bus services can be introduced with priority measures especially as the ELR will improve congestion within the Town Centre. |
| | | | <ul style="list-style-type: none"> Best hope for Leighton Linlade is improved use of rail with road and the need for a link to the southern bypass (which now appears to have been abandoned). | <ul style="list-style-type: none"> Noted. |
| 86. | Resident | Objection | <ul style="list-style-type: none"> Object because more houses means more vehicles leading to more congestion especially with existing development at Billington Park/Sandhills. | <ul style="list-style-type: none"> Construction of Eastern Link Road will assist in relieving congestion in the Town Centre including an allowance from the Billington Park/Sandhills development. |
| | | | <ul style="list-style-type: none"> Leighton Buzzard is dying partly because of traffic congestion and partly because people shop elsewhere; the plan would worsen this situation. | <ul style="list-style-type: none"> See previous answer; more people locally will improve the local retail offer. |
| | | | <ul style="list-style-type: none"> No building should be on Green Belt land. | <ul style="list-style-type: none"> Need to consider limited Green Belt releases because "very special circumstances" exist – see Development Strategy. |
| | | | <ul style="list-style-type: none"> Need to conserve the countryside especially as suburban parks do not constitute countryside. | <ul style="list-style-type: none"> Need for the release of some Greenfield land to meet housing needs in CBC area because insufficient brownfield sites in sustainable locations. |
| 87 | Resident | Comment | <ul style="list-style-type: none"> All new buildings should be zero carbon. | <ul style="list-style-type: none"> Houses will be built to Building Regulations standards applying at that time. |
| | | | <ul style="list-style-type: none"> New road needs to extend to Stoke Road otherwise limited effect on Town Centre. | <ul style="list-style-type: none"> ELR to Stanbridge Road relieves the Town Centre of congestion according to traffic modelling. |
| | | | <ul style="list-style-type: none"> Cycle paths should be directed towards the Town Centre and continue to the station. | <ul style="list-style-type: none"> Cycle paths will be introduced through the Clipstone Brook Corridor into the Town Centre as shown in the Framework Plan. |
| 88 | Resident | Comment | <ul style="list-style-type: none"> Need to construction dwellings to high energy and insulation standards including PVs and wind turbines. | <ul style="list-style-type: none"> Noted; buildings will be constructed to Building Regulations standard prevalent at the time of construction. Construction using renewable opportunities will be in accordance with Development Strategy policies. |
| | | | <ul style="list-style-type: none"> Public transport provision and walking and cycling to be given priority over road building. | <ul style="list-style-type: none"> Noted. |
| | | | <ul style="list-style-type: none"> Provision of allotments and woodland/green spaces to be given priority. | <ul style="list-style-type: none"> Laying out of open space will form part of all Section 106 Agreements. |
| 89 | Resident | Comment | <ul style="list-style-type: none"> Need for a new running track following failure of CBC to include this in new RAF Stanbridge redevelopment. | <ul style="list-style-type: none"> Noted. |
| 90 | Resident | Objection | <ul style="list-style-type: none"> Construction of ELR between Stanbridge Road and Heath Road will increase traffic on the latter. | <ul style="list-style-type: none"> Noted but overall ELR will reduce traffic within the Town Centre as shown in the traffic modelling work associated with the planning applications. |
| | | | <ul style="list-style-type: none"> Objection to building in Green Belt | <ul style="list-style-type: none"> "Very special circumstances" requiring limited Green Belt |

| No | Respondent | Support/ Object | Summarised Comments | Response |
|-----|------------------------------------|-----------------------|--|---|
| | | | | release is necessary to meet housing numbers – see Development Strategy. |
| | | | <ul style="list-style-type: none"> Town unable to cope with another 5,000 residents because of lack of shopping facilities especially clothes. | <ul style="list-style-type: none"> Facilities within the Town likely to increase with growth in population – see CBC proposals for regeneration of Town Centre. |
| | | | <ul style="list-style-type: none"> Increase in traffic on already congested roads. | <ul style="list-style-type: none"> Congestion on roads eased by construction of ELR. |
| 91 | Resident | Objection | <ul style="list-style-type: none"> Strongly object to additional housing | <ul style="list-style-type: none"> In principle objection to housing which is dealt with by the Development Strategy. |
| | | | <ul style="list-style-type: none"> Vandyke Road will not be able to cope with additional traffic from new development | <ul style="list-style-type: none"> Vandyke Road will be able to cope with traffic from the development because of the relief provided by the ELR – see traffic modelling. |
| | | | <ul style="list-style-type: none"> Cars will use Vandyke Road to access the Town Centre | <ul style="list-style-type: none"> See previous response. |
| | | | <ul style="list-style-type: none"> During construction Vandyke Road will become a short cut for heavy lorries | <ul style="list-style-type: none"> Access to construction sites will be controlled by route management. |
| | | | <ul style="list-style-type: none"> Could Vandyke Road be used as a one way only route? | <ul style="list-style-type: none"> Noted and will examine. |
| 92. | Resident | Comment/ Objection | <ul style="list-style-type: none"> Why not refurbish empty properties before constructing development on Greenfield land. | <ul style="list-style-type: none"> Empty residential properties inadequate to meet the demand for new housing in the area over the next 20 years – see Development Strategy. |
| | | | <ul style="list-style-type: none"> Incorporates land which is subject to flooding by the Clipstone Brook. | <ul style="list-style-type: none"> No development proposed on land within the floodplain (see FRA attached to planning applications). See also response on Line 23. |
| | | | <ul style="list-style-type: none"> Proposed scheme not well thought out, sensible, and complete madness. | <ul style="list-style-type: none"> Noted. |
| 93. | Resident | Objection | <ul style="list-style-type: none"> Disappointed with the proposed use of Green Belt land. | <ul style="list-style-type: none"> “Very special circumstances” exist for the limited use of former Green land as set out in the Development Strategy. |
| | | | <ul style="list-style-type: none"> Poor management of Sandhills/Billington Park with lack of infrastructure is not encouraging. | <ul style="list-style-type: none"> Section 106 Obligations will ensure provision of infrastructure in a timely manner. |
| | | | <ul style="list-style-type: none"> Villages such as Eggington will be swallowed up by urban sprawl and lose their unique identity | <ul style="list-style-type: none"> Protected gap will exist between EoLL and Eggington. |
| 94. | Voluntary & Community Action | Objection | <ul style="list-style-type: none"> Need to comply with policies in Development Strategy re developer contributions. | <ul style="list-style-type: none"> Aware of this and for the need to adequately phase contributions but this can only be achieved during negotiations on application. |
| | | | <ul style="list-style-type: none"> Redraft and strengthen the “Vision & Objectives”. | <ul style="list-style-type: none"> Agreed. |
| | | | <ul style="list-style-type: none"> Amend “Aims” to include community | <ul style="list-style-type: none"> Agreed. |
| | | | <ul style="list-style-type: none"> Strengthen Para 4.5 to encourage community involvement. | <ul style="list-style-type: none"> Agreed. |
| | | | <ul style="list-style-type: none"> Strengthen Para 4.12 to refer to 4 court hall in Neighbourhood Centre and 2 court in Local Centres. | <ul style="list-style-type: none"> No decisions yet about size and format of halls, this will be addressed through the Section 106 negotiations for planning applications. |
| | | | <ul style="list-style-type: none"> Need to determine trigger points for provision and provision of interim facilities if no permanent arrangement before development commences. | <ul style="list-style-type: none"> This should be done through Section 106 negotiations |
| | | | <ul style="list-style-type: none"> Section 4 fails to address effective social infrastructure – 34 new community groups and 1,600 volunteers. | <ul style="list-style-type: none"> Framework Plan is primarily about creating the physical spaces to enable community groups to flourish. |
| | | | <ul style="list-style-type: none"> Need for community workers. | <ul style="list-style-type: none"> Not accepted at this stage as need to balance up all developer contributions to ensure a viable scheme in accordance with NPPF. |
| | | | <ul style="list-style-type: none"> Strengthen Para 5.1 by referring to “community” infrastructure. | <ul style="list-style-type: none"> Agreed. |
| | | | <ul style="list-style-type: none"> Lack of precision in Para 5.4 (iv). | <ul style="list-style-type: none"> Need to retain flexibility. |

This page is intentionally left blank

Appendix C

**Extract from the Minutes of
Sustainable Communities Overview and Scrutiny Committee held on
25th April 2013 regarding the Framework Plan and recommendations**

John Gelder of Voluntary and Community Action, raised concerns about the public consultation process, which in his opinion had been flawed due to the fact that his organisation's written response to the draft Framework Plan had not been captured within the summary of comments and responses received (Appendix B of the draft Framework Plan report). Both the Executive Member for Sustainable Communities Strategic Planning & Economic Development and the Assistant Director, Planning apologised for this oversight and provided a commitment that the response from Voluntary and Community Action would be given consideration prior to Executive's consideration of the draft Framework Plan. The Executive Member also assured the Committee that he would investigate the matter further and would provide an explanation as to why this omission had occurred and if there had been any others.

RECOMMENDED TO EXECUTIVE

That the draft Framework Plan for Land East of Leighton Linlade be adopted subject to:-

- 1. consideration of the written comments of Voluntary & Community Action and any others that may have been omitted; and**
- 2. recognition of Eggington's important role in the development and the S106 challenges and electoral conflicts that may be created if current boundaries were maintained.**

This page is intentionally left blank

Meeting: Executive

Date: 14 May 2013

Subject: CBC Capital Programme - Grant Funding – Cycle Route Between Cranfield Village and Cranfield University and Technology Park

Report of: Cllr Nigel Young, Executive Member for Sustainable Communities – Strategic Planning and Economic Development

Summary: The report requests that the Executive acknowledge the grant funding from the Department for Transport for the above cycle route and approve its inclusion in the Capital Programme.

Advising Officer: Trevor Saunders, Assistant Director Planning

Contact Officer: Ann Rowland, Team Leader Sustainable Transport Team

Public/Exempt: Public

Wards Affected: Cranfield

Function of: Executive

Key Decision Yes

Reason for urgency/ exemption from call-in (if appropriate) The Council has been successful in securing £125,000 from the Department for Transport 'Cycle Safety Fund'. In accordance with the conditions of the funding to be received, the scheme needs to be complete and invoiced by March 2014 which necessitates an immediate start of works and therefore inclusion in the Council's Capital Programme. The money to be spent is in accordance with existing council policies as set out in the Local Transport Plan.

CORPORATE IMPLICATIONS

Council Priorities:

Grant funding from Department of Transport's Cycle Safety Fund will help deliver a number of aims and objectives expressed in the Council's approved Local Transport Plan and will specifically deliver against the following of Central Bedfordshire corporate priorities:

- Enhancing Central Bedfordshire – creating jobs, managing growth, protecting our countryside and enabling businesses to grow.
- Promote health and wellbeing and protecting the vulnerable.
- Better infrastructure – improved roads, broadband reach and transport.

The cycle route project is specifically aligned to the Marston Vale Local Area Transport Plan (LATP) which sets out transport priorities for the local area including Cranfield village, the Technology Park and University.

Financial:

1. The Cycle Safety Fund secures £125,000 of external funding towards a scheme valued at £191,000. The remaining £66,000 has previously been allocated through the Local Area Transport Plan.

Legal:

2. There are no legal implications of this decision.

Risk Management:

3. The key risk is one of late commencement which will result in a loss of the external funds secured or inability to claim the entire scheme costs should scheme completion be delayed into the next financial year.

Staffing (including Trades Unions):

4. None.

Equalities/Human Rights:

5. The new, safe cycle route offers the opportunity for journeys to work and education in the Cranfield area will help provide safer opportunities for walking and cycling for those without access or with limited access to a car for local journeys.

Public Health

6. The promotion of 'Active Travel', including promotion and development of improved cycling routes will contribute to improved public health.

Community Safety:

7. The works are receiving specific fund from the government's Cycle Safety Fund. There were 3 recorded pedal cycle accidents in this area in 2009. This scheme will have a positive impact upon local community safety.

Sustainability:

8. This project to enhance Central Bedfordshire's existing cycle network will improve local access to jobs, education and leisure facilities by sustainable transport and will therefore present an important opportunity for reducing car use between, Cranfield village, the Technology Park and the University.

Procurement:

9. This project will be delivered in accordance with CBC procurement policies using Amey Infrastructure, Central Bedfordshire's highways provider.

Overview and Scrutiny:

10. Owing to the urgent nature of the report, this matter has not been considered by Overview and Scrutiny.

RECOMMENDATION:

The Executive is asked to:

- 1. approve the inclusion of funding obtained from central government as part of the Government's Cycle Safety Fund in the Capital Programme.**

Reason for Recommendation: To enable commencement of work such that funding is not put at risk.

Executive Summary

11. Central Bedfordshire has been awarded £125,000 from Department of Transport's Cycle Safety Fund to support a cycling initiative in Cranfield which must be delivered in the period 2013/14.
12. In order to ensure that the project is delivered within that period and to budget, Central Bedfordshire needs to be able to work with partners to commence work immediately.
13. In light of the secured funding, the report seeks approval from Executive now to incorporate this scheme into the Capital Programme.

Cycle Safety Scheme Funding – Cycle Route between Cranfield village and Cranfield University and Technology Park

14. This project is specifically to address a cycling safety issue in Cranfield. The new funding secured enables Central Bedfordshire to deliver a safe cycle route in the local area sooner rather than later.

Key objectives of the project?

15. The main aims of the Cycle Route project are as follows:
 - To improve cycle safety in the Cranfield area
 - To improve access to employment (at the University and Technology Park etc.) by sustainable modes of transport
 - To reduce the impact of commuting trips on local communities
 - To improve access to leisure by sustainable modes of transport
 - To improve health and fitness through facilitating more active travel.

Partnership working

16. The need for this cycle route was identified through the LATP which underwent extensive local consultation prior to its adoption by the Council.
17. The Parish Council and Cranfield University are particularly supportive of the opportunity that it this scheme represents. The University in particular has an important part to play in promoting the new route to their 2000 staff and 4000 students as the route already features prominently in the University Travel Plan.

Conclusion and Next Steps

18. The recent success in securing these funds and the need to start quickly on this project means that it is important the project is included in the Capital Programme as soon as possible and is therefore being brought to Executive for approval at this early juncture. The project is fully compliant with the Council's approved Local Transport Plan, the approved Marston Vale LAMP and has local support from key partners.
19. With approval from the Executive, work can start immediately to ensure that Central Bedfordshire takes full advantage of the funding it has successfully secured.

Background Papers: None

Appendices: None

Meeting: Executive
Date: 14 May 2013
Subject: Housing Asset Management Strategy (HAMS)
Report of: Cllr Carole Hegley, Executive Member for Social Care, Health and Housing
Summary: The purpose of this report is to request Executive approval of the Housing Asset Management Strategy.

Advising Officer: Julie Ogley, Director of Social Care, Health and Housing
Contact Officer: John Holman, Head of Asset Management
Public/Exempt: Public
Wards Affected: All Wards
Function of: Executive
Key Decision Yes
**Reason for urgency/
exemption from call-in
(if appropriate)** Not applicable

CORPORATE IMPLICATIONS

Council Priorities:

The Housing Asset Management Strategy (HAMS) supports the following Council priorities :

- Improving educational attainment
- Enhancing the local community
- Promote health and well-being and protecting the vulnerable
- Value for money.

Financial:

1. The financial implications of HAMS are incorporated within the approved Housing Revenue Account revenue and capital budgets. Over the course of the Medium Term Financial Plan 2013- 2017, the maintenance budget is £18.7m and the Capital Programme anticipates a spend of £46.9m.

Legal:

2. The Council has a statutory duty to maintain its homes in a satisfactory condition ensuring they are safe, weather tight and have heat, power etc. It also has a duty to provide for homeless people. The proposals contained in the HAMS will help the Council to comply with these obligations more cost effectively.

Risk Management:

3. The HAMS helps to mitigate the following corporate risks:
 - failure to deliver the Council's priorities, Medium Term Plan, the Housing Strategy 2011-15, and programmes including Residential Futures;
 - failure to make adequate provision for the accommodation needs of older people in Central Bedfordshire.
4. In addition, there are a number of risks identified in delivering the HAMS, including:
 - ICT ability to support changes
 - Contractor durability
 - Lack of sufficiently skilled staff
 - Lack of an enduring focus to complete long term regeneration
 - Not maximising strategic fit & securing corporate support.
5. These identified risks will be managed and appropriate mitigating action taken.

Staffing (including Trades Unions):

6. Not applicable at the moment but the HAMS does consider partnership working which may have implications for staff at a later date.

Equalities/Human Rights:

7. Public authorities have a statutory duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics; age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. National and local research indicates that there is a shortage of appropriate and affordable housing for older people. The approval of the HAMS will play an important role in helping to improve outcomes for Central Bedfordshire Council's tenants and the wider community.

Public Health:

8. Good housing has a positive impact on public health and education.
9. Extra Care housing residents are less likely to be admitted into a hospital for an overnight stay compared to a similar person living in the Community.

Community Safety:

10. The provision of well designed accommodation and environment will enhance the safety, security and well being of the community.

Sustainability:

11. A key priority of the HAMS is to create a housing portfolio that meets the demands of today and tomorrow. This will involve replacing homes that are no longer fit for purpose and developing options for new homes that will meet the aspirations of future tenants.

Procurement:

12. All procurement will be undertaken in accordance with the corporate procurement strategies current at the time to deliver value for money.

Overview and Scrutiny:

13. This matter was considered by the Social Care, Health and Housing Overview and Scrutiny Committee on 29 April 2013. Recommendations from this meeting will be reported verbally.

RECOMMENDATIONS:

The Executive is asked to:

- 1. approve the Housing Asset Management Strategy (HAMS).**

| | |
|------------------------------------|---|
| <i>Reason for Recommendations:</i> | <i>To enable detailed plans for maintenance, improvement regeneration and new build of the Council's housing stock, together with new business initiatives, to be progressed.</i> |
|------------------------------------|---|

Executive Summary

14. The Council Housing Revenue Account Business Plan is well placed to maintain its existing housing stock of 5205¹ homes in reasonable repair for the 30 year life of the Business Plan. In addition, subject to an agreed resources plan underpinning this strategy, additional funds are available for:
- new provision of extra care housing
 - re-provision of unsatisfactory housing
 - environmental improvements
 - the building of new homes, primarily on a shared ownership basis
 - the development of new business opportunities.
15. Self financing provides the Council with the opportunity to review its approach to asset management, redevelop unsatisfactory housing stock and create an enduring legacy. There is no longer a need to meet a government prescribed Decent Homes standard and the Council is free to establish its own standards and invest more intelligently in its stock.
16. The strategy addresses the use of land, buildings, new development, disposals, and physical regeneration, that will be aligned to Council led initiatives to take forward economic and social regeneration to maximise the impact that can be achieved. It will use existing and future funding to deliver its legacy and will examine the long term economic value and sustainability of existing stock before significant investment is made. The strategy seeks to deliver high quality, well designed, suitable, affordable homes in communities where people want to live.
17. The Housing Asset Management Strategy outlines how Central Bedfordshire Council (CBC) will approach the future regeneration, new build and maintenance of its social housing stock.

¹ September 2012

Introduction

18. The Council's housing stock is one of CBC's highest value assets and one of its largest maintenance liabilities. There are 5205 homes² in the portfolio and houses account for half (50%) of the total stock; there are 1808 flats in blocks of two to five storeys, including 153 bedsit properties, 133 Maisonettes as well as 773 bungalows. The CBC housing stock accounts for 6% of the total housing in the district and 36% of the affordable housing. The landlord service is also responsible for the maintenance and management of 3 traveller sites, which are not part of this strategy as they are accounted for in the General Fund.
19. In general the housing stock has been well maintained with modern facilities. This evidenced through a comprehensive programme of stock condition surveys completed during 2010-12. CBC achieved the Government specified Decent Homes standard in 2010 with homes receiving either a kitchen or a bathroom (not both) and with limited improvement to the internal layout of homes. No external improvements were made. The idiosyncrasy of this government policy is a 50 year old bathroom may have been replaced but the kitchen of a similar age left. Similarly, a kitchen or bathroom that does not meet the age criteria but needs replacing will not have been considered. This policy will have resulted in many homes not meeting the future aspirations of tenants. The Housing Asset Management Strategy provides the opportunity to go beyond the Decent Homes standard and deliver improvements to local priorities.
20. Over the next 30 years self financing provides a combined capital and revenue budget of £828m; over the same period a programme of £292m has been identified to ensure the housing portfolio remains fit for purpose³. This equates to a budget of £51,000 per property with the majority of spend focused on replacement kitchens, new roofs and central heating replacement. There are no particular issues with the stock although the non traditional Precast Reinforced Homes (PRC) are likely to require major structural repair during the life of the business plan to eradicate the fundamental structural problem.
21. Meaningful HRA resource planning and portfolio management could enhance the surplus available to it, unlocking HRA investment capacity and maximising revenue income e.g. through the use of "affordable" rents on new build and flexible tenures. The potential net surplus, after meeting landlord obligations for management and maintenance, from all sources, over the next 30 years, is estimated to be £315m and could be used for service and stock improvement, new build, in particular homes available on a shared ownership basis, and to achieve broader regeneration aims, depending on the Resource Plan. A strategic reserve and Sheltered Housing Re-provision Reserve have been created using annual surpluses and could be used to fund new housing provision, including extra care housing.
22. The work that will be delivered through the multi million pound HRA investment programme, complimenting other CBC initiatives, will be a catalyst to encourage local employment, training and businesses amongst our tenants and communities, contributing to the local economy and re-cycling the Central Bedfordshire Pound.

³ Savills Stock Survey dated June 2012

The Housing Asset Management Strategy

23. The HAMS advocates an approach that goes beyond the standards required of Decent Homes, combining a comprehensive maintenance, remodelling and regeneration programme that may include demolition as well as building new homes. Funding for the schemes may come from a variety of sources including partnerships with Registered Providers and the private sector in order to create sustainable funding models, with CBC being able to contribute a mix of funding, land sales, land swaps and s106 agreements.
24. Work has been commissioned to identify the impact individual properties have on the Housing Revenue Account Business Plan. Once complete, consideration can be given to which stock is viable, what needs to be improved and what properties or land will need further consideration in order to help meet the HAMS priorities. The appraisal includes the shops and garages portfolio. Future investment decisions will follow a similar assessment, the governance structure for which has yet to be developed.
25. The CBC Housing Landlord Service has the potential to develop and operate as a wholly Council owned social enterprise. The HAMS is predicated on the organisation acting commercially, increasing both its scope and income, providing services across the Council and to the community. Self financing provides the opportunity to develop new business models, providing broader and more flexible services and generate additional income
26. The Asset Management Strategy is built around 7 priorities:
- Priority 1** - Meet our obligation to existing and future tenants and their households, ensuring the housing stock, environment and infrastructure are kept in good repair, remain attractive, meeting tenants' current and future expectations.
- Priority 2** - Create a housing portfolio that meets the demands of today and tomorrow. Replace homes that are no longer fit for purpose and develop options for homes that will not meet the aspirations of future tenants.
- Priority 3** - Identify land to build new homes, primarily on a shared ownership basis, in locations where people need and want to live and where the need is not being met by others.
- Priority 4** - Identify and evaluate opportunities for increasing the housing stock across tenures through new build, acquisition and management (e.g. Registered Provider (RP) disposals, repossessions & properties previously sold under the Right to Buy, managing other stock).
- Priority 5** - Ensure the availability of the housing stock helps to cater for future demands, particularly the needs of older people, vulnerable, special needs and minority households through the provision of appropriate homes, attributes and facilities.
- Priority 6** - Improve the energy efficiency of the housing stock, helping to reduce carbon emissions and reduce the cost of heating homes.

Priority 7 – Alignment of the Asset Management Strategy to the strategic objectives of the Council, so as to maximise the local impact through a range of initiatives, that support social and economic regeneration. Thereby, to ensure that the Housing Asset Management Strategy drives value for money, supporting local employment, training, procurement and spend in Central Bedfordshire (re-cycling the CBC Pound).

27. The initial focus of the HAMS will be to:
- a. Deliver the asset management programme, using suitable approaches that achieve upper quartile value and customer satisfaction; including considering different delivery models, e.g. Joint Ventures.
 - b. Develop at least 50 Extra Care housing flats.
 - c. Undertake a suitability review of the Sheltered Housing Stock.
 - d. Develop a programme of regeneration where buildings, poor estate and building layout and unattractive environments are addressed.
 - e. Produce proposals for the development or disposal of HRA land, to include the development of homes available for sale on a shared ownership basis as a primary focus.

Financial Considerations

28. Improved housing and environments will enable quicker letting of homes. It will also contribute to more stable communities, improved health and education.
29. All expenditure will be financed through the Housing Revenue Account, either as borrowing or direct from the annual revenue surpluses.
30. The Housing Revenue Account (HRA) budget report, approved by Council on 21 February 2013, agreed to re profile principal HRA debt repayments, which will help to generate a total projected surplus of £33.9m for the period up to March 2017. Priority on this programme will be the extra care schemes e.g. Dukeminster, with other priorities on the remaining budget being considered as the schemes are developed.

Development and Regeneration Programmes

31. Work has already commenced to identify individual properties and areas that would benefit from regeneration. Similar work is also underway to identify development opportunities, initially on existing HRA land, e.g. garage sites in the south of the CBC area, but will be extended to the north in due course.
32. In both cases it is intended to present an overview of the CBC area, identifying ranked opportunities which will also include potential increased leverage by linking to CBC initiatives and those of partner organisations.

33. Opportunities will be sought to align the Housing Asset Management Strategy with other initiatives' led by the Council and its partners in order to maximise the impact of the projects. The Housing Asset Management Strategy will achieve a far greater impact, when aligned to local plans for economic and social regeneration, to boost job creation and improve the skills base locally.

Support for the Housing Asset Management Strategy

34. The HAMS has been considered by a special meeting of the tenants groups Way Forward Group (WFG) and Sheltered Tenants Action Group (STAG) who support the proposals, including refurbishment and, if appropriate, the demolition of homes that are no longer viable. They are particularly keen to see new homes built.
35. The HAMS has been consulted on widely for the last 3 months. Twelve responses to the web site based consultation were received, including from a Town Council, a housing association, tenants and the general public. Overall the feedback was very supportive of the HAMS. Where comments have been made they will be considered as part of implementing the strategy.
36. Table 1. Next steps in making the HAMS into a deliverable plan

| Activity | Date |
|---|-------------------|
| Revise the Planned Maintenance Programme to account for the just in time approach and refurbishment rather than Decent Homes. | April - June 2013 |
| Conclude the review and report on where to invest and where other options are needed. | June - July 2013 |
| Develop a regeneration programme for approval. | Autumn 2013 |
| Develop a new build programme for approval, to include homes available for shared ownership. | Winter 2013 -14 |

Conclusion and Next Steps

37. The HAMS presents a significant opportunity to change and improve the nature and extent of the Councils housing stock while supporting a number of the Councils priorities, including Key Strategic Priority 3 in the Housing Strategy, *Meeting the Accommodation Needs of Older and Vulnerable People*, and meets the Medium Term Plan target, *Provide 50 extra care flats by 2014*.

Appendices:

- a. Appendix A - The Housing Asset Management Strategy

Background Papers:

- a. Minutes from the special STAG/WFG tenants meeting dated 15 January 2013
b. Analysis of public consultation

This page is intentionally left blank

Central Bedfordshire

Housing Asset Management Strategy

APPENDIX A

To: Report to the Executive

Dated: 14 May 2013

| Contents | Page |
|--|-------------|
| Executive Summary | 3 |
| Introduction | 5 |
| Overview | 5 |
| Corporate and Housing Asset Management Priorities | 7 |
| Immediate Housing Asset Management Priorities | 8 |
| Resource Plan | 8 |
| Stock Condition | 9 |
| Garage Sites | 11 |
| Commercial Stock | 11 |
| Other Assets | 12 |
| Accommodation for Homeless Households | 12 |
| Gypsy Caravan Sites | 13 |
| Mixed Tenure Estates | 13 |
| Asset Management Programme | 13 |
| Stock Sustainability | 15 |
| Regeneration | 15 |
| Evaluation of Risk and Opportunity | 15 |
| Development Opportunities | 16 |
| Increase the Housing Stock | 17 |
| Meeting Future Needs | 19 |
| Adaptations for Disabilities | 20 |
| Supported Accommodation | 21 |
| Void Properties | 21 |
| Carbon Reduction | 22 |
| Delivering Value for Money | 24 |
| Delivering the Housing Asset Management Strategy | 25 |
| Involving Customers and Delivering Priorities | 27 |
| Ensuring the QL Database is current and used to inform decisions | 28 |
| Value for Money | 28 |
| Equality and Diversity | 28 |
| Impact of the Strategy | 29 |
| Performance Management and Measurement | 30 |
| Information Technology | 30 |
| Action Plan | 30 |
| Review of the Strategy | 30 |

Executive Summary

The Council Housing Revenue Account Business Plan is well placed to maintain its existing housing stock of 5205¹ homes in reasonable repair for the 30 year life of the Business Plan. In addition, subject to a revised resources plan underpinning this strategy, additional funds are available for:

- new provision of extra care housing
- re-provision of unsatisfactory housing
- environmental improvements
- new building, in particular homes for sale on a shared ownership basis

Decisions about allocating resources over and above the Council's obligations to its existing tenants will be based on a detailed 5-year resource plan and kept under review. Provision for repayment or re-scheduling of debt will be part of that plan but informed by the Council's over arching treasury management strategy.

Although the Council housing stock has been well maintained many of the properties have poor layouts, are of poor design and located in areas where future generations may not want to live. Central Bedfordshire Council has achieved the Decent Homes standard which is no longer a central government directive. Having achieved this benchmark the Housing Asset Management Strategy (HAMS) recommends going beyond Decent Homes by adopting a comprehensive approach to managing the housing portfolio. HAMS recommends the current policy of replacing either a kitchen or a bathroom (not both) without addressing the wider factors is replaced by a comprehensive approach to refurbishment and regeneration that considers energy efficiency, location, space and suitability.

The HAMS advocates an approach that combines a comprehensive maintenance, remodelling and regeneration programme that may include demolition as well as building new homes. Funding for the schemes may come from a variety of sources including partnerships with Registered Providers and the private sector in order to create sustainable funding models, with CBC being able to contribute a mix of funding, land sales, land swaps and s106 agreements.

Work has been commissioned to identify the impact individual properties have on the Housing Revenue Account Business Plan. Once complete, consideration can be given to which stock is viable, what needs to be improved and what properties or land will need further consideration in order to help meet the HAMS priorities. The appraisal includes the shop and garage portfolio. Future investment decisions will follow a similar assessment, with risk being managed through an investment board.

¹ September 2012

The CBC Housing Landlord Service has the potential to develop and operate as a wholly owned social enterprise. The HAMS is predicated on the organisation acting commercially, increasing both its scope and income, providing services across the Council and to the community. Self financing provides the opportunity to develop new business models, providing broader and more flexible services and generating additional income.

The Asset Management Strategy is built around 7 priorities:

The Asset Management Strategy is built around 7 priorities:

Priority 1 - Meet our obligation to existing and future tenants and their households, ensuring the housing stock, environment and infrastructure are kept in good repair, remain attractive, meeting tenants' current and future expectations.

Priority 2 - Create a housing portfolio that meets the demands of today and tomorrow. Replace homes that are no longer fit for purpose and develop options for homes that will not meet the aspirations of future tenants.

Priority 3 - Identify land to build new homes, primarily on a shared ownership basis, in locations where people need and want to live and where the need is not being met by others.

Priority 4 - Identify and evaluate opportunities for increasing the housing stock across tenures through new build, acquisition and management (e.g. Registered Provider (RP) disposals, repossession & properties previously sold under the Right to Buy, managing other stock).

Priority 5 - Ensure the availability of the housing stock helps to cater for future demands, particularly the needs of older people, vulnerable, special needs and minority households through the provision of appropriate homes, attributes and facilities.

Priority 6 - Improve the energy efficiency of the housing stock, helping to reduce carbon emissions and reduce the cost of heating homes.

Priority 7 – Alignment of the Asset Management Strategy to the strategic objectives of the Council, so as to maximise the local impact through a range of initiatives, that support social and economic regeneration. Thereby, to ensure that the Housing Asset Management Strategy drives value for money, supporting local employment, training, procurement and spend in Central Bedfordshire (re-cycling the CBC Pound).

Introduction

1. The Housing Asset Management Strategy (HAMS) outlines how Central Bedfordshire Council (CBC) will approach the regeneration, new build and maintenance of its social housing stock. It should be read in conjunction with:
 - a. The HAMS Resource Plan (to follow)
 - b. The Asset Management Programme 2013 -18.[to be produced]
 - c. The Housing Development and Regeneration Programme. [to be written]
 - d. CBC Housing Strategy
 - e. The CBC New Development Strategy
2. The strategy drives the department's approach to the provision, maintenance, improvement and redevelopment of the Council's housing portfolio and its environs, contributing to the corporate priorities of the Council.
3. Self financing provides the Council with the opportunity to review its approach to asset management, redevelop unsatisfactory housing stock and create an enduring legacy. There is no longer a need to meet a government prescribed Decent Homes standard and the Council is free to establish its own standards and invest more intelligently in its stock. CBC is now able to go beyond Decent Homes and help to enhance neighbourhoods.
4. The strategy addresses the use of land, buildings, new development, disposals, and regeneration. It will use existing and future funding to deliver its legacy and will examine the long term economic value and sustainability of existing stock before significant investment is made. The strategy seeks to deliver high quality, well designed, suitable and affordable homes in communities where people want to live.

Overview

5. The Council's housing stock is one of CBC's highest value assets and one of its largest maintenance liabilities. There are 5205 homes² in the portfolio and houses account for half (50%) of the total stock; there are 1808 flats in blocks of two to five storeys, including 153 bedsit properties, 133 Maisonettes as well as 773 bungalows. The CBC housing stock accounts for 6% of the total housing in the district and 36% of the affordable housing. The landlord service is also responsible for the maintenance and management of 3 traveller sites, which are not part of this strategy as they are accounted for in the General Fund.
 6. In general the housing stock has been well maintained with modern facilities. CBC achieved the Government specified Decent Homes standard in 2010 with
-

homes receiving either a kitchen or a bathroom (not both) and with limited improvement to the internal layout of homes. No external improvements were made. The idiosyncrasy of this government policy is a 50 year old bathroom may have been replaced but the kitchen of a similar age left. Similarly, a kitchen or bathroom that does not meet the age criteria but needs replacing will not have been considered. This policy will have resulted in many homes not meeting the future aspirations of tenants.

7. Over the next 30 years self financing provides a combined capital and revenue budget of £981m; over the same period a programme of £292m has been identified to ensure the housing portfolio remains fit for purpose³. This equates to a spend of £51k per property with the majority of spend focused on replacement kitchens, new roofs and central heating replacement. There are no particular issues with the stock although the non traditional Precast Reinforced Homes (PRC) Homes are likely to require major structural repair during the life of the business plan to eradicate the fundamental structural problem.
8. Meaningful HRA resource planning and portfolio management could enhance the surplus available to it, unlocking HRA investment capacity and maximising revenue income e.g. through the use of affordable rents on new build and flexible tenures. The potential net surplus, after meeting landlord obligations for management and maintenance, from all sources, over the next 30 years, is estimated to be £315m and could be used for service and stock improvement, new build and regeneration, depending on the Resource Plan. A strategic reserve has been built through borrowing and annual surpluses and could be used to fund new housing provision, including extra care housing.
9. The work that will be delivered through the multi million pound HRA investment programme will be a catalyst to encourage local employment, training and businesses amongst our tenants and communities contributing to the local economy and supporting the Bedfordshire Pound. Every opportunity will be taken to achieve a strategic fit and clear alignment of objectives between the Housing Asset Management Strategy and local plans, led by the Council and partners, to deliver social and economic regeneration.

³ Savills Stock Survey dated June 2012

Corporate Priorities and Asset Management Priorities

| | Corporate Priority | Asset Management Priorities |
|---|--|--|
| 1 | <p>Improving educational attainment</p> <p>Troubled/Working Families agenda, Integrated Offender Management.</p> | <p>Ensure the housing stock, environment and infrastructure are kept in good repair, remain attractive, meeting tenants' current and future expectations. Provide local employment and training through contract procurement and recruitment.</p> |
| 2 | <p>Enhancing the local community</p> | <p>Create a housing portfolio that meets the demands of today and tomorrow. Replace homes that are no longer fit for purpose and develop options for homes that will not meet the aspirations of future tenants. Improve the environments around concentrations of CBC housing.</p> <p>Identify land, HRA, General Fund or non-council owned, to build a variety of mixed tenure homes, including sale and shared ownership, in locations where people need and want to live.</p> <p>Identify and evaluate opportunities for increasing the stock of social housing through new build, acquisition and management.</p> |
| 3 | <p>Promote health and wellbeing and protect the vulnerable</p> | <p>Ensure the availability of the housing stock helps to cater for future demands, particularly the needs of older people, vulnerable, special needs and minority households through the provision of appropriate homes, attributes and facilities, including life time homes and models of shared ownership.</p> <p>Improve the energy efficiency of the housing stock. Helping to reduce carbon emissions and reduce levels of fuel poverty.</p> <p>Develop housing services for older people through improved sheltered and older people's housing which helps to promote an active and healthy lifestyle.</p> |
| 4 | <p>Value for Money</p> | <p>Ensure the Housing Asset Management Strategy drives value for money, supporting local employment, training, procurement and spend in Central Bedfordshire (re-cycling the CBC Pound). Raise performance and customer satisfaction whilst keeping costs down.</p> |

Immediate Housing Asset Management Priorities

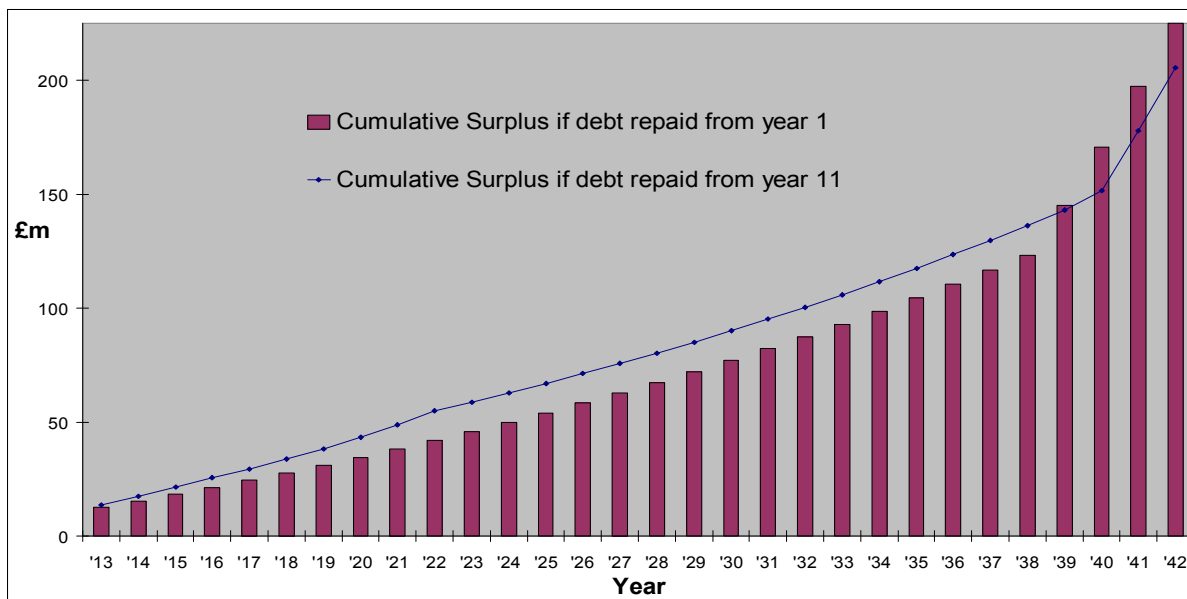
10. The following priorities have been identified:
 - a. Deliver the asset management programme, using suitable approaches that achieve upper quartile value and customer satisfaction; including considering different delivery models, e.g. Joint Ventures.
 - b. Develop at least 50 Extra Care housing flats.
 - c. Undertake a suitability review of the Sheltered Housing Stock.
 - d. Develop a programme of regeneration where buildings, poor estate and building layout and unattractive environments are addressed.
 - e. Produce proposals for the development or disposal of HRA land to include the development of homes available for sale on a shared ownership basis as a primary focus.

Resource Plan

11. Over the next 30 years the HRA Business Plan has a predicted gross income, revenue and capital of £1,371m with a net budget of £981 (debt costs of £303m; transferred to reserves £87m). Over the same period expenditure for the management, maintenance and improvement of the stock is anticipated to be £273m.
12. Although a number of factors remain to be resolved, including the impact of a reinvigorated Right to Buy policy, the use of affordable rents, fixed term tenancies and a reviewed procurement strategy, any negative effect is likely to be minimal. For planning purpose the HRA has a projected surplus of £315m, see table 1, which can be used to create a housing portfolio fit for future generations.
13. The current HRA Business Plan makes provision to repay debt from year one, yielding £286m over the 30 year life of the plan; the majority of surpluses are accrued after the debt has been repaid in year 23. As a result, surpluses of £4m - £7m per year are achieved in the first 23 years, but after year 23, a surplus of over £20m per year is achieved. This debt profile leaves little surplus once the Council's aspiration for Extra Care re-provision has been funded and is inadequate to fund the Council's short term ambitions. However, depending on the Council's Treasury Management strategy, different debt models can be considered that provide larger surpluses much earlier in the life of the business plan e.g. not starting to repay debt until year 11 would release £60m in the first ten years with a total surplus over 30 years of £257m.

14. In the same example debt being repaid from year one would be fully repaid in year 27 (2038/39). Debt being repaid from year 11 would be fully repaid in year 28 (2039/40).
15. Further resources may also be available from:
 - a Reducing the HRA reserve from £4m to an industry standard of £2m.
 - b Utilising the one off £7.7m borrowing headroom.

Table 1. Projected surplus if debt is repaid from year one and from year 11



16. The HAMS is built on 7 complementary priorities.

Priority 1 Meet our obligation to existing and future tenants and their households, ensuring the housing stock, environment and infrastructure are kept in good repair, remain attractive, meeting tenants' current and future expectations.

Stock Condition

17. CBC housing stock is generally in good condition and meets the prescribed Decent Homes standard of the previous government. In meeting the Decent Homes standard all stock⁴ has either a new kitchen or a new bathroom. Nearly all of the housing stock has central heating and double glazed windows. The average SAP rating for the stock is 68.2, with a range of range 31 to 81 (upper quartile is 71). The layout of some properties and their environs remain

⁴ Except where work has been refused by the tenant, currently 20%.

wanting, which will only be resolved through regeneration. Some kitchens lack the space for modern appliances; and estates, which are no longer in the sole ownership of CBC, have challenges with car parking, layout and maintenance of common areas.

18. Exceptions to the housing stock include:
 - a. The housing portfolio has 92 non traditional Precast Reinforced Concrete (PRC) Homes which are not to a mortgageable standard and require an additional £1m of funding to ensure they remain serviceable over the next 30 years. A separate appraisal will be conducted before major spend is committed to these properties.
 - b. There are a number of homes with solid walls that cannot be easily insulated, they are expensive to heat and need significant resources to improve their energy efficiency.
19. By 2017 our objective will be for all CBC housing stock to have central heating, double glazing and an average SAP rating that meets the upper quartile for social housing landlords with no property having a SAP rating of less than 65.
20. Maintaining the Decent Homes (DH) standard is a CBC commitment and no longer a central government requirement. The government's DH standard has always had its limitations providing either a kitchen or bathroom into homes that may have poor layouts and are unlikely to meet the future expectations of tenants e.g. homes that have new kitchens but 50 year old bathrooms, flats with a poor provision for refuse disposal or unsatisfactory access and egress arrangements. To avoid fitting modern kitchens and bathrooms into layouts that may not be suitable in the future, CBC will go beyond DH. The design of properties will be reviewed to ensure they are in the right locations, attractive, facilitate modern appliances and meet the requirement for life time homes.
21. Where stock is uneconomic to own or cannot be cost effectively improved or maintained or is in areas where there is limited demand, alternative options to retention will be explored.
22. All planned maintenance work is detailed in the Asset Management Programme 2013 – 2018.
23. In order to smooth both the financial and delivery of planned maintenance the planned maintenance programmes will be smoothed, removing the peaks and troughs in the programme. In practice this will mean accelerating or delaying work within a 5 year timescale. In order to maximise the life of the asset, the preference will be to push work back in the programme, rather than bring it forward.

Garage Sites

24. The Council owns 1761 garages located on 152 sites. On average, 36% of the garage stock is void at any one time but there are wide variations in void levels with some locations sustaining sufficient demand and others in which there is only low, or no, demand. An appraisal of the garage stock will be undertaken to identify the future investment priorities for the garage stock.
25. Within the stock, 1055 garages have been sold. Many of these garages are integral to the home being bought. However, others are part of a garage block and these represent a constraint to uninhibited site development and compulsory purchase may be an option. Individual garages in blocks should not be sold in the future.
26. A tailored approach will be developed for the future of garages and garage sites. The approach will recognise the ongoing demand from residents in some locations and the lack of demand in others.
27. The policy will be to:
 - a. Ensure garage sites need to make a positive contribution to the HRA.
 - b. Retain and invest in the garages for which there is an ongoing, sustained demand.
 - c. Consider change of use, e.g. into storage units.
 - d. Find alternative uses for the garage sites for which there is insufficient demand. Sites that are no longer sustainable may be considered for the development of new housing or disposal to raise additional resources. Where there is no requirement or the sites do not lend themselves for development, alternatives will be considered, including surface parking, allotment development, opportunities for partners e.g. Town Councils to develop alternative uses.
 - e. Where sites currently demonstrate a marginal positive return their viability will be reviewed on an individual basis every two years. In some cases improved marketing or minor works can improve long term viability.

Commercial Stock

28. HRA property portfolio also includes 26 shops in 4 blocks. All are let on a full repairing lease. During the last 5 years there has been no capital investment in these shops to ensure that they remain in satisfactory condition and fit for purpose. There is no capital plan for the shops or budget. As a result, any

work is funded on a reactive basis from the HRA; there is no sinking fund for future works. Maintenance of the internal components remains the leaseholder's responsibility.

29. The annual revenue received from the commercial stock is approximately £60,000. The comparable cost to the HRA of managing and maintaining the stock needs to be captured. Any surplus or loss is attributable to the HRA; there is no sinking fund for major capital works and no provision currently made in the HRA Business Plan for future work. As there are synergies in managing a housing stock and a commercial stock, consideration will be given to the most cost effective way of managing the commercial portfolio to ensure value for money is being achieved. Property Services Department currently manage the commercial stock on behalf of the HRA on a Service Level Agreement,

Table 2. Commercial Units

| | Location | Comment |
|---|--------------------------------------|--|
| 1 | Mayfield Road, Dunstable | Most units let on full repair & no repair leases |
| 2 | Clarence Road, Leighton Buzzard | Most units let on full repair & no repair leases |
| 3 | Hillborough Crescent, Houghton Regis | Units let on full repair & no repair leases |
| 4 | Westfield Road, Dunstable | Units let on full repair & no repair leases |

Other Assets

30. The HRA is responsible for the provision of a number of other property based assets which the HAMS supports including properties leased to other organisations and land leased to tenants, the income from which comes into the HRA. The general principle with all properties leased to other organisations should be that they are let at a market rent and produce a medium term surplus to the HRA.
31. The arrangements regarding each of these properties will be reviewed and their commercial viability and long term sustainability examined.

Accommodation for Homeless Households

32. There are a number of homeless families units managed by the HRA over 5 sites. The properties are managed by the Council's Housing Needs Service. Bedford Court is an HRA asset that has self contained accommodation for

statutory homeless households. There is also a hostel in Leighton Buzzard, but this has shared kitchen and bathroom facilities. Ongoing maintenance to these buildings is required to ensure that they remain fit for purpose.

33. A Temporary Accommodation Strategy is being developed which will, going forward, inform the HAMS regarding the need for homeless families' accommodation and its supply through the HRA.

Gypsy Caravan Sites

34. The landlord service manages three gypsy caravan sites. Timberlands is currently being refurbished to provide 6 plots. All costs associated with these sites fall on the General Fund.

Mixed Tenure Estates

35. CBC is no longer the sole landlord of many estates. 'Housing land' is shared by a host of other users and it is necessary to review the appropriateness of tenants paying for the upkeep of assets that are not for their sole use, through the rents and service charges which are the primary source of income to the HRA. In some areas the HRA is responsible for car parking⁵ and roads where there may be none or few tenants served by the facilities.
36. The HRA is responsible for a variety of green space, 9 pumping stations, miles of un-adopted roads etc. The parking of cars, particularly where we are no longer the sole or even the majority house owner is an increasing problem that needs to be reviewed going forward, ensuring CBC Housing liabilities are clear and costs are correctly identified and allocated. Moving responsibility from the HRA may impact adversely on the General Fund and will need to be explored carefully.
37. Recent changes in legislation mean that the responsibility for maintaining pumping stations, that currently cost the HRA £5k annually, can be passed to the utility company.

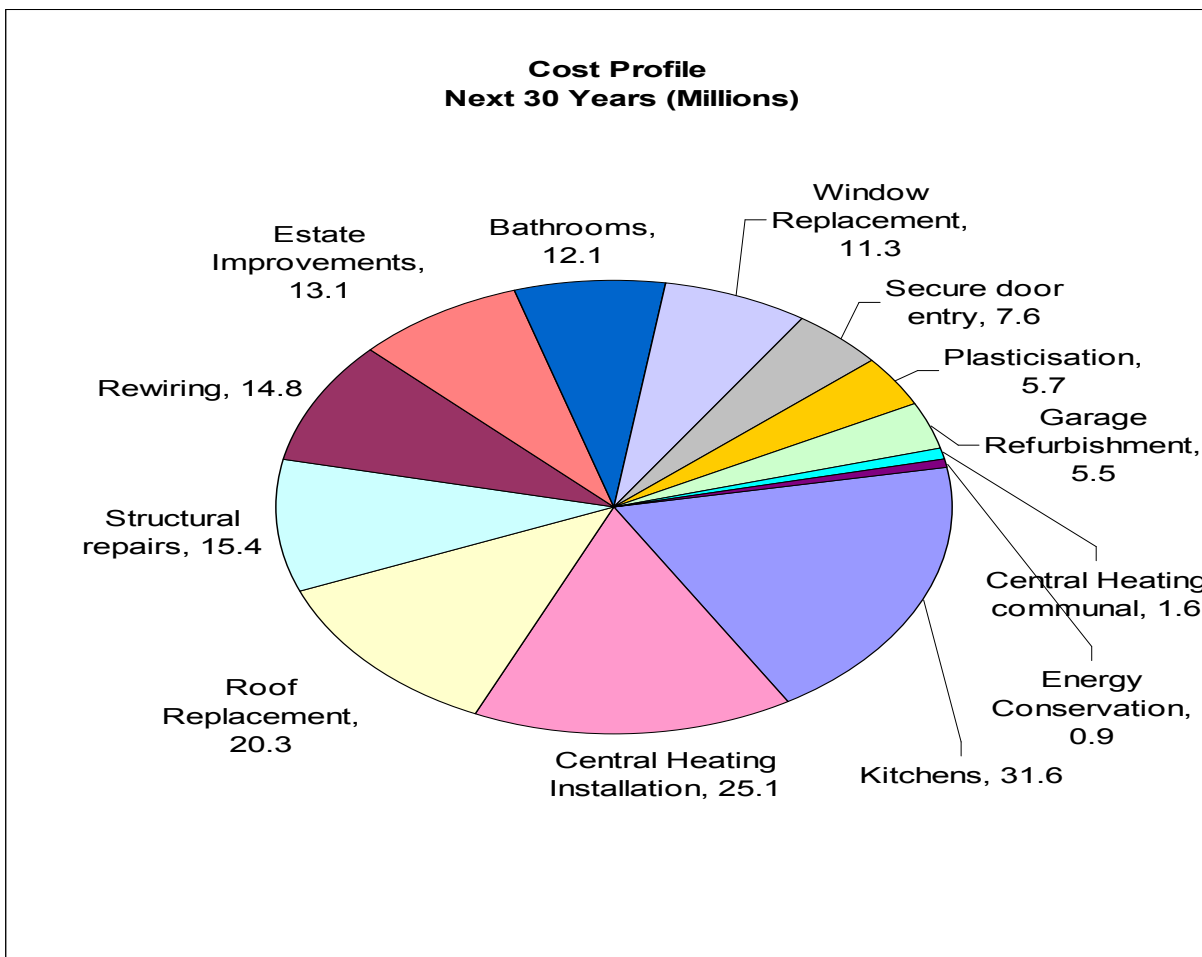
Asset Management Programme

38. The 30 year business plan outlines the planned expenditure and income of the HRA over the next 30 years. The Asset Management Programme determines the policy for the rolling 5 year planned Maintenance Programme to be produced, bringing the HRA business plan to life and detailing what will be done and when. The AMP is the operational driver for the service and can be used to inform tenants and Right to Buy applicants.

⁵ 46% of tenants considered car parking was a problem in their area – Status Report 2008/09.

39. Works programmes will be “smoothed”, ensuring work is carried out in a priority that maximises the asset. This will require a fundamental change to the current approach of programming of planned works.

Table 3 Main areas of planned maintenance spend over the next 5 years¹



Priority 2 Create a housing portfolio that meets the demands of today and tomorrow. Replace homes that are no longer fit for purpose and develop options for homes that will not meet the aspirations of future tenants.

Stock Sustainability

40. Not all of the housing stock is sustainable for the long term and some schemes and/or property types are of either a poor quality design or construction which makes long-term investment in the property either uneconomic or otherwise inappropriate. This is an issue in respect of some sheltered housing stock, stock that is of a non-traditional construction or where its fundamental design makes lettings and housing management difficult. In some cases, simply

refurbishing homes will not be sufficient to achieve the Council's wider goals. Rather than invest in stock that does not help to meet the future aspirations for the housing stock, the opportunity will be taken to work with partners to replace it with new, high quality properties which are better designed to meet the future needs of tenants and are of a type which helps the development of a balanced housing stock portfolio.

41. Where there is demand for larger homes the option to increase the size of properties, through extension, particularly creating rooms in the roof space at the same time as re roofing will be explored.

Regeneration

42. Area regeneration will be considered where the environment is failing to meet tenant expectations or future viability is no longer evident. In these cases a strategic master plan will be developed in conjunction with relevant public and private agencies to consider how the HAMS can contribute to the regeneration of the area.
43. A variety of delivery vehicles and models will be considered to help achieve this priority which will include mixed use development, selling or swapping land to support the viability of priority schemes, gifting land in return for nomination rights, new build social and affordable rent models.

Evaluation of Risk and Opportunity

44. In the assessment and planning of regeneration programmes, clear processes will be in place for planning and consultation with tenants and residents, working with them to secure appropriate re-housing which meets their needs.
45. In determining the nature and type of re-provision the landlord service will work with strategic partners to identify and respond to the changing demand for housing within Central Bedfordshire, seeking to better understand and anticipate shifting patterns in the housing market.
46. In addition to family homes, there is significant demand for housing suitable for older people to rent and buy. This will include smaller properties built to lifetime standards, modern sheltered housing with emergency alarms, and extra care housing with 24/7 onsite care staff as an alternative to residential care homes. As the population ages there will be an increasing need to ensure that housing remains suitable for people as their social and healthcare needs increase.
47. When stock appraisal takes place it will consider:

- a. Review & analysis of stock condition survey information
 - b. Net Present Value assessment techniques
 - c. Examination of neighbourhood sustainability factors
 - d. Residents' views
48. Decisions about stock options will be taken in the context of robust neighbourhood strategies and analysis of local demand. Opportunities will be provided to local residents to become more involved in the process to help shape the future of their neighbourhoods. In most areas neighbourhoods will be a mix of tenures and landlords. Working effectively in such areas requires joint strategies or at least regard for the wider CBC context when considering:
- a. Whether and on what basis stock should be retained and invested in.
 - b. For what end use the stock is to be retained
 - c. The alternatives to retention and investment in the stock
 - d. The impact on tenants of the alternative approaches
 - e. The impact on the HRA Business Plan
49. A clear and costed implementation plan will be developed detailing how the specific plan for an area will be delivered, this will include specific target dates and outcomes. The process will ensure that the Council continues to provide appropriate and attractive housing solutions for future, existing and older people.

Priority 3 Identify land to build new homes, primarily on a shared ownership basis, in locations where people need and want to live and where the need is not being met by others.

Development Opportunities

50. The Council has set a target of 35% of housing in new developments of 15 or more new homes to be affordable housing and 20% of housing in developments between 10 and 14 new homes to be affordable housing.
51. The HRA has "brown field" (former use) sites suitable for a variety of development, directly, in partnership or by others. Suitable locations will be reviewed against the development priorities and available resources in order to decide how best to take sites forward. This will include ensuring homes are developed in locations where they are needed.

52. In creating the critical mass necessary for regeneration, the purchase of development land adjacent to existing HRA sites will need to be considered. Redevelopment will include appraising the viability of demolition and regeneration of existing council housing stock where it is both cost effective to do so and helps to meet broader regeneration strategies.
53. The Council has a number of locations and buildings that may be suitable for development, including for sale through shared ownership as well as extra care housing schemes. Where cost effective, consideration will be given to purchasing suitable existing Council buildings and disposing of HRA property rather than redevelop an existing scheme.
54. Where appropriate, negotiations with developers, including Registered Providers, may result in a decision to sell or gift land to CBC to provide mixed use development in return for S106 Agreements, nomination rights and stock and land swaps.
55. In maximising the affordability of new development and facilitating further regeneration work, the use of mixed tenure development e.g. not just the provision of social housing, will be considered. Where council housing is built, affordable rents and fixed term tenancies will be considered on all new homes built by CBC and will feature in the modelling of future schemes.
56. A number of locations within the HRA have been identified as opportunities for new build, either by the Council or for others to develop.

Priority 4 Identify and evaluate opportunities for increasing the housing stock across tenures through new build, acquisition and management (e.g. Registered Provider (RP) disposals, repossessions & properties previously sold under the Right to Buy, managing other stock).

Increase the Housing stock

57. It is expected that the reinvigorated RTB will increase the number of homes that are sold. In developing a housing portfolio that helps to meet the future demands in Central Bedfordshire, subject to financial viability and using a variety of funding models, we will consider building new homes, acquiring homes on the open market or acquisition as part of stock rebalancing by RP's as well as buying back ex council stock.
58. The Council has Development Status with the Homes and Communities Agency (HCA). By its nature development should support the Council's regeneration

priorities⁶. To achieve this, a variety of financial models will be used to deliver schemes that are both affordable and support social cohesion.

59. The HRA has a strategic imperative to develop at least 50 bed Extra Care Housing flats by 2014⁷.
60. Homes will be developed that embrace a variety of tenure models and support the tenancy strategy:
 - a. Life Time Homes - properties that enable an ageing population to remain in their homes longer, allowing simple adaptations rather than the need to move.
 - b. Extra Care Homes - homes providing supportive accommodation with 24/7 on-site care arrangements for tenants over 55 that choose to take up this type of accommodation, often as a viable alternative to entering a residential care home.
 - c. Key Worker Accommodation - the development or simply the designation of Key Worker Accommodation that supports key roles within the area and helps to develop economically viable communities.
 - d. Shared Ownership - providing the opportunity for tenants who are able to do so, to move into home ownership, by choice or through CBC exercising the 5 year fixed term tenure policy.
61. Where new homes are developed they will be to a minimum Level 3 of the Code for Sustainable Development and to Lifetime Homes Standard, which combine to ensure energy efficiency and the flexibility of new building to cater for a variety of needs over the life of a tenancy. In modelling the financial viability of schemes, quality and sustainability will be guiding principles.
62. As part of increasing the income to the HRA we will evaluate engaging in management contracts to manage the homes of other landlords, Registered Providers and the private sector. Where we have private sector homes that have been compulsory purchased as part of regeneration projects we will consider their management on short hold tenancies at commercial rents, to maximise income to the Council.
63. The purchase of properties and their let on a commercial basis will also include considering exercising the 'first refusal' on the resale of RTB properties where it would help to develop balanced communities and the cost can be justified.
64. In offering the broadest range of tenancy options consideration will be given to establishing a Private Sector Lettings capacity, purchasing or leasing properties which are managed on a commercial basis charging market rents.

6. Hard regeneration refers to infrastructure; soft regeneration refers to social intervention

7. Reference ?

Opportunities exist in the Council's Let's Rent Scheme through its development into a Social Lettings Agency.

65. The Council has a number of non HRA homes owned by other Council Directorates, homes on farms, attached to schools and pepper potted throughout the district. Adopting a strategic approach to the letting, management and maintenance of all housing assets owned by the Council would ensure a professional, standardised approach to a bigger housing portfolio delivering more flexible letting strategies.

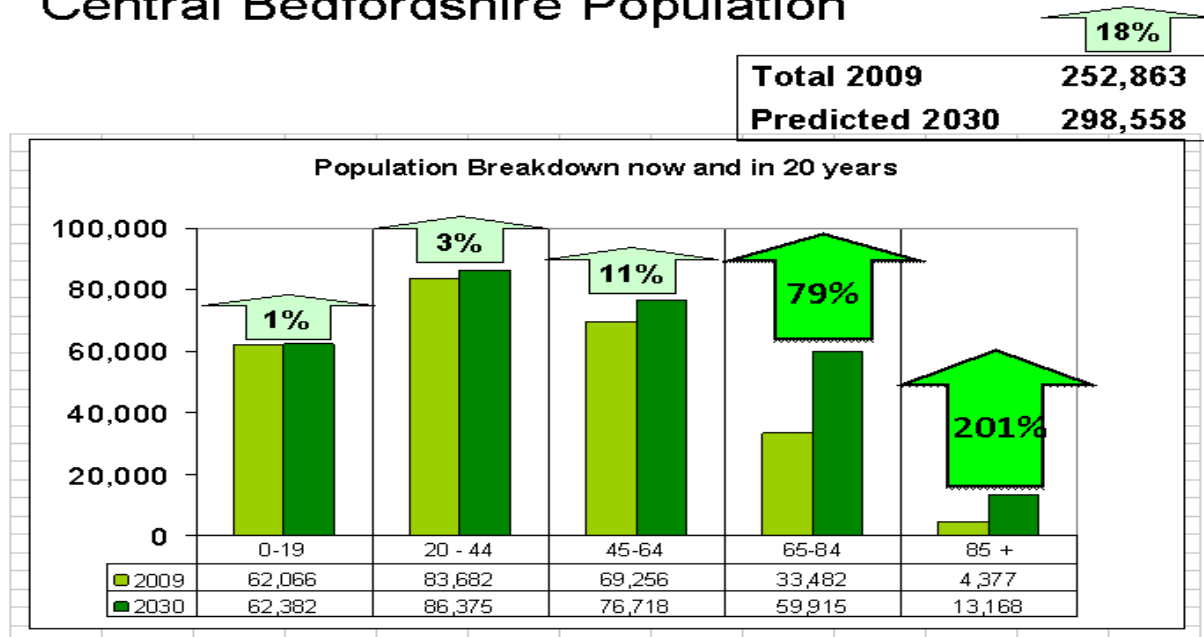
Priority 5 Ensure the availability of the housing stock helps to cater for future demands, particularly the needs of elderly, vulnerable, special needs and minority households through the provision of appropriate homes, attributes and facilities.

Meeting Future Needs

66. Overall the population of Central Bedfordshire is expected to increase by 18% over the next 30 years. This growth is distorted by the increased life expectancy of people over 75, this group are expected to increase by 193% between 2009 and 2030.
67. It is intended that the "Housing Offer" to older people, including sheltered housing and other older people's housing will respond to population demographics and housing needs. This will be achieved by reviewing the appropriateness and 'fit for purpose' characteristics of each of its sheltered housing schemes and other housing earmarked for older people.
68. The Council's aim is that all of the sheltered housing stock should be modernised and re-structured in a timely manner to a locally determined 'sheltered housing standard' ensuring it is fit for purpose. This standard will be developed in conjunction with existing residents and take into account other technical aspects. It is expected that the standard will be submitted for approval in the Spring of 2013, following extensive consultation.
69. While sheltered housing is not and will not be the preference for all older people, the Council is firm in its belief that specific older people's housing offers an appropriate, attractive solution for many and anticipates continued demand so long as the product on offer remains of good quality. Therefore, the Council will work to ensure that over the medium to long term it maintains an appropriate level of designated older persons' accommodation and that it invests appropriately in this category of stock to ensure that it continues to respond effectively to people's housing and support needs. This is likely to involve a combination of conventional sheltered housing, enhanced sheltered housing, extra care housing and specialist provision for people with dementia, as well as general housing which is attractive and suitable for older people.

70. The Council will endeavour to influence the future delivery of “Lifetime Homes” and local specialist housing provision, enabling tenants to live healthier lives and remain part of their communities longer.
71. The total demand for specialist housing for older people or how much should be met by social housing will be developed as part of a wider programme entitled “Meeting the Accommodation Needs of Older People” (MANOP), the conclusions of which will help to determine the HRA priorities.

Central Bedfordshire Population



Adapting Homes for People with Disabilities

72. One of the ways in which we will meet the changing needs of our current and potential customers is through the adaptation of our existing stock through the Disabled Adaptations Policy. Where appropriate we will adapt and modify properties and fit equipment to help tenants with disabilities to continue to live in their homes.
73. In all cases a value for money judgement needs to be made comparing the work that is needed to the benefit it will bring. In some cases it will be necessary to move a tenant to ensure the best response to their needs, for example into a home that has already been adapted, a new purpose built home or a home that can be adapted that better meets the long term needs of the tenant.
74. It is sometimes the case that adaptations are no longer required by the original beneficiary and the equipment may be of use to others. As adaptations are

often expensive to carry out a register of adaptations and adapted properties will be maintained, enabling re-letting to a household with similar equipment needs and/or to recycle adaptation items.

75. Only in exceptional circumstances will we remove adaptations for a new tenant, e.g. remove a shower and fit a bath but we will work to design adaptations that can be used and are acceptable for all types of tenure.
76. We will review both what we do, how we do it and the eligibility criteria to ensure Value for Money is delivered.
77. Approximately £800,000 will be spent in 2012/13 adapting Council houses. This is in the order of 400 jobs per annum with the cost of adaptations ranging from £50 to approximately £7,000 each but can be as much as £20,000. The HRA also spends £150k on minor adaptation work (a total of £ 950,000 adapting council homes annually). This work has traditionally been procured by the Private Sector Housing Service and charged to the HRA. A specialist contract will be procured for work to Council homes which will be managed by the Housing Asset Management service. This will be delivered by working in partnership with the Occupational Therapists and Adult Social Care teams and with other support services, including the voluntary sector.

Supported Accommodation

78. HAMS meets the need for Supported Accommodation in four ways:
 - a. Allocates and, if necessary, converts or adapts existing housing stock.
 - b. Meets specific needs supported by appropriate management structures.
 - c. Undertakes/facilitates specific new building projects.
 - d. Leases or lets property to third party management organisations who provide support services for their clients.

Void Properties

79. A critical aspect of helping to ensure the availability of sufficient housing is through our void performance, ensuring homes remain vacant for as short a time as possible. Voids performance is improving both in terms of turnaround time and cost. At the end of 2010/11 the average re-let time was 33 days, compared to 67 days at end of 2009/10. Meanwhile, the average expenditure on voids has been reduced from £2074 to £1420 and average void time is 27.6 days in the six months to September 2012.
80. Our target is to achieve upper quartile performance (currently 19 days) by 2015.

Priority 6 Improve the energy efficiency of the housing stock, helping to reduce carbon emissions and reduce the cost of heating homes.

Carbon Reduction

81. Substantial energy efficiency improvement programmes are already in place to improve the thermal properties of the housing stock. To date improvements have included the installation of double glazed windows, cavity wall insulation, high efficiency condensing boilers, high density insulation to storage tanks, pipes and equipment, the installation of modern heating controls, including thermostatic valves on radiators and, in some cases, the installation of external wall insulation. These measures have helped to achieve an average SAP rating for its stock to 68.2, with a range of 31 to 81 (Benchmark comparator 68.5⁸). The objective is to achieve an average SAP rating of 71 by 2015 with no stock having a SAP of less than 65.
82. There is a long way to go if carbon emissions are to be reduced further and if tenants are to be provided with homes which are well insulated and as affordable as possible to heat. A Carbon Reduction Strategy will be produced to sit along side the HAMS.
83. We will also consider water economy measures.
84. In order to deliver against the new target we will:
 - a. Continue to work with key organisations to provide free insulation and energy assessment advice to tenants.
 - b. Secure grants through government sponsored schemes, such as Green Deal to install energy efficiency measures.
 - c. Prioritise investment in energy efficiency measures in the development of asset management programmes and the use of HRA surpluses.
 - d. Improve the energy efficiency of the housing stock, targeting poorly insulated homes as a priority.
 - e. Explore the value and appropriateness of new solutions for improving energy efficiency, renewable energy sources and low-carbon impact approaches, retro fitting of insulation to properties without cavity wall insulation.

⁸ House Mark Median

- f. Examine how we can help encourage reduced energy consumption by our staff and tenants.

- 85. Contractors will be expected to demonstrate the same level of commitment to environmental sustainability as CBC. Contractors will be expected to ensure any waste from programmes is minimised. Wherever possible waste will be recycled, providing environmental benefits and reducing the cost of waste disposal.

- 86. In developing or facilitating the development of any new properties the minimum standard to be achieved is Level 3 of the Code for Sustainable Development, the minimum standard required by the Homes and Communities Agency. Where possible, Level 4 is to be achieved which in due course is set to be adopted as the minimum standard. An environmental code of practice will be developed which contractors will be expected to comply with.

- 87. The most effective way of improving the SAP rating to individual properties will be explored. This will include modern boilers, the use of Photo Voltaic (PV) roof panels and other emerging technologies which, together with the benefits of the Green Deal, will ensure housing stock is both sustainable and contributes to the reduction in fuel costs.

- 88. The ability to improve the energy efficiency of the housing stock will contribute to the sustainability factors in considering the future value and appropriateness of investing in particular schemes or stock types.

Priority 7 Alignment of the Asset Management Strategy to the strategic objectives of the Council, so as to maximise the local impact through a range of initiatives that support social and economic regeneration. Thereby, to ensure that the Housing Asset Management Strategy drives value for money, supporting local employment, training, procurement and spend in Central Bedfordshire (re-cycling the CBC Pound).

Delivering Value for Money and an Economic Boost

- 89. Procurement processes will deliver value for money through providing high quality, cost effective services that deliver continuous improvement and Best Value. Maximising efficiency and reducing costs will provide additional resources to invest in the service and new developments.

- 90. There is no single model that can be applied in all cases and the procurement will be varied to fit the circumstances of the type of works being procured. In general the key strategies that will help to deliver VFM will be:

91. Maximising income by delivering upper quartile performances e.g. void times, management costs, repair numbers and costs. Ensure service charges recover costs.
92. Reducing costs by policies that underpin the planned maintenance programmes, e.g. moving the external painting cycle from 5 to 7 years, grouping planned work to reduce overheads e.g. grouping high level work to use the same scaffold, e.g. external decoration, re roofing, chimney renewals.
93. Review the need for non essential works e.g. not painting surfaces that are to be replaced and accepting they will not be aesthetically pleasing, undertaking only essential work on homes and estates that are identified for regeneration and accepting a managed decline.
94. The Asset Management Programme is based on the Savills Stock survey, which is an indicative guide for planning and financial modelling. Operationally, before work is undertaken reference will be made to the Housing Service information database, QL, to determine if work is actually needed or whether a survey is necessary. Work will also be driven by repair levels identified on QL. Using empirical data to drive the works programmes will ensure work is only carried out where it is needed.
 - a. The policy will need to be financially assessed. Currently roofs are replaced because they do not meet modern standards, e.g. re-roofing is carried out to rows of houses because they have no under felt, but the roofs have not leaked. When the work is undertaken, plastic roof line materials are used and insulation improved. The change in policy will result in roofs not being recovered until they leak and result in a pepper pot approach which may not be cost effective.
95. Develop new income streams through the provision of hard facilities management services to other parts of CBC, neighbouring authorities and the private sector. Generating surpluses that can be put back into the HRA.
96. Delivering homes that are fit for this generation and the next. Investing in the initial design and construction to avoid costly adaptations in the future.
97. Through the procurement model, ensure weighting is given to strategies that encourage local employment, training, apprentices and the use of local suppliers.
98. Where possible new build and regeneration opportunities will be aligned with projects being undertaken by CBC or its partners in order to maximise the impact and benefits of the scheme(s).

Delivering the Housing Asset Management Strategy

99. The HAMS will be delivered through the Service Plans and the Asset Management Programme. The QL data base will be at the heart of the delivery programme.
100. The preferred approach will be to work in partnership with contractors and consultants ensuring lean structures and simple processes, avoiding duplication while retaining robust governance and accountability. This may include establishing new delivery models, including joint venture companies.
101. Framework arrangements will be put in place for the engagement of consultants. Significant development and financial engineering will be necessary to maximise the financial and land resources available to the HRA. A development partner(s) will be selected who will act as the development partner, in full or in part.
102. In order to reduce tender administration, contracts will be developed undertake a broad range of work, rather than tender for individual elements of work. Where this is not feasible, framework contracts will be developed against which work will be called off when necessary.
103. Contracts will be long term, 5 – 10 years plus, partnering arrangements. Where appropriate current contracts will be migrated to partnering arrangements.
104. We will work with local contractors to maximise local employment, skill development, apprentices and spend. This is likely to need authority achieved through the Council's financial standing orders, IT and procurement policies in order to use cascade contracts, e.g. ebbing and flowing the work with contractors depending on their financial and operational capacity to deliver outcomes.
105. Procurement will be delivered in partnership with single point of contact and recording. A requirement of working with CBC will be to have ICT links to update information on the QL system and provide electronic invoicing.
106. To maximise the benefits of scale we will explore working with departments throughout CBC, other local authorities and organisations while retaining a local approach to delivery.
107. We will review the use of set targets for void properties and day to day repairs, encouraging contractors to complete voids works as quickly as possible and plan response maintenance with tenants, developing timed appointments in exchange for more flexible works scheduling, including evening and weekend working. We will look to agree a reward mechanism with contractors that recognises exceptional performance.

108. We will work with tenants who want to carry out repairs to their own homes e.g. carrying out work with the Council providing materials.
109. We will work with tenants to help determine standards for regeneration, refurbishment and new build.
110. Governance will be exercised through a risk management approach to control, inspection and survey. There will be ownership by staff of contracts and geographic patches. Contractors will be expected to develop both independent and joint approaches to Quality Control.
111. Information management system will drive decisions on stock investment. In particular the planned maintenance decisions will be informed by survey and the demands of response maintenance.
112. Where major works are necessary at change of tenancy, the priority will be to let the property and agree a works programme with the incoming tenant, providing choice on what is to be done and when.
113. We will act commercially with our contractors to provide maintenance services to other tenures e.g. owner occupiers.
114. In the longer term we will explore other forms of delivering our contracted services, including Joint Venture Vehicles.
115. Redevelopment will be driven by the ability of the housing portfolio to meet demand and/or the economic viability of existing stock. In crafting the Asset Management Plan the individual economic viability of managing and maintaining stock will be identified and investment decisions made to retain, improve or dispose of stock. This will include reviewing our approach to service charge allocation for capital and revenue works.

Involving Customers and Delivering Priorities

116. Co-regulation requires landlords and tenants to work more closely together than ever before in scrutinising the delivery of standards and local offers, and is at the heart of the HCA regulatory framework.
117. Tenants are involved in shaping service decisions and a variety of vehicles are in place to ensure effective tenant involvement. We are constantly seeking to improve and enhance the way in which tenants are involved in informing, developing and enhancing the accommodation and services we provide.

118. As part of our local offer we intend to deliver bespoke customer services which deliver upper quartile customer satisfaction. This will include reviewing how repair priorities are set, appointments made and if this traditional approach delivers the best service for tenants and is operationally efficient.
119. In addition to existing methods of involvement and communication we will be maximising the use of our website, email, text, Facebook and other electronic media to improve and extend the services we provide. We will use existing involvement structures and work closely with tenant scrutiny. How we communicate will be the choice of each tenant.
120. Councillors will be kept informed of all major works programmes in their ward.
121. Tenants will be involved in the work programme and when work is scheduled for completion at their home. During major capital schemes tenants are supported by Customer Liaison Officers employed by the contractor.
122. We will explore developing a 'responsible tenant' programme where a tenant in a block of flats becomes the contact for access and monitoring of works in common areas.
123. Services will be transparent and accountable. Performance and works programmes will be published. New opportunities will be developed for tenants to be involved in commissioning services to their homes, including tenant choice and cost/no cost options.
124. Services will be tested through independent scrutiny, e.g. assessment by the Customer Service Excellence Award.
125. Tenants will be involved in developing the Housing Asset Management Strategy and Programme. For example, there will be a debate about what type, size and style of new build homes people would like to see delivered, and where, as a 'Planning for Real' approach. This approach has already been established and was well received by tenants, in developing the proposals for Extra care Housing at Dukeminster Estate in Dunstable, and this approach will continue.
126. A Risk Management Board will be established to review and challenge investment proposals.

Ensuring the QL data base is current and is used to inform decisions

127. The information on the housing stock is stored on the asset management data base, QL. It has been populated with key information from surveying 100% of

the external and 86%⁹ of the internal property portfolio. In future the database will be updated when:

- a. There are any major changes to the buildings elements.
- b. As a consequence of a survey at change of tenancy.
- c. As a consequence of a survey being carried out when the property is externally decorated.
- d. As a result of any survey carried out as part of the tenancy audit.

Value for Money

128. Value for money of the services we provide and how they are provided will be tested through benchmarking, competitive tendering and market testing. We would expect to be in the upper quartile of our efficiency cohort.

129. Our aim is to be an upper quartile performing service across all service areas.

Equality & Diversity

130. The Council values and respects the wide variety of people from diverse backgrounds, cultures, beliefs and lifestyles who are part of the community we serve. As such, we are constantly trying to improve our knowledge and understanding of the demographic profile of our residents to ensure that new and existing services reflect the needs of our diverse community. We will endeavour to ensure our policies, procedures and working practices reflect this commitment and will maintain and develop our customer profile which now covers 75% of our tenants. The five year plan will be subject to an Equalities Impact Assessment to ensure that no groups are disadvantaged.

131. In certain circumstances the standard works may not meet the particular needs of some individuals or the way in which the works are programmed may not be consistent with their lifestyle. We will try to accommodate requests for flexibility.

132. Contractors and partners will be expected to demonstrate an equal and diverse workforce, offering training and development opportunities to the local population. A partnership wide action will be developed to monitor compliance.

⁹ Projected spend 2012/13

Impact of the Strategy

133. The strategy will deliver tangible benefits and demonstrable impacts for tenants and the wider communities.

1. For our tenants
 - a. Homes which meet the locally determined standards are well managed and maintained.
 - b. Homes that meet acceptable temperatures or thermal comfort levels at lower costs.
 - c. Homes that meet the individual needs of residents.
 - d. A stock of properties that changes over time to provide a balanced portfolio responding to customers' needs.
 - e. Improved stakeholder satisfaction with the accommodation and maintenance services provided.
2. For the Council
 - a. Supporting and facilitating wider objectives (e.g. housing an ageing population, regeneration, inclusion, sustainability)
 - b. Having a well maintained portfolio which delivers efficiencies (capital and revenue) by managing property running costs effectively and releasing capital and recycling it into other priorities.
 - c. Delivering the right projects effectively and efficiently, maximising returns on investment.
 - d. Understanding the cost and value of the property portfolio and any investment it undertakes.

Performance Management & Measurement

134. Projects will be compared in order to deliver a better return on investment. This enables completed and planned investment works to be tracked in a co-

coordinated approach, irrespective of cost or scale of works. In this way investment will be used across Central Bedfordshire on a definable basis rather than being subject to pressures from third parties.

Information Technology

135. The Asset Management Strategy is underpinned by the QL database that holds stock condition information, surveys, completion information, decency records etc. The database informs all relevant decisions on planned investment and maintenance. The integrated approach of QL allows key housing management data/information be linked with asset management data and shared across the organisation, as well as with contractors.

Action Plan

136. In order to deliver the strategy and secure the impacts that are sought, a delivery Action Plan has been prepared. The Action Plan pulls together all the various tasks which need to be undertaken to deliver each of the strategic priorities set out in the Strategy, providing brief details of the work needed, assigning of responsibility and a target date for completion.

137. The Action Plan for 2013- 2015 will be developed by April 2013.

138. The Council's Head of Asset Management has overall responsibility for the ongoing development of this strategy and ensuring the successful completion of the action plan.

Review of the strategy

139. This strategy will need to be reviewed annually. Any alterations that may be required for operational reasons will be agreed by the Head of Asset Management, substantial changes will not be authorised without appropriate tenant involvement and Council consideration.



A great place to live and work

Contact us...

by telephone: 0300 300 5069

by email: John.Holman@centralbedfordshire.gov.uk

on the web: www.centralbedfordshire.gov.uk

Write to Central Bedfordshire Council, Watling House,
High Street North, Dunstable, Bedfordshire. LU6 1LF

This page is intentionally left blank

Meeting: Executive

Date: 14 May 2013

Subject: Flitwick Leisure Centre

Report of: Cllr Spurr, Executive Member for Sustainable Communities – Services

Summary: To procure a consultant in project management and design team services so that the Council can consider the feasibility of delivering a new leisure centre in Flitwick and subsequently proceed with the delivery of a new leisure centre, subject to the scheme being transferred to the Capital Programme from the reserve list as explained in paragraph 9 of the financial implications in this report.

Advising Officer: Jane Moakes, Assistant Director Environmental Services

Contact Officer: Jill Dickinson, Head of Leisure Services

Public/Exempt: Public

Wards Affected: All

Function of: Executive

Key Decision Yes

**Reason for urgency/
exemption from call-in
(if appropriate)** N/A

CORPORATE IMPLICATIONS

Council Priorities:

Delivery of a new leisure centre in Flitwick is a priority in the Leisure Facilities Strategy adopted by Executive on 8 January 2013. This is part of the Leisure Strategy which is itself a priority in the Council's medium term plan and supports the following corporate objectives:

- Promote health and wellbeing and protecting the vulnerable.
- Great universal services – leisure.

Financial:

1. The Leisure Facilities Strategy approved at Executive on 8 January 2013 has identified the requirement for a new leisure centre. This is based on an audit and assessment of the quality, quantity and accessibility of sport facilities and modelled a number of scenarios to test meeting the needs of current and future population growth.

2. The age, condition and capacity of Flitwick Leisure Centre inadequately meets the needs of the current population. When considering capacity, running costs, disability access and lifecycle costs, the benefit offered by a new facility far out ways refurbishment. The centre is old, refurbishment has been piecemeal, and the current footprint restricts extension to meet the capacity issues identified in the Leisure Facilities Strategy. National benchmarking demonstrates that running costs, repair and maintenance costs are high.
3. Notably, water space and fitness space is operating beyond reasonable capacity and at uncomfortable levels. Flitwick Leisure Centre has a four lane 25m pool with shared water in its teaching space. The Leisure Facilities Strategy identifies a requirement for an 8 lane 25m pool and separate teaching provision, double the amount of water space and separate heating and filtration systems to aid different pool activities requiring different water temperatures. The current provision of 55 stations for cardio and resistance equipment is inadequate.
4. In order to meet these needs, a new leisure centre is likely to include a number of core facility components including;
 - 8 lane 25 m swimming pool
 - Learner pool
 - 4 court sports hall
 - 3 dance studios
 - Crèche
 - Café
 - Changing facilities for wet and dry activities
 - Health and fitness suite – approximately 100 stations.
5. An estimated cost for a new facility of this scale is £10m including construction costs and professional fees. For Flitwick Leisure Centre, the anticipated budget requirements will be determined by the cost of the facility, less the receipt from the sale of the existing leisure centre land being sold with outline planning permission for residential development. The Leisure Centre scheme will be designed to achieve a return on the capital invested as a result of increased income and reduced running costs. Estimates based on initial business planning suggest significant annual revenue returns could be achieved.
6. In order to test the viability of a new leisure centre a range of options for the layout and facility mix will be required, underpinned by robust business plan modelling. This feasibility work will be undertaken by an external consultant team led by a professional leisure project manager with a proven track record in delivering new leisure centres at a cost of up to £150k.
7. The budget required for the feasibility work can be found from within the 2013/14 – 2015/16 approved Leisure Capital Programme; specifically the use of an estimated £100,000 under spend from 2012/13 Leisure Strategy Implementation and in 2013/14, £50,000 from the £830,000 Leisure Strategy Implementation Invest to Save Project.
8. Once this initial feasibility stage has been completed, the Council will be able to determine whether there is a preferred option for a replacement Flitwick Leisure Centre. It will help the Council to assess the scope to accommodate such a replacement in the Council's capital programme.

9. Flitwick Leisure Centre is currently included in the capital programme reserve list approved by the Council in February 2013. Therefore it may be possible for the Executive to approve this scheme's transfer to the main Capital Programme following the initial feasibility stage provided that the revenue costs of the scheme can be accommodated within the approved programme.
10. If budget is approved then the external consultancy support led by the professional leisure project manager would be authorised to proceed to the next stage of work as set out in the procurement implications of this report at further cost to the initial £150,000.
11. In parallel with this, the Council will establish the likely value of the existing leisure centre site, positioned within the settlement envelope for Flitwick, which will then be marketed with outline planning permission for residential development. It is proposed that the sale of this land will provide a contribution to the cost of the scheme. Further contributions either from Section 106 or external grants will also be explored.

Legal:

12. N/A

Risk Management:

13. The following risks have been identified, which are considered in more detail below and within the body of the report:
 - Failure to deliver the Council's priorities
 - Reputational risks
 - Risk to customer satisfaction
 - Financial risks, including: accurate assessment of costs, accurate assessment of demand, and robustness of the business plan; failure to realise capital receipts and other sources of funding; abortive expenditure of £150,000 outlined in this report should the Executive conclude not to proceed with a new facility.
14. The financial risks regarding accurate assessment of costs, demand, robustness of the business plan and failure to realise capital receipts and other sources of funding are mitigated by the proposed approach as set out in paragraphs 5 -11 and in the procurement implications in paragraphs 22-30 of this report.

Staffing (including Trades Unions):

15. N/A

Equalities/Human Rights:

16. Public authorities have a statutory duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics; age, disability, gender re-assignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Improvements to leisure facilities aim to enhance customer experience and promote equality of opportunity, and make sport and physical activity a regular part of life for all.

17. The design of the new centre will meet and exceed the minimum requirements set out by the Disability Discrimination Act 1996, BS:8300 and Sport England's guidance note Access for Disabled People. Consideration must also be given for the safe and unassisted evacuation of users with disabilities.

Public Health:

18. Leisure services are a key community health resource. Capital investment in leisure facilities ensures there is a sustainable and high quality sport and physical activity infrastructure for local communities to engage in regular physical activity. This includes increases in physical activity in targeted groups which aim to reduce health inequalities, to help generate long term improvements in overall levels of health and wellbeing and thereby reducing the costs to society for the NHS and social care.

Community Safety:

19. Under section 17 of the Crime and Disorder Act the Council has a statutory duty to do all that is reasonable to prevent crime and disorder within its areas. Leisure facilities and the activities that they offer provide positive opportunities, particularly to young people, who may otherwise engage in activities that may be criminal or anti-social.

Sustainability:

20. Extending and improving facilities increases the number of people in Central Bedfordshire that can access and participate in sport and physical activity through a network of good quality accessible and readily available public sport and recreation facilities, reducing the need for customers to travel to other local authority areas to participate in these activities.
21. The feasibility stage will include consideration for incorporating the best and most recent standards of environmental design and practice to minimise future maintenance, running costs and carbon footprint.

Procurement:

22. The procurement strategy is in two parts, one for consultancy support and one for any subsequent construction contract.
23. The consultancy support will be procured via a Council approved framework on a fixed fee basis. A mini competition will be undertaken using the framework's 'off the shelf' pre approved contract for services described on the framework as 'Project Management and Design Team Services', and is a single appointment. A mini competition is less time consuming than undertaking an OJEU procurement process.
24. The award of contract for the appointment of the consultancy support will be for the entire scheme from feasibility to completion as set out in paragraphs 26-29, estimated at a value of 10% of the total build costs. The benefit of appointing the consultancy support for the entire scheme is continuity of support as the same team go on to develop the preferred option through to completion. It also avoids the additional time and cost associated with a second procurement of further consultancy support for the subsequent stages of work.

25. The consultancy support contract will be progressed in stages, initially limited to the completion of stage 1, described in paragraph 26 at a cost of up to £150,000. On completion of stage 1 the Council will be able to assess options and decide whether a new Leisure Centre is viable and affordable. Should capital budget/funding be approved for Flitwick Leisure Centre then the consultancy support contract will be authorised to progress the preferred scheme to stage 2. This enables budget expenditure to be controlled, tied to key Executive decisions, and subject to availability of funding, statutory approvals, project viability and satisfactory performance of the consultant and their team.
26. Stage 1: Feasibility study for the optimum size and facility mix of the centre, prepared in accordance with an assessment of market demand and the Council's requirements. It includes spatial requirements, schedules of accommodation, preliminary site investigations, estimated costs, consultation and presentation of options for deliverability within an agreed timetable. This stage completes approximately 15% of the overall project.
27. Stage 2: Design development of the preferred option to achieve detailed scheme design including drainage, civils, structural and services. Full detailed planning application submitted. This stage completes a further 35% of the overall project.
28. Stage 3: Preparation of tender documentation for procurement of a building contractor. Detailed design of performance specification. Tender and evaluation of bids. Evaluation of bids and recommendation for award of contract. This stage completes a further 25% of the overall project.
29. Stage 4: Mobilisation of the contractor and construction to completion. This stage is the final 25% of the overall project.
30. The procurement approach for the construction contract is anticipated to be a single stage Design and Build route with the design being developed to include RIBA stage D prior to tendering construction works. This means that much of the detailed design is set within the planning permission, controlling the elements of quality and finish.
31. The procurement of a leisure management operator for FLC was approved by Executive on 8 January 2013 with award of contract being made in December 2013 for start date of 1 April 2014. The procurement process will inform the feasibility study enabling market opinion to help shape design elements for efficient operation and management.

Overview and Scrutiny:

32. The Leisure Facilities Strategy and the Leisure Capital Programme to support the implementation of the strategy was considered by the Sustainable Communities Overview and Scrutiny Committee on 13 December 2012 and 17 January 2013 respectively.

RECOMMENDATIONS:

The Executive is asked to:

- 1. in accordance with the Council's Code of Procurement Governance and the procurement strategy set out in paragraphs 22 – 30, approve procurement of consultancy support for project management and design team services; and**
- 2. approve the use of funding from existing schemes within the Capital Programme, as set out in paragraph 7 above.**

| | |
|------------------------------------|--|
| <i>Reason for Recommendations:</i> | <i>To procure a consultant in project management and design team services so that the Council can consider the feasibility of delivering a new leisure centre in Flitwick and subsequently proceed with the delivery of a new leisure centre, subject to the scheme being transferred to the Capital Programme from the reserve list as explained in paragraph 9 of the financial implications in this report.</i> |
|------------------------------------|--|

Executive Summary

33. As set out in the Corporate Implications of this report, the project supports the delivery of the Leisure Facility Strategy adopted by Executive on 8 January 2013.
34. In 2005 the legacy council commissioned a report to consider an options appraisal to identify preferred sites. A review of the preferred sites in 2012 concluded to continue with those sites identified in 2005 and for a new leisure centre to be built on an adjacent site to the existing centre on which playing pitches are currently sited and for replacement pitches to be sited on vacant land off Ampthill Road owned by this Council.
35. The preferred site for the leisure centre is owned by Flitwick Town Council (FTC) subject to a 125 year lease with this Council. The scheme involves negotiation and agreement between the two councils to mutually exchange the freehold interest of respective parcels of land which enable the development of the new leisure centre and for FTC to develop an area of land situated at the junction of Maulden Road and the A507 for the purposes of a country park. No financial gain is being pursued by either party and Heads of Terms are currently being considered by both parties.
36. The development of the preferred site requires a two phased approach. Phase 1 - Flitwick Football Facility involves the re-provision of the football facilities (pitches and changing facilities) to make the proposed site for the new leisure centre available to start building, (should a budget be approved) by autumn 2014 and be completed within financial year 2015/16. Executive on 18 March 2013 agreed to move forward with Phase 1 and approved expenditure of £300,000 from the £1.2m allocated budget to do this.

37. This first phase is staged so that the main cost for the changing pavilion and car park will only be made once the Executive feels able to recommend to Council the inclusion of Flitwick Leisure Centre in the main Capital Programme for 2014/15. It is anticipated that this will be considered by Executive during the autumn. Delivering the project in 2 phases enables budget expenditure to be controlled and tied to key Executive decisions relating to stages of development.
38. The procurement strategy for Flitwick Leisure Centre is set out in paragraphs 22-30 of this report. In order to support a timetable in accordance with the Leisure Facilities Strategy the next key dates include;
39. By July 2013, appointment of consultancy support for project management and design team services to undertake a feasibility study and move the Council closer to understanding the business case for a new leisure centre.
40. By October 2013, consider the results of the feasibility study and conclude whether there is a preferred option to be progressed to implementation so that as part of the Medium Term Financial Plan and Capital Programme review for 2014/15 Flitwick leisure centre can be considered for inclusion in the main Capital Programme.
41. By March 2013/14, should development of a new Flitwick leisure centre be approved in the main Capital Programme :
 - i) approve budget expenditure for building the pavilion and car park to complete Phase 1, Football Facility;
 - ii) submit a planning application for Flitwick leisure centre; and
 - iii) commence procurement of a building contractor for the leisure centre.
42. By September 2014, award the building contract for the leisure centre with the aim of opening the new centre by November 2015.

Appendices: None

Background Papers: None.

This page is intentionally left blank

Meeting: Executive
Date: 14 May 2013
Subject: **Commissioning New School Places for Implementation from September 2015**

Report of: **Cllr Mark Versallion, Executive Member for Children's Services**

Summary: This report outlines seven projects within the New School Places Programme 2013/14 – 2017/18 where local pressures of demographic growth require new school places to be provided from September 2015 and one project within the New School Places Programme with a target completion date of September 2014.

Advising Officer: Edwina Grant, Deputy Chief Executive/Director of Children's Services

Contact Officer: Pete Dudley, Assistant Director for Learning, Commissioning and Partnerships

Public/Exempt: Public

Wards Affected: Ampthill, Stotfold and Langford, Arlesey, Shefford, Silsoe and Shillington, Houghton Conquest and Haynes, Northill, Cranfield and Marston, Biggleswade North, Biggleswade South, Leighton Buzzard North, Leighton Buzzard South, Aspley & Woburn, Heath & Reach

Function of: Executive

Key Decision Yes

CORPORATE IMPLICATIONS

Council Priorities:

The report supports Central Bedfordshire's Medium Term Plan: *Delivering your priorities – Our Plan for Central Bedfordshire 2012-2016* and the specific priority of Improved Educational Attainment.

Financial:

1. The eight proposals outlined in this report are contained within the Council's New School Places Programme 2013/14 – 2017/18 and are capital funded as outlined in Appendix A to this report through Basic Need Grant and S106 contributions. The whole programme represents a total investment of £104M in New School Places, whereas the projects outlined in this report account for £21.8M of expenditure. As reported to the Council's Executive in March 2013 the level of Department for Education (DfE) Basic Need Grant allocated to the Council for 2013/14 and 2014/15 represents a significant increase on previous years although the allocations beyond this period will not be known until late 2014/15. The Council's Executive approved the New School Places Programme 2013/14 – 2017/18 in March 2013 and acknowledged that the programme now reflects a significantly reduced capital contribution, on current planning assumptions, that the Council may be required to provide from its own resources of approximately £1m in 2015/16.
2. The day to day running costs of school provision is met through revenue funding which is made available to each school as part of the dedicated schools grant and is based primarily on the numbers of pupils attending, which will increase accordingly in an expanded school.
3. Where necessary, additional revenue support for relevant costs can be accessed on application through the Growth Fund established by the Schools Forum, for Schools and Academies that are undertaking significant expansion on commission from the Council.
4. Capital expenditure within the New School Places Programme 2013/14 – 2017/18 is subject to the Council's Code of Financial Governance and expenditure to commission feasibility studies and design work required for projects within this rolling programme has been approved by the Executive Member for Children's Services, in consultation with the Deputy Chief Executive/Director of Children's Services as per Sec 4.10.7 of the Council's constitution.

Legal:

5. Section 14 of the Education Act 1996 places a duty on Councils to secure sufficient and suitable school places to provide for 5 – 16 year old statutory aged children in its area. The Education and Inspections Act 2006 gives Councils a strategic role as commissioners, but not providers, of school places to promote parental choice, diversity, high standards, the fulfilment of every child's educational potential and fair access to educational opportunity.
6. The main legislation governing school organisation is found in sections 7-32 of the Education and Inspections Act 2006, The School Organisation (Establishment and Discontinuance of Schools) (England Regulations 2007 and the School Organisation (Prescribed Alterations to Mainstream Schools) (England) Regulations 2007.

7. DfE regulations outline the requirements and process for proposals to expand Council maintained schools and these include full public consultation, the publication of statutory proposals and the decision making process. The Council is decision maker for proposals relating to maintained schools, two of which are set out in this report relating to the proposed expansion of St Andrews CofE VC Lower School, Biggleswade and of Russell Lower School in Amptill.
8. The DfE has also produced guidance for Academies wishing to make significant changes including proposals to enlarge premises by a significant proportion. The process, which is overseen by the Education Funding Agency on behalf of the DfE requires consultation and subsequent submission by the Academy of a report for determination by the Secretary of State. The proposal to expand Etonbury Middle School and to change its age range to provide additional places for the upper school age range on its site has been required to follow this process. Likewise the proposals to expand Cranfield CofE Academy and the Academy of Holywell Middle in Cranfield will require this process to be followed as a result of the proposed increases in additional places, in comparison with the existing schools capacity.
9. The proposals to expand St Marys Lower in Stotfold and Robert Bloomfield Middle in Shefford as set out in this report, will not be required to follow this process as the proposed increases in capacity do not reach the trigger point set out in the DfE guidance. Likewise the proposal relating to Vandyke Upper School has not required DfE approval.

Risk Management:

10. The eight proposals to commission new school places and to allocate related capital investment outlined in this report implements the identified need to manage demographic growth in the previously published school organisation plan and mitigates the risk on the Council of failing in its statutory duty to provide sufficient school places.
11. Key risks include:
 - Failure to discharge legal and statutory duties/guidance.
 - Failure to deliver the Council's strategic priorities
 - Reputational risks associated with the non delivery of required school places.
 - Financial risks, including;
 - Non realisation of anticipated Section 106 monies and anticipated levels of government grant.
 - Potential for overspend on any project within the programme
 - Inability of schools to recruit suitable additional staff.
12. Without the formal process of strategic planning and implementation of required projects in place there is a risk that the DfE will not approve future allocations of Basic Need Funding to the Council. There is also a risk that Section106 monies will not be able to be properly planned or achieve the spend of funds in an appropriate and timely manner. This reinforces the importance of the Council adopting a new Development Strategy and Community Infrastructure Levy in 2014 to ensure that well designed appropriately located housing is supported by educational infrastructure.

13. The commissioning of each of the eight projects in this report will include risk assessment and management criteria to ensure these and the proposed procurement route are clear to decision makers. Contract and construction risks will be overseen through the project management of the agreed projects which may be led by the schools, with appropriate safeguards in place as set out in the Procurement section below.

Staffing (including Trades Unions):

14. Staff and Trades Unions will be consulted on the proposals to expand the schools in this report as part of the informal and statutory consultation process required by regulations and DfE guidance.
15. Schools will have the support of their commissioned HR Providers where any proposals require changes in school staff structures or to terms and conditions of employment. The Council's Schools Statutory HR Team will monitor restructures to ensure redundancy charges to the Council are minimised and justified.
16. Each expanding school will need to increase the numbers of teaching and non-teaching staff to support the increase in pupil numbers. This will be funded through the school's Dedicated School Grant budget and the increased share which the school will receive.

Equalities/Human Rights:

17. The consultation and decision making process set out in regulation for proposals to expand Academies and Council maintained schools requires an evaluation on a project by project basis of any equalities and human rights issues that might arise.

Public Health:

18. Extended Services around School and Early Years settings will be further developed as a result of the growing school population.
19. The range of extended services that may be provided in schools includes:
 - Parenting and family support officers.
 - Transition support for pupils, schools and families.
 - Combined clubs and after school activities.
 - Holiday activities.
 - Support for vulnerable pupils and families i.e. siblings group and young carers.

Community Safety:

20. Schools have an important role in working alongside a range of other agencies to ensure safety in their local communities. The potential to further promote and support robust partnerships is one of the principles by which options for new school places are evaluated.

Sustainability:

21. Whilst there may be additional costs in order to meet sustainability objectives for new build and/or expansion of existing schools, these will be contained within the costs identified for each individual project within the programme. These measures would contribute to reduced running costs through better energy and resource efficiency, alongside creating a better learning environment for the pupils.

Procurement:

22. The tendering and approval process for awarding construction contracts will be in accordance with the Council's Code of Procurement Guidance and the thresholds indicated in section 5.1 of the Council's constitution. Where Schools or Academies are able to provide significant reassurance of their ability and capacity to procure and project manage the delivery of the required construction works to time and on budget, the Council will support this arrangement with appropriate oversight and governance in place.
23. Each proposal in the New School Places Programme is required by the Council's Policy Principles on Pupil Place Planning in Schools to be supported by a business case that establishes a guarantee of the quality of the new places being added to the system. Each business case is subject of evaluation against these Principles and the results are considered as part of the final Executive approval of any proposal and before approval to commence expenditure is given. A separate detailed capital business case will be provided for each project to accompany any Executive recommendation to give final approval and to commence expenditure.

Overview and Scrutiny:

24. The Children's Services Overview and Scrutiny Committee considered this report on 23 April 2013 and the Committee expressed its full support for the recommendations.

RECOMMENDATIONS:

The Executive is asked to:

1. **approve the commencement of informal consultation and the publication of statutory notices for the proposal to expand Russell Lower School, Ampthill from its current capacity of 300 places to provide a total of 450 places with an implementation date of September 2015. The school will also be invited to prepare a business case, the outcome of which will be subject to approval by the Council's Executive in its final determination in December 2013;**
2. **support the commencement of informal consultation and the publication of statutory notices by the School's Governing Body for the proposal to expand St Andrews CofE VC Lower, Biggleswade from its current capacity of 450 places to provide a total of 750 places across two sites with an implementation date of September 2015. The school will also be invited to prepare a business case, the outcome of which will be subject to approval by the Council's Executive in its final determination in December 2013;**

3. invite the Academy of Holywell Middle School to prepare a business case, the outcome of which will be subject to approval by the Council's Executive in December 2013 and to undertake consultation and approval processes required as an Academy by the Education Funding Agency to expand from its current capacity of 544 places to provide 720 places with an implementation date of September 2015;
4. invite the Academy of Cranfield Lower School to prepare a business case, the outcome of which will be subject to approval by the Council's Executive in December 2013 and to undertake consultation and approval processes required as an Academy by the Education Funding Agency to expand from its current capacity of 300 places to provide 450 places across two sites with an implementation date of September 2015;
5. invite the Academy of St Marys Lower School to prepare a business case, the outcome of which will be subject to approval by the Council's Executive in December 2013 for commencement of the proposed expenditure as outlined in the New School Places Programme attached at Appendix A to expand from its current capacity of 225 places to provide 300 places with an implementation date of September 2015;
6. approve the detailed capital business case attached at Appendix B, and the proposals of Bedfordshire East Multi Academy Trust to:
 - a) expand the Academy of Robert Bloomfield Middle School to provide 840 permanent places with an implementation date of September 2015, and
 - b) expand Etonbury Academy from its current capacity of 480 places to provide a total of 600 middle school places and a further 300 places to serve the upper school age range with an implementation date of September 2015.

Thereby approving the commencement of the projects and related expenditure, subject to Education Funding Agency approval of the Etonbury Academy proposal and the granting of relevant Planning permissions; and
7. approve the detailed capital business case attached at Appendix C, and the commencement of the proposed expenditure as outlined in the New School Places Programme attached at Appendix A, to expand Vandyke Upper School.

*Reason for
Recommendations:*

To ensure the Council continues to meet its statutory obligations to provide sufficient school places and also to meet the legal requirements placed on the Council by the Education and Inspections Act 2006 regarding proposals to expand maintained schools. Commitment to expenditure and final approval of the proposals set out in recommendations 1-5 will be determined by the Council's Executive in December 2013, informed by the outcome of the consultation exercises, Education Funding Agency approvals where relevant, and business cases which are to be prepared by each School or Academy.

Executive Summary

25. This report outlines seven projects within the Council's New School Places Programme where local pressures of demographic growth within each school's existing catchment area require additional school places to be provided by September 2015. In addition the report outlines a proposal previously made to the Council's Executive in March 2013 to invite the Academy of Vandyke Upper School to prepare a business case for approval by the Council's Executive in August 2013 for commencement of the proposed expenditure as outlined in the New School Places Programme attached at Appendix A. In order to commence the project over the school's summer holiday period the business case and recommendation for approval has been brought forward for Executive's consideration. All of the projects in this report relate to proposals to expand existing provision and no new Schools or Academies are created as a result.
26. Each of the proposals has been developed with support of the Governing Bodies or Board of the relevant school or Academy and each is aligned as set out in the report with the Council's Policy Principles for Pupil Place Planning in Schools as approved by the Council's Executive in February 2013.
27. Six of these proposals relate to the expansion of Academies and two relate to the proposed expansion of Council maintained schools. The Council is decision maker for proposals to expand Council maintained schools, whereas the Council can only invite and not direct Academies to expand and proposals are subject to the Secretary of State's approval and may require amendments to funding agreements and other of the Academy's legal documents.
28. Proposals to enlarge schools and Academies by a significant proportion require consultation to be undertaken, with Academies also required to submit a detailed report to the Education Funding Agency as part of their approval process for the Secretary of State.
29. Each proposal in the New School Places Programme is required by the Council's Policy Principles on Pupil Place Planning in Schools to be supported by a business case in a format set by the Council that establishes a guarantee of the quality of the new places being added to the system. Each business case is subject to evaluation against these Principles and the results are considered as part of the final Executive approval of any proposal and before approval to commence expenditure is given. A separate detailed capital business case will be provided for each project to accompany any Executive recommendation to give final approval and to commence expenditure.
30. The proposals to expand Etonbury Academy and Robert Bloomfield Academy, both members of the Bedfordshire East Multi Academy Trust, are set out in recommendation 6 and Sections 81 to 91 of this report and are supported by a detailed capital business case attached to this report at Appendix B. The outcome of an evaluation of the business case submitted by the Trust is reflected in the main report.
31. The proposal to expand Van Dyke Upper School is set out in recommendation 7, summarised in Sections 98 to 100 of this report and is supported by a detailed capital business case attached to this report at Appendix C. The outcome of an evaluation of the business case submitted by the Trust is reflected in the main report.

32. In all instances where new school places are required and proposals are approved the Council is responsible for committing the relevant capital funding to implement required expansions and new build.
33. This report therefore asks the Executive to consider the proposals to provide new school places in Biggleswade, Stotfold, Arlesey, Ampthill, Shefford and Cranfield and it seeks Executive approval to:
- Commence consultation on the proposal to expand Russell Lower School, Ampthill.
 - Support the proposal of the Governing Body of St Andrews CofE VC Lower School, Biggleswade to commence consultation on its proposal to expand the school.
 - Invite the Academies of Cranfield Lower School and Holywell Middle School, Cranfield to expand and to seek DfE approval.
 - Invite the Academy of St Marys Lower to expand.
34. The report also invites the Executive to consider and to approve the detailed capital business case for the proposals of Bedfordshire East Multi Academy Trust to expand both Etonbury Academy and Robert Bloomfield Middle, and to consider and to approve the detailed capital business case for the proposal of Vandyke Upper School thereby approving commencement of the project and commencement of expenditure.
35. A report will subsequently be made to the Council's Executive in December 2013 to:
- consider the outcome of the consultations and determine the proposals to expand Russell Lower School, Ampthill and St Andrews CofE VC Lower School, Biggleswade;
 - note the outcome of the DfE determination of the proposals to expand Cranfield Academy and Holywell Academy;
 - consider the outcomes of the business cases submitted by each of these schools and by the Academy of St Marys Lower; and
 - approve each project and commencement of the required capital expenditure.

Legal process for proposals to enlarge Council maintained schools and Academies

36. In accordance with the Education and Inspections Act (EIA) 2006 DfE regulations outline the requirements and process for proposals to significantly enlarge Council maintained schools and these include full public consultation, the publication of statutory proposals and the decision making process. The Council is decision maker for proposals to enlarge maintained schools.

37. Proposals to significantly enlarge Academies are dealt with by the Education Funding Agency (EFA) which is responsible for operational work in relation to Academies. The definition of the enlargement of premises by a significant proportion is given in EFA guidance which sets out the process that must be followed by Academies seeking to make such changes.
38. The Secretary of State retains responsibility for the decision to make any significant changes to an Academy even though EFA does the operational work. The Secretary of State needs information on the following to make a decision:
- the educational benefits and value for money;
 - the degree of Council support;
 - the effect on other schools, academies and educational institutions within the Council area;
 - whether the Academy has the capacity to deal with the change and in particular, whether the Academy's leadership and governance has the capacity and the expertise to be able to take-on such a significant transition without being deflected from its primary purpose of schooling. (This would also include consideration of the Academy's financial position);
 - whether changes may be needed to the way the Academy is governed and whether any changes to the school's admission arrangements are being proposed;
 - community support – the degree of support for the proposals that exists in the local community and whether any consultation has been undertaken;
 - whether any issues have been identified around the existing school site: for example whether there are any foreseen proposed adaptations, additions, refurbishments or land transfers that are needed; and
 - whether the proposal is cost-effective both in terms of capital and recurrent funding. The proposal should include some indicative costings and a proposal as to how these might be met.
39. The process that the Academy must follow with its proposal commences with an initial approach to the Education Funding Agency (EFA) with details of the change requested. An 8 week consultation period follows with stakeholders, including parents and other schools. The Academy then submits a report to the EFA providing the information set out in Section 38 above (to include consultation responses and the Academy's response to consultation) and the EFA analyses the business case and makes a recommendation to the Secretary of State. The Secretary of State determines the proposal and EFA notifies the Academy of the decision and any changes required to the Academy's legal agreements and articles.

40. The Council will support Academies in this process and early engagement has already been undertaken between Council officers and EFA staff to ensure visibility of the proposals contained within this report and of others that may be forthcoming in future years.
41. The outcome of the informal and statutory consultation process for the Council maintained schools of Russell Lower, Ampthill and St Andrews CofE VC Lower, Biggleswade will be reported to the Council's Executive as final decision maker in December 2013 along with a report on the DfE determination of the proposals made in relation to the Academies.
42. Each proposal will be supported by a business case drafted in a format set by the Council that establishes a guarantee of the quality of the new places being added to the system based on the school's vision and educational plan. In addition to its Ofsted rating, the business case will also require the school to outline its performance in terms of results and improvement over time in key stage assessments, in terms of value added and in comparison with other schools in similar circumstances. The business case will require the school to set out its improvement targets.
43. Where the school or Academy that is subject to an expansion proposal is also intended to procure and deliver the capital project with the support of the Council, the business case will require assurances of the capability and capacity of the school to deliver the proposal to time and on budget, based on their expertise and experience. A formal payment mechanism and agreement will also be established between the school and the Council to ensure that the funding is allocated in a timely and appropriate manner and to secure the long-term retention of the additional places.
44. Each business case will be evaluated against the Council's Policy Principles for Pupil Place Planning in Schools and the outcome will be considered as part of the final Executive approval of each project in December 2013. Each project will also be supported by a detailed capital business case as required by the Council's constitution, to support an Executive recommendation for approval to commence expenditure.

Russell Lower, Ampthill

45. As set out previously in the report to the Council's March Executive, new Upper and Middle school places are required in Ampthill as a result of significant housing development in the area which has included sites to the west of Ampthill, and in the vicinity of Dunstable Road and Church Street. Under the adopted Local Development Framework for North Central Bedfordshire 410 dwellings at Land West of Abbey Lane, Ampthill are also proposed.
46. New pupils from current developments underway in Ampthill have already reduced previous surplus places in both Lower Schools serving the immediate area, requiring Russell Lower to bring temporary accommodation back into use. Further developments in Ampthill represent a requirement of more than 100 additional Lower School places which equates to an extra one form of entry in the period to 2021.

47. Ampthill is currently served by two 2 form entry (300 place) Lower Schools and both of these schools have been engaged in an options appraisal which was commissioned to identify the most appropriate school for expansion given that there is no site available for a new school.
48. Consideration was given to splitting the required additional places across both schools but the schools felt this would be detrimental to the organisation of both resulting in the potential for mixed age classes across various age ranges. This option was therefore discounted as unfeasible by the schools.
49. Expanding just one of the existing schools would also enable it to more effectively build capacity in its leadership, management and governance in response to the gradual increases in pupil numbers from the new developments.
50. The options appraisal was commissioned to consider a range of criteria which included;
- each site and its capacity for expansion
 - access, transport and proximity to the new Abbey Lane development
 - build costs
 - the resulting configuration of accommodation and its suitability to deliver against DfE Building Bulletin guidance for Primary schools.
51. The criteria were subject to weighting and were scored to provide an objective outcome which was discussed and shared with the schools. The exercise concluded that the preferred option was the expansion of Russell Lower School, a Community School which was rated by Ofsted as Good with Outstanding features at its last inspection in November 2011. The school has welcomed the outcome of the options appraisal and the opportunity to expand and is therefore preparing a business case for the Council.
52. This proposal was discussed in December 2012 with schools and Academies who work in partnership in the Redborne education planning area and all supported the need for additional Lower School places in Ampthill. The proposed expansion has the support of the school's Governing Body.
53. The report from the school's last Ofsted inspection stated that it works very effectively in partnership with other schools and wider agencies. It has instigated very useful links with local schools so that head teachers offer each other support and advice. Part of this partnership is focused on the monitoring of standards and practice in each other's schools and this is very useful in enabling the school to self-evaluate and action plan with the benefit of a wider range of professional views and experience. Partnerships with other agencies are strong in supporting outstanding care for pupils. Partnerships with other agencies are exceptionally well used in providing high-quality support for potentially vulnerable pupils, so they thrive.
54. The recommendation is therefore to expand Russell Lower School from its current capacity as a 2 form entry (300 place) school to become a 3 form entry (450 place) school on its existing site. If this recommendation is approved, the proposal will be subject to consultation and a further report will be made to the Council's Executive in December 2013 to determine the outcome of statutory processes and to consider the outcome of an evaluation of the school's business case.

St Andrews CofE VC Lower, Biggleswade

55. As set out previously in the report to the Council's March Executive, the Land East of Biggleswade development will require new school places to be secured to serve the growing population. In addition to the existing schools, this will require additional accommodation for Lower School places in the Kings Reach area on a site which has been secured under a S106 legal agreement.
56. This new development represents a requirement of an additional 300 Lower School places. The transfer to the Council of the land at Kings Reach is now imminent and the Council is now in a position to commission a provider for these additional lower school places.
57. As part of its ongoing liaison with schools and academies in each of its planning areas the Council has been working with schools in the Biggleswade area that collectively comprise Biggleswade Community Union of Schools (BCUS). Within the scope of these discussions has been the need to consider and plan for the impact of demographic change across the area over the next five years and beyond, particularly the impact of the land east of Biggleswade development.
58. The pressure on existing provision and the need for more places across lower schools in the Biggleswade area has been at the forefront of many of the discussions with this partnership of schools, who have been actively engaged in identifying management options for their own schools and for the Council's commissioning of new provision. The partnership has considered the range of options available to the Council for configuring provision on new sites, as set out in previous reports and within the Council's Policy Principles approved by Executive in February 2013.
59. The option to promote a new school under a new Academy sponsor gave rise to concern from local schools that a new sponsor may not integrate or add value within what is felt to be an effective 0-19 local partnership of schools. As an alternative option, the Council is able to propose and is the decision maker for expansions to existing community, voluntary controlled, voluntary aided, foundation and trust schools.
60. The expansion of an existing school, effectively creating an annexe to an existing school site would mirror federation arrangements elsewhere in Central Bedfordshire where schools are similarly managed and governed across two or more sites. This would also retain a school's existing site ensuring that the need to provide local schools for local children, ensuring a sense of community belonging and also promoting sustainable modes of travel is fulfilled.
61. In consultation with local schools this is recommended to be a more favourable option providing an opportunity for a local school with an established record in terms of standards to expand. The Council, as decision maker, would then be able to confirm a preferred provider for the new site in a shorter timeframe than would be possible if a new Academy sponsor was sought, enabling the design, construction and implementation process to be as short as possible and the impact of the immediate development on other local schools and the partnership to be minimised.

62. This option will also enable the Council to work with an existing school to bring forward additional temporary measures if they are necessary, on its existing site ahead of the new accommodation being ready. This provides an opportunity for an existing school to also grow its leadership and management capacity alongside the expanding school population, ensuring an effective transition to combine the new site in due course.
63. In discussion with BCUS a proposal has now come forward from St Andrews CofE VC Lower School, with the support of the school's Governing Body, in conjunction with Edward Peake CofE VC Middle School, to expand the Lower School across both its existing and the new Kings Reach site. Whilst the partnership arrangements between the two schools have yet to be formalised it is anticipated that this will take the form of a soft federation between the two schools with St Andrews Lower School as the named provider. This proposed partnership also has the support of the St Albans Diocese.
64. The resulting school would have a capacity to provide for an extra 300 places in addition to those on its existing site (450). Whilst the existing school would need to grow its Leadership, Management and Governance capacity it is already well placed to do so as a relatively large single site lower school. In June 2011 the school received an Ofsted rating of Good with Outstanding features and the Inspection report stated that the experienced head teacher provides good leadership and educational direction and is supported well by other senior and key leaders. A productive partnership had been established with parents and carers, who were pleased with the care and education provided for their children. Very strong partnerships with other agencies promote pupils' learning and development.
65. The proposed size of the new school will comply with the guidelines set out in the Council's overall Policy Principles in relation to school size being based on two sites. The school is currently seeking advice on the potential need for additional SEN provision based within a mainstream school setting for local vulnerable learners and this may also form part of the school's business case.
66. The recommendation is therefore to support the School's Governing Body and their intention to commence consultation to expand St Andrew's CofE VC Lower School from its current capacity as a 3 form entry (450 place) school to become a 5 form entry (750 place) school across two sites. As a Voluntary School, the Governing Body is able to bring forward this proposal and a further report will be made to the Council's Executive in December 2013 to determine the outcomes of statutory processes and of an evaluation of the school's business case.

Cranfield Lower School, Cranfield

67. Cranfield has been identified as a growth area within Central Bedfordshire both within the previously approved development framework (notably a development known as Home Farm which has current permission for development with approximately 400 homes still to be built) and the current framework with an allocation of about 130 new homes on land to the rear of Central Garage.
68. The area is served by Cranfield Lower School which is in the immediate proximity of the new developments and therefore ideally placed to cater for the growing local population.

69. When considering the Home Farm development, it was recognised that there would be a need to expand school provision to cater for the new housing. Through a S106 agreement Bedfordshire County Council secured an area of off-site playing field within the Development but some distance from the school, to potentially enable Cranfield Lower School to expand on its existing site through the release of its existing playing field land and use of the off-site area. This proposal was not fully supported by the school at that time but was enshrined within the S106.
70. Subsequently, the development to the rear of Central Garage for some 130 homes was allocated and an opportunity arose to review the previously proposed method of expanding the lower school to then consider its expansion over a second site i.e. within the development land to the rear of Central Garage. A site has now been allocated within the development to either provide a new school, or the expansion of the existing school across two sites.
71. A Development Brief for the site has now been approved to include the new school provision and Children's Services has been working closely with Planning and Highways colleagues to address concerns over the additional traffic that could be anticipated if/when the school site is brought forward. Further work will continue with colleagues as part of the planning processes that run in parallel with those dictated by education law.
72. A number of options have been discussed with the school, which is now an Academy, and the St.Albans Diocese (as Trustees) over how future provision could be arranged given the various constraints and the likely funding envelope which would be available. The Governors appointed consultants through the St.Albans Diocese to support them in assessing the feasibility of each of the options in terms of buildings and cost, so that they can decide which would be their preferred solution. As a result, the development of the school over two sites, either with 2 forms of entry on one site and 1 form of entry on the other, or split key stages over the two sites, has emerged as the school's preferred option. The proposed expansion has the support of the academy's Governing Body.
73. The recommendation is therefore to invite the Academy of Cranfield Lower School to expand from its current capacity as a 2 form entry (300 place) school to become a 3 form entry (450 place) school across two sites.
74. The Academy, which was rated as Good with Outstanding features by Ofsted at its last inspection in June 2010, is aware that if this Executive recommendation is approved it will be required to undertake public consultation and seek EFA approval, in addition to the preparation of a business case for evaluation, the outcome of which will be considered in the final decision which will be made by the Council's Executive in December 2013 to enable implementation by September 2015.

Holywell Middle School, Cranfield

75. In addition to the housing development in the Cranfield area outlined in the section above, and the required additional capacity to provide new school places for the lower school age range, additional middle school places are also required.

76. The Academy of Holywell Middle School in Cranfield serves the immediate area and is also catchment school for a new housing development of 670 properties being built in Wootton in Bedford Borough. A total of 720 middle school places are required to serve the growing local population in the catchment area. The school, which was rated as Good by Ofsted in its most recent inspection in July 2011 currently has a net capacity able to accommodate 544 children. The proposed expansion has the support of the Academy's Governing Body.
77. The recommendation is therefore to invite the Academy of Holywell Middle School to expand from its current capacity to become a 5 form entry (720 place) school. The proposed enlargement of the Academy will trigger the process that requires public consultation and EFA approval, in addition to the preparation of a business case for evaluation, the outcome of which will be considered in the final decision which will be made by the Council's Executive in December 2013 to enable implementation by September 2015.

St. Marys CofE Academy, Stotfold

78. Significant housing development in the Stotfold area has already required the Council to provide an additional 150 lower school places through the enlargement and relocation of Roecroft Lower School, completed in 2012. However, further pressure on places in the catchments of Gothic Mede Lower, Arlesey and Fairfield Lower School, Stotfold has removed any flexibility locally to manage increases in pupil numbers across the local area and now requires additional permanent provision to be provided to serve Stotfold itself.
79. Stotfold is served by two Lower Schools, Roecroft Lower which is now a 2 form entry (300 place) school on its new site on the land south of Stotfold development, and St Marys CofE Academy, a 1 ½ form entry (225 place) school. Pupil forecasts in the area indicate a sustained requirement for approximately a further ½ form of entry (75 places) of lower school provision.
80. St Marys CofE Academy was rated as Outstanding by Ofsted in its last inspection. The proposed expansion has the support of the Academy's Governing Body.
81. The recommendation is therefore to invite St Marys CofE Academy to expand from its current capacity as a 1 ½ form entry (225 place) school to provide a 2 form entry (300 place) school from September 2015. If this recommendation is approved a further report will be made to the Council's Executive in December 2013 to consider the outcome of an evaluation of the school's business case and to approve the project.

Bedfordshire East Multi Academy Trust

82. In response to the identified demographic growth outlined in the Council's New School Places Programme and the Council's previously published School Organisation Plan, Bedfordshire East Multi Academy Trust has submitted a business case to the Council detailing its proposals for providing the additional Middle School places required in Shefford and Arlesey and the additional Upper School places required in the catchment of Samuel Whitbread Academy. The Trust currently comprises Samuel Whitbread Academy, Robert Bloomfield Academy and Etonbury Academy.

83. These requirements are as a result of housing allocations of approximately 1,506 new dwellings for the period up to 2017 for the Samuel Whitbread area (Shefford, Stotfold, Arlesey and surrounds). This includes the 290 dwellings being provided at the site currently under construction at Land South of Stotfold, 300 dwellings in the North-East of Arlesey, 102 in Clifton, 63 in Stondon, 68 in Meppershall, 24 in Shillington, 231 in the rest of Shefford and 310 in Stotfold. The remaining 118 dwellings will be provided at smaller sites across Arlesey, Henlow, Shefford, Stotfold and the surrounding areas.
84. The additional need for places generated by these developments are expected to be met through use of existing capacity supplemented where necessary by the expansion of existing schools.
- Some of the new places required to serve the Lower School age range are already in place, have been approved or are currently planned. In particular these include the enlargement of:
- Roecroft Lower School, Stotfold
 - Fairfield Lower School, Stotfold
 - Shefford Lower School, Shefford
85. The impact of this scale of housing development in required additional middle school provision in the Shefford area justifies permanent provision of 840 places, currently provided by Robert Bloomfield Academy utilising some temporary accommodation. The proposed capital investment of £1.4m will enable the replacement of the temporary accommodation with permanent provision on the school's Shefford site.
86. Robert Bloomfield Academy was rated Outstanding by Ofsted at its last inspection.
87. The impact of the scale of housing development in the Stotfold and Arlesey area requires an additional form of entry (120 places) of middle school provision. Etonbury Academy caters for the Middle School age range in this catchment and was rated Good by Ofsted in its recent inspection in October 2012. The school currently provides 480 Middle School places and the required enlargement will increase this capacity to 600 places with the potential to expand further in the longer term with planned housing development north of Arlesey.
88. Additional capacity required in the Upper School age range totals 300 places across the catchment of Samuel Whitbread Academy, although a significant majority of these places will be required as a result of the developments in the Arlesey and Stotfold area.
89. The proposal made by Bedfordshire East Multi Academy Trust is to:
- permanently expand Robert Bloomfield Academy to provide the required middle school places in the Shefford area, and
 - to expand Etonbury Academy and change its age range to provide the additional middle school places required in its catchment area and the additional upper school places required

90. The Trust's business case has been evaluated by the Council and the proposals comply with the Policy Principles for Pupil Place Planning in Schools.

In summary:

- Local schools for local children

Both projects seek to provide new school places required by demographic growth within the catchments of Robert Bloomfield Middle and Etonbury Middle. The Etonbury proposal will reduce the need for school transport costs for those children in Stotfold and Arlesey who choose to access the future 13-19 curriculum offer at Etonbury that would otherwise be accommodated within the provision of places for 13-19 year olds at the Samuel Whitbread Academy campus.

- Financially and educationally viable schools (size)

The proposal to replace temporary accommodation with permanent provision at Robert Bloomfield Middle does not represent an overall increase in the capacity of the school but will retain it at 840 places at the upper limit of the Council's guideline size for middle schools. The Council's guidelines for the optimum size of single site schools are not relevant in relation to the expansion of Etonbury Middle which will provide 900 places serving the 9-19 age range as one of three key sites of the multi academy trust which will collectively provide a broad curricular offer.

91.

- Expansion of local popular and successful schools or to link expanding schools with popular and successful schools

Robert Bloomfield Academy and Etonbury Academy are rated as Ofsted Outstanding and Good respectively. Samuel Whitbread Academy was graded as 'requires improvement' with some good elements, including its Sixth Form rated as 'good' throughout by Ofsted in its last inspection in October 2012. With support and governance provided by the Bedfordshire East Multi Academy Trust (BEMAT) Board of Directors the Academy aims to achieve a 'Good' standard within the academic year 2012 /2013.

- The potential to further promote and support robust partnerships and learning communities

Bedfordshire East Multi Academy Trust and Bedfordshire East Schools Trust will utilise this once in a lifetime opportunity of significant capital investment as a catalyst for the Trust's delivery of its Vision and improvements in educational standards across its sites and with other schools in the local learning communities, a number of which are also undergoing significant enlargement including Fairfield Lower, Shefford Lower and Roecroft Lower.

92.
 - The ambition to achieve a single phase of education 0 -19 and reduce school transfer points

A key aim of the Multi Academy Trust is to reduce the potential risks associated with transition and transfer between phases. The proposal to change the age range of Etonbury Academy will remove a transfer point for a significant number of children who will choose to stay on the campus throughout key stage 3 and 4. As part of Bedfordshire Multi Academy Trust, children on each of the three sites will receive their education under one umbrella and will benefit from the consistent focus on teaching and learning irrespective of their physical location. Transition planning within one organisation will be enhanced.

- The need to support the Raising of the Participation Age (RPA)

The Trust is developing a curriculum at post 16 which makes excellent use of its partnerships with University of Bedfordshire, Hertfordshire and Cambridge and especially Bedford College at their Shuttleworth campus. Foundation, pre-apprenticeship, vocational and applied courses will provide the platform from which these young people will engage and take full advantage of this opportunity, with planned and implemented work placements to foster employment and enterprise skills. This offer will be implemented and enhanced by the proposed investment in the Etonbury Academy campus providing specialist facilities planned by the multi academy trust.

93.
 - To seek opportunities to create inspirational learning environments for the school and to maximise community use

Both sites have been subject to suitability surveys to determine current deficiencies in provision. This information has been further enhanced by an analysis of the curriculum intended to be taught on each site. These issues will be considered as part of the eventual design process. Initial dialogue with planners has indicated a broad acceptance of development at Etonbury Academy. A full planning application will need to consider issues of potential development on playing fields and local highway capacities. To inform these and other issues a full suite of pre-design surveys have been carried out, these involve acoustic, archaeology, environment, ecology, flood, geotechnical, topographic, traffic, travel and utility surveys. The potential to increase community use at Etonbury is being developed in partnership with the Football Association, Sport England and the Council's Leisure Services who are looking at a number of opportunities on the site, as part of the proposed redevelopment.

- To promote the diversity of provision offered in Central Bedfordshire to increase opportunities for parental choice

The proposal to change the age range of Etonbury Academy to cater for the 9-19 year old age range has received significant support from the local community, parents, carers and children at the school. This will clearly add to the diversity of provision in the area and increase options for those living locally, particularly in the Arlesey and Stotfold area.

94.
 - To support vulnerable learners and integrate appropriate Special Educational Needs provision within mainstream schools

A significant benefit of the project will be the opportunities for developing the new provision for SEN and high achieving students which with enhanced provision, more seamless transition and access to a broader range of curriculum choices will enable the Trust to support students more effectively. The proposed 14-19 provision on the Etonbury campus will provide for Special Education Needs and Disabilities students far more effectively than the Trust is currently able to do. Across BEMAT these projects and the forecast growth in pupil numbers will also enable the development of a single point of contact Children and Family Services Team and a single SENCO structure. Children and their families will be supported by these teams throughout their 9-19 journeys by enhanced pastoral support.

95. The proposed expansion of Robert Bloomfield Academy does not require EFA approval whereas the proposal relating to Etonbury Academy represents a significant change in legislative terms and requires consultation and EFA approval, an 8 week process which commenced on 1 February 2013 and has attracted significant support from parents, carers and stakeholders. The outcome of the consultation and the Multi Academy Trust's report to the EFA is expected to enable an EFA decision in May 2013, although indications from early engagement with the EFA were positive and approval is strongly anticipated.

96. The procurement and construction programme for both of these projects is challenging as outlined in the milestones set out in the detailed capital business case attached at Appendix B and Executive is therefore asked to approve these projects to enable expenditure against the indicated budget immediately upon EFA approval, with commencement of works subject to the granting of relevant Planning permissions.

97. It is therefore recommended that the Executive approve

- the proposed expansion of the Academy of Robert Bloomfield Middle School to provide 840 permanent places with an implementation date of September 2015, and
- the proposed expansion of Etonbury Academy from its current capacity of 480 places to provide a total of 600 middle school places and a further 300 places to serve the upper school age range with an implementation date of September 2015
- the commencement of the projects and related expenditure, subject to Education Funding Agency approval of the Etonbury Academy proposal and the granting of relevant Planning permissions.

Vandyke Academy

98. The Council's Executive received a report on 19 March 2013 that set out five projects within the New School Places Programme 2013/14 – 2017/18 where local pressures of demographic growth require new school places to be provided from September 2014. The report included a recommendation to invite the Academy of Vandyke Upper School to prepare a business case for approval by the Council's Executive in August 2013 for commencement of the proposed expenditure as outlined in the New School Places Programme attached at Appendix A. The recommendation was approved.
99. The proposed Phase 1 expansion of Vandyke Upper School and the funding that has already been secured through S106, is in relation to current housing developments underway in Leighton Buzzard. Phase 1 is based on the school's overall master plan for its potential future expansion from its current capacity of 1003 places to provide 1500 places as a result of the proposed East Leighton Buzzard extension. Phase 1, which is also funded by significant investment by the school, increases the school's capacity slightly but also addresses significant deficiencies in general teaching and changing accommodation.
100. The School has tendered the building contract for these works and is keen to contractually commit and commence on site in May to make maximum benefit of the quiet school site during study leave and over the summer break. The request for approval to commence the project has therefore been set out in this report instead of the August report as previously planned. The Trust's business case has been evaluated by the Council and the proposal complies with the Policy Principles for Pupil Place Planning in Schools as set out in the Council's detailed business case attached at Appendix C.

Conclusion

101. The proposals to expand Russell Lower School and St Andrews CofE VC Lower School, in accordance with the Education and Inspections Act 2006, constitutes a significant expansion of the existing schools which requires both informal consultation and the publication of Statutory Proposals before the Council can finally determine the proposals.

Therefore, it is recommended that Executive approve the commencement of informal and statutory consultation on the proposal to expand the community school of Russell Lower and also indicates its support for the commencement of consultation by the Governing Body of the voluntary controlled school of St Andrews CofE Lower School to provide additional places as outlined within the report.

102. Likewise the proposals to expand the Academies of Cranfield Lower School and Holywell Middle School represents' a significant enlargement of each and it is recommended that Executive invite the Academies to seek the approval of the Secretary of State for Education.
103. The proposal to expand the Academy of St Marys Lower School will add required additional places to the system and while it is not a 'significant' enlargement in legislative terms, it will nevertheless require the Council eventually to commit to expenditure from the New School Places Programme.

For that reason the Executive is asked to invite the Academy, along with the other schools in this report, to prepare a business case for final approval at the Executive's meeting in December 2013.

104. The proposal to expand the Academy of Etonbury Middle School, which has been the subject of consultation and a report now submitted to the Education Funding Agency, is outlined in the business case now provided to the Council by Bedfordshire East Multi Academy Trust. Approval of the Education Funding Agency is anticipated to be received in June 2013 and in order to progress this significant project to its procurement phase the Executive is asked to approve it, subject to the Education Funding Agency approval and the granting of relevant Planning permissions.
105. The proposal to expand the permanent capacity of Robert Bloomfield Middle is also outlined in the business case now provided to the Council by Bedfordshire East Multi Academy Trust at Appendix B. The proposal does not reflect a 'significant' enlargement in legislative terms and has not therefore had to follow the process required by the Education Funding Agency.
106. The proposal to expand the permanent capacity of Vandyke Upper School is outlined in the business case attached at Appendix C. The proposal does not reflect a 'significant' enlargement in legislative terms and has not therefore had to follow the process required by the Education Funding Agency. Executive is asked to approve the business case, enabling the school to enter construction contracts and commence the planned building works as set out in this report.
107. If the remaining recommendations in this report are approved, and in order to ensure that the schemes can be ready for September 2015, further more detailed design work will be commissioned to progress to the next Royal Institute of Building Architects (RIBA) work stage of development and to seek the necessary planning consents.

Appendices:

Appendix A - New School Places Programme 2013/14 – 2017/18 – Projects for September 2015 implementation

Appendix B – Capital Detailed Business Case BEMAT

Appendix C - Capital Detailed Business Case Vandyke Upper School

This page is intentionally left blank

Appendix A – 14 May Executive

| | Target implementation date | Funding | | | School funds |
|---|----------------------------|------------|------------|------------|--------------|
| | | Gross Cost | S106 Total | Basic Need | |
| <u>Sandy and Biggleswade Area</u> | | | | | |
| Extension to St Andrews Lower School from 450 to 750 places at Kings Reach, Biggleswade | September 2015 | 5,002,502 | 2,637,408 | 2,365,094 | |
| <u>Redbourne Area</u> | | | | | |
| Extension to Russell Lower School from 300 to 450 places, Ampthill | September 2015 | 3,123,799 | 1,040,889 | 2,082,910 | |
| <u>Samuel Whitbread Area</u> | | | | | |
| Extension to St Marys Lower School from 225 to 300 places, Stotfold | September 2015 | 1,219,776 | 282,374 | 937,402 | |
| Extension to Etonbury Middle School from 480 to 600 places, Arlesey | September 2015 | 2,881,542 | 2,346,446 | 535,097 | |
| Expansion of Upper School catchment places from 1750 to 2050, Etonbury, Arlesey | September 2015 | 4,498,371 | 1,118,678 | 3,379,693 | |
| Extension to Robert Bloomfield Middle School from 720 to 840 permanent places, Shefford | September 2015 | 1,427,926 | 609,126 | 818,800 | |
| <u>Wootton Area</u> | | | | | |
| Extension to Holywell Middle School to provide 720 places, Cranfield | September 2015 | 1,383,405 | 835,288 | 548,117 | |

Appendix A – 14 May Executive

| | | | | | |
|--|----------------|-----------|---------|-----------|---------|
| Extension to Cranfield Academy from 300 to 450 places, Cranfield | September 2015 | 2,253,187 | 833,218 | 1,419,969 | |
| Extension to Vandyke Upper (Phase 1) | September 2014 | 1,665,494 | 896,915 | 233,056 | 535,523 |

New School Places Programme funding requirements

| Financial year | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 |
|-------------------------------------|-----------|------------|------------|------------|------------|------------|------------|------------|
| Gross Expenditure | 75,519 | 5,198,631 | 15,776,306 | 21,776,387 | 27,400,532 | 16,965,595 | 13,210,838 | 3,449,265 |
| 'In year' programme funding balance | 8,379,782 | 12,805,896 | 13,864,505 | 7,054,347 | -999,901 | 412,766 | 14,350,547 | 22,990,538 |

Detailed Business Case

Detailed Business Case

a. Title

| | |
|------------------|---|
| Project Name | Bedfordshire East Schools Trust New School Places |
| Project location | Robert Bloomfield Academy, Shefford Etonbury Academy, Arlesey |
| Project Sponsor | Rob Parsons Head of School Organisation, Admissions & Capital Planning |
| Directorate | Children's Services |
| Type of scheme | Capital Project - over £60k |
| Funding | External |

b. Project Information

| | |
|---|---|
| Project Purpose/ Outline Description | <p>This project aims to meet the demand for new school places as a result of demographic growth in the catchment areas of Robert Bloomfield Academy, Etonbury Academy and Samuel Whitbread Academy, as identified in the Council's New School Places programme and School Organisation Plan.</p> <p>These schools comprise Bedfordshire East Multi Academy Trust and collectively they have brought forward a proposal which the Council's Executive, as commissioner of new school places, is to consider for approval on the 14th May 2013, to provide these new places with an implementation date of September 2015.</p> <p>The main objective of the project is to provide these new places and therefore ensure that the Council continues to comply with its statutory responsibility to ensure sufficient school places are provided for these growing communities.</p> <p>If approved, the project will entail the procurement and delivery of the capital projects by Bedfordshire East Multi Academy Trust to implement the new school places. The project is considered by the Trust to be a key enabler for the delivery of its vision and improved educational standards across the local area, not simply a building programme.</p> |
| Activities in Scope | The project will include the project management, procurement and delivery of the capital schemes on both the Etonbury and Robert Bloomfield Academy sites. |
| Out of scope/ | A separate application is being made to the DfE for additional capital grant for |

| | |
|------------|---|
| exclusions | <p>the expansion of Post 16 provision which if successful will be delivered in parallel with the proposed project on the Etonbury campus and will supplement the budget outlined in this business case.</p> <p>The Trust has made successful applications to the Academies Capital Maintenance Fund and have initiated a refurbishment programme at both Etonbury Academy and Robert Bloomfield Academy. The freeholder of the site, Bedfordshire East Schools Trust (BEST), will continue to apply to the Academies Capital Maintenance Fund twice annually to upgrade and refurbish the existing buildings and infrastructure. The total secured in the current round is £466,476.00.</p> <p>BEST is working with the Football Association and with the Council's Leisure Services to develop sports and leisure facilities on the Etonbury Academy site through the potential provision of a 3G floodlit football pitch and sports hall with associated fitness, dance and micro gym rooms. If approved, these proposals will be delivered in parallel with the proposed new school places project on the Etonbury campus.</p> |
|------------|---|

| c. Deliverables / outputs | |
|--|-----------|
| Deliverables: | |
| Deliverable | Date Due |
| 120 additional middle school places serving the catchment of Etonbury Middle School, Arlesey | Sept 2015 |
| 300 additional upper school places serving the catchment of Samuel Whitbread Academy on the site of Etonbury Academy, Arlesey | Sept 2015 |
| The replacement of existing temporary accommodation to provide 840 permanent middle school places serving the catchment of Robert Bloomfield Academy, Shefford | Sept 2015 |

| d. Options Appraisal | |
|----------------------|---|
| Options | <p>The proposals to expand both Etonbury Academy and Robert Bloomfield Academy to provide the required additional middle school places have not been subject of an options appraisal. Both proposals aim to provide for growth from within their own catchments and in all other relevant respects are aligned with the Council's Policy Principles for Pupil Place Planning in Schools.</p> <p>The requirement to provide 300 additional upper school places serving the catchment of Samuel Whitbread Academy has however been subject of an options appraisal undertaken with Council support by Bedfordshire East Multi Academy Trust.</p> <p>A summary of the key elements of the options appraisal follows: The current site of Samuel Whitbread Academy was re-developed and expanded through the Bedfordshire Education Partnership PFI scheme. This increased the capacity of the school to 1758 places. Presently, the Sixth Form has more than 450 students on roll and each of the school's year groups are between 400 to 450 students in size.</p> <p>The academy was graded as 'requires improvement' with some good elements, including the Sixth Form rated as 'good' throughout by Ofsted in its last inspection in October 2012. The Academy proposes to achieve a 'Good' standard</p> |

with support of a new Executive Principal for Teaching and Learning and Governance structure provided by the Bedfordshire East Multi Academy Trust (BEMAT) Board of Directors, within the academic year 2012 / 2013.

As the Upper school serving the catchments that are undergoing significant demographic growth, demand for additional places for 13-19 year-olds would normally be accommodated within a redevelopment of the campus. However BEMAT has declared that accommodating the required expansion from 1758 places to 2058 places on the Samuel Whitbread campus would not be its automatic choice for a number of valid reasons, including the following statements made by the Multi Academy Trust for inclusion within this business case.

Logistical Issues in Size: BEMAT has made significant improvements at KS4 in the past two years, taking the GCSE 5A*- C including Maths and English from 47% to 67% [currently 62%] and significantly improving outcomes at 16+. However, it is felt that increasing the size of year groups to almost 500, coupled with the expected expansion of the Sixth Form as a result of increased staying on rates will potentially hinder BEMAT's drive to deliver outstanding education across the board on the Samuel Whitbread site. The resulting size of the Samuel Whitbread campus would place it above the Council's own guidelines for the optimum size of Upper Schools, outlined in its Policy Principles for Pupil Place Planning in Schools.

Issues with Community Disconnect & Transport: At present approximately 80% of children are transported by bus to the Samuel Whitbread campus, many from Stotfold, Arlesey and the surrounding villages. It could be argued that this creates a 'community disconnect', hindering the development of positive relationships with children, families, and the community and to the detriment of sustainable extra-curricular and community projects. The 'remoteness' of the Samuel Whitbread campus to some of the communities within its catchment that are giving rise to the need for the identified new school places is not only a potential obstacle to improving standards further, but will also add to the Home-School transport costs and is in conflict with both the Trust's and Council's obligations to promote sustainable school transport. It would also be at odds with BEMAT's aim 'to advance education and community cohesion'.

Issues in relation to school premises (BB98): Based upon the guidelines set out in Building Bulletin 98 for Secondary Schools, a total of 4,000m² of space would be required to accommodate 300 additional 13-19 places and 120 9-13 places in the Etonbury catchment. An analysis of the Samuel Whitbread site indicates that the 300 13-19 places would require 2,000m² of new build, with the 120 9-13 places being accommodated elsewhere in the authority area. As the Samuel Whitbread Academy is already under sized, a development for a further 300 students would exacerbate this and create a site that is c.11,000m² smaller than the recommended area for buildings and outdoor space.

An expansion of the Etonbury Academy to accommodate an additional 300 13-19 places and 120 9-13 places would require 4,000m² of new and remodelled space. As Etonbury Academy is already well within the area guidance for school sites this development could be achieved within the existing site, if adjustments were also made to the configuration of outside sports provision.

Issues in Relation to Value for Money: The project's financial viability would also be in question if any development was carried out at the Samuel Whitbread campus as any works would have to be brought forward through the school's existing PFI arrangement. An indicative analysis of likely construction costs (based on an estimate of 2,000m² of new build for 300 13-19 places) demonstrates an annual increase in the unitary charge of c. £300,000. With a 25

| | |
|--|--|
| | <p>year payback period this equates to a build cost of £7.5m at today's prices which would result in a per square metre cost of £3,750. This is well above current market prices.</p> <p>To this end and for the reasons stated above by BEMAT, the option of increasing numbers on the Samuel Whitbread campus was discounted, in favour of the preferred option to provide both the required increase in middle and upper school places on the Etonbury Academy Campus.</p> |
| <p>Implications of “do nothing”</p> | <p>The Council would fail in its statutory responsibility (Section 14 of the Education Act 1996) which places a duty on Councils to secure sufficient and suitable school places to provide for 5 – 16 year old statutory aged children in its area.</p> <p>If the project is not approved to go ahead, the council will not be able to provide sufficient [9-13] and [14-19] pupil places in the Stotfold and Arlesey area by September 2015.</p> |
| <p>Project Delivery / Project Approach</p> | <p>This project is intended to be delivered by Bedfordshire East Multi Academy Trust, with support from the Council and external project management resources which will be capitalised from the project's core budget.</p> <p>Bedfordshire East Schools Trust, the freeholder of the school sites, has engaged the services of a specialist project management company to assist with the delivery of the programme. The project management company has engaged feasibility architects and quantity surveyors to assess the suitability of the proposed work and has undertaken a full suite of pre-design surveys. Once procurement is underway a full range of specialist technical services (including CDMC) will be provided to assess the quality of any submissions. On appointment of a contractor the project management company will be further supported by a Clerk of Works to review the quality of all building work.</p> <p>The project will be governed by a project board, with Council representation, which is already in place and which has overseen the development of the proposal outlined in this business case and the feasibility studies that have been undertaken to date. The board has also overseen the public consultation exercise required by the Education Funding Agency of Academies seeking to make significant changes to their capacity and/or age range.</p> <p>The project management and governance structures that have been put in place by Bedfordshire East Multi Academy Trust mirror those used successfully in Central Bedfordshire to deliver the major capital projects at All Saints Academy, University Technical College and the Alternative Provision Free School which is currently underway.</p> <p>Bedfordshire East Multi Academy Trust intend to deliver both of these capital projects in partnership with the Council and the board of Bedfordshire East Schools Trust (BEST) to reduce the need for operating licences and other legal agreements, which would be necessary if the Council were to take the project forward. BEST has a strong and recent track record of delivering capital projects and managing its school estates. Delivery through this partnership approach will achieve improved value for money through simultaneous procurement of both of the required capital projects at Etonbury and Robert Bloomfield resulting in a more attractive package of works to the market, driving competitive design and commercial solutions. In addition, the elements that are not to be procured through a building contract, furniture and ICT, will be delivered through BEST's framework agreements that achieve savings through bulk purchasing.</p> |
| <p>Dependencies</p> | <p>The proposed expansion of Etonbury Academy constitutes a significant enlargement in Department for Education guidance and approval has therefore been sought by Bedfordshire East Multi Academy Trust (BEMAT) from the</p> |

| | |
|--|---|
| | <p>Education Funding Agency (EFA). The business case submitted by BEMAT to the EFA is expected to be approved in May 2013.</p> <p>The delivery of the project is dependant on securing the necessary planning approvals and the timely procurement and delivery of the capital works.</p> |
| <p>Constraints</p> | <p>The additional places are required by September 2015.</p> <p>The original indicative budgets for the provision of the new school places have been tested through a feasibility study accompanied by a cost plan that has demonstrated the broad affordability of the scheme.</p> <p>The Council's requirements for robust financial management of the projects will be subject of an agreement established between the Council and BEMAT.</p> <p>The main constraints of developing on the Etonbury Academy site involve the modification of existing facilities and the need to develop additional sporting facilities. Etonbury Academy is a middle school capable of accommodating 480 students on roll and is currently laid out accordingly. For the school to develop upper school provision many of the current spaces will need to be re-designated and/or reconfigured and this project will need to ensure that the school is laid out appropriately. The school currently has relatively limited diversity of sports provision. This project will address this by developing an All Weather Pitch to ensure that a full sports curriculum will be achievable and the Academy's objective of wider community use can be furthered.</p> |
| <p>Assumptions</p> | <p>There are no assumptions being made in the development of this project, which will be subject of appropriate risk management strategies.</p> |
| <p>Procurement route / options</p> | <p>Alternatives for the procurement route for this project have been considered with options including the Education Funding Agency Contractors Framework, the Innovation and Efficiency South East Framework, the London Housing Consortium and the SCAPE framework. The Education Funding Agency Framework has been identified as the preferred route given a number of criteria including the time to deliver the scheme, the need to retain cost certainty and the overall m2 capital costs that can be achieved.</p> |
| <p>Assessment of preferred option</p> | |
| <p>Expected Benefits (opportunities) of this project</p> | <p>This project is being undertaken to ensure the Council can continue to comply with its statutory obligation to provide sufficient school places for children in the growing communities of Arlesey, Stotfold and Shefford.</p> <p>By September 2015 the project will have provided:</p> <ul style="list-style-type: none"> • 120 additional middle school places serving the catchment of Etonbury Middle School, Arlesey • 300 additional upper school places serving the catchment of Samuel Whitbread Academy on the site of Etonbury Academy, Arlesey • The replacement of existing temporary accommodation to provide 840 permanent middle school places serving the catchment of Robert Bloomfield Academy, Shefford <p>The projects comply with the Council's Policy Principles on Pupil Place Planning in Schools and support the expansion of popular and successful schools and the need to provide local school places for local children.</p> |

| | |
|--|--|
| | <p>The proposal would allow BEMAT to deliver a broad range of curriculum choice for its entire learning community across its three current sites. This will also support the Multi Academy’s drive to improve the quality of teaching and learning at KS4 which is being led by the multi academy trust. BEMAT intends to move all of its academies to ‘Outstanding’ by September 2015.</p> <p>The proposed expansion of the facilities at Etonbury Academy provides opportunities which are being developed in partnership with the Football Association, the Council’s Leisure Services, Sport England, BEMAT and BEST to further enhance the range of dual use facilities available on the site.</p> <p>New build on both Etonbury and Robert Bloomfield sites will also reduce maintenance costs and improve energy efficiency of the existing buildings, minimizing the funding that each Academy currently has to divert from resourcing core teaching and learning activity.</p> |
| <p>Disadvantages (threats) of this project</p> | <p>Threats and risks associated with this project will be managed by the Project Board and overseen by the Governance structure outlined within this business case.</p> |
| <p>Impact Assessment of preferred option</p> | |
| <p>Employee implications</p> | <p>Staff and Trades Unions will be consulted on the proposals to expand the schools in this report as part of the consultation process required by regulations and DfE guidance. Schools will have the support of their commissioned HR Providers where any proposals require changes in school staff structures or to terms and conditions of employment. Each expanding school will need to increase the numbers of teaching and non-teaching staff to support the increase in pupil numbers. This will be funded through the school’s Dedicated School Grant budget and the increased share which the school will receive.</p> |
| <p>Equalities Issues</p> | <p>The consultation and decision making process set out in regulation and guidance for proposals to expand Academies requires an evaluation on a project by project basis of any equalities and human rights issues that might arise.</p> <p>A significant benefit of the project will be the opportunities for developing the new provision for SEN and high achieving students which with enhanced provision, more seamless transition and access to a broader range of curriculum choices will enable the Trust to support students more effectively.</p> <p>The proposed 14-19 provision on the Etonbury campus will provide for Special Education Needs and Disabilities students far more effectively than the Trust is currently able to do. Across BEMAT these projects and the forecast growth in pupil numbers will also enable the development of a single point of contact Children and Family Services Team and a single SENCO structure. Children and their families will be supported by these teams throughout their 9-19 journeys by enhanced pastoral support.</p> |
| <p>Strategic Assessment of preferred option</p> | |
| <p>Statutory Duty & any legal implications</p> | <p>Section 14 of the Education Act 1996 places a duty on Councils to secure sufficient and suitable school places to provide for 5 – 16 year old statutory aged children in its area. The Education and Inspections Act 2006 gives Councils a strategic role as commissioners, but not providers, of school places to promote parental choice, diversity, high standards, the fulfilment of every child’s educational potential and fair access to educational opportunity.</p> |

| KPIs and key targets from MTP | The project supports Central Bedfordshire's Medium Term Plan: <i>Delivering our priorities – Our Plan for Central Bedfordshire 2012- 2016</i> and the specific priority of Improved Educational Attainment. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|------|------|------|------|------|------|------|--------------|-----|-----|-----|-----|-----|-----|--|------|------|------|------|------|------|--------------|-----|-----|-----|-----|-----|-----|
| Impact on the MTP – delivering your priorities | <p>The Multi Academy Trust has committed to the following KS4 targets which will have a direct impact on the Council's MTP priority.</p> <p>BEMAT KS4 Results 5 A* to C not including both English and Maths</p> <table border="1" data-bbox="429 392 1391 512"> <thead> <tr> <th></th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> </tr> </thead> <tbody> <tr> <td>BEMAT</td> <td>74%</td> <td>78%</td> <td>79%</td> <td>84%</td> <td>84%</td> <td>85%</td> </tr> </tbody> </table> <p>BEMAT KS4 5 A* - C GCSE grades including Maths and English</p> <table border="1" data-bbox="429 607 1399 728"> <thead> <tr> <th></th> <th>2010</th> <th>2011</th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> </tr> </thead> <tbody> <tr> <td>BEMAT</td> <td>57%</td> <td>64%</td> <td>61%</td> <td>70%</td> <td>71%</td> <td>70%</td> </tr> </tbody> </table> | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | BEMAT | 74% | 78% | 79% | 84% | 84% | 85% | | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | BEMAT | 57% | 64% | 61% | 70% | 71% | 70% |
| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | | | | | | | | | | | | | | | | | | | | | | | |
| BEMAT | 74% | 78% | 79% | 84% | 84% | 85% | | | | | | | | | | | | | | | | | | | | | | | |
| | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | | | | | | | | | | | | | | | | | | | | | | | |
| BEMAT | 57% | 64% | 61% | 70% | 71% | 70% | | | | | | | | | | | | | | | | | | | | | | | |

Key risks

| | |
|-------|--|
| Risks | <p>Affordability</p> <p>The project will be procured through a Design and Build contract, which will ensure the project is delivered on budget. The scheme's affordability will be ensured through the progression of feasibility studies, the holding of a contingency sum and the preparedness to conduct Value Engineering of the scheme if necessary.</p> <p>Planning</p> <p>On-going dialogue will be conducted with CB planners to ensure that any application is received favourably. During the planning review period this relationship will be maintained to provide all necessary information to planners and to understand the implication of any conditions.</p> <p>Site conditions</p> <p>A full suite of pre-design surveys have been carried out so that any issues regarding the site can be addressed during detailed design.</p> <p>Programme</p> <p>During the delivery of the project the programme will be closely monitored to ensure that milestones are achieved or where any delays are likely these can be minimised by deploying alternate strategies.</p> <p>Integration of other associated works</p> <p>To ensure that the installation of ICT and furniture is fully integrated with the construction project a Strategic Integration Group will be established to develop joint programmes and monitor the overlapping priorities and risks.</p> <p>Risk Register</p> <p>A full risk register will be developed as the project progresses, using a recognised risk assessment methodology which will be reviewed regularly by the Project Board.</p> <p>Throughout the delivery of this programme BEST will maintain a robust risk management strategy. Risk workshops covering both educational and construction elements have been held in November 2012. Thereafter, the risk logs will be updated quarterly by the Project Manager. On appointment of a</p> |
|-------|--|

| | |
|--|--|
| | building contractor a further workshop will be held to refresh the risk project's approach to risk management will be realistic and proactive. Only genuine risks will be tracked and the parties responsible for managing each will be expected to provide monthly updates on the likelihood and contingency plans for each risk. |
|--|--|

e. Stakeholders involvement – required to deliver or project will impact (please list with names of individuals and ensure that those who will be required to input or deliver the project are aware)

| | |
|----------------------|--|
| Directorates | Rob Parsons, Head of School Organisation, Admissions & Capital Planning, Children's Services |
| Members | |
| Public if applicable | |

f. Timescales – key milestones

| Milestone | Date |
|--|---------------|
| EFA significant changes consultation | February 2013 |
| Feasibility scheme completed | March 2013 |
| Executive approval | May 2013 |
| EFA/Secretary of State approval | May 2013 |
| Preliminary tendering complete | July 2013 |
| Preferred bidder chosen | December 2013 |
| Detailed design complete | February 2014 |
| Planning permission granted | April 2014 |
| Start building works | June 2014 |
| Complete building works | June 2015 |
| Project completion (End of Defects Liability Period) | June 2016 |

g. Project Governance

Please provide details of how it is proposed that this project should be governed, this should as far as possible be within existing governance structures.

| | |
|------------------------|--|
| Project Sponsor | Rob Parsons Head of School Organisation, Admissions & Capital Planning, Children's Services |
| Project Manager | Ian Kite, Chief Executive, Bedfordshire East Schools Trust |
| Project Board | Project Steering Group – Directors of Bedfordshire East Multi Academy Trust, Council Officers supported by a Project Manager who has significant experience working within the DfE Academies framework and on predecessor BSF schemes. |

| | |
|--------------------------------|---|
| | |
| Project Team/s by work stream. | Main design user group ICT Design user group Planning & Highways Commercial risk and legal Energy and carbon reduction Finishes FF&E |

h. Costs

Project Managers must not commit expenditure until they are certain that the budgets for that project have been approved in compliance with the Council's Constitution.

1. Financial Case Summary

| Expenditure Type | £'000 | | | | | Total |
|---------------------------|----------|-----------|--------------|--------------|----------|--------------|
| | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | |
| Total Gross Capital Costs | 0 | 85 | 7,230 | 1,485 | 0 | 8,800 |
| Total Gross Revenue Costs | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Costs | 0 | 85 | 7,230 | 1,485 | 0 | 8,800 |

| | | | | | | |
|---------------------------------|----------|----------|----------|----------|----------|----------|
| Projected Gross Benefits | 0 | 0 | 0 | 0 | 0 | 0 |
|---------------------------------|----------|----------|----------|----------|----------|----------|

| | | | | | | |
|--------------------------|----------|----------|----------|----------|----------|----------|
| Net Impact to CBC | 0 | 0 | 0 | 0 | 0 | 0 |
|--------------------------|----------|----------|----------|----------|----------|----------|

2. Capital Costs

| A Expenditure Type | £'000 | | | | | | Est. Type * |
|-------------------------------------|----------|-----------|--------------|--------------|----------|--------------|-------------|
| | 0 Year 1 | 0 Year 2 | 0 Year 3 | 0 Year 4 | 0 Year 5 | Total | |
| Capital Costs | | | | | | | |
| Land Acquisition | | | | | | 0 | |
| Building Acquisition | | | | | | 0 | |
| Construction/ Conversion | | | 6,565 | 1,330 | | 7,895 | D |
| Professional Fees | | 85 | 65 | 31 | | 181 | D |
| Vehicles | | | | | | 0 | |
| Plant & Equipment | | | | | | 0 | |
| Furniture | | | 600 | 124 | | 724 | D |
| IT Hardware | | | | | | 0 | |
| Software & Licences | | | | | | 0 | |
| Capital Grant to 3rd Parties | | | | | | 0 | |
| Credit Arrangements | | | | | | 0 | |
| Capitalisation of Internal Salaries | | | | | | 0 | |
| Other (Specify) | | | | | | 0 | |
| Total Capital Costs | 0 | 85 | 7,230 | 1,485 | 0 | 8,800 | |

* S= Spot Estimate, D= Detailed Estimate, T= Tender Price.

| B Sources of Funding | £'000 | | | | | Total |
|-------------------------------|-----------|------------|--------------|--------------|----------|--------------|
| | 0 Year 1 | 0 Year 2 | 0 Year 3 | 0 Year 4 | 0 Year 5 | |
| External Funding | | | | | | |
| Government Grant (Basic Need) | | | 5,019 | 629 | -914 | 4,734 |
| Section 106 | 81 | 225 | 1,990 | 855 | 923 | 4,074 |
| Section 278 | | | | | | 0 |
| Lottery/ Heritage | | | | | | 0 |
| Other Sources (Specify) | | | | | | 0 |
| Total External Funding | 81 | 225 | 7,009 | 1,484 | 9 | 8,808 |

| Internal Funding | | | | | | |
|-------------------------------|-----------|------------|--------------|--------------|----------|--------------|
| Direct Revenue Financing | | | | | | 0 |
| Capital Receipts | | | | | | 0 |
| Borrowing | | | | | | 0 |
| Total Internal Funding | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Funding | 81 | 225 | 7,009 | 1,484 | 9 | 8,808 |

3. Revenue Costs

| Expenditure Type | £'000 | | | | | Total |
|-------------------------------------|----------|----------|----------|----------|----------|----------|
| | 0 Year 1 | 0 Year 2 | 0 Year 3 | 0 Year 4 | 0 Year 5 | |
| a.One - Off Revenue Costs | | | | | | |
| (Specify) | | | | | | 0 |
| (Specify) | | | | | | 0 |
| (Specify) | | | | | | 0 |
| Total One- Off Revenue Costs | 0 | 0 | 0 | 0 | 0 | 0 |

| b.Ongoing Revenue Costs | | | | | | |
|------------------------------------|----------|----------|----------|----------|----------|----------|
| (Specify) | | | | | | 0 |
| (Specify) | | | | | | 0 |
| (Specify) | | | | | | 0 |
| Total Ongoing Revenue Costs | 0 | 0 | 0 | 0 | 0 | 0 |

| c.Projected Gross Revenue Benefits/Savings | | | | | | |
|--|----------|----------|----------|----------|----------|----------|
| Savings | | | | | | 0 |
| Income | | | | | | 0 |
| Total Gross Revenue Benefits | 0 | 0 | 0 | 0 | 0 | 0 |

| d. MRP and Interest | | | | | | |
|--|----------|----------|----------|----------|----------|----------|
| MRP | 0 | 0 | 0 | 0 | 0 | 0 |
| Interest | 0 | 0 | 0 | 0 | 0 | 0 |
| Total MRP & Interest Impact | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | |
|--------------------------|----------|----------|----------|----------|----------|----------|
| Net Impact to CBC | 0 | 0 | 0 | 0 | 0 | 0 |
|--------------------------|----------|----------|----------|----------|----------|----------|

Provide a detailed explanation of how the Savings and Income are Derived. Include details of how these have been calculated.

4. Cost/ Benefit Analysis

| Additional Information | Value | |
|---------------------------------|---------|----------------------|
| Net Present Value | 0 | 3.5% |
| Return on Investment | -100% | Present Value Factor |
| Payback Period (years) | #DIV/0! | (£'000) |
| Capital Costs to Benefits Ratio | #DIV/0! | |
| Revenue Costs to Benefits Ratio | #DIV/0! | |
| Total Costs to Benefits Ratio | #DIV/0! | |

5. VAT Implications

Please state whether VAT implications have been considered for this scheme

6. Additional Financial

Include any additional financial information which may be relevant such as ;hyperlinks to grant conditions and details regarding funding sources.

j. Detailed Business Case Sign off (circle, sign and date)

| Project proposal validated by: | Name and signature | Date |
|--------------------------------|---|--------|
| Project Manager | Ian Kite Chief Executive Bedfordshire East Schools Trust | 4/4/13 |
| Project Sponsor | Rob Parsons Head of School Organisation, Admissions & Capital Planning | 4/4/13 |

GUIDANCE: *The Project Manager is responsible for progressing the sign off process.*
For capital projects, the business case must be signed by the Portfolio Holder to enable release of funds.

| | | |
|----------|--|------|
| Approved | Director - Name & Signature | Date |
| Approved | Portfolio Holder for service- Name & Signature | Date |
| Approved | Senior Finance Manager – Name & Signature | Date |
| Approved | Chief Finance Officer- Name & Signature | Date |
| Approved | Deputy Leader – Name & Signature | Date |

Once approved please forward copy to:
 Corporate Capital Coordinator - Linsey Stansfield
 Capital Finance Manager – Sarah Michael (finance)

This page is intentionally left blank



Detailed Business Case

Detailed Business Case

a. Title

| | |
|------------------|---|
| Project Name | Vandyke Upper School Expansion – Phase 1 |
| Project location | Vandyke Upper School, Leighton Buzzard |
| Project Sponsor | Rob Parsons Head of School Organisation, Admissions and Capital Planning |
| Directorate | Children’s services |
| Type of scheme | Capital Project - over £60k |
| Funding | External |

b. Project Information

| | |
|---|--|
| Project Purpose/ Outline Description | <p>This project is to meet the need for new school places as a result of increasing upper school aged pupil numbers following recent housing developments within the Leighton Buzzard area as identified in the Council’s New School Places programme and School Organisation Plan.</p> <p>The main objective of the project is to provide new school places to ensure that the Council continues to comply with its statutory responsibility to ensure sufficient school places and to overcome deficiencies in the school’s current accommodation in particular with regard to general teaching spaces and pupil changing accommodation to ensure that pupils are able to access 2 hours of PE per week.</p> <p>If approved, the project will entail the delivery of three separate small extensions to existing buildings across the existing school site to enable the school to better deliver its vision for improved outcomes for young people and to support its broader aims to enable wider community access to the school’s facilities, particularly outdoors, through much improved and expanded changing accommodation.</p> |
| Activities in Scope | The project will include project management and delivery of the capital scheme under the supervision of the academy and its professional consultants |
| Out of scope/ exclusions | All necessary elements are covered within the scope of the project. |

| c. Deliverables / outputs | |
|---|---------------|
| Deliverables: | |
| Deliverable | Date Due |
| New changing accommodation and PE spaces | October 2013 |
| Extension to provide new English accommodation | November 2013 |
| Extension to provide new Humanities accommodation | April 2014 |

| d. Options Appraisal | |
|----------------------|--|
| Options | <p>The current proposals are the outcome of a wholesale school Masterplan which also considered the potential longer term need for further school expansion should the development of land East of Leighton Buzzard proceed in due course and the Academy be identified for further growth to accommodate further pupils in due course.</p> <p>The design was arrived at by undertaking a detailed study of the existing site and curriculum to develop a Master Plan for a future enlarged school of up to 1500 places should that be approved. A detailed analysis of the curriculum was undertaken by the school's architects in conjunction with Central Bedfordshire Council.</p> <p>The Master Plan for Phases 1 (and 2) conforms to the recommendations of BB98, the Briefing Framework for Secondary School Projects.</p> <p>The Education Brief, including curriculum model and accommodation schedule, has been signed off by the PSG and LA.</p> <p>The Design Brief reflects the School's vision.</p> <p>Phase 1 involves extensions to existing buildings, rather than new buildings. The extension meets all current building regulations and has been designed to be as energy efficient and eco-friendly as possible, bearing in mind that it is an extension and so connected to less energy efficient buildings.</p> <p>The plan takes into account the fact that there is a high pressure water main serving Leighton Buzzard running through the site. This imposes a significant constraint on the location and shape of extensions to the current buildings.</p> <p>Vandyke Upper School has a current capacity of 750 pupils in years 9 to 11, with around 250 sixth form places. Currently around 750 pupils attending the main school with 250 students attending the sixth form. Numbers are steadily increasing and so it is currently projected to have over 1,000 students in 2013-14, about 1,050 in 2014-15 and 1,100 in 2015-16.</p> <p>Phase 1 of the project will provide three discrete new build areas to provide additional general teaching space and changing room facilities for pupils and staff. These enable the school to address current deficiencies in curriculum provision</p> |

| | |
|--|--|
| | <p>and links into phase 2. These improvements allow the school the potential to accommodate additional pupils and optimise school organisation.</p> <p>The school's last Ofsted inspection which took place in March 2010, rated the school as 'Good with outstanding features'. (At the time of writing the school has been identified for a new inspection).</p> <p>At that time of the last inspection the outcomes for students was rated as 'Good'. Since then steady improvements have occurred every year. For instance, the percentage of students gaining 5+ A*-C GCSEs including English and Maths has risen from 38% (at the time of the inspection) to 60% in 2012.</p> <p>Similar improvements have also occurred in the outcomes for sixth form students. The three year average (2010-12) of A2 results shows that students make 'good' or better progress in 24 out of 25 subjects.</p> <p>The improvements are reflected in parents' satisfaction with the school. In 2012, a record 97% parents said that their child enjoyed school, up from 95% in 2011 and 88 in 2010.</p> |
| <p>Implications of "do nothing"</p> | <p>The Council would fail in its statutory responsibility (Section 14 of the Education Act 1996) which places a duty on Councils to secure sufficient and suitable school places for pupils in its area.</p> <p>If the project is not approved, the council and the Academy would not be able to provide sufficient and suitable places for the 13-18 year olds who will be expected to attend the school potentially resulting in local pupils being denied a place at the school.</p> |
| <p>Project Delivery / Project Approach</p> | <p>The project is to be delivered by Vandyke Academy with the support of its project team which includes all the necessary professional disciplines and a school appointed CDM co-ordinator. The school will be required to produce regular update reports to the Council.</p> <p>The school is employing an architect, a quantity surveyor, electrical and mechanical consultants, a structural engineer and a CDM coordinator. All know the school well as they have worked on earlier refurbishments and extensions.</p> <p>The management will be overseen by a Project Board consisting of:</p> <ul style="list-style-type: none"> • The Headteacher, • The Chair of the school's Governing Body, • The Chair of the school's Governors' Buildings Committee, • The School's architect, • An Assistant Headteacher. <p>The project will be managed by:</p> <ul style="list-style-type: none"> • On-site monitoring by an Assistant Headteacher and the Senior Site Agent; • Regular site visits by the Architect; • Monthly meetings between the main contractor, the architect and appropriate school staff. |

| | |
|--|---|
| | |
| <p>Dependencies</p> | <p>Academies are generally required to consult on proposals to expand, ahead of seeking Education Funding Agency (EFA) approval. As Phase 1 of the project is not categorised by the EFA as a 'significant change' no formal consultation is required.</p> <p>Planning permission has already been obtained for phase 1.</p> <p>As set out above, a CDM Coordinator has been appointed to ensure that the work can be carried out safely whilst ensuring that the school site can remain in use during the works.</p> <p>The school owns the land and there are no title disputes.</p> <p>The buildings will be subject to inspection under the necessary Building regulations approval processes</p> |
| <p>Constraints</p> | <p>Overall, the new buildings are required to be ready for occupation for the 2014 Academic year.</p> <p>Key to the success of the project is the ability for major alterations to the existing buildings to be undertaken whilst not in occupation and it is proposed that this should be undertaken during the summer term and holidays 2013 to enable the rooms to be once more available ready for September.</p> <p>The plan takes into account the fact that there is a high pressure water main serving Leighton Buzzard running through the site. This imposes a significant constraint on the location and shape of extensions to the current buildings.</p> <p>As set out above, the design was chosen in order to fit within the wider Masterplan for the long-term development of the school.</p> |
| <p>Assumptions</p> | <p>There are no assumptions being made in the development of this project which will also be subject to appropriate risk management strategies.</p> |
| <p>Procurement route / options</p> | <p>Six local companies have tendered for the work involved in phase 1. The tendering process was managed by Peter Haddon and Partners (architects based in Northampton) with detailed support from F K Howard Limited (quantity surveyors based in Northampton). The process was overseen by Vandyke's governing body.</p> <p>The contractor offering the lowest price and the best value for money is a contractor with over 40 years experience whose work is highly rated.</p> <p>The contract is to be a standard JCT contract (Joint Contract Tribunal).</p> |
| <p>Assessment of preferred option</p> | |
| <p>Expected Benefits (opportunities) of this project</p> | <p>The expansion of Vandyke Upper School will support the Council and Children's Services priorities:</p> <p><u>Statutory Duty</u></p> <p>This project will ensure the Council continues to meet its statutory obligations to provide sufficient school places and also meets the legal requirements placed on the Council by the Education and Inspections Act 2006 regarding proposals to</p> |

expand maintained schools.

Link to New School Places Programme, School Organisation Plan, CBC Education Vision

The School Organisation Plan 2012-2017 identifies a requirement to increase pupil place provision in Leighton Buzzard upper schools from 2013/2014, as confirmed in Appendix C of the New School Places Programme 2013/14 to 2017/18.

Vandyke's approach closely mirrors **Central Bedfordshire's Education Vision**. The principles at the heart of the Council's vision are strongly supported by Vandyke including:

1. That there is a need to raise standards and to improve outcomes for young people: Vandyke is very focused on raising standards and is succeeding in making improvements year on year.
2. That continuity of provision across the 0 to 19 age range creates a 'one phase' approach to learning. Vandyke is at the heart of Learning Community 2. Vandyke's Headteacher is the Chair of Learning Community 2 and financial administration for LC2 is based at Vandyke.
3. That schools should be based around communities and the needs of their learners. Ofsted rated Vandyke as 'Outstanding' for 'the extent to which pupils contribute to the school and wider community'. The school was also rated as 'good' for 'the effectiveness with which the school promotes community cohesion'.
4. That what is best for children and families should be at the centre of any change. Vandyke is fully committed to working with parents and carers. Ofsted rated the effectiveness of care, guidance and support at Vandyke as 'outstanding'.
5. That as far as possible services should be commissioned and delivered locally. Enabling Vandyke to expand to 1500 places will ensure that all upper school aged students in Leighton Buzzard can be educated locally.
6. That all partners will capture what is working well and publish this in ways that allow others to learn from the success. Vandyke is highly rated for its approach to innovation and sharing best practice. It works closely with a large number of external agencies for initial teacher training and regularly has more than a dozen trainee teachers working at Vandyke at any one time. Vandyke is an Associate Teaching School with a service level agreement with Central Bedfordshire Council.

The school's expansion plans fit in with CBC's Policy Planning Principles for the Provision of School Places. For instance,

1. The need to provide local schools for local children, ensuring a sense of community belonging and also promoting sustainable modes of travel. It is anticipated that most of the additional places at Vandyke will be taken up by students who are able to walk or cycle to school.
2. The need to create schools that are of sufficient size to be financially and educationally viable. Phase 1 will take Vandyke to 1200 places. In the longer term this may grow to 1500 places. These are both within the range considered to be both financially and educationally viable.
3. The ability to support the expansion of local popular and successful schools or to link expanding schools with popular and successful schools. Vandyke is recognised as a 'good' upper school in Leighton Buzzard/Dunstable and therefore is a school that best meets this criterion.

4. The potential to further promote and support robust partnerships and learning communities. Vandyke is at heart of Learning Community 2 with its Headteacher chairing LC2 and financial administration for LC2 is centred on Vandyke.
5. The need to support the Raising of the Participation Age (RPA). An expanded Vandyke will have significant improvements for post-16 provision enabling more students to be attracted to continue to participate in education.
6. To seek opportunities to create inspirational learning environments for the school and to maximise community use. Vandyke is already used 7 days a week by various community groups. Improved changing rooms and additionally linked meeting rooms will enable this to increase in phase 1.

The school will obtain significant benefits from phase 1 as it will provide:

- 10 additional full-sized classrooms,
- Additional changing room for 100 students,
- One additional office,
- An enhanced entrance to the school.

Specifically this will enable the school to:

1. Cater for the anticipated increase in the school population over the next three years without having to bring additional temporary accommodation on to the site. (The school is already overcrowded and currently has 7 temporary classrooms on the site.)
2. Provide sufficient changing accommodation to enable all students to do at least 2 hours PE per week.
3. Enable subject teams to be grouped together which ensure closer monitoring of the quality of teaching and learning and to facilitate more support when needed.
4. Provide more adequately sized classrooms as the majority of classrooms at Vandyke are below the minimum size recommended by the DfE.
5. Enable any future expansion to be achieved more smoothly without needing to bring as many temporary classrooms on to the site.
6. Enable Vandyke to recruit and retain high quality teachers as the quality of accommodation plays a significant role in the recruitment of teachers.
7. Enable the school to remain focussed on raising its overall effectiveness from 'good' to 'outstanding'.
8. Enable the school's sports hall, which is also used for exams, to be adequately heated by connecting it to a new boiler in the extension to PE.
9. Better insulation and low maintenance cost on new classrooms.

WIDER BENEFITS

| | | |
|---|--|--|
| | <ol style="list-style-type: none"> 1. The community already use Vandyke 7 days per week. The school's sports facilities are especially well used but their use is sometimes restricted by the shortage of changing room accommodation. Phase 1 will enable up to six teams to use the school's sports facilities simultaneously. 2. The enhanced changing facilities will also enable the school to offer more support for regional school events. 3. Above the two new changing rooms will be two new classrooms. These can also be used as meeting rooms and seminar rooms for sports users and other community groups as they can be shut off from the rest of the school. 4. The contractor to be appointed is a local builder with an excellent reputation. Thus the project will be good for the local economy. <p>Completion of phase 1 will lead to:</p> <p>In addition to the increased number of classrooms and other accommodation, this will assist the school to achieve</p> <ul style="list-style-type: none"> • Improved overall effectiveness, currently rated as 'good'; • Improved capacity for sustained improvement, currently rated as 'good'; • Improved outcomes for individuals and groups of students, currently rated as 'good'; • Improved attendance and fewer staff absences, student attendance is currently rated as 'outstanding'; • Improved value for money, currently rated as 'good'; • Improved energy efficiency, due to better insulation and improved lighting. | |
| Disadvantages (threats) of this project | Threats and risks associated with this project will be managed by the Project Board and overseen by the governance structure outlined in this business case. | |
| Impact Assessment of preferred option | | |
| Employee implications | As an expanding school, there will be a need to increase the number of teaching and non-teaching staff to support the increase in pupil numbers. This will be funded by the increased budget the school will receive from the EFA. | |
| Equalities Issues | No equalities issues are expected to arise as a consequence of the development. Indeed, the project intends to overcome any perceived inequalities by providing local places for local pupils. No pupils will be displaced by the proposals. | |
| Other impacts | None | |
| Strategic Assessment of preferred option | | |
| Statutory Duty & any legal implications | Section 14 of the Education Act places a duty on Councils to secure sufficient and suitable school places for its area. The Education and Inspections Act 2006 gives councils a strategic role as commissioners, but not providers, of school places to promote parental choice, diversity, high standards, the fulfilment of every child's | |

| | |
|---|--|
| | educational potential and fair access to educational opportunity |
| KPIs and key targets from MTP | The project supports Central Bedfordshire's medium term plan: Delivering your priorities – our plan for Central Bedfordshire 2012-2016 and the specific priority of improved educational achievement. The project will also assist the Council to manage growth effectively. |
| Impact on the MTP – delivering your priorities | <p>The project will assist the school to achieve</p> <ul style="list-style-type: none"> • Improved overall effectiveness, currently rated as 'good'; • Improved capacity for sustained improvement, currently rated as 'good'; • Improved outcomes for individuals and groups of students, currently rated as 'good'; • Improved attendance and fewer staff absences, student attendance is currently rated as 'outstanding'; • Improved value for money, currently rated as 'good' <p>It will also build upon the steady improvements which have occurred every year since 2010. For instance, the percentage of students gaining 5+ A*-C GCSEs including English and Maths has risen from 38% (at the time of the inspection) to 60% in 2012.</p> <p>Similar improvements have also occurred in the outcomes for sixth form students. The three year average (2010-12) of A2 results shows that students make 'good' or better progress in 24 out of 25 subjects.</p> <p>The improvements are reflected in parents' satisfaction with the school. In 2012, a record 97% parents said that their child enjoyed school, up from 95% in 2011 and 88 in 2010.</p> |
| Fit to the objectives of the Service | See Section above on expected benefits and links to the Council's Education Vision, the Policy Principles and the School Organisation Plan. |
| Fit to the objectives of the Capital Asset Management Plan (Capital Projects) | The project aligns with the Council's School Organisation Plan and the recently approved New School Places programme 2012-17 |
| Key risks | |
| Risk | |
| | <ol style="list-style-type: none"> 1. Financial - The main contractor goes into administration. Tenders have only been sought from contractors with a long and established reputation with our architects who then carried out financial checks on the two contractors submitting the lowest tenders, including obtaining a Dun & Bradstreet report on their financial stability. They are also on other Local Authority Approved Contractor Frame work Lists. 2. All existing classrooms handed back in September. We have designed the programme of works to allow flexibility with all other elements of the |

| | |
|--|---|
| | <p>programme to ensure that this can be achieved. In the worst case scenario we would need to bring temporary classrooms on to the site at the end of August if this part of the programme was not achievable.</p> <p>3. Some asbestos is discovered which is not on the asbestos log. Any work where asbestos might be located, but which is not on our asbestos log, will take place in July and August enabling it to be removed during the school holidays. In any case, the majority of works are on new extensions so any asbestos discovered in the existing building should not greatly affect the progress of work.</p> <p>4. The contractor hits the high pressure water main running through the site. The buildings have been located outside the agreed easement each side of the water mains, so are well away from the pipes and the first thing the contractor will do on site is to ascertain the exact route and location of the pipes passing through the site.</p> <p>5. A student or a member of staff is injured during the works. We have been steadily improving the site over the past 8 years and have completed over £5M worth of work. We have established procedures designed to keep students safe and employ a Construction, Design and Management Coordinator (CDM) to supervisor the ways in which the contractors work. The construction site will be securely fenced off allowing no access for students and staff and vice versa with no access to occupied school buildings by any contractors.</p> <p>A full risk register will be developed as the project progresses, which will be reviewed regularly by the Project Board.</p> |
|--|---|

f. Stakeholders involvement – required to deliver or project will impact (please list with names of individuals and ensure that those who will be required to input or deliver the project are aware)

| | |
|----------------------|---|
| Directorates | Keith Armstead, Senior Education Officer (Planning), School Organisation, Admissions and Capital Planning |
| Members | |
| Public if applicable | |

g. Timescales – key milestones

Please include a Gantt or excel programme as part of the detail business case

| | Start date | End date |
|---------------------|------------|----------|
| <u>Milestone 5</u> | | |
| Mobilisation | May 2014 | May 2014 |
| Contractor approved | May 2014 | May 2014 |
| <u>Milestone 6</u> | | |

| | | |
|--|----------|------------|
| Project start on site | May 2014 | May 2014 |
| Project completion on site (Phased completion – Oct'13, Nov'13, April '14) | | April 2014 |
| <u>Milestone 7</u> | | |
| Defects period (Various – phased completion of each section of works) | | |
| Final retention payment | | April 2015 |
| | | |

h. Project Governance

Please provide details of how it is proposed that this project should be governed, this should as far as possible be within existing governance structures.

| | |
|--------------------------|---|
| Project Sponsor | Keith Armstead, senior Education Officer (Planning), School Organisation, Admissions and Capital Planning |
| Project Manager | School |
| Project Board (if known) | As set out above |

i. Costs

Project Managers must not commit expenditure until they are certain that the budgets for that project have been approved in compliance with the Council's Constitution.

1. Financial Case Summary

| Expenditure Type | £'000 | | | | | Total |
|---------------------------|------------------|---------------|----------|----------|----------|------------------|
| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | |
| Total Gross Capital Costs | 1,576,059 | 89,435 | 0 | 0 | 0 | 1,665,494 |
| Total Gross Revenue Costs | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Costs | 1,576,059 | 89,435 | 0 | 0 | 0 | 1,665,494 |

| | | | | | | |
|---------------------------------|----------|----------|----------|----------|----------|----------|
| Projected Gross Benefits | 0 | 0 | 0 | 0 | 0 | 0 |
|---------------------------------|----------|----------|----------|----------|----------|----------|

| | | | | | | |
|--------------------------|----------|----------|----------|----------|----------|----------|
| Net Impact to CBC | 0 | 0 | 0 | 0 | 0 | 0 |
|--------------------------|----------|----------|----------|----------|----------|----------|

2. Capital Costs

| A Expenditure Type | £'000 | | | | | | Est. Type * |
|-------------------------------------|------------------|---------------|----------|----------|----------|------------------|-------------|
| | 0 Year 1 | 0 Year 2 | 0 Year 3 | 0 Year 4 | 0 Year 5 | Total | |
| Capital Costs | | | | | | | |
| Land Acquisition | | | | | | 0 | |
| Building Acquisition | | | | | | 0 | |
| Construction/ Conversion | 1,352,415 | 82,455 | | | | 1,434,870 | T |
| Professional Fees | 163,644 | 6,980 | | | | 170,624 | T |
| Vehicles | | | | | | 0 | |
| Plant & Equipment | | | | | | 0 | |
| Furniture | 30,000 | | | | | 30,000 | T |
| IT Hardware | 30,000 | | | | | 30,000 | T |
| Software & Licences | | | | | | 0 | |
| Capital Grant to 3rd Parties | | | | | | 0 | |
| Credit Arrangements | | | | | | 0 | |
| Capitalisation of Internal Salaries | | | | | | 0 | |
| Other (Specify) | | | | | | 0 | |
| Total Capital Costs | 1,576,059 | 89,435 | 0 | 0 | 0 | 1,665,494 | |

* S= Spot Estimate, D= Detailed Estimate, T= Tender Price.

| B Sources of Funding | £'000 | | | |
|---------------------------------|--------------|---------------|----------|----------|
| | 0 Year 1 | 0 Year 2 | 0 Year 3 | 0 Year 4 |
| External Funding | | | | |
| Government Grant (Specify) | 223,013 | 10,043 | | |
| Section 106 | 843,121 | 53,794 | | |
| Section 278 | | | | |
| Lottery/ Heritage | | | | |
| Other Sources (School funding) | 509,925 | 25,598 | | |
| Total External Funding | ##### | 79,392 | 0 | 0 |

| Internal Funding | | | | |
|-------------------------------|--------------|---------------|----------|----------|
| Direct Revenue Financing | | | | |
| Capital Receipts | | | | |
| Borrowing | | | | |
| Total Internal Funding | 0 | 0 | 0 | 0 |
| Total Funding | ##### | 79,392 | 0 | 0 |

3. Revenue Costs

| Expenditure Type | £'000 | | | |
|-------------------------------------|----------|----------|----------|----------|
| | 0 Year 1 | 0 Year 2 | 0 Year 3 | 0 Year 4 |
| a.One - Off Revenue Costs | | | | |
| (Specify) | | | | |
| (Specify) | | | | |
| (Specify) | | | | |
| Total One- Off Revenue Costs | 0 | 0 | 0 | 0 |

| b.Ongoing Revenue Costs | | | | |
|------------------------------------|----------|----------|----------|----------|
| (Specify) | | | | |
| (Specify) | | | | |
| (Specify) | | | | |
| Total Ongoing Revenue Costs | 0 | 0 | 0 | 0 |

| c.Projected Gross Revenue Benefits/Savings | | | | |
|--|--|--|--|--|
| Savings | | | | |
| Income | | | | |

| j. Detailed Business Case Sign off (circle, sign and date) | | | | |
|---|----------|---------------------------|--|-------------|
| Project proposal validated by: | | Name and signature | | Date |
| Project Manager | | | | |
| Project Sponsor | | | | |
| <p><i>GUIDANCE: The Project Manager is responsible for progressing the sign off process.</i></p> <p><i>For capital projects, the business case must be signed by the Portfolio Holder to enable release of funds.</i></p> | | | | |
| Approved | Rejected | Re-write | Director - Name & Signature | Date |
| Approved | Rejected | Re-write | Portfolio Holder for service– Name & Signature | Date |
| Approved | Rejected | Re-write | Senior Finance Manager – Name & Signature | Date |
| <u>If applicable: Up front costs</u> How much approved? | | | Senior Finance Manager – Name & Signature | Date |

| | | | | |
|----------|----------|----------|---|------|
| Approved | Rejected | Re-write | Chief Finance Officer– Name & Signature | Date |
| Approved | Rejected | Re-write | Deputy Leader – Name & Signature | Date |

| | | | | |
|---------------|---|----------|--------------------------------------|------|
| Step 2 | Approval to be sought with relevant group/s- SIP, CAMG, CMT, DMT, Corporate Prioritisation | | | |
| Approved | Rejected | Re-write | Appropriate groups– Name & Signature | Date |
| | | | | |

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank