

Summary of Growth Programme Delivery

The Challenge

There is a major challenge to create new jobs to support Central Bedfordshire's ambitious growth targets set against the background of the current global and national recession. The Council has adopted a jobs led approach to managing growth effectively plan, with the two LDF Core Strategies planning for significant job growth (17,000 jobs in Central Bedfordshire North 2001 to 2026, and 35,000 jobs in Central Bedfordshire South and Luton 2001 to 2031). In both LDFs it assumed that approximately 50% of the jobs will come from Planning Use Classes B1 (offices, research and development and light industry, Use Class B2 (general industry) and Use Class B8 (storage and distribution). The remaining 50% will come from other service related employment generating sectors such as retail, hospitality and tourism, public services such as health care and education, and transport.

Town Centre Regeneration and Renewal

Vibrant town centres are good for business, create jobs, attract investment and generate income. We are therefore aiming to

- Help our town centres to thrive and prosper economically, environmentally and socially
- Make them attractive, well designed and well managed for all users
- Safeguard what is positive and address what is negative

The approach is to intervene through the development of Masterplans (in Dunstable, Biggleswade and Houghton Regis), Planning and Development Briefs on key opportunity sites in Leighton Buzzard, and a Planning Framework and Indicative Masterplan in Flitwick. The aim is guide, promote and encourage development and physical regeneration, to provide a clear policy framework against which development proposals can be assessed, and where necessary assist with land assembly

Reviewing the Portfolio of Existing Employment Sites and Opportunities for Acceleration

Section 3 of the main report sets out the approach. The review of

- amber sites identified in Employment Land Studies carried for the LDF process (amber sites are those which have been assessed as being fit for purpose for employment use, but where some improvements or interventions are required in order to improve their offer or secure their future suitability)
 - unimplemented planning permissions, and
 - undeveloped Local Plan allocations
- are summarised at Appendix 3 below (Tables 1, 2 and 3). If all the sites were to come forward as indicated above they could generate in the region of 8,300 jobs mainly in the Use Classes B1/2/8.

The range of proposed interventions is set out in Section 4 of the main report, focusing on:

- Forward funding of infrastructure
- Direct delivery
- Planning and Development Briefs

- Marketing support
- Strategic land acquisitions
- Targeted support

Working to Bring Forward Portfolio of New Employment Sites

Considerable provision will be made in the two LDF's for new sites. In the former Mid Beds area the Site Allocations Development Plan Document will identify new employment sites. It moves to the Preferred Options stage this autumn, with public consultation planned in early 2010, and final adoption due in early 2011. It is expected that 77ha of new employment land will be allocated through this process. In the Luton and former S Beds area, the Core Strategy will identify broad strategic employment allocations in the urban extensions, and the specific employment sites will then be identified in Masterplans for each urban extension. The Core Strategy adoption is envisaged in early 2011. It is expected that 120 ha of new employment land will be identified through the process, much of which will be in Central Bedfordshire.

There will be close working with colleagues in the LDF Teams, Development Management, the two Local Delivery Vehicles, landowners and developers to ensure that the new sites are brought forward as soon as possible.

Delivering the Growth Programmes

There is close working with our partners in the growth areas, in particular the two Local Delivery Vehicles, to ensure that the Growth Area Funded Round 3 (GAF3) Programmes of Development are delivered. This will be the subject of a separate report to the January Executive.