

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



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date 11 April 2013

NOTICE OF MEETING

SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE

Date & Time

Thursday, 25 April 2013 10.00 a.m.

Venue at

Council Chamber, Priory House, Monks Walk, Shefford

Richard Carr
Chief Executive

To: The Chairman and Members of the SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE to be announced at the Council AGM on 18 April 2013

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**

Apologies for absence and notification of substitute members.

2. **Members' Interests**

To receive from Members any declarations of interest and of any political whip in relation to any agenda item.

3. **Chairman's Announcements and Communications**

To receive any announcements from the Chairman and any matters of communication.

4. **Minutes**

To approve as a correct record the Minutes of the meeting of the Sustainable Communities Overview and Scrutiny Committee held on 28 February 2013 (pages 5 to 41) and the Special Sustainable Communities Overview and Scrutiny Committee meeting held on 06 March 2013 (pages 43 to 52) and to note actions taken since those meetings.

5. **Petitions**

To receive petitions from members of the public in accordance with the Public Participation Procedure as set out in Annex 2 of Part A4 of the Constitution.

6. **Questions, Statements or Deputations**

To receive any questions, statements or deputations from members of the public in accordance with the Public Participation Procedure as set out in Annex 1 of part A4 of the Constitution.

7. **Call-In**

To consider any decision of the Executive referred to this Committee for review in accordance with Procedure Rule 10.10 of Part D2.

8. **Requested Items**

To consider any items referred to the Committee at the request of a Member under Procedure Rule 3.1 of Part D2 of the Constitution.

REPORTS

Item	Subject	Page Nos.
9	Executive Member Update To receive for information a verbal update from the Executive Members for Sustainable Communities.	* verbal
10	Framework Plan for Land East of Leighton Linlade To consider the Framework Plan for Land East of Leighton-Linslade and comment to Executive prior to adoption as technical guidance for Development Management purposes.	* 53 - 130
11	Quarter Three Performance Report To receive the Q3 performance for the Sustainable Communities directorate.	* 131 - 142
12	Quarter Three Capital Budget Monitoring To receive the Q3 capital budget monitoring report for the Sustainable Communities directorate.	* 143 - 152
13	Quarter Three Revenue Budget Monitoring To receive the Q3 revenue budget monitoring report for the Sustainable Communities directorate.	* 153 - 170
14	Work programme 2013/14 and Executive Forward Plan To consider the currently drafted Committee work programme for 2013/14 and the Executive Forward Plan.	* 171 - 200

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CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Thursday, 28 February 2013.

PRESENT

Cllr D McVicar (Chairman)
Cllr A R Bastable (Vice-Chairman)

Cllrs	Mrs R B Gammons	Cllrs	B Saunders
	Ms A M W Graham		P Williams
	Ms C Maudlin		

Apologies for Absence: Cllrs Mrs C F Chapman MBE
K C Matthews

Substitutes: Cllrs T Nicols (for Cllr Mrs C F Chapman MBE)
A Shadbolt (for Cllr K C Matthews)

Members in Attendance:	Cllrs	P N Aldis	
		Mrs A Barker	Chairman of the Council
		R D Berry	
		M C Blair	
		A D Brown	Deputy Executive Member for Sustainable Communities - Strategic Planning and Economic Development
		Mrs G Clarke	
		N B Costin	
		A L Dodwell	Deputy Executive Member for Children's Services
		Mrs R J Drinkwater	Chairman of Social Care, Health and Housing Overview & Scrutiny Committee
		P A Duckett	Chairman of Corporate Resources Overview & Scrutiny Committee
		Dr R Egan	
		Mrs S A Goodchild	
		Mrs D B Gurney	Chairman of Children's Services Overview & Scrutiny Committee
		C Hegley	Executive Member for Social Care, Health & Housing
		D J Hopkin	Deputy Executive

J G Jamieson	Member for Corporate Resources Leader of the Council and Chairman of the Executive
R W Johnstone	
D Jones	
Mrs J G Lawrence	
D J Lawrence	
J Murray	
J A G Saunders	
N J Sheppard	
I Shingler	
M A Smith	
Mrs P E Turner MBE	Executive Member for Economic Partnerships
M A G Versallion	Executive Member for Children's Services
B Wells	Deputy Executive Member for Sustainable Communities - Services
R D Wenham	Deputy Executive Member for Corporate Resources
J N Young	Executive Member for Sustainable Communities - Strategic Planning and Economic Development
A Zerny	

Officers in Attendance:	Mr G Alderson	– Director of Sustainable Communities
	Mrs P Everitt	– Research and Business Support Officer
	Mr R Fox	– Head of Development Planning and Housing Strategy
	Mr J Gleave	– Senior Strategic Transport Officer
	Mr J Partridge	– Scrutiny Policy Adviser
	Ms J Taylor	– Housing Officer
	Ms S Wileman	– Service Development Manager

ADJOURNEMENT OF MEETING

The Chairman opened the meeting at 10am and immediately adjourned to enable additional members of the public to gain access to the Council Chamber.

(Meeting adjourned at 10am and reconvened at 10.15am)

SCOSC/12/84 **Members' Interests**

It was noted that Councillors had received a significant number of emails and letters from residents in relation to specific sites under consideration to be included in the Gypsy and Traveller Local Plan.

Cllr Versallion also commented that he had an interest in relation to the proposed site at Stanbridge as his son used the nearby rugby club.

SCOSC/12/85 **Chairman's Announcements and Communications**

The Chairman informed public attendees of the manner in which public speaking would be received at the meeting. Elected Members who were also Members of the Development Management Committee were reminded of the importance of not prejudicing any discussion that they may take part in at a later date in that Committee.

SCOSC/12/86 **Minutes**

RESOLVED

That the minutes of the meeting of the Sustainable Communities Overview and Scrutiny Committee held on 17 January 2013 be confirmed and signed by the Chairman as a correct record.

SCOSC/12/87 **Petitions**

No petitions were received from members of the public in accordance with the Public Participation Procedure as set out in Part D2 of the Constitution.

SCOSC/12/88 **Questions, Statements or Deputations**

The Chairman commented that more than 3000 letters and emails had been received from residents in relation to the Gypsy and Traveller Local Plan. A summary of the issues contained in these representations had been circulated to Members of the Committee. In addition to these representations there were 34 persons who had registered to speak in accordance with the Public Participation Procedure. All of these persons would be invited to speak under Item 9 (**Minute SCOSC/13/91 refers**) except two persons who had indicated a wish to speak at this point of the agenda.

Two speakers raised several issues, which in summary included the following:-

- Council policy in relation to the development of a Gypsy and Traveller Local Plan, including the cumulative impact of sites on the community, the viability of sites and the spread of sites across Central Bedfordshire.
- Support for the allocation of site 92, which would be privately funded and owned. There were considered to be several schemes that could be put in place to mitigate any concerns regarding the use of this site.

SCOSC/12/89 **Call-In**

The Panel was advised that no decisions of the Executive had been referred to the Panel under the Call-in Procedures set out in Appendix "A" to Rule No. S18 of the Overview and Scrutiny Procedure Rules.

SCOSC/12/90 **Requested Items**

No items were referred to the Committee for consideration at the request of a Member under Procedure Rule 3.1 of Part D2 of the Constitution.

SCOSC/12/91 **Gypsy and Traveller Local Plan**

Cllr Young introduced the Committee to a report that set out the findings of the Gypsy and Traveller Accommodation Assessment (GTAA) and introduced the Gypsy and Traveller Local Plan. Cllr Young thanked the officers that had been involved in the process to date and introduced Mr R Bennett, Local Government Association, to provide a presentation in relation to Gypsies and Travellers (**attached**).

Mr R Bennett drew particular attention to several matters in relation to Gypsies and Travellers which included: long-term health concerns and inequality in relation to health, education and employment; the lack of statistical evidence to support public perceptions; legal challenges and examinations in other areas of the country.

Ms J Taylor informed the Committee of several pieces of information including:-

- Sites 40, 79 and 112 had been removed from the list of 35 sites that had been issued in the list of sites provided to the Committee meeting on 17 January as they had not passed stage 2. As a result those sites on the map contained in Appendix C to the report should be marked in red and not orange.
- The full site assessments relating to sites 66 and 106 had been omitted from the Committee report. They had been circulated to Members at the meeting and would be made available to the public via the Council's website.
- As a result of questions from residents the access to GP scores relating to sites 2, 36, 55, 76 and 114 had been reassessed and reduced by one point. The access to GP score for site 63a had also been reassessed and reduced by two points. A table of these amended scores had been made available to all Members prior to the meeting and would be made available to the public via the Council's website.
- The Council had received over 3000 representations from the public prior to 5.30pm on 25 February which had been summarised and made available to Members of the Committee. An update to Appendix D had been circulated to Members of the Committee.
- The 2006 GTAA had been refreshed and the final pitch requirement was 157 pitches for Gypsies and Travellers and 22 pitches for Travelling Showpeople up to 2031 for allocation in the Gypsy and Traveller Local Plan.

Mr N Moore provided the Committee with further detail in relation to the GTAA Update and in particular informed the Committee that there was no evidence of vacancies on current sites. The current level of immediate need totalled 44 pitches as follows:-

- 9 pitches for households without planning permission;
- 15 pitches for households with temporary planning permission;
- 14 pitches for persons on the waiting list with a 'genuine need'; and
- 6 pitches for households with sites coming back into use

Mr N Moore commented that based on national trends a growth rate of 2.5% applied to the current number of pitches in Central Bedfordshire was considered to be appropriate. There was no provision within the figure for migration in or out of the area and any movement from bricks and mortar homes had been included in the numbers of persons on the waiting list. A total of 65 pitches would be required to meet need up to 2018. After that the following 92 pitches would be required for Gypsies and Travellers using the 2.5% growth rate:-

- 31 pitches between 2019 and 2023;
- 36 pitches between 2024 and 2028; and
- 25 pitches between 2029 and 2031.

Mr N Moore also commented that there were 25 Showpeople currently in Central Bedfordshire. There was an immediate need for ten unauthorised pitches and a further 12 pitches to allow for growth up to 2031 as follows:-

- 3 pitches between 2019 and 2023;
- 4 pitches between 2024 and 2028; and
- 2 pitches between 2029 and 2031.

Cllr Nicols raised concerns that by being responsible in relation to the duty to provide Gypsy and Traveller sites the Council now had to find more sites. It was queried whether by being responsible the Council had disadvantaged itself compared to other planning authorities. In response Mr R Bennett commented there was no evidence that responsible planning authorities had become 'honey-pots' for Gypsy and Traveller sites. Mr N Moore also responded that some authorities had lost under appeal where they had failed to meet their duties, which had resulted in significant cost to the authority. Under the Localism Act Councils had become the highest planning authority and whilst they were under a duty co-operate with other Councils they did not have to agree. The level of growth in Central Bedfordshire was not considered to be disproportionate to levels in other local areas.

In response to additional questions from Members the following responses were provided:-

- Mr R Bennett advised that small sites of roughly five pitches integrated best with the local community but the Council should ask the Gypsy and Traveller community what they felt to be an appropriate site size. Larger sites could be difficult to manage.
- Mr N Moore confirmed that there was no migration in or out of the area included in the level of 'need' identified.

- Mr R Bennett confirmed that there was significant evidence of inequality in relation to health and education outcomes for the Gypsy and Traveller community. To address this inequality the Council would need to ensure that spaces were available in local schools.
- Ms J Taylor commented there were 3 public sites in Central Bedfordshire onto which persons on the Gypsy and Traveller waiting list could be allocated. Allocations were managed by the Council's Housing Service.
- Mr N Moore stated that there was no latitude in unitary authorities to allocate sites to Gypsy and Travellers from other local authority areas.
- Mr N Moore stated that the size of Travelling Showpeople sites varied but was usually 100 square feet. Cllr Young clarified that the size of sites for Travelling Showpeople varied from site to site.

Ms C Harding, advised the Committee on the Equality Duty and the duties of the Council in relation to persons with a protected characteristic, such as Gypsies and Travellers. The meeting was to be conducted in a manner that respected all groups of residents in Central Bedfordshire, discriminatory language would not be permitted.

In accordance with the Public Participation Procedure the Chairman invited 31 speakers to address the Committee. Members of the public raised comments and concerns, which in summary included the following:-

- The process of developing a Gypsy and Traveller Local Plan not been transparent, this included the removal of some sites prior to the Committee meeting. The Council should have considered more sites before reaching this stage.
- Several of the site scores were inaccurate and it was not clear why some sites had failed at stage 2 whilst others with similar problems, landscaping for example, had progressed to stage 3.
- Inaccuracy of the total numbers of pitches required and a lack of evidence for the level of need, which should encourage the Committee not to sanction the Gypsy and Traveller Local Plan. It was also not clear if the level of growth identified was appropriate. The Council should consider only allocating sites for the next five years.
- Concerns regards an unequal distribution of proposed sites across Central Bedfordshire.
- Whether the costs associated with mitigating the concerns on some sites would be acceptable.
- The importance of effective community integration, which included providing access to schools for Gypsy and Traveller children. It was suggested that developing large Gypsy and Traveller sites would have a negative impact on community integration.
- Whether the Council was only developing a Gypsy and Traveller Local Plan in order to comply with an EU directive.
- Concerns regarding the use of consultants.
- Whether a site could be located next to Centerparcs.
- There were four proposed sites near to Sutton, which if allocated would dominate the local community.
- Sites 2 and 36 – speakers raised specific concerns regarding inaccuracies in the site scores, the lack of utility infrastructure, the lack

of other facilities including healthcare and education, poor screening of the proposed site, poor drainage, poor vehicular access and lack of pedestrian footpaths. Concerns were also raised that the land was high grade agriculture land and previous planning applications in this area had been refused, the open and exposed nature of the site should encourage the proposal to be rejected. Archaeological remains had also been found at site 36. It was also commented that a report had been commissioned from Link Support Services (UK) that had been submitted to the Council.

- Site 13 – speakers raised specific concerns regarding development on the greenbelt and the impact on local wildlife. The site was felt to be unsuitable due to poor and dangerous access, noise and air pollution, flood risk, sewage regularly overflowed onto the site and the presence of electrical pylons. It was also commented that a petition against this site had been circulated in the area.
- Site 15 – speakers raised specific concerns relating to the impact of a site on wildlife and the environment, an ecology report had been commissioned but not yet completed. The site was felt to be unsuitable due to flood risk and previous planning applications in the area had been refused. It was suggested allocating the site would be inconsistent with existing Council policies and the National Planning Policy Framework (NPPF), the Council should not allocate sites in the greenbelt. Allocating this site could also impact on the Barton-Le-Clay Neighbourhood Plan.
- Site 16 – speakers raised specific concerns that allocating this site would be inconsistent with existing Council policies and the NPPF due to it being in the greenbelt. Faldo Farm would be unfairly affected as a result of this site as there would be two sites either side of it. The site was also adjacent to a dual carriageway and unsuitable due to dangerous access, the site would impact on a rural road and local properties.
- Site 20 – speakers raised specific concerns that the proposed site was high grade agricultural land and allocation would detrimentally impact on local wildlife, visual impact and the Greensand Ridge walk. The site was also of archaeological importance and it was felt to be unsuitable due to the presence of a water main on the site, was prone to flooding, insufficient amenities on the site and a lack of public transport. It was suggested that allocating the site would be contrary to the Council's Core Strategy and the NPPF and would result in legal challenge. Excavation of the site would also be necessary in order to mitigate most of the concerns with the site.
- Site 28 – speakers raised specific concerns that this site would dominate the settled community and local schools and that it was unsuitable. The site suffered from unsuitable and dangerous access. There were concerns that the site had been included in the local Masterplan and its allocation could conflict with the Masterplan proposals for the A5-M1 link.
- Site 33 – speakers raised specific concerns regarding the use of agricultural land and the impact of the proposed site on local schools, it was also suggested that the score for the site were inaccurate. The site was felt to be unsuitable due to dangerous access and flood risk and it

was suggested that its allocation would have a detrimental impact on the community and would not blend appropriately into the landscape.

- Site 70 – speakers raised specific concerns that the site was unsuitable due to flood risk, land contamination, unsafe access and lack of footpaths, the presence of historic remains, the lack of utility infrastructure and concerns regards coalescence of the gap between the A1 and Ivel Valley. It was suggested that the site would result in an unsuitable impact on the visual landscape and on wildlife. It was suggested that this site should not have progressed past stage 1 or stage 2 of the assessment as the Council had no legal right to seek possession of the land.
- Site 79 – speakers commented that that there had been a significant number of objections regarding the site and it was positive that the Council had removed it from the process.
- Site 80 – speakers raised specific concerns that the site would dominate the local community and that it should be retained for agricultural use. It was suggested the site was unsuitable as there were no facilities or utility infrastructure, poor access and it had been refused following previous consultations.
- Site 81 - speakers raised specific concerns that the site was unsuitable due to unsafe access and the impact on local wildlife and previous planning applications in the area had been refused. It was suggested that this site should not have progressed past stage 1 or stage 2 of the site assessment and any development would be contrary to the NPPF and the Council's Core Strategy.
- Site 102 – speakers raised specific concerns that the site did not meet the criteria set by the Gypsy and Traveller community and the land was agricultural. It was suggested the site was unsuitable as the local schools were overcrowded, there would be a negative impact on the recreation ground, dangerous access, flood risk, detrimental impact on the community and difficult of blending the site into the landscape. It was also suggested that the site score for Flitton were inaccurate.
- Sites 113 and 114 – one person spoke in favour of these sites and commented on the difficulty for his children to attend school due to regularly being moved on. The speaker, who was a Travelling Showperson, commented that his daughter had attended school and as a result she had been able to teach other members of the family how to read. The allocation of these sites would provide necessary access to utilities and schools. The sites could be delivered at no cost to the Council.
- Sites 113 and 114 - speakers raised specific concerns that these sites were located in the greenbelt and there were no 'exceptional circumstances' that suggested they should be used. These sites were considered to be unsuitable due to being isolated, unsafe access, poor access to facilities and poor access to schools. The Council needed to have due regard to the local community if these sites were allocated, their impact would be disproportionate.
- An extension of the current site in Flitton might be acceptable.
- Potton – speakers stated that there had been no consultation with the local Gypsy and Traveller community, which was critical to the development of the Gypsy and Traveller Local Plan. Sites in Potton

were unsuitable as they were located on agricultural land. Not having provided the tenants of farms in Pottton of potential eviction was unacceptable. Sites within Pottton were also considered to be unsuitable due to overcrowding in schools, the funds previously spent on sites in Pottton, previous planning applications were rejected, sites were adjacent to a working quarry, impact on the landscape and a conservation area.

- A third site in Arlesey would be inappropriate, sites should be spread around Central Bedfordshire.
- Sites in Everton and Moggerhanger were unsuitable due to dangerous access and pressure on schools and traffic. The sites had scored poorly during stage three.

(Meeting Adjourned at 13:27 and reconvened at 14:07)

Cllr McVicar informed the Committee that as a result of the site visits carried out by Members to each of the proposed sites and the evidence that had been received he was aware of several sites that were totally unsuitable. In light of the evidence the Chairman proposed that sites 13, 16, 55, 58, 76, 78, 80, 92 and 116 be allocated. Members were invited to propose any other sites to be allocated that they felt were appropriate. The Chairman invited Members who were not on the Committee to provide their views before the proposal was discussed by the Committee.

Cllr Versallion commented on the perception that there was a disproportionate distribution of sites across Central Bedfordshire. Cllr Versallion felt the Stanbridge site was inappropriate and unsuitable for several reasons that included the impact on the greenbelt, dangerous access, absence of a footpath to the local school, impact on local schools and the site not presently being developable. In response Cllr Young commented on the differences between Gypsy and Traveller and Travelling Showpersons sites and the positive aspects of screening and potential for developing a slip-road to provide access to the site. It was commented that if the Council did not allocate any sites in the greenbelt then they would all be located in the North of Central Bedfordshire. Whilst there was a significant Gypsy and Traveller population within two to three miles of the proposed site this was proposed as a Travelling Showperson site.

Cllr T Turner raised specific concerns regards the inappropriate nature of site 80, which had previously been rejected. There were specific concerns regarding coalescence and unsuitability due to congestion and proximity to a road. It was suggested that the number of sites proposed would over-provide for the level of need identified.

Cllr G Clarke commented that the North Hertfordshire border was adjacent to one of the proposed sites. Any amendment to screening on the site would need approval from North Hertfordshire Council. This site was considered to be unsuitable due to inappropriate access, terracing would be required, flood risk, safety concerns and lack of utility infrastructure.

Cllr J Lawrence raised specific concerns regarding site 55 and the scores attributed to access to schools. The site was considered to be unsuitable due to its isolation from necessary facilities.

Cllr J Jamieson commented that he recognised the difficulty with regard to developing a Gypsy and Traveller Local Plan and the Council's options had been limited due to the sites that had come forward. Cllr Jamieson raised specific concerns relating to site 13, which was considered unsuitable due to poor visibility and access, including footpaths, flood risk from sewage pipes, the use of greenbelt and agricultural land, the impact on wildlife and archaeological sites. With regard to site 116 Cllr Jamieson commented that the site currently had temporary permission and it had been well managed in the past despite poor screening and being relatively untidy. The Council should stick to the principal of smaller family sites and it was practical to award permissions to existing sites. It was difficult to object to the allocation of this site however the size of the site and number of pitches needed to be determined. With regard to site 78 Cllr Jamieson commented that the owner usually resolved problems quickly and had committed to investing in the site if permission were granted. It was suggested it was difficult to oppose this site although the Council might suggest no more than four pitches on the site with screening and suitable landscaping.

Cllr D Lawrence commented that the Council still had not appropriately identified the number of pitches required, these should be published with the public consultation.

Cllr J Saunders raised specific comments with regards to site 76, which he considered to be unsuitable due to inappropriate access and its location in the greenbelt. Cllr Saunders also raised specific concerns regarding site 81, which he considered to be unsuitable due to inappropriate access, poor access to schools and its proximity to a sewerage works.

Cllr I Shingler raised specific concerns regarding inappropriate development in the greenbelt and concerns that the identified level of need kept changing, it was not clear why need had increased when the caravan count suggested that the numbers of Gypsies and Travellers had fallen. With specific regard to sites 15 and 16 Cllr Shingler commented that the sites were unsuitable due to their location in the greenbelt, proximity to an Area of Outstanding Natural Beauty (AONB), impact on the landscape and agricultural land. It was suggested that neither site was deliverable. There were also medieval settlements in the area of site 16. With specific regard to site 17 Cllr Shingler commented the site was unsuitable due to the difficulty of screening, road safety, lack of pedestrian access, flood risk and proximity to major roads. Proposals would also affect a local industrial estate where several proprietors had indicated they would leave if the Gypsy and Traveller site was allocated. Cllr Shingler suggested that Members could either reject proposals, reduce the number of pitches allocated or accept the proposals. The Committee needed to effectively scrutinise the proposals and identify how tensions could be reduced with the settled community.

In response to Cllr Shingler, Mr N Moore commented that the caravan count by itself was an inadequate method of measuring need as many Gypsies and

Travellers may have been travelling at the time of the count. Mr R Fox also stated that consultation had been undertaken with the Gypsy and Traveller community, including the community in Potton. There was ongoing dialogue with neighbouring authorities.

Cllr Shinger also commented on behalf of Cllr Mustoe that site 92 was unsuitable due to its location in relation to the Chilterns AONB and development on the greenbelt was unsuitable. In response Mr R Fox stated that there was a presumption against development in an AONB but as this was an extension to an existing site it was not considered that it would affect the view in the manner that a new Gypsy and Traveller site might.

Cllr Zerny commented that it was unrealistic to predict the level of Gypsy and Traveller need for the next 20 years, a view that was shared by the Gypsy Council. Public consultation by the Council on the proposed sites had been poor and it was inappropriate for the Council to hold this meeting in an unsuitable venue during the day when many would be unable to attend. The scoring of the sites had been inaccurate. There was also a disproportionate number of sites in a small number of wards. Cllr Zerny commented that several sites had been removed from the process, which was good but several that had been proposed were unsuitable. Site 58 was unsuitable for several reasons including, its location on high grade agricultural land, there were archaeological remains on the site, green space needed to be maintained and the reasons for failure of other sites had not been applied in Potton, lack of pavements to local schools, lack of privacy, proximity to a quarry. Cllr Zerny stated that site 55 was unsuitable due to it being high grade agricultural land, proximity to unsafe roads, no privacy, views that all sites in Potton should have failed at stage 2 of the process. It was also commented that there was a lack of detail regarding the manner in which the Council may receive funding through the New Homes Bonus as a result of delivering Gypsy and Traveller pitches. It was suggested that the Council should find more suitable sites before a decision was taken.

Cllr Gurney raised concerns regarding the number of sites proposed in Potton ward and the difficulty of understanding where land was owned by the Council. Cllr Gurney commented that site 58 was unsuitable due to concerns of traffic, impact to the environment, noise pollution, proximity to a functional quarry that would impact on health, the lack of a pathway to the local school and concerns regarding the lack of consultation with the Gypsy and Traveller community. It was also commented that additional consultation with community and with Cambridgeshire County Council was necessary.

In response to the issues raised by Members Cllr Young provided a response to several issues as follows:-

- Central Government had asked Councils to identify need for 15 years, whilst it was difficult to identify sites for that period of time it was necessary.
- A plan-led approach to the Gypsy and Traveller Local Plan enabled the Council to consider landscaping, access and screening issues. The proximity of a site to an AONB would be dealt with through landscaping.
- He was confident that the evidence was robust, the numbers would be examined by the Secretary of State.

- One of the proposed sites was in the Potton ward, the other to which Cllr Zerny referred was in Biggleswade. He felt that there was an equitable spread of sites across Central Bedfordshire in those that the Chairman had recommended.
- The NPPF gave the Council until March 2014 to have a Gypsy and Traveller Local Plan in place. If the plan was not in place we would lose control over our environment and the Government would allocate sites without consultation.
- A statutory consultation would be undertaken in May/June 2013, which would include Gypsy and Traveller families, all representations would go directly to the Secretary of State. With specific regard to Potton Gypsies and Travellers had been invited to attend workshops but they chose not to attend. Forms were also provided to families but none were returned. Cllr Young thanked Cllr Gurney for her support in consulting the Gypsy and Traveller community in Potton.
- Site 58 could be located in such a way as to not be unduly affected by the quarry.
- Credit should be given to residents of the Myers Road site as many of the problems that existed in the past have been resolved and there had been no problems reported to Cllr Young in the previous 12 months.

Mr R Fox also stated that the Council had invited informal feedback and as a result a substantial number of people had sent emails and letters to be considered by the Overview and Scrutiny Committee. If the proposed sites were recommended to Executive for approval and then to Council there would be two further opportunities for residents to make their views known. Following Council there would be a further formal, 6 week planning consultation where all representations would go to the Secretary of State. There would also be an examination in public at which residents could make their views known. The Council had chosen to link the timescales for the Gypsy and Traveller Local Plan to those of the Development Strategy to ensure that it was considered 'sound' by the Inspector.

The Chairman then invited the views of Members of the Committee in light of discussion and the views that had been presented.

Cllr Graham stated that the Gypsy and Traveller Local Plan was counter to Council Policy. It was unsuitable to build on the greenbelt without a definition of 'exceptional circumstances'. There were errors in the refreshed GTAA, which should be expected as it was done so quickly, there may have been more suitable locations that we were currently unaware of. Without an adequate assessment of need there was no way that the Council could be confident the plan was appropriate. Councillor Graham felt that the list of sites was erroneous and commented that she would vote against the Gypsy and Traveller Local Plan as it was unsubstantiated. In response Cllr Young stated that any new sites would be welcomed and could be added in the future during any subsequent refreshes. There was no contradiction to Council policy, the NPPF allowed for the Councils proposals. Not having a plan would lead to chaos and the Planning Inspector would grant permission for sites by default.

Councillor Shadbolt proposed that the Committee approve the total number of pitches for allocation in the Gypsy and Traveller Local Plan (seconded by Cllr Bastable). In debating the proposal the Committee discussed the following issues:-

- Cllr Young stated that the GTAA identified the level of immediate need but there was also a level of need required to meet growth. Cllr Young was confident that immediate need could be met from new applications, major development schemes and the expansion of sites that already exist.
- Cllr Williams queried whether the Council was too compliant and asked whether other neighbouring authorities were developing their Gypsy and Traveller Local Plans as well. We should be sure that others weren't waiting for us to develop our plan first. In response Mr R Fox commented that he was not aware this was the intention of any neighbouring authorities. All authorities had a duty to develop a Gypsy and Traveller Local Plan and others have got into trouble for waiting for others to take the lead.
- Cllr Maudlin stated that she was not comfortable with allocating land all the way up to 2031 as it may be needed for other purposes.

The Committee voted on the proposal to allocate 157 pitches for Gypsies and Travellers and 22 pitches for Travelling Showpersons up to 2031. The Committee voted 8 in favour and 1 abstention on this proposal.

The Committee discussed which sites should be allocated in the Gypsy and Traveller Local Plan to meet the identified need. Having received evidence in relation to the sites the Chairman suggested that sites 13 and 80 be removed from the proposed list. In debating the proposal to the Committee discussed the following:-

- Cllr Nicols raised specific concerns regarding the allocation of site 13 and whilst it had been removed at this stage he reserved the right to oppose its inclusion during any inspection. Cllr Nicols considered site 13 to be unsuitable due to concerns on access on the site, an access point would be required from the East of the ward, it was situated next to a cemetery, the site was subject to flooding and poor sewerage. Solutions to mitigate concerns included the removal of hedges and bushes which would be costly and untenable. The site should be rejected on the grounds of access, drainage, impact on the adjacent community and development on the greenbelt.
- Cllr Maudlin could not support the allocation of site 80.
- Cllr B Saunders raised specific concerns regarding the allocation of site 76 as it was located on a slope and would require terracing, which was against Council Policy. There were also issues relating to health and safety on the highway, dangerous access to the site, flood risk, the site was adjacent to a cemetery and a reservoir.
- Cllr Williams requested that some identification be provided of the number of pitches that would be delivered on the sites before a recommendation was agreed. In response Cllr Young indicated the following allocation of sites across the proposed sites:-

Site number	2013 – 2018	2019 - 2023
16	5	5
58	5	5
55	5	5
76	5	5
78	4	-
92	9	-
116	11	2
Total:	44	22

Cllr Shadbolt proposed that the Committee voted on the proposal to allocate sites 16, 58, 55, 76, 78, 92 and 116 to meet pitch requirements up to 2031. In addition Cllr Young suggested that the Committee ask that the sites be allocated in a manner that complied with Policy B (Paragraph 9) of the Planning Policy for Traveller Sites. The Committee voted 6 in favour, 2 against and 1 abstention.

Cllr Young informed the Committee that there were 3 sites available to be allocated for use by Travelling Showpersons, sites 114, 82 and a site North of Houghton Regis at Thorn Turn, which had only just been notified to the Council. Cllr Young asked if the Committee were willing to be vague with their recommendation as there was possibility for another private site to come forward. The Committee might wish to take this into consideration as part of their recommendation.

Cllr Williams raised concerns that the site at Thorn Turn had been allocated as part of the BEaR project and therefore should not be considered. It was queried why the site was not presently in front of the Committee for discussion. In response Cllr Young stated that he did not perceive there to be any problem in relation to the use of this filed for Travelling Showpersons.

Cllr Nicols commented that he was comfortable with the allocation of the site at Thorn Turn due to the nature of the site but would not be comfortable with the addition of other sites that were not currently included in the documents. Cllr Nicols had already accepted some element of risk in his ward with two potential sites and would not be comfortable to see further sites. Cllr Young stated that both sites would not be used. Mr R Fox commented that an exact position would be provided at the Executive meeting in relation to Travelling Showpersons.

Cllr McVicar proposed that site 82 be allocated, which was agreed by the Committee. Whilst the Committee had agreed to allocate site 82 Cllr Shadbolt stated that he was against the use of site 114 due to the shortage of space at the site.

Cllr McVicar proposed that the Committee approve the Gypsy and Traveller Local Plan for publication. The Committee voted on this proposals, which was agreed with 7 in favour, 1 against and 1 abstention.

Recommended to Executive:-

1. That pitches be allocated in the Gypsy and Traveller Local Plan up to 2031 as follows:-
 - 1.1 157 pitches for Gypsies and Travellers; and
 - 1.2 22 pitches for Travelling Showpersons
2. That the following sites be allocated in order to meet the pitch requirement for Gypsies and Travellers to comply with planning policy for traveller sites Policy B (paragraph 9):-
 - 2.1 Site 16 (Land West of A6, South of Faldo Road and West of Barton-le-Clay)
 - 2.2 Site 55 (Land South East of Park Corner Farm and South of Dunton Lane)
 - 2.3 Site 58 (Land East of Potton Road and South of Ram Farm)
 - 2.4 Site 76 (Land South of Fairfield and West of Stotfold Rd)
 - 2.5 Site 78 (Land East of M1, Tingrith)
 - 2.6 Site 92 (Land East of Watling Street and South of Dunstable)
 - 2.7 Site 116 (1 Old Acres, Barton Road, Pulloxhill)
3. That site 82 (Kennel Farm Holding, East of Biggleswade) be allocated to meet some of the pitch requirement for Travelling Showpersons to comply with planning policy for traveller sites Policy B (paragraph 9).
4. That the Gypsy and Traveller Local Plan be approved for publication.

(Note: The meeting commenced at 10.00 a.m. and concluded at 4.52 p.m.)

Chairman.....

Date.....

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Gypsies & Travellers

Richard Bennett

Common Defn:

The term "Gypsies and Travellers" means:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently"

Differences Defn:

Planning:

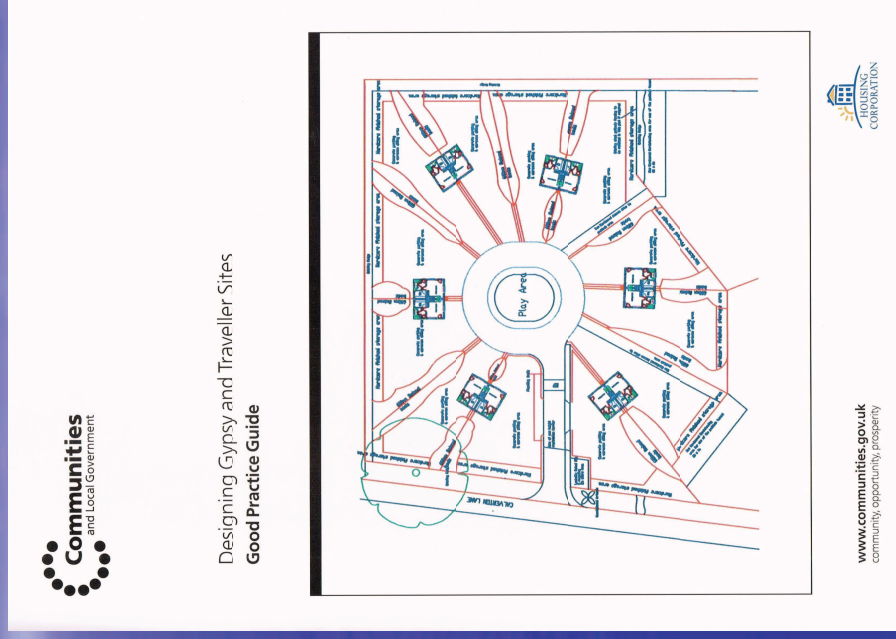
but excluding members of an organised group of travelling show people or circus people travelling together as such.

Housing:

and all other persons with a cultural tradition of nomadism and/or caravan dwelling.

Definition: Site and Pitch

- A site contains a number of pitches
- Individual pitches need space for:
 - A static caravan
 - A touring caravan
 - An ablutions block
 - Vehicles
 - Pets
 - 500 sq m



The Numbers

- 6800 – Public pitches
- 9400 – Private pitches
- 1400 – Unauthorised Encampments
- 1800 – Unauthorised Developments
- 3200 – Unofficial Pitches
- 16% - Unofficial Pitches

The Problem

- One in five Gypsy and Traveller caravans are on unauthorised sites
- Tensions with the settled community - £18m spent annually on enforcement
- Gypsies and Travellers are the most socially excluded group in the country

Public Perception

- Crime
- Rubbish
- Taxes
- Unauthorised encampments
- Unauthorised developments

The Reality - Health

- Average life expectancy of Gypsies & Travellers is 20 years less than for the settled population
- 42% of Gypsies & Travellers have long term illnesses
 - compared to 18% of the settled population
- 18% of Gypsy & Traveller mothers have experienced the death of a child
 - compared to less than 1% of the settled community

The Reality - Education

- A – C Grades at GCSE
 - 52% of the settled population
 - 30% of Irish Traveller children
 - 13% of Gypsy children

The Solution

- 3500 pitches
- Adequate provision
- Appropriate provision

Government Policy

- 2004 Housing Act
- Planning Policy for Traveller Sites (3/12)
- PPTS Equality Impact Assessment (3/12)
- Ministerial Working Group Report (4/12)
Tackling Inequalities Experienced by G & T
- Public Sector Equality Duty (5/12)

Government's Policy Aim

- To ensure fair and effective provision of authorised sites for Travellers to facilitate the traditional and nomadic way of life of these groups whilst respecting the interests of the settled community

Public Sector Equality Duty

- Romany Gypsies and Irish Travellers are recognised as having a protected characteristic under the Equality Act 2010. The Government recognises that these groups experience poor social outcomes and discrimination. It, therefore, wants changes to policy to promote equality and reduce discrimination.

Housing Act 2004

- 225(1)

Every local housing authority must
carry out an assessment of the
accommodation needs of Gypsies and
Travellers residing in or resorting to their
district.

Housing Act 2004

- 225(2)
 - a local housing authority are required
 -to prepare a strategy in respect of the meeting of such accommodation needs.

Housing Act 2004

- 225(5) (b)

'accommodation needs' includes needs with respect to the provision of sites on which a caravan can be stationed.

Housing Act 2004

- 225(3)

The local authority who are the local housing authority must take the strategy into account in exercising their functions.

‘Functions’ includes functions exercisable otherwise than as a local housing authority.

Planning Policy for Traveller Sites

- Use a robust evidence base to establish need
- By March 2013:
 - Identify & update annually a five years' supply of specific, deliverable sites
 - Identify broad locations for years 6 -10
 - Failure to comply is a significant material consideration
 - Grant Temporary Planning Permission in the absence of a 5 year land supply
- Have a criteria based policy to deal with other applications

Planning Policy for Traveller Sites

- Work collaboratively
- Be consistent with the NPPF
- Develop fair and effective strategies
- Identification of land for sites
- Protect the Green Belt
- Reduce unauthorised developments & encampments

Planning Policy for Traveller Sites

- Promote private traveller site provision
- Address under provision
- Maintain appropriate level of supply
- Reduce tensions
- Enable provision of suitable accommodation
- Protect local amenity / environment

Further Information

- Email me - RMBennett@obdn.co.uk
- Join the Gypsy and Traveller Knowledge Network @local.gov.uk
- Read the Report of the LGA Gypsy and Traveller Task Group

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CENTRAL BEDFORDSHIRE COUNCIL

At a meeting of the **SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE** held in Council Chamber, Priory House, Monks Walk, Shefford on Wednesday, 6 March 2013.

PRESENT

Cllr D McVicar (Chairman)
Cllr A R Bastable (Vice-Chairman)

Cllrs	Mrs C F Chapman MBE	Cllrs	Ms C Maudlin
	Mrs R B Gammons		B Saunders
	Ms A M W Graham		P Williams
	K C Matthews		

Members in Attendance:	Cllrs	P N Aldis	
		Mrs A Barker	Chairman of the Council
		A D Brown	Deputy Executive
			Member for Sustainable Communities - Strategic Planning and Economic Development
		I Dalgarno	Deputy Executive
			Members for Sustainable Communities - Services
		D Jones	
		T Nicols	
		A Shadbolt	Chairman of Development Management Committee
		J N Young	Executive Member for Sustainable Communities - Strategic Planning and Economic Development

Officers in Attendance:	Mr P Cook	-	Head of Transport Strategy and Countryside Access
	Mr R Fox	-	Head of Development Planning and Housing Strategy
	Mr L Hannington	-	Principal Minerals and Waste Planning Officer
	Mr B King	-	Principal Transport Planner - Transport Strategy Team
	Mr S Mooring	-	Corporate Policy Advisor (Climate Change)
	Ms A Myers	-	Landscape Officer
	Mr J Partridge	-	Scrutiny Policy Adviser
	Ms S Wileman	-	Service Development Manager
	Mr J Woods	-	Access Development Team Leader

SCOSC/12/92 **Members' Interests**

- Cllr Mrs F Chapman MBE declared an interest in relation to Item 09 (Planning Guidance of Wind Energy Development in Central Bedfordshire) as a trustee of the Marston Vale Trust.
- Cllr Matthews declared an interest in relation to Item 08 (Land Rear of Central Garage [Cranfield] Development Brief) as he was a Member of the Cranfield Lower School Board of Governors.

SCOSC/12/93 **Chairman's Announcements and Communications**

There were no announcements or communications.

SCOSC/12/94 **Petitions**

No petitions were received from members of the public in accordance with the Public Participation Procedure as set out in Part D2 of the Constitution.

SCOSC/12/95 **Questions, Statements or Deputations**

The Scrutiny Policy Adviser informed the Committee that representations from two residents of Cranfield had been circulated to them at the meeting for consideration during Item 08. A further statement had been provided from Cllr S Clark in relation to the same item. In addition to these representations there were a further six persons registered to speak who would be invited to comment during the relevant item.

One speaker was invited to address the Committee at this point raising several questions in relation to the Local Area Transport Plan (LATP) for Biggleswade and Sandy that in summary related to:-

- The process for agreeing the LATP and who was responsible for taking it forward.
- Aspirations for the roundabout in Sandy at the Junction of Bedford/ St Neots/ Sunderland Roads and the High Street.
- Traffic surveys and monitoring of traffic and congestion along New Road to the Tesco Store and what 'monitoring the situation' along New Road meant.
- Whether there remained a focus on the Junction of New Road with the High Street.
- Proposals for writing to the Highways Agency regards the Junction with the A1 and the need for clarity regards statements that had been made on engagement with the Highways Agency.
- How local residents could demonstrate the importance of providing a right hand turn lane into Tesco from New Road.
- Whether the emphasis on cycle journeys was appropriate.

The Chairman requested that the speaker provide a written copy of their questions to the Scrutiny Policy Adviser so that officers could provide a written response within 5 clear working days. It was agreed that this response also be provided to local Ward Councillors.

RESOLVED

That officers provide a written response to the issues raised by the resident within 5 clear working days and that this response also be circulated to the Ward Councillors.

SCOSC/12/96 **Call-In**

The Panel was advised that no decisions of the Executive had been referred to the Panel under the Call-in Procedures set out in Appendix "A" to Rule No. S18 of the Overview and Scrutiny Procedure Rules.

SCOSC/12/97 **Requested Items**

No items were referred to the Committee for consideration at the request of a Member under Procedure Rule 3.1 of Part D2 of the Constitution.

SCOSC/12/98 **Land Rear of Central Garage (Cranfield) Development Brief**

The Chairman invited three public speakers to address the Committee in relation to this item. The speakers raised several issues, which in summary included:-

- The difficulty that residents of Flitt Leys Close currently experienced in relation to parking as a result of several existing businesses. Despite previous efforts to resolve these issues in conversation with the Council and the Police the issues had not been resolved.
- The amount of litter that was often present on Flitt Leys Close.
- Children currently played in the road on Flitt Leys Close, the additional traffic would create significant problems regarding safety without significant remodelling to the roads.
- Narrow access to Flitt Leys Close already created a hazard and prevented access to emergency vehicles.
- There was an inadequate level of off-road parking in the area.
- The delivery of a lower school on the proposed site was unsustainable and would lead to significant traffic congestion. It was suggested that there was under-capacity in other schools in the area, which could be used to accommodate need rather than providing another lower school as part of this development.
- It was not clear why the proposed site for the lower school had changed from that on which it was proposed originally.
- Traffic Management solutions would not address the concerns relating to access.

In response to these issues Cllr Young stated that he was conscious of the parking concerns in the area and that these needed to be mitigated. A new development provided the opportunity to address some of these concerns. Cllr Young also stated that neither of the options presented to the Committee could be implemented without a detailed transport plan that would be provided alongside a planning application. Members needed to remember that the area had been allocated for housing in the adopted Development

Strategy. If the Development Brief were not adopted the Council would have less control over the development of the site.

Cllr McVicar commented that whatever the recommendation agreed by the Committee the access to this area may need to be considered. Cllr McVicar also reminded the Committee of their recommendations to Executive on this Development Brief at their previous meeting. In response to a question from a Member it was also clarified by the Chairman that the site had been allocated in the Development Strategy for housing and a school “if required”.

In response to the issues raised by the public speakers and the submissions provided by residents and Cllr S Clark the Committee discussed the following issues in summary:-

- Concerns that the entrance through Flitt Leys Close was considered to be unsuitable and a traffic management scheme was unlikely to mitigate concerns relating to congestion. In response Cllr Young stated that the Development Management Committee would make a decision as to the suitability of the access once a planning application had been submitted. The site was considered suitable by Full Council to be allocated for development. It was important that the Overview and Scrutiny Committee did not seek to act as the Development Management Committee in relation to this matter.
- Whether the developer could be asked to reconsider the proposed access and exit to the site and present a revised Development Brief. In response Cllr Young stated that this was not possible. Mr R Fox also stated that the Council’s Highways Officers had advised that the “access was acceptable” to serve the additional housing, a lower school and a primary care facility. If the Council chose not to adopt the Development Brief it would have less control over the development of the site.
- Concerns that the two options presented to the Committee were the same as they both referred to the provision of a new Lower School. In response Mr R Fox stated this was a typo and if the Committee agreed the option that did not include a lower school all references would be removed.
- Concerns that the Council might agree a Development Brief that it knew would lead to problems of accessibility.
- Concerns regarding the high proportion of negative responses that had been received in relation to the proposed Development Brief.
- A decision had not been taken by developers in relation to the provision of a lower school as part of the development. Costings had been requested in relation to several options relating to the development.
- Concerns that the proposed site of the Lower School had been altered since the development was agreed to be included in the Local Development Framework, subsequently making the development unsuitable. The proposed site for a lower school was considered to be particularly unsuitable and would result in serious traffic concerns.
- Concerns regarding the location of the school playing field.

In response to the issues raised by Members Cllr Young commented that this Development Brief adhered to the Council’s adopted policies in relation to not providing parking at schools and encouraging people to walk to school. The

Council should not seek to contradict its adopted policies. If the Council chose not to adopt the Development Brief then the Council would be obliged to grant a planning application when it was submitted. Cllr McVicar further reminded the Committee of their previous recommendation in relation to this Development Brief and the impact that not adopting the Brief would have on any subsequent planning application and potential traffic management schemes.

Cllr Bastable proposed (seconded by Cllr Graham) that both Development Brief options be rejected and that the Executive be informed it was the view of the Committee that they could not support either option. The Committee voted on this proposal and voted five in favour and four against.

RECOMMENDED TO EXECUTIVE

That the Sustainable Communities Overview and Scrutiny Committee does not support the adoption of the Development Brief for Land Rear of Central Garage (Cranfield) as technical guidance.

SCOSC/12/99 Planning Guidance on Wind Energy Development in Central Bedfordshire

Mr S Mooring introduced a report that set out proposed technical Guidance Note 1 on wind energy development in Central Bedfordshire. In addition the importance of the guidance as a material planning consideration was highlighted. The guidance did not refer to specific sites and referred only to wind energy. Guidance relating to alternative forms of renewable energy would be developed over the next 12 months.

The Chairman invited a speaker to address the Committee. The speaker raised several issues, which in summary included:-

- Concerns that Guidance Note 1 was not in accordance with the Council's own Development Strategy or national planning policy including the National Planning Policy Framework (NPPF), the Overarching National Policy Statement for Energy (EN1) and the National Policy Statement for Renewable Energy Infrastructure (EN3).
- Concerns that the Council could not adopt Guidance Note 1 without considering other alternative sources of renewable energy, which effectively appear to be ruled out by this Guidance.

In response Mr S Mooring stated that there were no references in Guidance Note 1 that ruled out other forms of renewable energy. Guidance Note 1 did set out where the Council might ask for mitigation measures in the event of wind developments being provided in Central Bedfordshire. It was also commented that the document highlighted sensitivity of landscape and other factors relating to wind farm developments. In those areas deemed high or medium sensitivity an onus was placed on developers to design schemes that do more to mitigate these impacts. Under the NPPF the Council would have to approve applications if its impacts were (or can be made) acceptable.

Members who were not on the Committee raised concerns that Guidance Note 1 was disappointing and seemed to suggest that Central Bedfordshire was not supportive of wind development. In response Mr S Mooring

commented that Guidance Note 1 identified some areas that are seen as having some potential for wind generation.

The Chairman invited Cllr Nicols to make a presentation to the Committee with regards to Guidance Note 1. Cllr Nicols referred to several specific concerns regards the document that were in summary as follows:-

- Cllr Nicols felt that Guidance Note 1 was an overt attempt to block wind turbines in Central Bedfordshire for political reasons and in particular it could damage the emerging Development Strategy.
- The Guidance Note was based on national planning policy that did not yet exist.
- The Guidance Note would prevent any wind turbines being developed in Central Bedfordshire. The Guidance Note was not, as was required by the NPPF, a “positive strategy to promote energy from renewable and low carbon sources”.
- The Guidance Note did not assist all parties involved in the renewable energy development process (para 1.1 refers).
- The Council should wait until the remaining series of notes had been produced to guide development of renewable energy (para 1.2 refers) rather than adopting this Guidance Note now in isolation.
- The purpose of any proposals outside of the least sensitive geographic areas having to argue their case (para 1.6 refers).
- The subjective nature of the statement relating to the impact of wind farm developments (para 2.1 refers).
- It was inappropriate to refer to the European Landscape Convention (2000) as there were several documents contained within this Convention that the Council would not consider adopting (para 2.6 refers). It was also considered inappropriate to refer to guidance produced by Natural England as it was unlikely that this would be applied to all documents contained in the Local Development Framework (para 2.7 refers).
- Whether the summaries of the content of the NPPF, EN1 and EN3 were appropriate as they failed to summarise a large amount of the content of those documents (paras 2.9 to 2.11 refer).
- It was inappropriate to refer to guidance from the Scottish Natural Heritage as this body skewed evidence against development of wind energy (para 2.13 refers).
- The emerging Central Bedfordshire Development Strategy (Policy 58 – Landscaping) should refer to no growth being permitted within an Area of Outstanding Natural Beauty (AONB).
- The visualisation of wind turbines against existing tall structures in Central Bedfordshire was inappropriate and should be removed from the Guidance Note (para 6.14 refers).

Cllr Nicols also raised the following points relating to national issues regarding the need for more positive wind guidance:-

- The 50% reduction by 2025 of the level of Gigawatts (GW) energy produced per annum in the UK from current energy sources.
- The inefficiency of exploiting gas and shale gas as a method of energy production in the future.

- Changes in energy costs depending on the time of day at which it is received by the user.
- Legal requirements being introduced to monitor energy usage.

In response Cllr Young stated that he would take Cllr Nicols' concerns on board as part of the consultation on Guidance Note 1, particularly the potential for impact on the Core Strategy. Cllr Young did not feel that the Guidance Note precluded wind energy development but promoted development in areas that would be impacted least. In response to a question Mr R Fox commented that the Council was not open to challenge if the Guidance Note was not implemented by March 2013, this was interim technical guidance and not a Supplementary Planning Document.

In response to the issues raised by the public speaker and the further issues raised by Cllr Nicols the Committee discussed the following issues in detail:-

- Whether a consultation had been completed on Guidance Note 1. Cllr Young confirmed that the consultation had been completed but the views of Members would be taken into account.
- There should be further safeguards included in the document other than the landscape character assessment, such as noise. It was suggested that Guidance Note 1 should provide further clarity on the impact of noise and how this might effect the areas that that might be suitable for potential wind development. In response Cllr Young stated that as a result of the consultation further guidance in relation to noise was being provided. The Council would include whatever guidance was available at the time in relation to noise.
- Whether the guidance on noise imposed a distance from properties for wind development to be deemed suitable. In response Cllr Young stated that guidance was yet to be published, once it was published the Council would take it on board.
- The Council should develop the series of renewable energy guidance notes so that they could be considered together rather than developing one at a time.
- The visualisation of wind turbines against existing tall structures in Central Bedfordshire was unrepresentative and should be removed from the document.
- The document should be rebalanced so that it was more supportive of wind energy in Central Bedfordshire.
- Why the Council had only undertaken a four-week consultation on Guidance Note 1. In response Mr R Fox commented that four-weeks was the statutory minimum for a plan of this nature, given the number of responses that were received and in order to fit into the committee timetable this duration of consultation was felt to be appropriate.

RECOMMENDED TO EXECUTIVE

That the Guidance Note on Wind Energy Development in Central Bedfordshire be adopted subject to the consideration of the detailed comments as contained in the Minutes of the meeting, including those of Cllr Nicols, and specifically comments relating to:-

1. the importance of including further guidance on noise disturbance and proximity to housing;
2. the removal of the drawing to visualise wind turbines against existing tall structures in Central Bedfordshire;
3. the need to rebalance the Guidance Note such that it was more supportive of wind energy

SCOSC/12/100 Outdoor Access Improvement Plan

Cllr Dalgarno introduced a report that set out the proposed Outdoor Access Improvement Plan for Central Bedfordshire. In addition to setting out the principles of the plan Cllr Dalgarno also drew attention to the consultation responses that had been received.

In response to the report Members queried and discussed the following issues in detail:-

- The purpose of providing clarity in relation to activities that were permitted on open land.
- Whether allotments could be included in the Plan, it was noted that Town and Parish Councils were responsible for the provision of allotments on request.
- Whether money from the Sustainable Transport Fund could be used to provide footpaths in Caddington/Slip End. Mr P Cook clarified that this funding had been provided for very specific projects, it could not be used for the schemes suggested.
- The benefit of placing information boards on pathways.
- The process through which support could be provided by the local authority to deliver suitable “healthy spaces” that were identified in local areas. Mr J Woods commented that the Council would seek to identify potential sites and seek contributions to support their allocation as a Healthy Space.
- The means by which a community could ask for the designation of an area as a “local greenspace”. Further information could be provided in the future to provide clarity on this process. Cllr Young indicated that some areas had been allocated in the Development Strategy as local greenspace.

RECOMMENDED TO EXECUTIVE

That the Outdoor Access Improvement Plan be adopted.

SCOSC/12/101 Local Area Transport Plan Programme for 2013/14 and 2014/15

The Chairman invited a speaker to address the Committee. The speaker commented that Henlow Parish Council has previously submitted a wish list of six schemes to be included in the Arlesey and Stoffold LATP. The Parish Council was disappointed that their proposed schemes had not been included and particularly disappointed that the following schemes were not included:-

1. the painting of arrows on the road at a junction of the High Street and the A507; and
2. the addition of further traffic calming measures on Church Road.

The speaker commented that these schemes would cost very little and sought a response from officers regarding their omission from the LATP.

In response Mr B King stated that a prioritisation framework had been used to determine those schemes across Central Bedfordshire that should be included in the LATPs. The schemes proposed by the Parish Council were not included in the LATP as they were not considered as high a priority in comparison to other schemes across the Plan area. However, during 2013/14 the Parish Council could apply for Rural Match Funding to deliver these schemes if they were willing to contribute to the cost of the schemes. All Town and Parish Councils would be invited to apply for a share of £376k that would be available to deliver schemes in 2014/15. Cllr A Brown commented that Members should be aware there were a lot of schemes that did not make it into the LATPs.

In response to the issues raised by the speaker and the further information provided by Mr B King in relation to the report Members queried and discussed the following issues in detail:-

- Assurances were sought that the Council had indeed sent a letter from Mr D Bowie (Head of Traffic Management), which Town and Parish Councils were told had been sent. Mr P Cook stated that he would look into this and clarify whether a letter had been sent to Town and Parish Councils. Mr B King stated that the letter relating to the Rural Match Funding had not yet been sent.
- Cllr Matthews suggested that Town and Parish Councils had been misled over the time at which the Rural Match Funding would become available.
- Concerns relating to the impact of the impact of the Tesco development on traffic in Sandy.
- The need to look again at proposals for Caddington to determine whether changes were necessary in light of recent developments.

RECOMMENDED TO EXECUTIVE

That the Sustainable Communities Overview and Scrutiny Committee supports each of the LATPs and the associated programmes of integrated transport schemes to be delivered in these areas.

SCOSC/12/102 Minerals and Waste Local Plan

Cllr Young informed the Committee that in addition to the draft Minerals and Waste Local Plan and the modifications presented therein further modifications were required in light of advice that had been received on a facility at Elstow South. Cllr Young would seek delegated authority from the Executive to make further minor amendments as a result of advice.

In response to a question from a Member Mr L Hannington commented that during external examination the inspector received assurances that there was no uncertainty regarding the delivery of the facility at Rookery Pit South. The

proposed facility at Elstow South had therefore been removed as it was no longer considered necessary.

RECOMMENDED TO EXECUTIVE

- 1. That the modifications set out in the report be approved for publicity and consultation.**
- 2. That the Director of Sustainable Communities, in consultation with the Executive Member carry out such minor changes as may be necessary prior to the public consultation and submission of any representations received by the Inspector.**

SCOSC/12/103 Work Programme 2012/13 and Executive Forward Plan

RESOLVED

That the Sustainable Communities Overview and Scrutiny Committee work programme for 2012/13 be endorsed.

(Note: The meeting commenced at 2.00 p.m. and concluded at 5.12 p.m.)

Chairman.....

Date.....

Meeting: Sustainable Communities Overview and Scrutiny Committee
Date: 25 April 2013
Subject: Framework Plan – Land East of Leighton-Linslade
Report of: Cllr Nigel Young , Executive Member for Sustainable Communities – Strategic Planning and Economic Development
Summary: The report recommends that Sustainable Communities Overview and Scrutiny Committee recommend the Framework Plan to Executive for adoption as technical guidance for Development Management purposes.

Advising Officer: Trevor Saunders, Assistant Director Planning and Development
Contact Officer: Sue Frost, Local Planning and Housing Team
Public/Exempt: Public
Wards Affected: Eggington, Heath and Reach, Leighton Buzzard wards and Stanbridge wards
Function of: Executive

CORPORATE IMPLICATIONS

Council Priorities:

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

Financial:

2. 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:

3. 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:

4. 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.
5. 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):

6. Not Applicable.

Equalities/Human Rights:

7. 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.
8. 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.
9. 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 could 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

10. 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:

11. 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:

12. 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:

13. Not applicable.

Executive:

14. A verbal update (together with any Overview and Scrutiny recommendation) will be given at Executive Committee (14 May 2013).

RECOMMENDATION(S):

The Sustainable Communities Overview and Scrutiny Committee is asked to recommend the Framework Plan to Executive for adoption as technical guidance.

Purpose of the Framework Plan

15. The Council has determined that for all strategic development schemes being promoted either through the emerging Development Strategy or through other arrangements, it will produce a series of Framework Plans to guide the consideration of planning applications as and when these come forward. They are also intended to supplement the evidence base for the Development Strategy and assist in demonstrating the deliverability of these major allocated sites. To that end the Council endorsed a Framework Plan in October 2012 dealing with North Houghton Regis urban extension.
16. The East of Leighton Linlade Framework Plan is a high level document which is intended to guide development in the area, allocated by Policy 62 of the emerging Development Strategy. The document sets out the vision and the aims expected to be delivered for the urban extension 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, approximately 16 ha 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 Executive endorsed 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 Development Management process. Three outline planning applications were submitted to the Council in mid-2011. These applications have not 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 departure from the adopted Development Plan (South Beds Local Plan Review 2004). The Secretary of State will then decide, normally within 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 Master Plan exercise was undertaken. This exercise was set up by the Council and developers in early 2010. This document 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 Framework Plan has been developed through discussions with Central Bedfordshire Council officers, elected members and with the co-operation of the developers. 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 operating within this 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, building upon the existing strong sense of local community, will provide a proportionate expansion of this important market town and will secure a range of public benefits for both the new and existing residents. The development will aim to complement the wider regeneration efforts taking place in Central Bedfordshire, notably that of Leighton Linslade Town Centre and in doing so will encourage inward investment and strengthen the local economy by establishing new jobs.
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
 - (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 essential and critical infrastructure required for the development to be delivered. The critical infrastructure is that which must be provided to enable the strategic site to proceed. This includes; the Eastern Link Road and new utility infrastructure.

28. Part of the infrastructure to be provided in the urban extension is the Eastern Link Road. The purpose of this road is to serve the various residential areas to be provided within the new 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 using 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. A detailed description of the infrastructure can be found in the Framework Plan.

Public Consultation and Feedback

30. 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.
31. 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.
32. During the consultation process, a mailout was sent out 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.
33. A total of 132 responses were received from the consultation events. The comments have largely been from members of the public residing in a number of different locations within the town and 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 in highlighting the issues residents perceive to have a bearing on the development. A summary of the comments may be found in the Appendix B.
34. A number of comments received have been about the principle of development itself and in the context of Leighton-Linslade being able to absorb further development. Policies in the emerging Development Strategy identify the key locations for growth and establish the principle of development at East Leighton-Linslade and therefore comments which relate to dwelling numbers, mix and tenure, for example, are not pertinent. Any resolution to grant planning permission in advance of adoption of the Development Strategy would need to be referred to the Secretary of State. Comments have also included suggestions about what residents would like to see included within the development. Whilst valuable, they are not salient to informing the Framework Plan given its purpose is to identify key principles for the site, opportunities and constraints. These comments are therefore more relevant to the three planning applications.

35. A summary of the responses can be found in Appendix B. The main objections related to the following issues:
- (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

36. In the Consultation Responses Summary document (Appendix B) the consultation responses have been summarised and addressed.
37. In light of the comments received, the Framework Plan has been amended to include the following 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; and
 - (g) Insertion of a Glossary to explain terms used throughout the Framework Plan.

Conclusion

38. 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. As a technical document, the Framework Plan is fit for development management purposes.

Appendices:

Appendix A – Draft Framework Plan and proposed changes

Appendix B – Draft Statement of Community Involvement and consultation responses



2013

EAST OF LEIGHTON LINSLADE FRAMEWORK PLAN

THE STRATEGIC URBAN EXTENSION
OF LEIGHTON LINSLADE

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MARCH 2013

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ROLE OF FRAMEWORK PLAN

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

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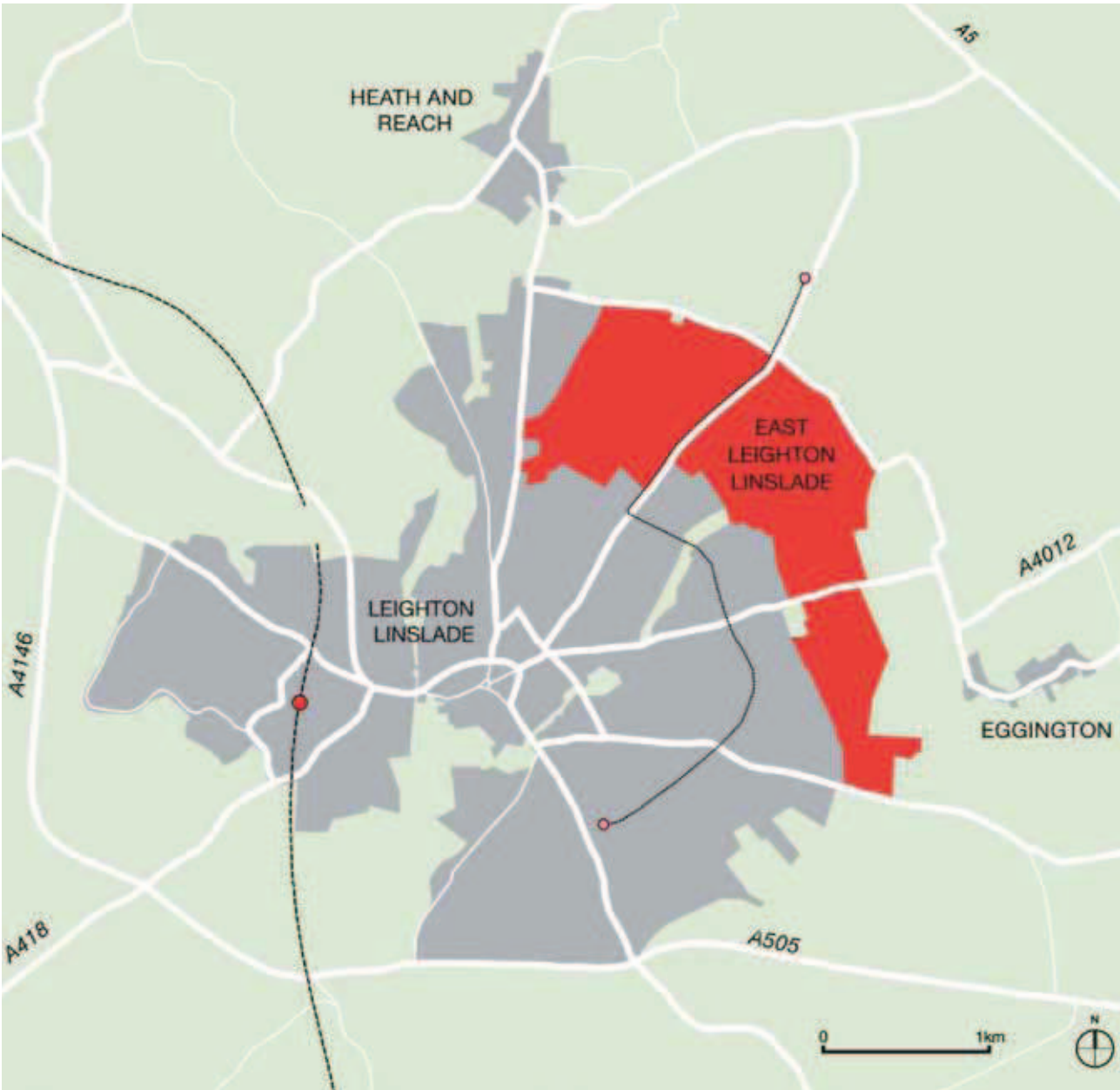


Figure 1 Framework Plan Area

Plan area

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

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

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VISION

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

AIMS

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

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

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FRAMEWORK PLAN PROPOSALS

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

SITE CONTEXT

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

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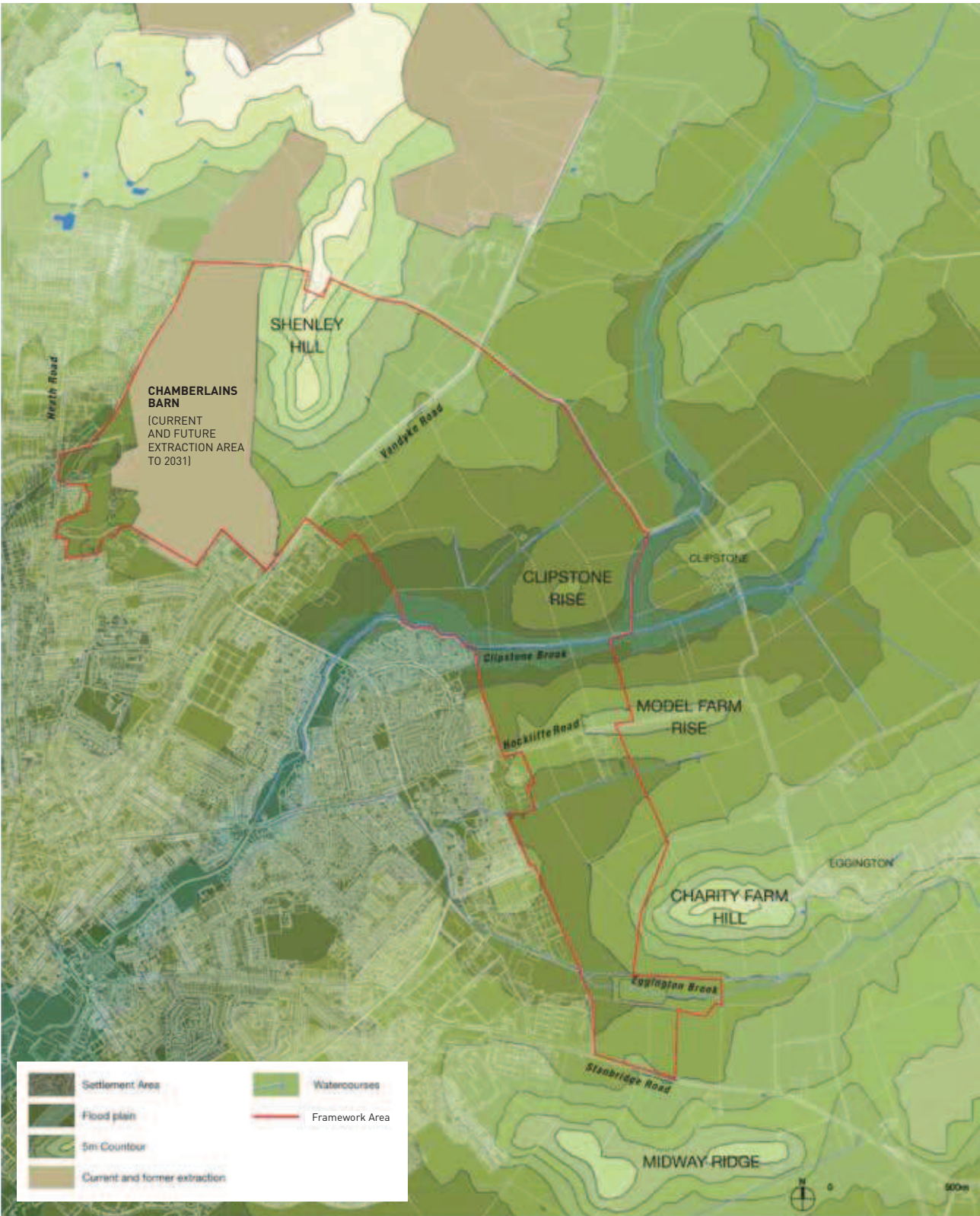


Figure 2 Topography and main topographic features in the Framework Plan Area

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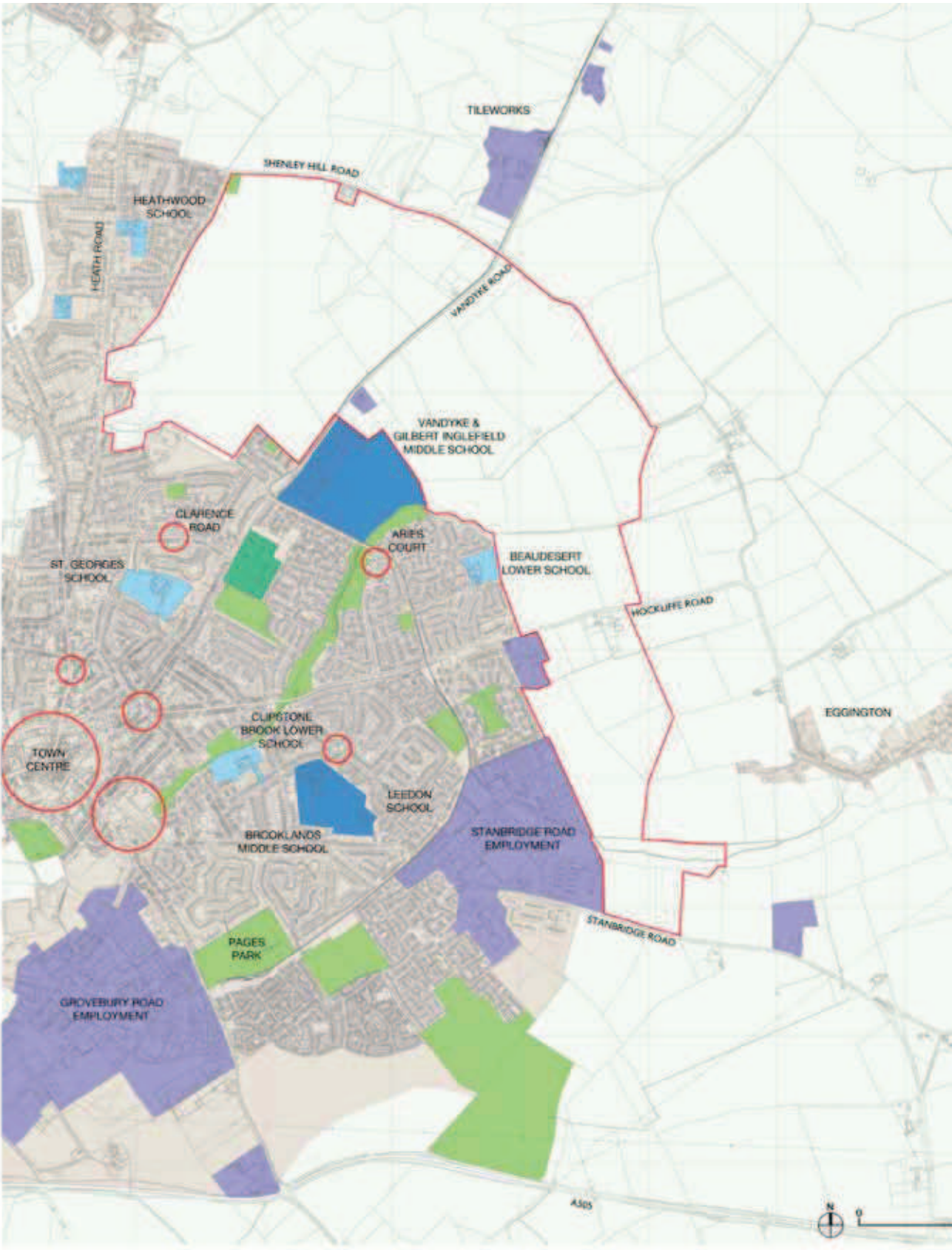


Figure 3 Neighbourhood structure and principal land uses adjacent to the Framework Area Plan

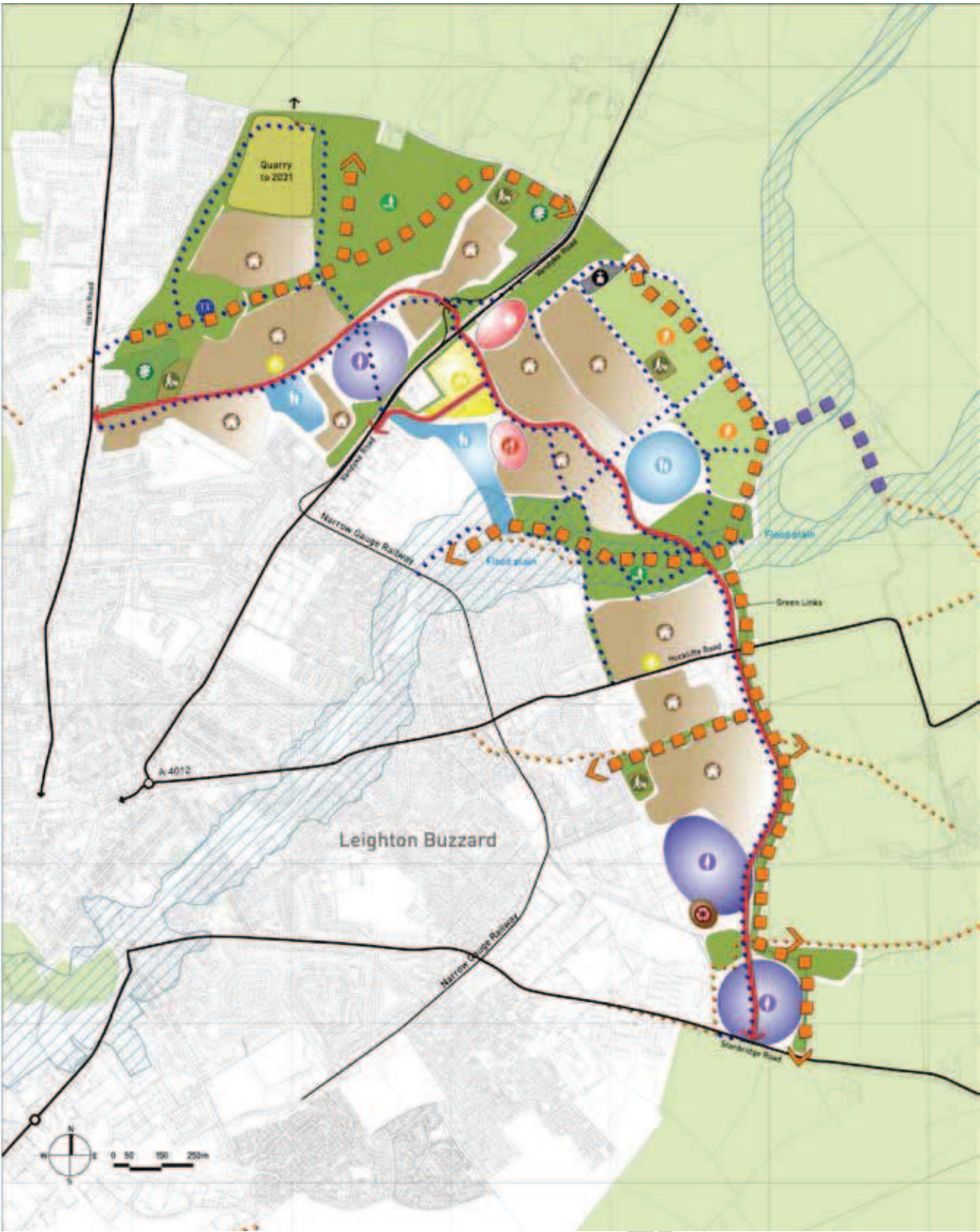


Figure 4 Concept plan for east of Leighton Linslade

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

PLANNING & DESIGN PRINCIPLES

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

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

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

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



Figure 6 Indicative landscape plan of Clipstone Brook Country Park



Figure 7 Indicative Landscape Plan of Shenley Hill Country Park

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INFRASTRUCTURE AND DEVELOPMENT MITIGATION

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

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- ii. **HEALTHCARE:** Any necessary facilities will be dependent upon a Health Impact Assessment (or other less formal assessments forming part of the Environmental Statement). Details will need to be submitted in association with outline planning applications. Such facilities may either be provided in or adjoining the Neighbourhood Centre, (on land in the control of the Health Authority) or as part of a more centralised facility for the whole of the town.
- iii. **LEISURE AND RECREATION:** a programme for the provision of new formal pitches and a network of informal recreational spaces will need to be provided for each planning application to ensure that the new demand for such facilities is met. Details of the amount of formal and informal open space will be assessed against CBC's current standards although the amount of open space generally (as shown on the Framework Plan) should easily enable this to be achieved. There is a preference for the formal pitch provision to be grouped together in one accessible location. In respect of indoor sport facilities, they may be provided as part of the multipurpose hall associated with the Neighbourhood Centre, or by agreement with the Authority, in conjunction with Upper school improvements. Alternatively a contribution for indoor sports facilities could be used for off site facilities.
- iv. **COMMUNITY USES:** these facilities (capable of being shared) will be made available as part of a multi-use community hub and as smaller individual buildings associated with the Local Centres.
- v. **OPEN SPACES:** parks and gardens, natural and semi-natural green space (including green corridors), informal open space, provision for children and young people (play areas), outdoor sport pitches and courts, allotments, and a cemetery all form part of the Green Infrastructure and are shown on the Framework Plan. Planning applications will need to deliver these facilities in conjunction with the associated housing.
- vi. **STRATEGIC LANDSCAPING:** at various gateway points to the development and along the Eastern Link Road a programme of strategic landscaping will need to be submitted to provide an outward edge to the development and to provide a new boundary for the Green Belt.
- vii. **AFFORDABLE HOUSING:** there will be a provision of affordable housing to a level commensurate with the scale of the development proposed and in accordance with the policies of Central Bedfordshire Council. This will include undertaking Viability Assessments in accordance with the advice contained in the NPPF and as set out in the emerging policies of the CBC Development Strategy.

- viii. **EMPLOYMENT:** provision of [approximately](#) 16 hectares of employment land will need to be serviced and brought forward as part of a programme to assist in the creation of local jobs concurrently with new housing. Account will need to be taken of the requirements of small scale employment generating uses appropriate to predominantly residential areas, and training support through defined links with local colleges, or similar employment training organizations (with particular emphasis on the construction skills associated with the needs of the urban extension).
- ix. **A FOUL WATER AND ON-SITE SURFACE WATER DRAINAGE STRATEGY:** will be developed in conjunction with the Environment Agency and also Anglian Water Company. Foul water flows will either be accommodated into the existing public sewerage system; or directly by a new connection to one of two Sewage Treatment Works (STW) in the area.

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

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CONSULTATION & NEXT STEPS

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

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GLOSSARY

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

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

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Appendix B

Summary of Comments and Responses

to East of Leighton Linlade Public Consultation

The attached schedule sets out in detail the written responses received as a result of the public consultation events undertaken for the East of Leighton Linlade Draft Framework Plan, together with a detailed point by point response to these issues. This short paper is intended to summarize the position as regards the type of objections/comments which were submitted including the provision of an explanation as to the source of these and the general response of the Council to each of those issues.

A separate report has been undertaken which analyses the response to individual questions put forward in the consultation process. This follows the procedure adopted in respect of other Framework Plans elsewhere in CBC area. The attached schedule is a summary of individual points raised by respondents either specifically to Question 12 (Have you any other comments regarding the EoLL Framework Plan?), or by any other written material (letters or reports) attached to the questionnaire (or otherwise sent to the Council).

Out of a total of 132 responses received from the 3 consultation events held 51 residents from 41 households wrote objecting to the development from Leighton Linlade with a further 1 resident from Milton Keynes also objecting. Additionally the Parish Councils of Heath & Reach and Eggington wrote to object as did one other developer (Paul Newman New Homes Ltd) who is promoting an alternative site. This leaves 78 respondents who did not object but were commenting on the Framework Plan or who supported the proposals.

Of those objecting to the scheme there were a number of criticisms which can be categorized in the following manner:-

(i) Too much housing (32)

Most of the objectors raised questions about the need for the release of land for 2,500 homes and why Leighton Linlade had been selected as a location for this number.

The response to these points (see Column 5 of the attached schedule) indicates that Leighton Linlade as the largest town in the Council area, would need to provide a proportionate share of the housing needs over the next 20 years. The urban extension was proposed in response to needs identified (over and above

existing commitments) in the Development Strategy for the area. As such this was an "in principle" objection which was not the purpose of the Framework Plan exercise.

(ii) Traffic (23)

A large proportion of the objectors refer to the effect which the additional houses will have on congestion within the Town Centre, on some of the radial routes and on trips across the town especially to the station. Reference is also made by some objectors to the need to extend the ELR down to the A505.

The Framework Plan is of necessity a high level plan which does not examine detailed traffic flows. Notwithstanding this the Evidence Base for the Development Strategy does examine traffic flows in broad terms and concludes that with the requisite mitigation EoLL urban extension is acceptable. More importantly this study was at least partly influenced by the very detailed traffic model of the town prepared to accompany the earlier major planning applications across the site. This model, which has been ratified by the Council, its team engineering consultants and the Highways Agency demonstrates that the construction of the Eastern Link Road will allow many of the existing journeys which have to route via the Town Centre to be diverted around the town. Consequently any increase in the number of trips into the town from new residents in the future at EoLL will be more than offset by the numbers of cars which are diverted. The model demonstrates significant improvements in future levels of congestion on many junctions and a reduction in overall trip times.

(iii) Inadequate Social Infrastructure (23)

Numerous objectors make reference to the lack of facilities associated with new development with many referring to the problems at South Leighton Linslade (Sandhills/Billington Park) caused by lack of schools, open space, surgeries etc.

The draft Framework Plan acknowledges the need for the provision of these facilities. It points out that this can best be controlled through the phasing of Section 106 Obligations associated with the outstanding planning applications (in contrast to the scheme at South Leighton Linslade which was determined at appeal with the Secretary of State examining the Section 106 unilateral obligations. The Framework Plan incorporates a range of social educational and

recreational facilities within the East of Leighton Linlade urban extension which will not only meet the needs of all new residents but which will also meet the needs of some of the existing residents. The proposed Neighbourhood Centre on Vandyke Road will act as the focus for new social facilities (surgery, multi purpose hall etc) with the early provision of an adjoining 2FE Lower School and Middle School shortly thereafter.

(iv) Green Belt (12)

Loss of Green Belt is mentioned by over half the objectors. This matter, involving the need to identify "very special circumstances" in accordance with the NPPF, is addressed in the Development Strategy and its accompanying Evidence Base. Thus, whilst this matter is one which clearly causes concern it is a matter of principle which has already been determined by the Council in its draft Development Strategy.

(v) Flooding (8)

As eastern parts of the town adjacent to the Clipstone Brook are already affected by flooding it is, perhaps, not surprising that this issue is raised by a number of residents particularly from the Planets.

The Framework Plan does not propose any built development in the floodplain or in the area between the 1:100 level and the 1:1000 year level confining all development to Flood Zone 1 i.e. above 1:1000 years. Surface water runoff from the development will be required by the Environment Agency and the Council to at least be sufficient to store water for a 1:100 year event with a 30% allowance for climate change and be the equivalent of Greenfield run off rates. Some additional storage capacity is available and this will be sufficient to marginally improve storage and reduce the level of downstream flooding that might occur in severe events.

(vi) Coalescence with Outlying Villages (8)

A number of residents particularly arising from the special consultation event at Eggington expressed concern about the potential for coalescence between East of Leighton Linlade and the outlying villages.

The Framework Plan deliberately keeps a significant gap between the proposed development at its southern end and Eggington which is also protected by the alignment of the Eastern Link Road which at that point acts as a perimeter road. The gap between Leighton Linlade and Eggington will continue to be protected by the Green Belt designation, as will all the countryside between the extension and other villages. The Green Belt has as its one of its main objectives the prevention of coalescence.

(vii) Character of the Town or Village (13)

Several residents are concerned that Leighton Linlade will change its market town character irrevocably and that this is to be regretted. Some also referred to the effect on Eggington.

The town has inevitably changed in many ways over the last 50 years as a result of growth and social progression. However, it has retained its essential appearance as a Bedfordshire market town and will continue to do so in the next two decades. It is the largest town within the Council area and lies within the southern part where pressures for change are greatest. As such the Development Strategy suggests that it will need to accommodate a proportionate share of new growth to 2031, but the key must be to do this in a manner which retains the best features in the central area whilst encouraging regeneration. This is the approach adopted in the Development Strategy.

(viii) Other Issues Raised by Objectors

More detailed points were raised by a number of objectors. Some related to detailed drafting requiring clarification and some involved individual opposition to new recreational features such as the location of footpaths and the proposed adventure playground. Most of these were detailed issues but will need to be monitored as planning applications and reserved matters are submitted. Several respondents were concerned that the Framework Plan was premature until the Development Strategy was completed.

(ix) Other Comments

A wide range of other comments were submitted by other respondents some of which corroborated and emphasized proposals in the Framework Plan. For

example there was general support for improved bus services with some detailed suggestions as to where these might go.

Some respondents referred to the possibility of extending the ELR to the A505. However, this option was not included in the Development Strategy as traffic modelling work has proved that this is not required. The ELR will connect to Stanbridge Road in the south, which provides an existing connection to the A505 however it is proposed that the junction on the A505 will be replaced with a new roundabout.

Most respondents supported the recreational proposals and the proposed new pavilion although there was a significant minority wishing to see athletics provision made as opposed to more football pitches. Some existing residents complained about the potential for disturbance and loss of amenity caused by proposed new footpaths and adventure playgrounds.

The Council EDO and the Town Council raised issues over the amount of employment land but this does not require amendment to the Framework Plan.

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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:

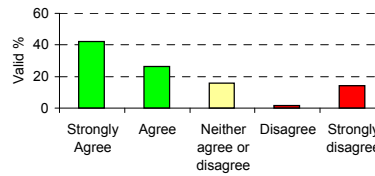
	Count	%	Valid %
Central Bedfordshire resident	93	70	75
Community/Voluntary Organisation	6	5	5
Landowner/developer/agent	13	10	10
Local Business	3	2	2
Town/Parish Council	4	3	3
Other	5	4	4
Total	124	94	100
Missing	8	6	
Total	132	100	

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.

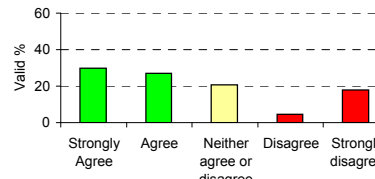
Q3a.An extended and improved Vandyke Upper School

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



Q3b.Two new Lower Schools and a new Middle School

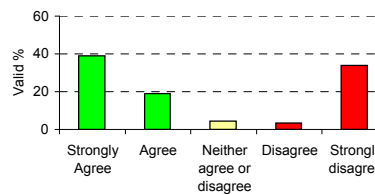
	Count	%	Valid %	Valid % agree
Strongly Agree	33	25	30	57
Agree	30	23	27	
Neither agree or disagree	23	17	21	23
Disagree	5	4	5	
Strongly disagree	20	15	18	Valid % disagree
Total	111	84	100	
Missing	21	16		
Total	132	100		



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.

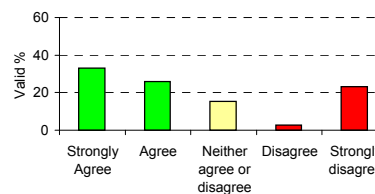
Q4a.A new Eastern Link Road through the development connecting Heath Rd, Vandyke Rd, Hockliffe Rd and Stanbridge Rd and helping relieve Town Centre traffic congestion.

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



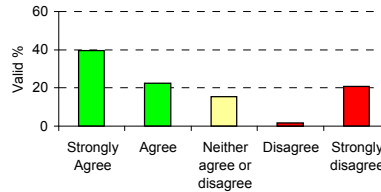
Q4b.A new roundabout at the junction of Stanbridge Road and the A505

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



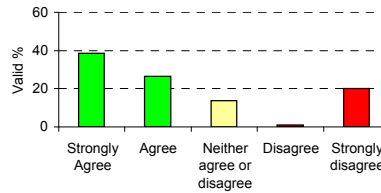
Q4c.Provision of new cycling links

	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		



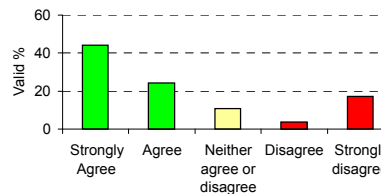
Q4d.Provision of new pedestrian links

	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.

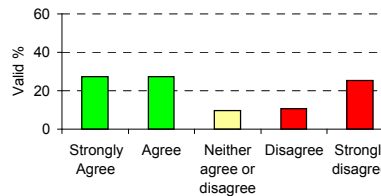
	Count	%	Valid %	Valid % agree
Strongly Agree	49	37	44	68
Agree	27	20	24	
Neither agree or disagree	12	9	11	21
Disagree	4	3	4	
Strongly disagree	19	14	17	Valid % disagree
Total	111	84	100	
Missing	21	16		
Total	132	100		



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

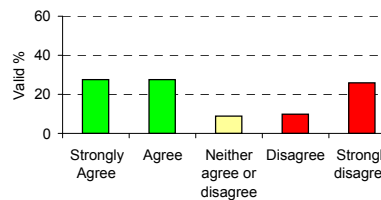
Q5a.Provision of about 16 hectares of employment land to East of Leighton Linlade, broadly located as shown on the Framework Plan

	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.

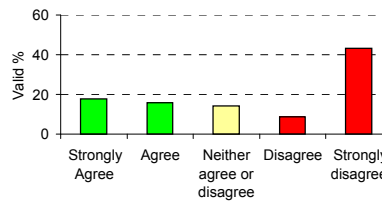
	Count	%	Valid %	Valid % agree
Strongly Agree	31	23	28	55
Agree	31	23	28	
Neither agree or disagree	10	8	9	36
Disagree	11	8	10	
Strongly disagree	29	22	26	Valid % disagree
Total	112	85	100	
Missing	20	15		
Total	132	100		



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

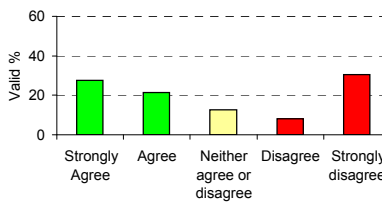
Q6a. New residential areas broadly located as shown on the Framework Plan, delivering up to 2500 dwellings at East Leighton Linslade, as identified in the Council's Development Strategy

	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		



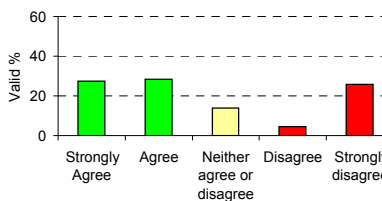
Q6b. Provision of a range of house types and sizes but with a focus on lower density family homes

	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

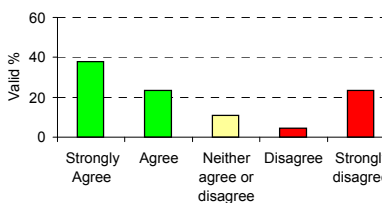
	Count	%	Valid %	Valid % agree
Strongly Agree	30	23	28	56
Agree	31	23	28	
Neither agree or disagree	15	11	14	30
Disagree	5	4	5	
Strongly disagree	28	21	26	Valid % disagree
Total	109	83	100	
Missing	23	17		
Total	132	100		



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

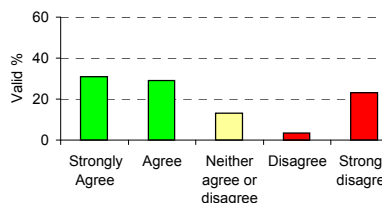
	Count	%	Valid %	Valid % agree
Strongly Agree	42	32	38	61
Agree	26	20	23	
Neither agree or disagree	12	9	11	28
Disagree	5	4	5	
Strongly disagree	26	20	23	Valid % disagree
Total	111	84	100	
Missing	21	16		
Total	132	100		



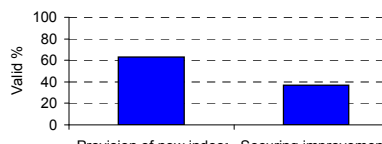
Q8. Please tell us how far you agree or disagree with the following proposals for Recreation and Leisure facilities at the East of Leighton Linslade development

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

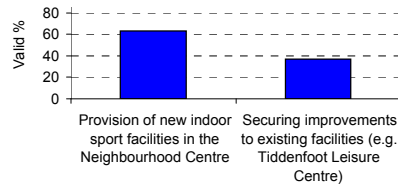
	Count	%	Valid %	Valid % agree
Strongly Agree	35	27	31	60
Agree	33	25	29	
Neither agree or disagree	15	11	13	27
Disagree	4	3	4	
Strongly disagree	26	20	23	Valid % disagree
Total	113	86	100	
Missing	19	14		
Total	132	100		



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



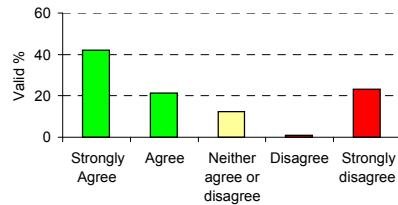
	Count	%	Valid %
Provision of new indoor sport facilities in the Neighbourhood Centre	56	42	63
Securing improvements to existing facilities (e.g. Tiddenfoot Leisure Centre)	33	25	37
Total	89	67	100
Missing	43	33	
Total	132	100	



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

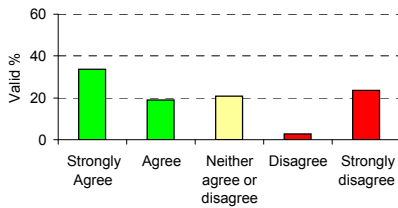
Q10a. Provision of play areas for children and young people in close proximity to new residential areas.

	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	
Missing	20	15		
Total	132	100		



Q10b. An adventure playground

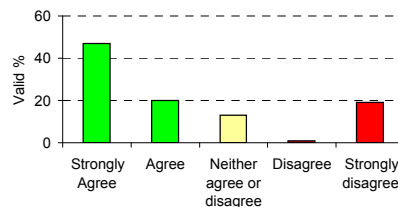
	Count	%	Valid %	Valid % agree
Strongly Agree	37	28	34	53
Agree	21	16	19	
Neither agree or disagree	23	17	21	
Disagree	3	2	3	
Strongly disagree	26	20	24	26
Total	110	83	100	
Missing	22	17		
Total	132	100		



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 Linslade development

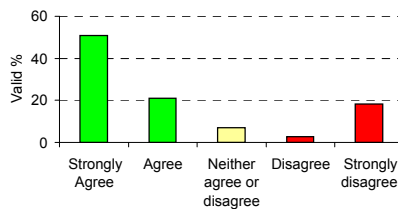
Q11a. Creation of two informal parks at Shenley Hill and along Clipstone Brook to be accessible to both existing and new residents

	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	
Missing	17	13		
Total	132	100		



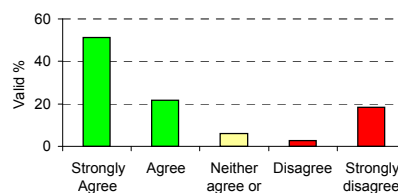
Q11b. Provision of structural landscaping and buffer areas (incorporating leisure routes) on the eastern edge of the development to help protect surrounding villages

	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	
Missing	18	14		
Total	132	100		

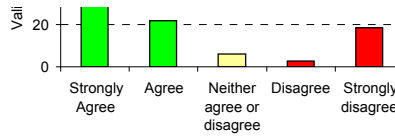


Q11c. Provision of open space areas where new development abuts existing properties to help minimise the impact on existing housing.

	Count	%	Valid %	Valid % agree
Strongly Agree	51	39	47	67
Agree	21	16	21	
Neither agree or disagree	8	6	10	
Disagree	3	2	4	
Strongly disagree	21	16	26	21
Total	104	79	100	
Missing	28	21		
Total	132	100		

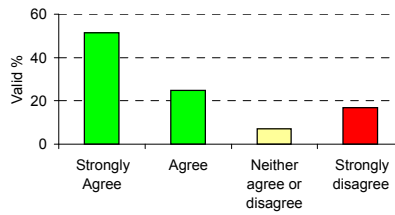


Strongly Agree	59	45	51	73
Agree	25	19	22	
Neither agree or disagree	7	5	6	21
Disagree	3	2	3	
Strongly disagree	21	16	18	Valid % disagree
Total	115	87	100	
Missing	17	13		
Total	132	100		



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	

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08.04.13

**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. Infrastructure must be provided to meet needs. 	<ul style="list-style-type: none"> Dealt with in Framework Plan. Already in Framework Plan.
3	Resident	Comment	<ul style="list-style-type: none"> Unlike elsewhere provision of Neighbourhood Centre should be in first phase. A505 needs to be expanded to two lanes. 	<ul style="list-style-type: none"> Noted. 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. Community facilities have to tie in with plans for Billington Park 	<ul style="list-style-type: none"> Incorporated in scheme. Noted
6	Resident	Object	<ul style="list-style-type: none"> Perspective change to the character of Leighton Buzzard as a market town. Inadequate infrastructure facilities especially lack of Hospital. 	<ul style="list-style-type: none"> In principle objection to additional development at Leighton Buzzard: covered in Development Strategy. 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. Increased traffic Additional employment will render existing empty offices and workshops totally unmarketable. 	<ul style="list-style-type: none"> In principle objection to the development covered in the Development Strategy. Traffic modelling included in the TAs accompanying the planning application demonstrate improvements to traffic flows in the Town Centre and elsewhere. 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. 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"> 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. 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) Support new public transport links to Town Centre plus walking and cycling links. 	<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. 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. Need to encourage the use of solar panels/pv. Innovative designs required. 	<ul style="list-style-type: none"> Noted Development will be required to comply with Building Regulations and also District Council's own standards as set out in Development Strategy. 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 Linslade does not need to be expanded. West Street and Heath Road still congested during peak hours. New Eastern Link Road will increase traffic on Heath Road to railway station and Tesco. Insufficient infrastructure for older children e.g. cinemas etc. 	<ul style="list-style-type: none"> In principle objection dealt with in the Development Strategy. Traffic modelling suggests ELR will improve future congestion in the Town Centre. See above. 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. Traffic on Heath Road will cause major problems. 16 hectares of employment does not guarantee jobs or reduction in commuting. Will Doctors take up surgery facilities and what happens if they do not. Inadequate facilities for teenagers. 	<ul style="list-style-type: none"> In principle objection covered by Development Strategy. See above 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. Developers will be required to provide land for new surgery facilities through Section 106. 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. Framework should include a Phasing Plan to show how each element fits together and how community facilities, especially schools will be phased. Plans should show density ranges. Only Heath Road connects directly to A5 and will be subject to increased congestion 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"> 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 Matter for Section 106 negotiations Housing densities are likely to vary throughout the scheme but higher densities will be focussed around the Neighbourhood Centre but away from existing housing. See Line 7 above – planning application traffic modelling results. 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. Leisure Facilities Strategy and Playing Pitch Strategy being prepared by CBC and these should be taken into account. Single large site accessible supported. Some sports prefer not to have additional pitches but to focus on existing facilities e.g. rugby. Potential need for additional outdoor sports facilities e.g. MUGAs. Provision of indoor sports facilities should be informed by the emerging Leisure Facilities Strategies. If multi purpose halls used then preference for 4 court hall. Possibly combine with improved facilities at school. Leighton Linslade loss of identity. Traffic congestion. Not enough employment locally. 	<ul style="list-style-type: none"> Noted – already in Framework Plan. Emerging Leisure Facilities Strategy and Playing Pitch Strategy will need to be subject to public consultation but should nonetheless be examined. Noted Ancillary facilities will be provided as part of Section 106 Obligations on individual planning applications. MUGAs provided for within expanded secondary area and elsewhere within submitted planning applications. Noted Option for community use at the Secondary School is within Framework Plan In principle objection covered by Development Strategy. Detailed traffic modelling – see above. Framework Plan envisages more employment being made available locally. ELR performs as outer orbital road removing congestion from central Leighton Buzzard. Noted. ELR improves congestion within the Town Centre – see comments above. Noted but not the only way to relieve congestion. In principle objection covered in Development Strategy.
14	Resident	Object	<ul style="list-style-type: none"> The ELR is inadequate Eggington Parish Council must be involved in discussions because villages will be affected. Delays for Eggington people getting to Leighton Buzzard for shops, doctors and traffic: 2,500 homes would generate more traffic. Need for new bridge over canal. Less building on Greenfield land. 	<ul style="list-style-type: none"> In principle objection covered by the Development Strategy. Noted In principle objection covered by Development Strategy. As above. Infrastructure to be provided along with expansion of East of Leighton Linslade. Land allocated for additional job growth to meet the needs of
15	Resident	Objection	<ul style="list-style-type: none"> Opposed to the development. Involve Eggington Parish Council in decisions. 	
16	Resident	Objection	<ul style="list-style-type: none"> Loss of Green Belt land. Over development at Leighton Buzzard. Lack of infrastructure and congestion. 	
17	Resident	Objection	<ul style="list-style-type: none"> Lack of job opportunities. 	

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. Infrastructure such as the station and roads in the vicinity will be inadequate. 	<ul style="list-style-type: none"> Traffic modelling indicates congestion will be improved. 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. 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. Single large site allows flexibility for various sizes of pitch. Precise mix will be informed by new Leisure Strategy. 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. Need for wider advertisement. Were amendments considered and implemented as a result of public consultation to 3 outline applications on EoLL. Need for hospital. Eastern Link Road needs to connect to A505 bypass. 	<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. See above Some minor changes to the outline planning applications were made. Depends upon decisions of Health Trust and not LPAs or developers. 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. Location of employment cannot be predicted, especially in a shrinking global market. 	<ul style="list-style-type: none"> Noted but see above
			<ul style="list-style-type: none"> Loss of rail link between Leighton Buzzard/Dunstable & Luton a mistake affecting sustainability. Biking is not always practicable. Aim to provide facilities to train technically skilled staff. 	<ul style="list-style-type: none"> Locations of employees in relation to employment cannot be controlled; however, making jobs available locally can reduce commuting. Noted but out of CBC/developer control.
			<ul style="list-style-type: none"> Excavated quarries are not suitable for residential development. 	<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"> 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 re-using excavated quarries can be acceptable provided adequate compacting and landscaping is undertaken when housing development occurs.
			<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 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"> 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. Welcome the development as it will assist in the regeneration of the Town Centre including Bridge Meadow and land south of the high Street. Potential for contributions from Section 106 towards regeneration in the Town Centre. Welcomed the need for "service" land. Proposal complements Council's aims to improve skills outcome locally, including apprenticeship, work placements and training. Why is the employment allocation split? 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. What is the market demand for the smaller 5 hectare site? Concerns about the deliverability of a 5 hectare site. 	<ul style="list-style-type: none"> Noted. Noted. Noted. Noted. Noted. Employment split into two parts to deal with different markets. No need to involve owner of smaller employment site. Will respond to FP. Class B1 (a) and non Class B uses major increase in job growth in Development Strategy. Site adjacent to Neighbourhood Centre responds to this. Alternative location not examined at this stage.
26.	Leighton Linslade Churches (Mrs. Tricia Humber)	Comment	<ul style="list-style-type: none"> Framework Plan does not provide definitive guidance 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). Need to secure fully integrated affordable housing. High density on Chamberlains Barn is not dissimilar to Sandhills Need for phasing controls to determine when infrastructure is brought forward. Framework Plan must recognize needs of proposed new and existing local residents. Need for new community hub but with indoor sports provision separate. 	<ul style="list-style-type: none"> Noted. 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. See previous point. Emerging Development Strategy sets out requirements for affordable housing at each of the major urban extensions. Density levels at EoLL will be significantly lower than at Sandhills as stated in the FP. Will be secured through Section 106 obligations Noted 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. Concern that community infrastructure levy not in place until April 2014. 	<ul style="list-style-type: none"> See previous answer. Noted.
27.	Paul Newman New Homes	Objection	<ul style="list-style-type: none"> Objection to the nature of the proposed urban extension at EoLL. Framework Plan fails to provide robust and coherent high level guidance. Document fails to acknowledge and respond to the principal concerns of the Examining Inspector at the Joint Core Strategy. Early approval of the Framework Plan in advance of Development Strategy is not "sound". Is the Council simply facilitating the passage of the planning application or preparing a coherent strategy? Framework Plan fails to deal with issues of deliverability particularly as regards phasing of infrastructure. Need to consider reasonable alternative Strategies in accordance with Paragraph 181 of NPPF. Premature in advance of the adoption of the Development Strategy. 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"> In principle objection dealt with in Development Strategy. 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. 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. Soundness of the Development Strategy will be tested by the Examining Inspector. Framework Plan does not have this test. 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. 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. 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. Framework Plan being prepared in parallel with Development Strategy to demonstrate deliverability 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.

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			<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 measures 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 Linslade.
			<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 Linslade 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 Linslade 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 coordination 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.

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			<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. Planning conditions can be applied in respect of noise, odour and ground conditions as suggested in earlier memos. Care needs to be taken where new development abuts existing development so as not to sterilize the future plans of the existing development (?) Need for new development on existing arterial roads to be assessed for noise and air quality. 	<ul style="list-style-type: none"> Noted and taken into account on Framework Plan. Noted. Noted and incorporated in Framework Plan. 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.	Resident	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. No provision for bus routes from Eggington to any part of the development. 	<ul style="list-style-type: none"> Priority route not shown as going through village of Eggington. 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

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			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. No Green Belt protection on the other edge of the planned development so that there will be even more housing at a later stage. Need for allocated space for amenities to be in place before housing is completed. Floodplain will not prevent my house from being flooded and being unable to obtain insurance cover. 	<ul style="list-style-type: none"> In principle objection dealt with in the Development Strategy. Development Strategy continues Green Belt protection outside the urban extension. Land allocated for amenities will be retained and facilities put in place before the development is completed. 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 discredited 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 Flood 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. 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 In principle issue dealt with in the Development Strategy
40.	Resident	Objection	Increases in population from 2,500 homes will result in a poorer quality of town life for everyone.	Leighton Linslade 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	Development is exactly what the area needs.	Noted.
42.	Resident	Comment	Need to ensure houses are built to Code for Sustainable Homes.	Construction efficiency will be determined by reference to the Development Strategy and to Building Regulations applying at that time.
			Direct bus essential to success of the scheme and help reduce congestion in the Town.	Proposal to introduce much improved public transport links to the Town Centre/station.
			Traffic calming measures essential along Hockliffe Street/Road (possibly a 20mph zone).	Noted.
43.	Resident	Objection	BC has ignored objections from many Leighton Linslade residents to "this obscene urban proposed development".	Noted but urban extensions have been considered through the Development Strategy process and subject to public consultation.
			LL residents do not accept CBC Vision for East of Leighton Linslade with inevitable cross town traffic and commuted journey increase.	Noted but CBC Vision for EoLL commensurate with the status of Leighton Linslade 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.
			CBC's record of securing infrastructure through Section 106 contributions is poor.	Noted
			Do not believe 2,400 jobs will be created.	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.
			ELR just another opportunity to extend development in the area at some stage in the future.	No intention to use ELR as an opportunity to argue for more development.

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			<ul style="list-style-type: none"> Planning applications made in 2011 should be rejected until Development Strategy has gone to public examination. A 15 year development window maximizes the enormous negative impact on the ELL. 	<ul style="list-style-type: none"> Framework Plan being brought forward in conjunction with the Development Strategy. 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. Objector using Green Belt agricultural land. Will aggravate flooding issues within the Town by affecting the floodplain levels of Clipstone Brook. 	<ul style="list-style-type: none"> In principle development dealt with through the Development Strategy. See response on Line 27 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. 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. Together the two proposals generate unsustainable impacts on Leighton Linlade and the surrounding countryside; Will overwhelm its infrastructure and degrade the quality of life. Framework Plan disappointing as it mirrors the original AWE/WDH Masterplan proposals and the earlier planning applications. 	<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. 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. 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. 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.
46.	Resident	Objection	<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. Do not agree with the development being built. 	<ul style="list-style-type: none"> Noted. 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. Recent experience suggests that additional development will increase cross town traffic and outward commuting. CBC's record in securing necessary infrastructure to support housing development is poor. 	<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. See comments on traffic above. Section 106 negotiations relating to contributions from the development will take place when the planning applications are considered.

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			<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. ELR would not produce cross town traffic but would simply enable bottlenecks to build up more quickly. ELR would not provide an outward edge and would not form a new boundary for the Green Belt. Planning applications in 2011 should be rejected as the Development Strategy has not been finalized. A 15 year development window maximizes the negative impact. Letters submitted with responses to Willis Dawson application on Clipstone Park. As preceding comment. 	<ul style="list-style-type: none"> See response above. See response above. See response above. 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. 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. Noted. As preceding response.
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. Development will increase cross town congestion and existing infrastructure deficits will not be addressed. No massive of increase in job creation and there is still empty employment land to the south. ELR will not form a boundary to development to stop further release of green land. Development will exacerbate flood risk along Clipstone Brook. Do not consider building near floodplain. Application should be rejected now until Development Strategy finalized. Fifteen year development window maximizes negative impact. 	<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 Linslade compared to that which people previously objected to. Cross town congestion issues addressed above. Framework Plan sets out a clear strategy for securing infrastructure improvements in a phased manner. Employment land required to attract new development to the Town. Land to the south poor quality. 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. See response on Line 23 above. See response on Line 23 above. Development Strategy in the process of being finalized and Framework Plan is intended to show how delivery can occur. See note on Line 47 above. In principle objection covered by Development Strategy. Noted but will be followed by Design Codes prior to submission of reserved matter applications. 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
50.	Resident	Objection	<ul style="list-style-type: none"> Disagree with the need for development. Considerable thought given to the appearance of the development but no indication of how this will be enforced. Insufficient thought given to mitigating impacts on the rest of the Town. 	<ul style="list-style-type: none"> In principle objection covered by Development Strategy. Noted but will be followed by Design Codes prior to submission of reserved matter applications. 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

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				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 Linslade 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 Linslade 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

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				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. 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. Suggest car parking provision be relocated closer to the ELR or where it can be policed. 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. 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. 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. 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. Noted. Noted. Preparation of open space areas will be considered as part of the Section 106 and will form part of reserved matter applications. Noted. Noted. Noted.
55.	Resident	Objection	<ul style="list-style-type: none"> Disgraceful amount of housing being permitted in Leighton Buzzard. Greenfield development is a disgrace when it only benefits landowner and not existing residents who are opposed to further development because of traffic. Flooding caused by too much development with flash flooding. Vote from residents of Leighton Buzzard as to whether development only needed to meet Government targets. 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"> 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. 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. 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. The consultation process on both the Development Strategy and on the Framework Plan allow local people to express their views. The intention is that with the provision of additional employment opportunities locally there will be opportunities to

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				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. 	<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 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.
			<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> See response to Line 29
			<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> See response to Line 29
			<ul style="list-style-type: none"> How will contemporary designs fit with the overall character of the market town. 	<ul style="list-style-type: none"> See response to Line 29
			<ul style="list-style-type: none"> How does new infrastructure assist in managing flood risk. 	<ul style="list-style-type: none"> See response to Line 23
			<ul style="list-style-type: none"> Need to provide financial guarantees that cover existing residents against the cost of flood damage. 	<ul style="list-style-type: none"> Improved upstream balancing arrangements will reduce flood risk for downstream occupants. See also Line 23.
			<ul style="list-style-type: none"> How will 2,400 jobs be created will these jobs come before the houses do. What companies have indicated that they intend to relocate. 	<ul style="list-style-type: none"> 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). 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 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. No evidence that concerns, comments or suggestions every responded to. 	<ul style="list-style-type: none"> See response to Line 29 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. Faith organizations are an integral part of creating an attractive community. Need to make specific reference to Places of Worship (perhaps in Paragraph 2.2) to ensure adequate provision. The Plymouth Brethren look forward to working with the Council on the scheme. 	<ul style="list-style-type: none"> Noted. Agree. Noted and will incorporate. 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 tp 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. Objector is a NIMBY living on Mercury Way which backs on to open fields. 	<ul style="list-style-type: none"> EoLL urban extension needed – see Development Strategy and housing requirements. 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. Please do not ignore these points. 	<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. All complaints will be examined carefully.
61.	Resident	Objection	<ul style="list-style-type: none"> Leighton Buzzard at capacity. Town Centre is a nightmare to drive through. Neither schools nor surgeries can cope. Bad idea to build more houses. 	<ul style="list-style-type: none"> Leighton Buzzard is a thriving centre which makes it a sustainable location for development. Construction of the ELR will relieve congestion in the Town Centre whilst allowing new residents to access the Town Centre as well. Additional facilities (including schools and surgeries) will be provided on site. 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. Questions about detail. Main question should the Town continue to expand beyond its ability to cope. 	<ul style="list-style-type: none"> Noted but disagree. Details are important to determine whether the scheme is appropriate. 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. No guarantee that schools and businesses will be built out of Sandhills Estate. Sports facilities at Billington Park have taken years to sort out and Police Station only part time. Urgent need for medical facilities. 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. Leighton will grow to become a satellite of Milton Keynes. Improve existing facilities for existing residents. What will happen to the rubbish? Will increase in Council tax contributions cause overall Council tax rates to decrease? 	<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. Schools and businesses will be provided in a “timely manner” to match the demand. Location and timing of sports facilities will be determined through Section 106 agreements associated with planning applications. Additional surgery facilities provided within the new Neighbourhood Centre together with a Close Care Home for elderly people. Noted but affordable housing is a requirement for all CBC developments above a certain threshold size. 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. Noted Noted but will be addressed by the Council. 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. Will changed the character of the existing market town. Expansion for Luton should be elsewhere. 	<ul style="list-style-type: none"> Scale of development determined through the Development Strategy consultation exercise. Additional development can be added on without necessarily adversely affecting the character of the market town. 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. • Capitalize on success from the Olympics. 	<ul style="list-style-type: none"> • See response to Line 65. • 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. • Need to make provision for Olympic legacy especially as Vandyke is a "Sports Specialist College". 	<ul style="list-style-type: none"> • As preceding. • 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. More indoor sports facilities including swimming and squash. Provide family homes at lower densities rather than high density "rabbit hutches". 	<ul style="list-style-type: none"> See above. Some provision for indoor facilities will either be included within the community centre or a financial contributions will be sought for off-site improvements.. 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. Include decent athletics provision. 	<ul style="list-style-type: none"> Large areas of the site devoted to informal and formal recreation (over a third of the site). Notedbut see response to Line 65.
77.	Resident	Comment	<ul style="list-style-type: none"> Need to cater for Olympic legacy other than football. Two good athletic/running clubs in Leighton and desperate need for athletics track. Ideally located in conjunction with the school site for combined use. 	<ul style="list-style-type: none"> Noted about see response to Line 65. Noted but see response to Line 65. 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. Athletics is a year round provision and is not seasonal. Enables the open space to be used by more diverse range of users including the disabled and minority groups. Impressed with the proposals overall. Need to provide for athletics as well as other sporting activity. Loss of running track at RAF Stanbridge a hindrance to expansion of athletics in the Town. Could be associated with Vandyke Upper School which is a Specialist Sports College. 	<ul style="list-style-type: none"> See response to Line 65. See response to Line 65. Agree the need for a range of sports facilities. Noted. Noted but see response to Line 65. Noted. 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. Indoor sports facilities have not kept pace with the growth of the Town and the growth in the numbers of older active adults. Tiddenfoot cannot cope with the existing demand and Vandyke does not provide an alternative. 	<ul style="list-style-type: none"> Noted. Existing indoor facilities are very well used and CBC are looking at ways to provide more capacity. 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. Town Council supports provision of the Eastern Link Road but would want it to go to the A505 rather than Stanbridge Road. Town Council supports a wide buffer to the Narrow Gauge Railway. 	<ul style="list-style-type: none"> Noted. As noted above extension of Eastern Link Road to A505 increases congestion in the Town Centre according to traffic modelling. The link attracts more traffic into the Town Centre than it relieves. 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. If designated employment land cannot be delivered then this should be provided for elsewhere within the development. Cemetery to be made available as quickly as possible. Need for Parish boundary to be amended. 	<ul style="list-style-type: none"> CBC Highways and Highways Agency satisfied with A5 Junctions. No evidence of non delivery and employment sufficient to meet the necessary job numbers Noted. Noted.
82	Resident	Comment	FP has not properly considered impact of journeys eastwards across the Town, especially in peak hours.	Traffic modelling shows ELR removes more traffic from the Town Centre than enters it as a destination.
83	Resident	Comment/ Objection	Adverse effect of development on already congested roads including car parks and railway; these needs to be addressed before development is approved.	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	Do not need another Billington Park.	Additional homes required for the extended Development Strategy period to 2031.
			The houses are not in keeping with Village life in Eggington.	Development separate from Eggington.
			Increased traffic in Eggington.	Traffic flows in Eggington unlikely to increase because of the effect of Eastern Link Road.
			No more new homes!	In principle objection dealt with in the Development Strategy.
85.	Resident	Objection	Expansion will add to chronic congestion in the Town Centre	Traffic modelling for planning applications indicates that ELR will reduce congestion within the Town Centre.
			Need for roundabouts at ELR/Stanbridge Road and Stanbridge Road/A505 Junctions.	Noted and included within the planning applications.
			Existing congestion will hinder provision of good bus services for the Eastern Expansion.	Improved bus services can be introduced with priority measures especially as the ELR will improve congestion within the Town Centre.
			Best hope for Leighton Linslade is improved use of rail with road and the need for a link to the southern bypass (which now appears to have been abandoned).	Noted.
86.	Resident	Objection	Object because more houses means more vehicles leading to more congestion especially with existing development at Billington Park/Sandhills.	Construction of Eastern Link Road will assist in relieving congestion in the Town Centre including an allowance from the Billington Park/Sandhills development.
			Leighton Buzzard is dying partly because of traffic congestion and partly because people shop elsewhere; the plan would worsen this situation.	See previous answer; more people locally will improve the local retail offer.
			No building should be on Green Belt land.	Need to consider limited Green Belt releases because "very special circumstances" exist – see Development Strategy.
			Need to conserve the countryside especially as suburban parks do not constitute countryside.	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	All new buildings should be zero carbon.	Houses will be built to Building Regulations standards applying at that time.
			New road needs to extend to Stoke Road otherwise limited effect on Town Centre.	ELR to Stanbridge Road relieves the Town Centre of congestion according to traffic modelling.
			Cycle paths should be directed towards the Town Centre and continue to the station.	Cycle paths will be introduced through the Clipstone Brook Corridor into the Town Centre as shown in the Framework Plan.
88	Resident	Comment	Need to construction dwellings to high energy and insulation standards including PVs and wind turbines.	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.
			Public transport provision and walking and cycling to be given priority over road building.	Noted.
			Provision of allotments and woodland/green spaces to be given priority.	Laying out of open space will form part of all Section 106 Agreements.
89	Resident	Comment	Need for a new running track following failure of CBC to include this in new RAF Stanbridge redevelopment.	Noted.
90	Resident	Objection	Construction of ELR between Stanbridge Road and Heath Road will increase traffic on the latter.	Noted but overall ELR will reduce traffic within the Town Centre as shown in the traffic modelling work associated with the planning applications.
			Objection to building in Green Belt	"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 Vandyke Road will not be able to cope with additional traffic from new development Cars will use Vandyke Road to access the Town Centre During construction Vandyke Road will become a short cut for heavy lorries Could Vandyke Road be used as a one way only route? Why not refurbish empty properties before constructing development on Greenfield land. Incorporates land which is subject to flooding by the Clipstone Brook. Proposed scheme not well thought out, sensible, and complete madness. Disappointed with the proposed use of Green Belt land. Poor management of Sandhills/Billington Park with lack of infrastructure is not encouraging. Villages such as Eggington will be swallowed up by urban sprawl and lose their unique identity 	<ul style="list-style-type: none"> In principle objection to housing which is dealt with by the Development Strategy. Vandyke Road will be able to cope with traffic from the development because of the relief provided by the ELR – see traffic modelling. See previous response. Access to construction sites will be controlled by route management. Noted and will examine. Empty residential properties inadequate to meet the demand for new housing in the area over the next 20 years – see Development Strategy. No development proposed on land within the floodplain (see FRA attached to planning applications). See also response on Line 23. Noted. “Very special circumstances” exist for the limited use of former Green land as set out in the Development Strategy. Section 106 Obligations will ensure provision of infrastructure in a timely manner. Protected gap will exist between EoLL and Eggington.
92.	Resident	Comment/ Objection		
93.	Resident	Objection		

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Meeting: Sustainable Communities Overview and Scrutiny Committee
Date: 25 April 2013
Subject: Quarter Three Performance Report
Report of: Cllr Nigel Young , Executive Member for Sustainable Communities – Strategic Planning and Economic Development and
Cllr Brian Spurr, Executive Member for Sustainable Communities – Services
Summary: The report highlights the Quarter Three performance from Sustainable Communities.

Advising Officer: Trevor Saunders, Assistant Director Planning and Development
Contact Officer: Iain Melville, Acting Head of Service Development
Public/Exempt: Public
Wards Affected: All
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

1. The quarterly Medium Term Plan performance report underpins the delivery of all Council priorities.

Financial:

2. The indicator set monitors a wide range of indicators, which help to provide an understanding of the Council's effective use of resources.

Legal:

3. None.

Risk Management:

4. Any areas of ongoing underperformance would be a risk to both service delivery and the reputation of the Council.

Staffing (including Trades Unions):

5. None.

Equalities/Human Rights:

6. This report highlights performance in respect of how the Council and its services impact across all communities within Central Bedfordshire, so the specific areas of underperformance can be highlighted for further analysis/drilling down as necessary.

Public Health:

7. Active recreation is included in the indicator set.

Community Safety:

8. The levels of Serious Acquisitive Crime and anti-social behaviour are included in the indicator set.

Sustainability:

9. Included in the indicator set are a broad range of indicators relating to sustainability including those covering employment, access to broadband, library usage, active recreation and waste.

Procurement:

10. None.

RECOMMENDATION(S):

The Committee is asked to note and consider the report.

Background

11. This report marks a change from previous corporate performance reports, as it now focuses on a set of indicators that support the monitoring of progress against the priorities in the Medium Term Plan (MTP).
12. The Director's Summary for Quarter 3 is set out below. Appendix A provides the detailed performance data.

Director's Summary

13. Amptill Library was the latest in a series of library refurbishments to take place. New self-service technology was installed, with changes to the layout and shelving and the creation of a read and relax area. A range of energy saving measures was also implemented to reduce bills and cut carbon emissions. Our aim is to build on the continuing increase in visitor numbers to our libraries with a MTP target of a 20% increase in visitors by 2016, whilst maintaining high levels of customer satisfaction.
14. Plans to deliver Superfast 'next generation' broadband to the area were approved by the Executive in December 2012. The MTP target is for all premises in the area to have access to a standard broadband speed of at least 2 mbps. A provider will be selected to deliver speeds of at least 24 mbps with more than 90% of all premises having access by 2015, as set out in the MTP. During Quarter 3 the Collaboration Agreement was signed between Central Bedfordshire, Bedford and Milton Keynes Councils. This was a BDUK (The Department of Culture, Media and Sport's broadband delivery project) requirement that allowed the councils to proceed through the first 'checkpoint' and move into the pre-procurement phase. This project also supports the Customer First Programme in enabling our customers to gain access to our services electronically and enhancing our economic competitiveness and investor attractiveness.

15. The latest results of the Sport England Active People Survey show that there has been an increase in Central Bedfordshire adults participating in sport and active recreation, at moderate intensity, for at least 30 minutes on at least 12 days out of the last 4 weeks (equivalent to 30 minutes on 3 or more days a week). Central Bedfordshire continues to meet its MTP target and has now moved from being 0.2% above the national average to 2.1% above.
16. To support this target in the MTP, the Council is developing CBC's first Leisure Strategy. The Executive endorsed Chapter 1: Leisure Facilities Strategy in January. This will be followed by Chapters on Recreation and Open Space; Playing Pitches; and Physical Activity. The overarching Leisure Strategy will go to Executive for approval in November 2013.
17. On 29 November 2012, Full Council gave unanimous endorsement for the draft Central Bedfordshire Development Strategy, which sets out how much new development, including homes, provision of jobs, and retail space we need to plan for up to 2031, where these should go and crucially, what infrastructure is needed to support it. The strategy brings together the emerging plans for major growth and new infrastructure, particularly around the Dunstable/Houghton Regis area, including developments like the A5-M1 link, the Woodside connection, the guided busway, development north of Houghton Regis and a new Rail Freight Interchange. The strategy is a key enabler of the MTP priorities of "Enhancing your local community" and "Better infrastructure".

Conclusion and Next Steps

18. Sustainable Communities Overview and Scrutiny Committee notes and considers this report.

Appendices:

Appendix A – (Quarter 3 Performance Indicators)

Background papers and their location: (open to public inspection)

Executive 19 March 2013

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Appendix A - Quarterly Performance Report

Quarter 3 2012/13

Report comparison - Depends on the nature of the indicator		Performance Judgement		
		Direction of travel (DoT)	RAG score (Standard scoring rules unless the indicator specifies alternative scoring arrangements)	
Seasonal	Compared to the same time period in the previous year	↓	R	RED - target missed / off target - Performance at least 10% below the required level of improvement
Quarter on quarter	Compared to the previous quarter	↔	A	AMBER - target missed / off target - Performance less than 10% below the required level of improvement
Annual	Compared to one fixed point in the previous year	↑	G	GREEN - Target achieved or performance on track to achieve target

Overview of performance

Ref	Indicator	Performance will be reported:	Performance information being reported this quarter		
			Time period	Performance	
Enhance your local community					
A 2 MTP	Central Bedfordshire's Employment rate (People in employment aged 16 to 64)	Quarterly	June 2012	↓	G
A 3 MTP	% of approved residential development applications of 10 or more units having CABE excellent design status	Quarterly	Quarter 3 2012/13	↔	G
A 4 MTP	Number of Serious Acquisitive Crimes.	Quarterly	Quarter 3 2012/13	↑	G
A 5 MTP	Number of recorded Anti-social Behaviour incidents.	Quarterly	Quarter 3 2012/13	Monitor only	Monitor only
Better infrastructure					
D 1 MTP	Percentage resident satisfaction with road and pavement repairs	Quarter 1 & Quarter 2			
D 2 MTP	Percentage of Central Bedfordshire with access to superfast broadband	Annually in Quarter 4			
D 3 MTP	Percentage of Central Bedfordshire with access to at least 2Mb broadband	Annually in Quarter 4			
Great universal services					
E 1 MTP	Percentage of household waste sent for reuse, recycling and composting	Quarterly	Quarter 1 2012/13 Provisional	↑	G
E 2 MTP	Percentage of adults in Central Bedfordshire taking part in sport or active recreation (Active People Survey)	Quarter 1 & Quarter 3	Survey Oct 2012	↑	G
E 3 MTP	Satisfaction of adults with library services	Annually Quarter 1			
E 4 MTP	Number of visits to libraries	Annually in Quarter 4			

A2 MTP The number of people in employment (Aged 16 to 64)																		
Unit	Good is	2010/11				2011/12				2012/13				Latest comparator group average	Report comparison	Quarter on quarter	Performance Judgement	G
		Outturn (APR 10 TO MAR 11)	Target (Outturn)	Qu 1 DEC 10	Qu 2 MAR 11	Qu 3 JUN 11	Qu 4 SEP 11	Target (Outturn)	Qu 1 DEC 11	Qu 2 MAR 12	Qu 3 JUN 12	Qu 4 SEP 12						
Number	High	125,000 (5.7% above)	No target set	126,300 (6.6% above)	125,000 (5.7% above)	125,100 (5.9% above)	126,700 (7.2% above)	128,000 (7.1% above)	126,400 (6.4% above)	125,900 (6.0% above)								

Comment: This indicator is part of the official labour market statistics provided by the Office of National Statistics and is the most reliable data available. However, this indicator uses an average for the year to the close of the quarter and the data is only available at least six months in arrears. This indicator is used by the Environment and Economy Thematic Partnership and will only be delivered through joint working between the partners. Additionally, the Medium Term Plan highlights the target for Central Bedfordshire to maintain an employment rate 5% points above the national (England) level. The number of people in employment has fallen by 500 people in Quarter 3. This equates to an employment rate of 76.4% which while a decrease from the previous quarter (76.7%) is still above national, regional and SEMLEP levels. The fall between quarters is due to continuing economic uncertainties and within Central Bedfordshire there has been an increase of those who are economically inactive and do not want a job. However, the year on year performance has improved from 2010/11 (where the rate was 76.2%) and the difference between Central Bedfordshire and the English average was 5.7%. The Council is working hard to ensure that the number of people in employment remains 5% above the national average. This is being achieved through engaging with existing employers, attracting new businesses and investors into the area to increase local job opportunities and implementing the All Age Skills Strategy.

A3 MTP Percentage of approved applications for residential design status																	
Unit	Good is	All data is cumulative for the financial year to the close of the quarter	Baseline 2011/12				Actual 2012/13				Latest comparator group average	Report comparison	Seasonal	Performance Judgement	G		
			Qu 1	Qu 2	Qu 3	Qu 4 / Outturn	Qu 1	Qu 2	Qu 3	Qu 4 / Outturn							
Number of approved residential developments of ten or more units	High		1	5	1	1 / Outturn 8	6	4	2								
Number of approved residential developments for units having CABE excellent design status	High		1	5	1	1 / Outturn 8	6	4	2								
Percentage of approved applications with CABE excellent design status	High	Target					100	100	100	100							
	Actual		100	100	100	100	100	100	100								

Comment: This indicator assesses residential developments of ten units or more against the Commission for Architecture and the Built Environment (CABE), Building for Life Design Quality Criteria. It covers the functionality, design and sustainability of buildings. It uses twenty questions to evaluate the quality of new housing developments, with planning proposals assessed against the following headings: Environment and Community; character; streets, parking and pedestrianisation and design and construction. Each planning application which falls within the criteria is assessed as part of the determination process.

CABE in partnership with Home Builders Federation and Design for Homes have launched an updated version of Building for Life, called Building for Life 12. This reflects our vision of what new housing developments should be: attractive, functional and sustainable places. It is based on the new National Planning Policy Framework and the Government's commitment to build more homes, better homes and involve local communities in planning.

Development Management have assessed the new scheme and training has been provided to Planning Officers to undertake Assessments. These new Assessments are being carried out on applications of 10 or more units validated from 1 January 2013. During Quarter 4 the new measure of excellence is to be agreed and adopted by CBC for 2013/14

Comment: Performance remains at 100 percent in Quarter 3 of 2012/13.

A 4 MTP																				
Number of serious acquisitive crimes																				
Unit	Good is		2010/11				2011/12				2012/13				Latest comparator group average	Report comparison	Seasonal	Performance Judgement	↑	G
	Number	Low	Outturn	Qu 1	Qu 2	Qu 3	Qu 4	Outturn	Target (Outturn)	Qu 1	Qu 2	Qu 3	Qu 4	Outturn						
			13.1	2.8	2.6	2.9	2.3	10.6	13.3	2.0	2.0	2.7								
<p>Comment: Serious acquisitive crime (SAC) includes domestic burglary, robbery, theft of motor vehicle and theft from motor vehicle. Reducing SAC remains as a priority for Bedfordshire Police and longer term reduction plans are being developed with Community Safety Partnership (CSP) partners and town councils to make further progress.</p> <p>Quarter 3 has seen a decrease of 55 recorded incidents over the previous Quarter 3. However there has been an increase in recorded incidents of burglary dwellings in Houghton Regis, Dunstable, Biggleswade and Sandy. It may be that the new ASB triage process (see below) has recorded some crimes to SAC, although it is anticipated that the numbers involved would be very low, with the majority being criminal damage etc.</p> <p>The MTP target is to reduce serious acquisitive crime by 10% by 2016. Against the backdrop of the current economic climate and falling policing resources, it will be very difficult to maintain the current level of reduction. The 2012/13 target has therefore been set to incrementally reach the main 2016 target.</p>																				

A 5 MTP																				
Number of recorded Anti-social Behaviour incidents																				
Unit	Good is		2010/11				2011/12				2012/13				Latest comparator group average	Report comparison	Seasonal	Performance Judgement	Monitor only	Monitor only
	Number	Low	Outturn	Qu 1	Qu 2	Qu 3	Qu 4	Outturn	Qu 1	Qu 2	Qu 3	Qu 4	Outturn							
			12,132	3,031	2,898	2,499	2,292	10,720	2,530	2,833	1,843									
Target 2011/12 outturn -2.5%														10,452						
Actual number of recorded incidents																				
<p>Comment: In July 2012 Bedfordshire Police started a triage process for all ASB incidents following their HMIC inspection where it was highlighted that a number of incidents were incorrectly recorded, for example, recording an incident of criminal damage as ASB. The triage process involves the police call handlers asking a number of questions to identify that the incident is ASB and to establish levels and frequency of ASB incidents being experienced. The process started in Luton and was then rolled out in later months to Bedford and Central.</p> <p>The police have indicated that this new triage process is likely to lead to up to 30% less recorded incidents of ASB due to the more robust nature of this process. This correlates with the significant decrease seen in ASB incidents in Q3. This now means that 12 months data using the new robust method is required to establish an accurate baseline. Potentially this will also lead to corresponding increase in recorded incidents of crime, although it is not anticipated that this would impact significantly on serious acquisitive crime figures.</p> <p>Partnership working on ASB continues to be proactive as does the links with the Troubled Families Programme. Key offenders continue to be targeted and victims supported through the Anti Social Behaviour Risk Assessment Conference (ASBRAC) process, and the Community Safety Partnership has provided additional mediation services to address lower level ASB issues where the parties are prepared to engage.</p> <p>On 8 January the Executive endorsed the Community Safety Partnership Priorities and Strategic Assessment. Reducing ASB is the Partnerships main priority and to support this priority a new Central Bedfordshire ASB Police Team has been established. This team will be co-located with the Council's Community Safety Team at Watling House, helping to develop the existing partnership working around ASB still further.</p>																				

Better infrastructure - improved roads, broadband reach and transport

D 1 MTP Percentage resident satisfaction with road and pavement repairs. (Data taken from Resident's Survey undertaken twice a year in April and September)										
Unit	Good is	Baseline	Target 2016	Actual 2012/13	Latest comparator group average	N/A	Report comparison	Seasonal April and September	Performance Judgement	Reported in Qu1 & Qu2
%	High	2011	36%	Sept 2012 (Reported in Qu2 report)						
Percentage resident satisfaction with road and pavement repairs				31%						
<p>Comment: Satisfaction with road and pavement repairs is a key issue for our communities. The Council has set a target of achieving above national average satisfaction by 2016. In order to achieve this target the Council has increased the amount it spends on roads and pavements and focused on providing a better response to fixing potholes and minor defects. Highways is also the first service to take part in Customer First and this will provide residents with more accessible information and will be easier for them to use. Based on this research the Council is reviewing key areas of service delivery to meet resident's expectations and developing a communications plan to ensure residents can be fully informed and engaged with this service.</p> <p>The Resident's Tracker Survey from April 2012 has been undertaken using telephone interviews with 500 residents. The main Resident's Survey is postal and received 1,100 responses. Due to the different methodology it is not appropriate to make direct comparisons between results but it does provide a useful snapshot to show the direction of travel. The next main Resident's Survey will be undertaken in April 2013 and this will provide a direct comparison.</p>										

D 2 MTP Percentage of Central Bedfordshire with access to superfast broadband												
Unit	Good is	2011/12 Outturn	2012/13 (Reported in Qu4 report)	2013/14 (Reported in Qu4 report)	2014/15 (Reported in Qu4 report)	2015/16 (Reported in Qu4 report)	Latest comparator group average	N/A	Report comparison	Seasonal	Performance Judgement	Reported in Qu4
%	High				90							
Percentage of Central Bedfordshire with access to superfast broadband		Target										
		Actual	Not available									
<p>Comment: The Council has been working closely with existing broadband infrastructure providers to maximise their current rollout plans. As such BT has already upgraded exchanges in Biggleswade, Leighton Buzzard, Sandy, Dunstable and Stotfold, and has recently announced the upgrade of the Woburn Sands, Whipsnade and Shefford exchanges. These recent announcements will have the impact of increasing the access.</p> <p>The Council is working in partnership with Bedford Borough and Milton Keynes Councils to ensure a much faster rollout of the availability of broadband. This partnership has undertaken an open market review in January 2013 as part of the Broadband Delivery UK project. This will provide a new definitive percentage access figure for the area and will be available in Quarter 4.</p> <p>This indicator measures the number of residential and non-residential premises which are supported by the necessary infrastructure to enable them to access superfast broadband services. This is defined using the government's definition of 24 Megabits per second or faster. This is converted into a percentage against the total number of residential and non residential premises in Central Bedfordshire. It is not a measure of the broadband performance of individual broadband users, as some may be in an area that has access to superfast broadband but choose not to contract for this higher level of performance. Updated data is available annually. The figures used are estimates based on the predicted roll out plans of private service providers to 2015. For 2011/12 this was estimated to be 73.8%. As companies announce service changes to plans the figures will be updated.</p>												

D 3 MTP Percentage of Central Bedfordshire with access to at least 2Mb broadband												
Unit	Good is	2011/12 Outturn	2012/13 (Reported in Qu4 report)	2013/14 (Reported in Qu4 report)	2014/15 (Reported in Qu4 report)	2015/16 (Reported in Qu4 report)	Latest comparator group average	N/A	Report comparison	Seasonal	Performance Judgement	Reported in Qu4
%	High				100							
Percentage of Central Bedfordshire with access to at least 2Mb broadband	Target	Not available										
	Actual											
<p>Comment: The Council is working in partnership with Bedford Borough and Milton Keynes Councils to ensure a much faster rollout of the availability of broadband. This partnership has undertaken an open market review in January 2013 as part of the Broadband Delivery UK project. This will provide a new definitive percentage access figure for the area and will be available in Quarter 4.</p> <p>This indicator measures the number of residential and non-residential premises which are supported by the necessary infrastructure to enable them to access broadband services operating at 2 Megabits per second or faster. This is converted into a percentage against the total number of residential and non residential premises in Central Bedfordshire. It is not a measure of the broadband performance of individual broadband users. Updated data is available annually. The figures used are estimates based on the predicted roll out plans of private service providers to 2015. For 2011/12 this was estimated to be 89.5%. As companies announce changes to plans the figures will be updated.</p>												

Great universal services - Bins, leisure and libraries

E 1 MTP Percentage of household waste sent for recycling and composting																			
Unit	Good is	2009/10		2010/11			2011/12			2012/13			Latest comparator group average	47.8% PWC 2009/10	Report comparison	Seasonal	Performance Judgement	Reported in Qu4	Reported In Qu4
		Outturn	Target	Outturn	Qu 1	Qu 2	Qu 3	Qu 4	Outturn	Qu 1	Qu 2	Qu 3							
%	High		Target																
	Actual	50.30		51.6	53.2	54.2	50.2	46.4	51.1	53.3 Provisional	Not available		51						
<p>Comment: Central Bedfordshire is a high performing council. The provisional Quarter 1 figure shows an improvement on the comparable Quarter 1 performance in 2011/12 due to a small increase in the quantity of Green Garden Waste collected.</p> <p>Due to external verification of data through the Waste Data Flow system Quarter 1 figures are provisional. The target in the MTP is to reach 60% by 2020 which is being deliver through the BEaR project by improving Household Waste Recycling Centres and expanding the collection of food waste to the south of the authority.</p>																			

E 2 MTP Percentage of adults in Central Bedfordshire taking part in sport or active recreation. (Data taken from the Active People's Survey)						
Unit	Good is	APS4/5		APS 5/6	Report comparison	Performance Judgement
		Oct 2008 to Oct 2011	Oct 2010 to Oct 2012			
%	High					G
<p>Percentage of adults in Central Bedfordshire taking part in sport or active recreation</p>						
All English authorities	Best performing	22.5%	24.7%	31.8%		
	Average	22.3%	22.6%	22.6%		
	Worst performing	13.4%	14.3%	14.3%		
Target to remain above national average		0.2% above	2.1% above			
<p>Comment: The latest results relate to Active People Survey 6 (Oct 2010 to October 2012) were published on 6 December 2012 with a result for Central Bedfordshire of 24.7%. The results are compared with APS1, and shows a 2.7% increase on APS1 which Sport England calculates as a significant change in the number of adults participating in sport and active recreation in Central Bedfordshire.</p> <p>The Active People Survey APS7 began on 15 October 2012 and the first set of rolling 12 months results (for the period April 2012 to April 2013) will be released in June 2013.</p> <p>To support this target in the MTP, the Council is developing CBC's first Leisure Strategy. The Executive Adopted Chapter 1: Leisure Facilities Strategy in January 2013. This will be followed by Chapters on Recreation and Open Space; Playing Pitches and Physical Activity. The overarching Leisure Strategy will go to Executive for approval in July 2013. The Leisure Strategy and associated chapters will then be agreed as Supplementary Planning Documents.</p>						
<p>The measure shows the percentage of the adult population (age 16 years and over) in Central Bedfordshire who participate in sport and active recreation, at moderate intensity, for at least 30 minutes on at least 12 days out of the last 4 weeks (equivalent to 30 minutes on 3 or more days a week).</p> <p>Previous results are as follows: APS1 Oct 2005-Oct 2006 22.0% APS2/3 Oct 2007-Oct 2009 24.5%</p>						

E 3 MTP Satisfaction of adults with the Library Service.											
Unit	Good is	Baseline Library Service's own Adult plus Survey 2011 (Restricted to library users)	No Library Service Adult Plus Survey to be undertaken in 2012	Library Service's own Adult plus Survey 2013 (Restricted to library users)	Resident's Survey (if included in Survey it would include non-library users)		Latest comparator group average	Report comparison	Seasonal April and September	Performance Judgement	Reported In Qu 1
					Sept 2012	April 2013					
%	High				Sept 2012	April 2013	N/A				
Percentage of adults satisfied with the Library Service.	Target	93		93	Would form a new baseline	Target set against the new baseline					
Actual											
<p>Comment: The Library Service is working hard to deliver the Library Strategy Short term priorities. In particular the completion of self service technology installation to enable staff to spend additional time with customers who need support, increase efficient movement of stock around libraries and delivering agreed efficiencies. By the end of Quarter 3 self service technology has been installed in 8 libraries out of 12 libraries and the work programme for this and capital refurbishment works is on schedule.</p> <p>Next Survey available Q1 2013/14.</p>											
<p>This indicator is currently monitored through the Adult Plus element of the Library Survey, this element is not undertaken annually. The Library Service will be undertaking a cut down version of the Library Adult Plus survey in Quarter 1 2013/14. This survey would have been undertaken in Quarter 3 2012/13 however, due to the rolling programme of library closures throughout 2012/13 for the installation of self service technology and building works the survey has been delayed to a time when all libraries are open and can be involved.</p>											

E 4 MTP		Library usage					Performance Judgement				Reported in Qu 4																																							
Unit	Good is	2010/11	2011/12	2012/13	Latest comparator group average	Report comparison	Seasonal	Reported in Qu 4	Reported in Qu 4	Reported in Qu 4																																								
Number of visitors	High	Outturn	Outturn	Outturn																																														
Target				2010/11 + 20 % by Yr 2015/16 = 1,351,246																																														
Actual		1,126,038	1,247,914																																															
<p>Comment: The Library Service is working hard to deliver the Library Strategy Short term priorities. In particular the completion of self service technology installation to enable staff to spend additional time with customers who need support, increase efficient movement of stock around libraries and delivering agreed efficiencies. By the end of Quarter 3 self service technology has been installed in 8 libraries and the work programme for this and capital refurbishment works is on schedule.</p> <p>The 2012/13 figures will be available at year end when the annual CIPFA return is made.</p>																																																		
<table border="1"> <thead> <tr> <th>Latest comparator group average</th> <th>Report comparison</th> <th>Seasonal</th> <th>Reported in Qu 4</th> </tr> </thead> <tbody> <tr> <td>All libraries</td> <td>2011/12</td> <td>2012/13</td> <td></td> </tr> <tr> <td>Number of visits to libraries in person</td> <td>1,247,914</td> <td></td> <td></td> </tr> <tr> <td>Number of books issued</td> <td>1,466,739</td> <td></td> <td></td> </tr> <tr> <td>Number of audio visual and other issues</td> <td>76,315</td> <td></td> <td></td> </tr> <tr> <td>Number of enquiries (in person)</td> <td>60,880</td> <td></td> <td></td> </tr> <tr> <td>Number of active users</td> <td>41,758</td> <td></td> <td></td> </tr> <tr> <td>Number of housebound readers</td> <td>944</td> <td></td> <td></td> </tr> <tr> <td>Individual library</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Busiest library in terms of visits</td> <td>Leighton Buzzard</td> <td>244,360</td> <td></td> </tr> </tbody> </table>											Latest comparator group average	Report comparison	Seasonal	Reported in Qu 4	All libraries	2011/12	2012/13		Number of visits to libraries in person	1,247,914			Number of books issued	1,466,739			Number of audio visual and other issues	76,315			Number of enquiries (in person)	60,880			Number of active users	41,758			Number of housebound readers	944			Individual library				Busiest library in terms of visits	Leighton Buzzard	244,360	
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Meeting: Sustainable Communities Overview & Scrutiny Committee
Date: 25 April 2013
Subject: Capital Programme Report for the Quarter ended 31 December, 2012
Report of Executive Member: Cllr Nigel Young– Executive Member for Sustainable Communities Planning & Economic Development
Cllr Brian Spurr – Executive Member for Sustainable Communities Services
Summary: The schemes that are proceeding in 2012/13 expenditure are expected to total £27,528k gross, £17,408k net.
Due to external factors beyond the control of the Council £3,632k gross and £3,093k net capital expenditure is likely to be delayed into 2013/14.

Advising Officer: Trevor Saunders, Assistant Director Planning and Development
Contact Officer: Sue Templeman, Senior Finance Manager
Public/Exempt: Public
Wards Affected: All
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

Sustainable Communities capital programme provides the necessary infrastructure to support the Council priorities of: Creating Safer Communities and Managing Growth effectively.

Financial:

The financial implications are set out in the report.

Legal:

All expenditure is in accordance with the Constitution of the Council and Public Procurement Regulations.

Risk Management:

Outline and detailed business cases ensure that risks are addressed before schemes are accepted into the programme. Project Managers oversee delivery risks.

Staffing (including Trades Unions):

Covered in business cases as relevant

Equalities/Human Rights:

Covered in business cases as relevant

Community Safety:

Covered in business cases as relevant

Sustainability:

Resource usage and project outcomes are assessed at business case stage.

RECOMMENDATION(S):

1.0 that the Overview & Scrutiny Committee considers:

- (a) **The actual gross expenditure to date of £19,451k and external funding of £6,307k resulting in net expenditure of £13,145k;**
- (b) **A forecast gross expenditure of £27,528k and external funding of £10,120k resulting in net expenditure of £17,408k; and**
- (c) **A forecast delay from 2012/13 to 2013/14 of gross expenditure of £3,632k, external funding of £539k, net expenditure of £3,093k due largely to external factors beyond the control of the Council.**

Introduction

- 2.0 Sustainable Communities capital programme in 2012/13 is made up of 59 schemes which include the large groupings of projects that are the result of developer funds to deliver planning requirements, including highways schemes, associated with new developments.

Capital Position

3.0 Overall position

The directorate forecasts to spend £27,528k and expects to receive external income of £10,120k, leaving spend below budget in 2012/13 of £3,101k. The majority of this is delayed spend due to external factors beyond the control of the Council. This includes leisure projects, compensation payments on Highways schemes and work on sundon / bluewater landfill site.

Leisure projects

Detailed specification is underway for work at Tiddenfoot and construction work is due to start in March. Further design work is required at Saxon to ensure the spa business plan is robust

Compensation payments

Legal negotiations with landowners has yet to be concluded

Sundon / Bluewater Landfill sites

The importation of restoration soils was delayed due to the lack of availability of soil to the contractor at the start of the contract which has pushed back landscaping and related infrastructure works. Also the gas and leachate infrastructure programmes have been delayed by the Environment Agency in order to allow for additional investigatory/ preparatory work to be undertaken.

3.2 Summary Table

Table A shows the Directorate's net budget and forecast by scheme categories for 2012/13. The scheme categories are broadly related to the type of asset being created or enhanced.

Table A – Capital budget by Category (£'000)

Scheme Categories	Net Expenditure Budget	Net Expenditure Forecast	Net Expenditure Variance
Community Safety & Public Protection Infrastructure	47	47	0
Leisure & Culture Infrastructure	2,491	1,288	-1,203
Regeneration & Affordable Housing	4,310	4,047	-263
Transport Infrastructure	13,224	11,731	-1,493
Waste Infrastructure	437	295	-142
Total	20,509	17,408	(3,101)
Percentage of budget		84.9%	15.1%

3.3 Spend to date

Expenditure to date was £19,451k against a profiled budget of £17,089k, a difference of £2,362k. mainly due to spend on Transport Infrastructure schemes ahead of profile.

External funding of £6,307k was received compared to a budget of £8,039k, a difference of £1,733k mainly due to a reduction in S278 spend which is dependant on Developers.

Table B - Capital spend to date (£'000s)

Scheme Categories	ACTUAL TO DATE		
	Gross Expenditure	External Funding	Net Expenditure
Community Safety & Public Protection Infrastructure	5	0	5
Leisure & Culture Infrastructure	1,056	-366	690
Regeneration & Affordable Housing	3,416	0	3,416
Transport Infrastructure	14,738	-5,875	8,864
Waste Infrastructure	236	-66	170
Total	19,451	-6,307	13,145

Major schemes completed to date in 2012/13

4.0 The Capital Programme is key to delivering the priorities set out in the Medium Term Plan, the majority of which are lead by Sustainable Communities. These support the aim of keeping Central Bedfordshire as a great place to live and work.

The major schemes completed that relate to the £19.451m spend to date are highlighted below.

Transport Schemes

Substantial work has been undertaken on the Luton and Dunstable guided busway this year. As of end of December 2012, 70% of the track has been laid, bus stops have been upgraded in Dunstable and Houghton Regis and the busway part of the Court Drive works in Dunstable is nearing completion.

The expenditure to date on integrated schemes has been made on a programme of projects brought forward by the Local Area Transport Plans. Twenty five projects have been completed in 12/13. These reflect many different types of works and include larger projects such as Hitchin St Biggleswade.

90% of the planned 2012/13 highways programme is now complete, with a 100% completion by the end of March.

Street lighting – 77% of the planned 2012/13 street lighting programme is now complete, with a 100% completion by the end of March.

Various improvements on Rights of Way including the replacement of existing bridges with steel bridges at Eggington, Haynes, Arlesey, Hulcote & Salford, Astwick, & Leighton Buzzard and upgrading of 20 footbridges

Regeneration Schemes

The land purchase at Flitwick was completed in April 2012.

Dunstable Town Centre regeneration –purchase on five properties in Dorchester Close has been completed with the remaining two planned to be completed by July 2013.

Leisure and Culture schemes

The upgrading and refurbishment of eight libraries has been completed.

Achievements to date for Outdoor Access and Greenspace Improvement Projects are various works including National Cycle Route 51 surface improvements and surfacing of key footpaths in Leighton Buzzard.

Section 106 Status

5.0 In granting planning permission for new development, legally binding Section 106 agreements are often made between the Council and the applicant. These agreements require the applicant to provide for or contribute to the costs of infrastructure, community facilities and other planning requirements which ensures that development which would otherwise be unacceptable due to its local impact is made acceptable.

Sustainable Communities coordinates S106 requirements and spend for the Council. The S106 information in this report indicates the total value of contributions comprising a substantial number of schemes. For ease of reading the contributions are presented as running totals. The balances are made up of schemes that have different delivery schedules and the amounts do not all have to be spent in the current financial year.

5.1 Table C – s106 schemes by status (£'000)

Purpose / Responsibility	FUNDING STATUS			
	Opening Balance	Contributions received up to December	Expenditure up to December	Closing Balance
Childrens Families & Learning	4,356	985	-292	5,049
Sustainable Communities	8,023	2,174	-1,693	8,504
Pratts Quarry	6,490	0	-3,463	3,027
Sub-total	18,869	3,159	-5,448	16,580
Revenue	82			82
Total	18,951	3,159	-5,448	16,662

APPENDICES

Appendix 1 – Corporate Capital Summary 2012/13

Appendix 2 – Sustainable Communities Spend to Date, December, 2012

Background Papers: None

Location of papers: Technology House, Bedford

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APPENDIX 1 – CORPORATE CAPITAL SUMMARY 2012/13

Title and Description of the Scheme	2012/ 13 Capital Programme Budget			Full Year Forecast			Full Year Variance			Proposed Deferred Capital to 2013/14 and future years		
	Gross Expenditure	External Funding	Net Expenditure	Gross Expenditure	External Funding	Net Expenditure	Gross Expenditure	External Funding	Net Expenditure	Gross Expenditure	External Funding	Net Expenditure
	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s	£000s
Social Care, Health and Housing	7,050	-3,966	3,084	5,388	-3,148	2,240	-1,662	818	-844	-846	846	0
Children's Services	28,005	-27,078	927	25,432	-24,721	711	-2,573	2,357	-216	-2,200	2,200	0
Sustainable Communities												
Community Safety & Public Protection Infrastructure	47	0	47	47	0	47	0	0	0	0	0	0
Leisure & Culture Infrastructure	3,310	-819	2,491	2,059	-771	1,288	-1,251	48	-1,203	-1,251	48	-1,203
Regeneration & Affordable Housing	4,754	-444	4,310	4,073	-26	4,047	-681	418	-263	-681	418	-263
Transport Infrastructure	24,263	-11,039	13,224	20,949	-9,218	11,731	-3,314	1,821	-1,493	-1,513	23	-1,490
Waste Infrastructure	587	-150	437	400	-105	295	-187	45	-142	-187	50	-137
Total Sustainable Communities	32,961	-12,452	20,509	27,528	-10,120	17,408	-5,433	2,332	-3,101	-3,632	539	-3,093
Resources	9,340	-132	9,208	8,878	0	8,878	-462	132	-330	-300	0	-300
People & Organisation	3,083	0	3,083	3,083	0	3,083	0	0	0	0	0	0
Total excluding HRA	80,439	-43,628	36,811	70,309	-37,989	32,320	-10,130	5,639	-4,491	-6,978	3,585	-3,393
Housing Revenue Account	6,142	0	6,142	6,552	0	6,552	410	0	410	0	0	0
Total Capital Programme	86,581	-43,628	42,953	76,861	-37,989	38,872	-9,720	5,639	-4,081	-6,978	3,585	-3,393

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APPENDIX 2

SUSTAINABLE COMMUNITIES SPEND TO DATE DECEMBER, 2012

Title and Description of the Scheme	Dec-12								
	PROFILED BUDGET TO DATE			ACTUAL TO DATE			VARIANCE TO DATE		
	Gross Expenditure	External Funding	Net Expenditure	Gross Expenditure	External Funding	Net Expenditure	Gross Expenditure	External Funding	Net Expenditure
Sustainable Communities									
Community Safety & Public Protection Infrastructure	10	0	10	5	0	5	-5	0	-5
Leisure & Culture Infrastructure	1,280	-196	1,084	1,056	-366	690	-224	-170	-394
Regeneration & Affordable Housing	3,417	-89	3,328	3,416	0	3,416	-1	89	88
Transport Infrastructure	12,120	-7,722	4,398	14,738	-5,875	8,864	2,618	1,848	4,465
Waste Infrastructure	262	-32	230	236	-66	170	-26	-34	-60
Total Sustainable Communities	17,089	-8,039	9,050	19,451	-6,307	13,145	2,362	1,733	4,095

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Meeting: Sustainable Communities Overview & Scrutiny Committee
Date: 25 April 2013
Subject: Revenue Report for the Quarter ended 31st December, 2012
Report of Executive Member: Cllr Nigel Young– Executive Member for Sustainable Communities Planning & Economic Development
Member: Cllr Brian Spurr – Executive Member for Sustainable Communities Services
Summary: The third quarter revenue report is provided below forecasting a year end under spend of £723k after the use of specific reserves.

Advising Officer: Trevor Saunders, Assistant Director Planning and Development
Contact Officer: Sue Templeman, Senior Finance Manager
Public/Exempt: Public
Wards Affected: All
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

Sound financial management contributes to the delivery of the Council's value for money, enabling the Council to successfully deliver its priorities. In particular the Sustainable Communities budget has direct impact on the stated Council priorities of:

- Creating Safer Communities, and
- Managing Growth effectively.

Financial:

The financial implications are set out in the report.

Legal:

All expenditure is in accordance with the Constitution of the Council and Public Procurement Regulations

Risk Management:

All of services have been risk rated, and actions agreed with managers to work within budget tolerances.

Staffing (including Trades Unions):

A number of minor staffing changes are being implemented in line with resourcing proposals approved in the 2012/13 budgets.

Equalities/Human Rights:

None

Community Safety:

None

Sustainability:

Sustainable Communities is the lead Directorate with regards to making Central Bedfordshire a more sustainable place to live and work, tackling climate change and reducing environmental impact. Many of the services delivered e.g. waste and highways directly control or influence this. The success of delivering against this agenda is directly related to how budget is managed.

RECOMMENDATION(S):

- 1. that the Overview & Scrutiny Committee considers**
 - (a) The forecast net expenditure outturn of £47,433,**
 - (b) The proposed use of specific reserves of £789k with a proposed transfer to reserves of £345k, and**
 - (c) The Director's year-end forecast of an under spend of £723k after the use of specific reserves.**

Introduction

- 1 Sustainable Communities manages a gross expenditure budget of £58,562k and income budget of £10,850k leaving a net expenditure budget of £47,712k.

Executive Summary Revenue

- 2 Sustainable Communities' overall financial position is forecast at £723k under budget after the use of earmarked reserves of £789k for one-off specific projects, with a proposed transfer to reserves of £345k.

The Directorate has an annual savings target of £3,988k. At the end of December, the savings delivered totalled £2,618k.

- 3 Table A shows the full year forecast variance by budget group. The main financial performance changes of each group are described in the following paragraphs.

Appendices A1 to A3 provide further tables showing estimates and movements by services.

4 **Table A – Directorate Overall Position**

Division	Approved Budget	Forecast outturn for year	Forecast variance for year (-under) / over spend	Forecast variance after use of earmarked reserves (-under) / over spend
	£'000	£'000	£'000	£'000
Director of Sustainable Communities	768	769	0	0
Economic Growth Skills & Regeneration	5,389	5,836	447	151
Highways & Transportation	11,239	11,443	204	92
Planning	6,823	6,830	7	-75
Environmental Services	23,492	22,555	-937	-891
Total DIRECTORATE Spend	47,712	47,433	-279	-723

5 **Director of Sustainable Communities**

The Director's Group has forecast a break even position compared to the £5k overspend reported in September figures.

6 **Economic Growth Skills & Regeneration**

The Economic Growth Skills & Regeneration has forecast an overspend of £151k which is an adverse change of £126k from September.

The change is due to the carry forward of the short term pressure of the staffing budget adjustment. This is being handled in years and corrected in the 2013/14 revenue budget..

7 **Highways & Transportation**

Highways & Transport Division has forecast an over spend of £92k, which is an improvement of £55k on the September figures.

The over spend on Highways relates to a one-off expenditure on potholes due to the bad weather earlier in the year. This overspend of £150k is partly offset by forecast under spend in salary and related spend.

8 **Planning**

The Planning Division has forecast an under spend of £75k which is an increase of £10k on September quarter.

The change is mainly due to reduced expenditure on consultancy cost as less work has been commissioned this year than was originally envisaged.

9 **Environmental Services (earlier known as Community Safety Public**

Protection Waste & Leisure)

This division now includes traffic management.

Environmental Services Division has forecast an under spend of £891k which is an improvement of £645k on the last quarter.

The Waste Service forecast underspend reflects the in year savings from the new Residual Waste and Recycling Treatment and Disposal contracts. This is an anticipated underspend, full year savings are declared in 13/14 in the new MTFP

Revenue Virements

10 Sustainable Communities net budget has not changed since the second quarter.

Achieving Efficiencies

11 Sustainable Communities has been set an efficiency target of £3,988k. There are 24 savings initiatives being implemented across the Directorate.

- At the end of December, the Directorate had achieved efficiency savings of £2,618k, which is £134k below profile. The forecast for the end of the year is to be 40£k less than the efficiency targets.

The full year forecast per division is shown in Appendix B.

Reserves

12 The Directorate proposes to use £789k of earmarked reserves to fund specific one-off projects and a proposed transfer to reserves of £345k. A breakdown is provided in Appendix C.

Debt management

13 The total debt at the end of December was £3,250k, a decrease of £785k over September figures. Invoices relating to developers legal contributions to deliver planning requirements associated with new developments account for £2,288k or 71% of debt. About 60% of debt is less than three months old. All debt recovery is in accordance with Council policy.

Table B – Debt Outstanding

Debt profile	>£100K	>=£50K	>=£10K	>=£1K	<£1K	Total	Age Ratio
No of debtors	10	6	18	36	87	157	
Current	£401	£53	£17	£15	£4	£489	15.1%
1 month	£112	£38	£35	£29	£9	£223	6.9%
2 months	£607	£136	£44	£24	£2	£813	25.0%
3 months	£346	£1	£42	£5	£2	£396	12.2%
3-12 months	£319	£0	£177	£53	£6	£555	17.1%
> 12 months	£446	£209	£108	£11	£0	£775	23.8%
Total Debt	£2231	£437	£422	£138	£22	£3250	100.0%

14

Appendices:

Appendix A1 – Revenue Summary Position by Division

Appendix A2 – Revenue Summary Position by Service

Appendix A3 – Movement in forecast variance

Appendix B – Efficiencies

Appendix C – Earmarked Reserves

Appendix D – Debt Analysis

Background Papers: None

Location of papers: Technology House, Bedford

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APPENDIX A1 – NET REVENUE POSITION BY DIVISION DECEMBER, 2012

Division	Year to date				Full Year				
	Budget	Actual	Use of reserves	Variance	Approved Budget	Forecast Outturn	Proposed transfer to reserves	Proposed use of reserves	Forecast Variance after use of reserves
	£000	£000	£000	£000	£000	£000	£000	£000	£000
Director of Sustainable Communities	576	505	0	-72	768	769	0	0	0
Economic Growth Skills & Regeneration	4,010	4,183	-51	122	5,389	5,836	0	-296	151
Highways & Transportation	8,194	8,208	-62	-48	11,239	11,443	0	-112	92
Planning	4,856	4,167	0	-688	6,823	6,830	150	-232	-75
Environmental Services	17,249	17,035	152	-62	23,492	22,555	195	-149	-891
Total DIRECTORATE Spend	34,885	34,098	39	-748	47,712	47,433	345	-789	-723

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APPENDIX A2 – NET REVENUE POSITION BY SERVICE DECEMBER, 2012

Service	Cumulative to Date				Full Year								RAG	Risk (L/M/H)
	Budget	Actual	Use of reserves	Variance	Approved Budget	Forecast Outturn	Forecast Variance	Proposed transfer to reserves (+ve)	Proposed use of reserves (-ve)	Total	Forecast Variance after use of reserves	Forecast % of Budget		
	£000	£000	£000	£000	£000	£000	£000		£000		£000			
Director of Sustainable Communities														
Director of Sustainable Communities	184	180		-3	245	245	0	0	0	0	0	0%	green	L
Service Development	392	324		-68	523	524	0	0	0	0	0	0%	green	L
Sub Total	576	505	0	-72	768	769	0	0	0	0	0	0%	green	L
Economic Growth, Skills & Regeneration														
AD Econ Growth, Skills & Regen	603	621	-6	13	804	824	20	0	-20	-20	0	0%	green	L
Business Investment & Marketing	221	237	-11	5	294	411	117	0	-151	-151	-34	-11%	amber	M
Economic Dev & Physical Regen	80	87	-9	-2	152	198	46	0	-75	-75	-29	-19%	amber	M
Community Regeneration	107	123	-25	-9	139	195	56	0	-50	-50	6	5%	amber	M
Adult Skills	941	999		58	1,255	1,315	60	0		0	60	5%	amber	M
Libraries	2,059	2,115		57	2,745	2,892	147	0	0	0	147	5%	amber	M
Sub Total	4,010	4,183	-51	122	5,389	5,836	447	0	-296	-296	151	3%	amber	M
Highways & Transportation														
AD Highways & Transportation	38	186	-62	86	51	57	7	0	-62	-62	-55	-109%	amber	M
Highways Contracts	3,864	3,941		77	5,466	5,616	149	0	0	0	149	3%	amber	M
Passenger Transport Services	4,292	4,081		-210	5,722	5,770	48	0	-50	-50	-2	0%	green	L
Sub Total	8,194	8,208	-62	-48	11,239	11,443	204	0	-112	-112	92	1%	green	L

Service	Cumulative to Date				Year								RAG	Risk (L/M/H)
	Budget	Actual	Use of reserves	Variance	Approved Budget	Forecast Outturn	Forecast Variance	Proposed transfer to reserves (+ve)	Proposed use of reserves (-ve)	Total	Forecast Variance after use of reserves	Forecast % of Budget		
	£000	£000	£000	£000	£000	£000	£000	£000	£000		£000			
Planning														
AD Planning	35	131		97	46	51	5	0	0	0	5	11%	red	H
Dev Plan & Strategic Housing	1,578	1,025		-553	2,105	2,004	-100	0	0	0	-100	-5%	green	L
Development Management	1,011	844		-167	1,348	1,316	-33	150	-152	-2	-35	-3%	green	L
Transport Strategy & Countryside	1,769	1,747		-22	2,520	2,582	62	0	-50	-50	12	0%	green	L
Building Control & Albion Arch	462	420		-42	805	877	72	0	-30	-30	42	5%	amber	M
Sub Total	4,856	4,167	0	-688	6,823	6,830	7	150	-232	-82	-75	-1%	green	L
Environmental Services														
CSPPWL Management	31	111		80	41	30	-11	0	0	0	-11	-27%	amber	M
Emergency Planning	134	181	-30	16	222	258	35	0	-30	-30	5	2%	amber	M
Public Protection	1,133	927	140	-66	1,472	1,294	-178	140	0	140	-38	-3%	green	L
Community Safety	767	701		-66	1,281	1,222	-59	0	-99	-99	-158	-12%	amber	M
Waste Service	14,171	14,227		56	19,080	18,433	-646	0	0	0	-646	-3%	green	L
Leisure Services	789	651	42	-96	1,098	981	-117	55	-20	35	-82	-7%	green	L
Traffic Management	224	237	0	13	298	336	38	0	0	0	38	13%	red	H
Sub Total	17,249	17,035	152	-62	23,493	22,555	-937	195	-149	46	-891	-4%	green	L
Total DIRECTORATE Spend	34,885	34,098	39	-748	47,712	47,433	-279	345	-789	-444	-723	-2%	green	L

Appendix **A3**

Movement in forecast variance

Division	Full Year Forecast Variance Dec	Full Year Forecast Variance Sep	Change in Variance
	£000	£000	£000
Director of Sustainable Communities	0	5	-5
Economic Growth Skills & Regeneration	151	25	126
Highways & Transportation	92	147	-55
Planning	-75	-65	-10
Environmental Services	-891	-246	-645
Total DIRECTORATE Spend	-723	-134	-589

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APPENDIX B

EFFICIENCIES DECEMBER, 2012

Service Area	Year to date			Full Year		
	Budget £m	Actual £m	Variance	Budget £m	Forecast £m	Variance
EFFICIENCIES						
CSPPWL	0.382	0.382	0.000	0.645	0.595	-0.050
Highways & Transport	1.042	1.045	0.003	1.515	1.515	0.000
Planning	0.294	0.270	-0.024	0.385	0.355	-0.030
Directorate	0.895	0.795	-0.100	1.193	1.153	-0.040
Economic Growth Skills & Regen	0.139	0.126	-0.013	0.250	0.250	0.000
SUB TOTAL	2.752	2.618	-0.134	3.988	3.868	-0.120
COMPENSATORY SAVINGS						
Utilisation of reserve monies to cover Drainage Board			.0000		0.030	.0300
Development Planning Professional Services			.0000		0.050	.0500
SUB TOTAL	0.000	0.000	0.000	0.000	0.080	0.080
TOTAL	2.752	2.618	-0.134	3.988	3.948	-0.040

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APPENDIX C – RESERVES BALANCE & USAGE DECEMBER, 2012

Description	Opening Balance 2012/13	Proposed transfer to reserves	Proposed spend against reserves	Release of reserves	Proposed Closing Balance 2012/13	Notes
	£000	£000	£000	£000	£000	
SUSTAINABLE COMMUNITIES RESERVES						
Adoption of open space and maintenance of play facilities	489		-20		469	Maintenance funds (commuted sums) for CBC adopted open space and play sites, allocated on site specific basis.
Arts and theatre service reviews	70		-70		0	External funds and partnership contributions to support business growth. Includes installation of digital equipment and relocation of services.
Bedford & Luton Resilience Forum	65				65	Contributions from partners with CBC acting as treasurer to Forum.
Business growth grants	111		-111		0	External funds and partnership contributions to support business growth. Includes match funding for pilot schemes.
Career Development Framework	80		-10		70	Cost of implementing Career Development Framework following decisions in 2011/12.
Community Safety partnership fund	159		-99		60	Contributions from community safety partners, Home Office (IOM), and money held on behalf of HMCS relating to cash seizures.
Emergency Incidents	30		-30		0	Funds to cover contingencies relating to Olympic events.
External Funded Regeneration reserve	492		-70		422	External funds to support economic participation, regeneration and European programmes.
Internal Drainage Board Dispute Resolution Fund	30		-30		0	Funds set aside for resolution of Environment Agency / Internal Drainage Board
Leisure Centre Reinvestment Fund	34	55			89	Contractual requirement for share of profits from leisure contracts for the reinvestment in building and equipment.
Local Development Framework	100				100	To assist with the cost of developing the new CBC Local Development Framework
Minerals and Waste partnership funds	104				104	Partners income contributions to service costs which are to cover the costs of LDF and enforcement inquiries of this shared service which CBC hosts.
NIRAH	60		-20		40	Shared reserve with Bedford Borough to support NIRAH project costs.
Physical Regeneration Projects	40		-25		15	To assist with the costs of stage 2 of Employment sites acceleration project.
Pre-application service development	200	150	-142		208	Funds to embed pre-application process to give assurance to developers that service is adequately resourced and supported.
PTR2 Business Process Reengineering	50		-50		0	Delivery of new IT solution and business processes.
Transport Fund	125				125	Parking income directed to transport infrastructure improvements.
Woodside Connection options appraisal	50		-50		0	Cost of developing business case for Woodside Connection.
Integrated consumer protection		140			140	To support case management and court action
Total SC earmarked reserves	2,289	345	-727	0	1,907	
CORPORATE REDUNDANCY RESERVE						
Economic Growth Skills & Regeneration					0	
Highways & Transportation			-62		-62	
Planning					0	
Environmental Services					0	
Total Corporate Redundancy Reserve		0	-62	0	-62	
Total	2,289	345	-789	0	1,845	

APPENDIX D

AGED DEBT REPORT DECEMBER, 2012

Selective debts greater than £10,000

Debtor (£'000)	Total Debt	Due Current Month	1-30 days	31-60 days	61-90 days	91-365 days	Over 12 months
Debtor 1	£448	£197	£0	£0	£0	£251	£0
Debtor 2	£309	£0	£43	£265	£0	£0	£0
Debtor 3	£295	£201	£12	£0	£63	£0	£19
Debtor 4	£269	£3	£28	£19	£33	£69	£117
Debtor 5	£199	£0	£0	£199	£0	£0	£0
Debtor 6	£194	£0	£0	£0	£0	£0	£194
Debtor 7	£150	£0	£0	£0	£150	£0	£0
Debtor 8	£144	£0	£28	£0	£0	£0	£116
Debtor 9	£124	£0	£0	£124	£0	£0	£0
Debtor 10	£100	£0	£0	£0	£100	£0	£0
Debtor 11	£96	£0	£0	£0	£1	£0	£95
Debtor 12	£78	£28	£38	£12	£0	£0	£0
Debtor 13	£74	£0	£0	£0	£0	£0	£74
Debtor 14	£70	£0	£0	£70	£0	£0	£0
Debtor 15	£66	£25	£0	£0	£0	£0	£41
Debtor 16	£54	£0	£0	£54	£0	£0	£0
Debtor 17	£46	£0	£0	£0	£0	£9	£37
Debtor 18	£45	£0	£1	£44	£0	£0	£0
Debtor 19	£39	£0	£0	£0	£0	£0	£39
Debtor 20	£38	£0	£0	£0	£0	£38	£0
Debtor 21	£30	£0	£0	£0	£0	£30	£0
Debtor 22	£29	£0	£0	£0	£0	£29	£0
Debtor 23	£22	£0	£0	£0	£0	£22	£0
Debtor 24	£21	£0	£0	£0	£0	£0	£21
Debtor 25	£19	£0	£0	£0	£0	£19	£0
Debtor 26	£19	£0	£19	£0	£0	£0	£0
Debtor 27	£18	£0	£0	£0	£0	£18	£0
Debtor 28	£17	£0	£0	£0	£17	£0	£0
Debtor 29	£17	£1	£16	£0	£0	£0	£0
Debtor 30	£15	£15	£0	£0	£0	£0	£0
Debtor 31	£12	£0	£0	£0	£12	£0	£0
Debtor 32	£12	£0	£0	£0	£12	£0	£0
Debtor 33	£12	£0	£0	£0	£0	£0	£12
Debtor 34	£10	£0	£0	£0	£0	£10	£0
Debt > £10,000	£3090	£471	£185	£787	£388	£496	£764

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Meeting: Sustainable Communities Overview & Scrutiny Committee
Date: 25 April 2013
Subject: Draft Work Programme 2013/14 & Executive Forward Plan
Report of: Richard Carr, Chief Executive
Summary: The report provides Members with details of the current Committee work programme and the latest Executive Forward Plan.

Contact Officer: Jonathon Partridge, Scrutiny Policy Adviser (0300 300 4634)
Public/Exempt: Public
Wards Affected: All
Function of: Council

CORPORATE IMPLICATIONS

Council Priorities:

The work programme of the Sustainable Communities Overview & Scrutiny Committee should contribute to each of the Council priorities, and will specifically support those directly related to the work of the Sustainable Communities directorate.

Financial:

1. Not applicable.

Legal:

2. Not applicable.

Risk Management:

3. Not applicable.

Staffing (including Trades Unions):

4. Not applicable.

Equalities/Human Rights:

5. Not applicable.

Public Health

6. Not applicable.

Community Safety:

7. Not applicable.

Sustainability:

8. Not applicable.

Procurement:

9. Not applicable.

RECOMMENDATIONS:

1. **That the Sustainable Communities Overview & Scrutiny Committee:**
 - (a) **considers and approves the attached work programme, subject to any further amendments it may wish to make;**
 - (b) **considers the Executive Forward Plan; and**
 - (c) **considers whether it wishes to add any further items to the work programme.**

Work Programme

10. The work programme is kept regularly under review by the Chairman and Vice-Chairman and is amended as appropriate, which also includes adding further items during the course of the year if Members so wish and capacity exists. The current work programme is attached at **appendix A**.
11. Also attached at **appendix B** is the latest version of the Executive's Forward Plan so that Overview & Scrutiny Members are fully aware of the key issues Executive Members will be taking decisions upon in the coming months. Those items relating specifically to this Committee's terms of reference are shaded in grey.

Conclusion

12. The Committee is requested to consider the attached work programme and make any further amendments it considers necessary.

Appendices:

Appendix A: Sustainable Communities Overview and Scrutiny Committee Work Programme 2012/13

Appendix B: The latest Executive Forward Plan.

Appendix A

Work Programme for Sustainable Communities Overview & Scrutiny Committee 2013 - 2014

Ref	Indicative Overview & Scrutiny Meeting Date	Report Title	Report Description	Comment
1.	06 June 2013	Community Infrastructure Levy	To receive a report prior to Executive relation to the consultation and subsequent Submission of the Community Infrastructure Levy draft charging schedule.	Corporate Resources OSC Members will also be invited to attend. Executive: 25 June 2013
2.	25 July 2013	Leisure Strategy	To consider Chapter 4 (physical activity) of the draft Leisure Strategy prior to adoption by Executive.	Executive: 24 September 2013
3.	25 July 2013	Revenue and Capital Provisional Outturn 2012/13		Executive: 25 June 2013
4.	25 July 2013	Q4 Performance Report	To receive the Q4 performance for the Sustainable Communities directorate	Executive: 25 June 2013
5.	05 September 2013	Leisure Strategy	To consider Chapters 2 (recreation and open space strategy) and 3 (playing pitch strategy) of the draft Leisure Strategy prior to adoption by Executive.	Executive: 24 September 2013
6.	05 September 2013	East-West Rail Western Section Project	To consider local contributions in relation to this project prior to consideration by the Executive.	Executive 24 September 2013

Ref	Indicative Overview & Scrutiny Meeting Date	Report Title	Report Description	Comment
7.	17 October 2013	Central Bedfordshire's Flood and Water Management Act 2010 Duties	To consider a local flood risk strategy for Central Bedfordshire and proposals to create a Sustainable Urban Drainage Advisory Board prior to approval by Executive.	Executive: 05 November 2013
8.	17 October 2013	Revenue and Capital Budget Monitoring Report (Quarter 1)	To receive the Q1 revenue and capital budget for the Sustainable Communities directorate	Executive: 24 September 2013
9.	17 October 2013	Q1 Performance Report	To receive the Q1 performance for the Sustainable Communities directorate	Executive: 24 September 2013
10.	12 December 2013	TBC		
11.	23 January 2014	Community Safety Plan and Priorities (2014/15)	To consider the Community Safety Partnership's plan and priorities for 2014/15 and to provide recommendations prior to consideration by Executive.	Executive: 18 March 2014
12.	23 January 2014	Revenue and Capital Budget Monitoring Report (Quarter 2)	To receive the Q2 revenue and capital budget for the Sustainable Communities directorate	Executive: 10 December 2013
13.	23 January 2014	Q2 Performance Report	To receive the Q2 performance for the Sustainable Communities directorate	Executive: 10 December 2013
14.	27 February 2014	TBC		
15.	03 April 2014	Revenue and Capital Budget Monitoring Report (Quarter 3)	To receive the Q3 revenue and capital budget for the Sustainable Communities directorate	Executive: 18 March 2014
16.	03 April 2014	Q3 Performance Report	To receive the Q3 performance for the Sustainable Communities directorate	Executive: 18 March 2014

Ref	Indicative Overview & Scrutiny Meeting Date	Report Title	Report Description	Comment
17.	08 May 2014	TBC		
18.	19 June 2014	TBC		

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Appendix **B**

Central Bedfordshire Council Forward Plan of Key Decisions 1 May 2013 to 30 April 2014

- 1) During the period from **1 May 2013 to 30 April 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 May 2013 to 30 April 2014

Key Decisions

Date of Publication: 2 April 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.	Housing Asset Management Strategy -	To approve the Housing Asset Management Strategy for the Central Bedfordshire Council housing stock.	14 May 2013	A wide ranging public and stakeholder consultation is taking place between December 2012 and 28 February 2013. Method is questionnaires, web and hard copy based as well as consultation with tenant groups. Social Care, Health and Housing Overview and Scrutiny Committee to be consulted on 29 April 2013.	Report and Draft Housing Asset Management Strategy	Executive Member for Social Care, Health and Housing Comments by 28/02/13 to Contact Officer: John Holman, Head of Housing Asset Management Email: john.holman@centralbedfordshire.gov.uk Tel: 0300 300 5069
2.	Proposals for Commissioning of New School Places for Implementation in September 2015 -	Proposals for Commissioning of New School Places for Implementation in September 2015 - to approve commencement of consultations.	14 May 2013		Report	Executive Member for Children's Services Comments to 13/05/13 to Contact Officer: Rob Parsons, Head of School Organisation and Capital Planning Email: rob.parsons@centralbedfordshire.gov.uk Tel: 0300 300 5572

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.	East Leighton Linslade Framework Plan -	To consider the east Leighton Linslade Framework Plan for the delivery of up to 2,500 dwellings and 16 hectares of employment land together with its supporting infrastructure.	14 May 2013	<p>September 2012 – Placemaking meeting to take place at which the Landowners are to offer a presentation on the Draft Framework Plan.</p> <p>October 2012 – Executive Member and Director of Sustainable Communities to sign off the Draft Framework Plan for the purposes of public consultation.</p> <p>October 2012 – A 7 week public consultation to begin that will include a 2 day public exhibition event. Consultation with residents, councillors and statutory consultees. Consultation will be conducted using letters, emails, the Council’s consultation services, including Central Bedfordshire Council updates and the Member’s bulletin.</p> <p>February 2013 – A presentation on the Framework Plan (together with consultation responses) will be given to the Sustainable Communities Overview and Scrutiny Committee seeking Members to endorse it before the Executive take a decision.</p>	Framework Plan and the Framework Plan supplementary written document	<p>Executive Member for Sustainable Communities - Strategic Planning and Economic Development</p> <p>Comments by 13/04/13 to Contact Officer:</p> <p>Sue Frost, Interim Local Planning and Housing Team Leader</p> <p>Email: sue.frost@centralbedfordshire.gov.uk</p> <p>Tel: 0300 300 4952</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)
4.	Central Bedfordshire Council (London Road Retail Park) Compulsory Purchase Order 2013 -	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. The acquisition of interests in the land will facilitate the regeneration and redevelopment of the existing retail park and contribute to the economic well-being of the area.	14 May 2013		Exempt Report	Deputy Leader and Executive Member for Corporate Resources Comments by 13/04/13 to Contact Officer: Peter Burt, MRICS, Head of Property Assets Email: peter.burt@centralbedfordshire.gov.uk Tel: 0300 300 5281
5.	Flitwick Leisure Centre -	To consider approving 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.	14 May 2013	Consultation previously undertaken as part of the creation of Leisure Facilities Strategy adopted by Executive on 8 January 2013.	Outline business case	Executive Member for Sustainable Communities - Services Comments by 13/04/13 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)
6.	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
7.	Joint Venture Proposal -	To receive a report on the proposals for joint ventures.	25 June 2013		Report	Deputy Leader and Executive Member for Corporate Resources Comments by 24/05/13 to Contact Officer: Peter Burt, MRICS, Head of Property Assets Email: peter.burt@centralbedfordshire.gov.uk Tel: 0330 300 5281

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.	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
9.	Revenue and Capital Provisional Outturn 2012/13 -	To consider the revenue and capital provisional outturn 2012/13.	25 June 2013		Reports	Deputy Leader and Executive Member for Corporate Resources Comments by 24/05/13 to Contact Officer: Charles Warboys, Chief Finance Officer 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)
10.	Children and Young People's Plan 2013-15 -	To endorse the Children and Young People's Plan 2013-15.	25 June 2013	<p>Priorities, outcomes actions and measures have been refreshed following engagement. This includes with:</p> <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	<p>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</p>
11.	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	<p>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</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.	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)
13.	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)
14.	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	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:</p> <ul style="list-style-type: none"> 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>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)
15.	Leisure Strategy -	To adopt the Leisure Strategy: Chapter 4, Physical Activity Strategy; Chapter 2, Recreation and Open Space Strategy; Chapter 3, Playing Pitch Strategy; and Overarching Leisure Strategy. All for adoption prior to Supplementary Planning Document formal consultation.	24 September 2013	All Member Presentation of Draft Strategy on 10 July 2013. Draft Physical Activity Strategy to be considered by Sustainable Communities Overview and Scrutiny Committee on 25 July 2013. Draft Strategies for Chapter 2 and 3 and the Overarching Leisure Strategy to be considered by Sustainable Communities Overview and Scrutiny Committee on 5 September 2013.	Chapter 2, Recreation and Open Space Strategy Chapter 3, Playing Pitch Strategy Chapter 4, Physical Activity Strategy Overarching Leisure 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
16.	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)
17.	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
18.	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)
19.	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)
20.	Determination of Proposals for Commissioning of New School Places for Implementation in September 2015 -	Proposals for commissioning of New School Places for implementation in September 2015 - to approve commencement of consultations.	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 Consultations on Proposals for New School Places for implementation in September 2014	<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.	Minerals and Waste Core Strategy -	To recommend to Council the adoption of the Minerals and Waste Core Strategy.	14 May 2013	A wide range of stakeholders were involved in consultations undertaken from 2006 to 2012, using methods which include an internet portal, deposit of hard copies at points of presence, and displaying the Core Strategy on the Council website. Consultees included the Parish Councils, statutory bodies, special interest groups, minerals industry, waste management industry, and individuals who had expressed an interest at previous consultations.	Minerals and Waste Core Strategy and the Inspector's report following the Examination in public.	Executive Member for Sustainable Communities - Strategic Planning and Economic Development Comments by 13/04/12 to Contact Officer: Roy Romans, Minerals and Waste Team Leader Email: roy.romans@centralbedfordshire.gov.uk Tel: 0300 300 6039
28.	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

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