

Assessment of Employment Sites Acceleration Opportunities including PIDs

Table 1: Review of Amber Sites Identified in Employment Land Studies Carried out for 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)

No	Settlement	Site Name, size and existing use	Originally Identified Problem	Current Situation	Possible Job Numbers
1.	Amphill	Station Road 13.8ha. Mix of industrial, "bad neighbour" and open storage uses.	Environmental quality and poor configuration	Site in more productive use than might be immediately obvious but southern area (approximately 30-40%) occupied by "bad neighbour" and open storage type uses and low job numbers. There may be scope to relocate some uses to a site in Bedford Borough. Access to the site will be improved through new roundabout developed as part of nearby residential development (Land West of Amphill)	c.400 depending on extent of intensification of uses
2.	Sandy	Girtford Bridge 6.0ha (approx) Partly undeveloped and partly poor quality warehouse building used as cash and carry.	Environmental quality issues	Access, floodplain and piecemeal land ownership are obstacles to redevelopment. Imminent planning application for part of the site (c.1.4ha) may resolve some issues but site assembly required for comprehensive development (remainder of site is in two other ownerships).	600 if the whole site comes forward
3.	Sandy	Station Road. 2.4ha. Disused industrial site.	Environmental quality and access issues	Site is a disused existing industrial site but submission made for residential led mixed use development for the	240 if whole site is employment based.

				LDF Site Allocations DPD. Preferred Options are due to be published in early 2010. There is scope for significant redevelopment but LDF response and owner's reaction key so any action must wait until this process is completed.	
4.	Silsoe	Wrest Park (NB Not originally identified as an Amber site) 9.3ha though around 13500 sqm of floorspace Former research buildings gradually being reoccupied by new uses	Disused former research institute buildings	Site recently purchased by new owner and being promoted as business space. As the original development was built under Crown Immunity, the existing use rights are uncertain (current Planning view is to request the owner submits evidence seeking a Certificate of Lawfulness in order to establish the existing uses classes on the site, which are likely to be B1 and research uses). The introduction of a courier service to the site has led to local complaints and the request for an application for change of use (likely to be determined at Development Management Committee on 21 October 2009). There is a need to work with Planning and Site owner to determine and facilitate suitable uses for site whilst remaining mindful of the sensitive	Up to 300 if all floorspace re-used.

				proximity of the site to the Grade 1 Listed Wrest Park and its Registered Garden.	
5.	Dunstable	Frenches Avenue 6.83ha. Site in industrial use though one building at front of site disused.	Inflexible units with high vacancy rates	Site not badly located but requires access via residential road. Site owners making submission for residential led development through LDF process so reaction to this is key. However, the site is of a size where commercial uses could form part of a mixed use development.	Depends on nature of redevelopment (eg 340 jobs if 50% is employment related)
6.	Leighton Buzzard	Smiths Meadow 5.3ha. Builders merchants, travelling showpeople's site, petrol filling station, doctors surgery and other non town centre uses	Non town centre uses on a prominent site on the edge of the town centre	Proposed Planning and Development brief to guide future development as part of Leighton Buzzard Town Centre initiative.	Possible scope for a variety of uses on this site. Job numbers will depend on nature of those uses (eg 264 jobs if 50% is employment related)
7.	Leighton Buzzard	Land at Railway Station 0.35ha Poor quality buildings in a variety of uses including van hire and taxi depot, and dance studio	Poor quality, accessibility and parking	Regeneration or redevelopment of site could be linked to improved transport interchange There may be scope for redevelopment for B1 offices.	50 jobs assuming small office development
Total		43.98 ha			2,194

Table 2: Review of Unimplemented Permissions

No	Settlement	Site Name and size	Reason for Delay	Actions	Possible Jobs
8.	Maulden	29 Clophill Road 2,650sqm of B1 space	Market related. Unwilling to develop speculatively	Have offered additional marketing support through CENTRAL BEDFORDSHIRE COUNCIL website and more general awareness for potential inward investors.	88
9.	Ridgmont	Station Road 1,400sqm of B1 space	Market related. Agent reports difficulty in finding tenants	Economic Growth providing additional market support through CENTRAL BEDFORDSHIRE COUNCIL website. This will also enable more general awareness for potential inward investors	47
10.	Silsoe	Former University Campus site. 2,250 sqm of B1 space	Awaiting signing of Section 106 agreement	Part of housing led development. Need to liaise with owners once Section 106 signed off.	75
11.	Stotfold	Pig Development Unit 18,000sqm of B1-B8 space	Currently unclear but being investigated. Site owner is Government body who are understood to wish to dispose of site rather than developing themselves.	Planning agents have been contacted and assistance offered if required. Currently awaiting response / explanation of delay.	400
12.	Stotfold	Land South of Stotfold 2.27ha of B1 space	Employment site linked to larger residential development	Site is already being marketed by local agents and developer.	227
13.	Dunstable	Humphrys Road (part of Woodside) 13,937sqm of B1c-B8 space on 2.7 hectares	Market related. Awaiting tenants for speculative development	Site is already being marketed by local agents and developer.	310
14.	Leighton Buzzard	Grovebury Road 2,747sqm of B1-B8 space on c.0.95ha	Owner/Developer in administration	Economic Growth trying to contact parent company.	61

15.	Leighton Buzzard	Chartmoor Road. 11,234sqm of B1-B8 space on 3ha	Two current permissions for site – one with large bespoke unit and number of smaller units, one solely for smaller units	Need to make contact with site owner and agent to ensure is being marketed and to understand any other barriers.	250
16.	Dunstable	Trico Site, Brewers Hill Road. 1.2ha	Employment site linked to larger residential development	Scope to include site in Brewers Hill Road brief	120
Total		52, 218 sq m 3.47ha			1578

Table 3: Review of Undeveloped Local Plan Allocations

No	Settlement	Site Name and Size (Total/Undeveloped ha)	Issue	Actions	Possible Jobs
17.	Biggleswade	Stratton Business Park Phase 4 20.2/17.22	Strategic Allocation	Economic Growth facilitating resolution of outstanding issues with Property and Asset Management and Highways	1700
18.	Cranfield	Technology Park Future Phases 35.18/18.03	Strategic Allocation	Current action underway to help accelerate development by forward funding land acquisition for off site highways works.	1800
19	Marston Moretaine	Land East of Bedford Road 3.0/3.0	Employment site linked to larger residential development. Developer looking to commence in 2010	Need to review scope for accelerating the employment element	300
20	Dunstable	Brewers Hill Road 3.0 /3.0	Part Council owned, part owned by National Grid. Contamination and current gas holders. Part of the site is allocated for residential uses in the Local Plan.	Work to resolve contamination ongoing, in association with other land owner. Development brief for whole site may be best way to agree preferred uses and promote redevelopment. Possible location for Eco Business Centre	Up to 300 depending on uses of different parts of the site.
21	Dunstable	Gateway Site, London Rd 4.3 / 4.3	Planning permission in place for 6376 sqm of B1 uses but unable to find tenants. Owners unable to fund speculative development.	Possible location for Eco Business Centre. Further discussion with landowner awaiting resolution of planning issues.	Latest planning application is awaited but a previous permission could have delivered 212 jobs.

22	Leighton Buzzard	Grovebury Road 2.4ha without planning permission	Appears to be in same ownership as land with an undeveloped permission	Need to contact owners regarding future plans	240
Total		47.95ha			4,552

Assumptions:

For B1-B8 land, an assumption of 100 jobs / ha has been made.

For B1 planning permissions, an assumption of 30sqm per job has been made.

For B1-B8 planning permissions, an assumption of 45sqm per job has been made.

For B8 planning permissions, an assumption of 60sqm per job has been made.

Please note that the job numbers calculated in the final column will alter if any of these assumptions change.

If all the sites were to come forward as indicated above they could generate in the region of 8,300 jobs.

Project Initiation Document

Version: Final
Date: October 2009

Document Control

Project: Leighton Buzzard Land South of the High Street

Programme: Job Growth Investment Programme

Document: PID

Author: Matt Pyecroft, Major Projects Officer, Economic Growth

Published Date: October 2009

Version: Version 2

Change History

The document is to be submitted to the relevant Strategic Board (e.g. CAMG/ LTB) for approval and signoff.

Thereafter amendments are to be approved by the appropriate change control procedures.

Issue	Date of Issue	Comments/Reason for change

Distribution

Name	Position	Organisation

Abbreviations

--

1. Introduction

The Luton and South Bedfordshire Core Strategy: Preferred Options (April 2009) sets out a spatial vision for the area as a whole. The document highlights that in the town of Leighton Buzzard, meeting development needs whilst protecting and maintaining the compact market town atmosphere is important. The vision for the town describes new developments within and adjacent to the town centre broadening the range of accommodation for retailers, businesses and the community.

This echoes work undertaken by Leighton Linslade Town Council in "The Big Plan" which highlights two sites in the town centre as being capable of redevelopment to provide a mix of uses.

One of these sites is the Land South of the High Street which encompasses a wide area currently occupied by a former postal sorting office, the former cattle market, a motor vehicle workshop, a public car park, an older persons care home and others. Presently, some of the site is disused or under utilised and redevelopment would lead to a better use of the land as well as enabling a range of uses to be accommodated within or close to the town centre. The site is currently in a variety of ownerships which means that a comprehensive development is required to gain the maximum benefit for the site, the site owners and the town.

It is considered that a comprehensive Planning and Development Brief for the site prepared in conjunction with the landowners will help to optimise the development opportunity and guide and attract

new development, leading to planning applications being submitted for this site, so enabling redevelopment of part of the town which is under utilised and partially disused.

Parts of the wider site are owned by CENTRAL BEDFORDSHIRE COUNCIL as a car park and a Social Care Home for Older People. Colleagues within relevant service areas / Directorates are aware of this proposed work and are keen to be involved to ensure that their needs are satisfied and that they are able to maximise any opportunities which may arise.

2. Project Brief and Objectives

The main objective of this work is to produce a Planning and Development Brief which will guide development on this site. This approach will lead to a planning application and eventual redevelopment of the site which will deliver a variety of uses in a town centre location. As the Council is a landowner, one option would be for the Council to partner with other landowners in a joint venture.

This work will be undertaken in association with the various landowners on the site, and the Town Council. The landowners will be expected to contribute towards the overall cost of the work.

Benefits to the Community

- The redevelopment of this brownfield site in a sustainable location will provide space for a variety of uses for the site and provide great benefit to the community.
- It is likely that at least part of the site would be developed for commercial or community uses, so new jobs would be created.

Outputs to be achieved

The output of this work is a planning and development brief which can be adopted as a Supplementary Planning Document (SPD). This will be followed by a planning application leading to redevelopment of the site.

3. Description of Work

The proposed Planning and Development Brief will cover an area to the South of Leighton Buzzard High Street. The work will be adopted as a Supplementary Planning Document (SPD) to the Local Development Framework (LDF) once complete.

External specialist consultants will be commissioned to carry out this work, though the project will be managed by a steering group of CENTRAL BEDFORDSHIRE COUNCIL Officers and representatives from Leighton Linlade Town Council. This will consist of a baseline assessment, consultations with landowners, community groups and those bodies looking for a town centre location and other tasks.

One or more options will be produced for consultation before the determination of a preferred option which will form the basis of the document to be adopted. This preferred option will have a firm planning status and will have been determined in association with landowners and developers meaning that a planning application is likely to be submitted following the adoption, leading to redevelopment of the site.

Summary of project plan

Key tasks:

- Assembly of a Project Steering Group
- Assembly of a wider stakeholder group
- Agreement between parties of approach, remit, consultation and funding arrangements
- Tender brief issued to consultants
- Consultants procured
- Baseline Assessment of site
- Consultation with landowners and other stakeholders
- Options Development including testing
- Consultation on Option(s) for the site
- Determination of preferred option
- Consultation on preferred option
- Final Planning and Development Brief
- Adoption of SPD

4. Financial Issues

This work will be commissioned by CENTRAL BEDFORDSHIRE COUNCIL using capital funding but will be seeking a contribution totalling 50% of the cost from landowners.

The cost for the work is estimated to be £50,000 though with landowner contributions the net cost to the Council would be £30,000 (given that CENTRAL BEDFORDSHIRE COUNCIL is a landowner, we may have to accept a higher net cost)

5. Roles and Responsibilities

The project will be led by the Project Manager. The current project team is:

Name	Location	Responsibility
Matt Pyecroft	Bedford	Project Manager
Mark Saccocchio	Dunstable	Planning / LDF Aspects
Jim Tombe	Bedford	Highways Aspects
David Hale	Dunstable	Development Management
Leighton Linslade Town Council	Leighton Buzzard	Town Council consultation
Other CENTRAL BEDFORDSHIRE COUNCIL colleagues as appropriate	Various	Areas of particular responsibility

6. Timescale

The key dates for the project are:

Milestones Dates:

- External consultants commissioned by end January 2010
- Work undertaken throughout 2010
- Options – June / July 2010
- Preferred Option – Autumn 2010
- Adoption as SPD – January 2011

Target Dates:

- Adoption as SPD – January 2011 (dependent upon LDF timetable)

7. Conditions / Constraints / Risks

The key factors that will impact the success of the project are:

- Willingness of landowners to co-operate, contribute funding and be part of future development
- Ability to overcome constraints on site
- Ensuring that any proposed development is financially viable.

Project Initiation Document

Version: Final
Date: October 2009

Document Control

Project: Leighton Buzzard – Land at Smiths Meadows

Programme: Job Growth Investment Programme

Document: PID

Author: Matt Pyecroft, Major Projects Officer, Economic Growth

Published Date: October 2009

Version: Version 2

Change History

The document is to be submitted to the relevant Strategic Board (e.g. CAMG/ LTB) for approval and signoff.

Thereafter amendments are to be approved by the appropriate change control procedures.

Issue	Date of Issue	Comments/Reason for change

Distribution

Name	Position	Organisation

Abbreviations

--

The Luton and South Bedfordshire Core Strategy: Preferred Options (April 2009) sets out a spatial vision for the area as a whole. The document highlights that in the town of Leighton Buzzard, meeting development needs whilst protecting and maintaining the compact market town atmosphere is important. The vision for the town describes new developments within and adjacent to the town centre broadening the range of accommodation for retailers, businesses and the community.

This echoes work undertaken by Leighton Linlade Town Council in “The Big Plan” which highlights two sites in the town centre as being capable of redevelopment to provide a mix of uses.

One of these sites is the Land at Smiths Meadows which encompasses the area between the Grand Union Canal and River Ouzel. The area is currently occupied by a builder’s merchants, a petrol station, a site for travelling showpeople and others. Presently, whilst much of the site is in use, many of the uses would be more appropriate outside the town centre, and the site offers an opportunity for a more appropriate redevelopment. Redevelopment would lead to a better use of the land as well as enabling a range of uses to be accommodated within or close to the town centre. The site is currently in a variety of ownerships which means that a comprehensive development is required to gain the maximum benefit for the owners, the site and the town.

It is considered that a comprehensive Planning and Development Brief prepared in conjunction with the landowners will help optimise the development opportunity and guide and attract new development, leading to planning applications being submitted for this site, so enabling redevelopment of a very important and very visible part of the town.

4. Project Brief and Objectives

The main objective of this work is to produce a Planning and Development Brief which will guide development on this site. This approach will lead to a planning application and eventual redevelopment of the site which will deliver a variety of uses in a town centre location.

This work will be undertaken in association with the various landowners on the site, and the Town Council. The landowners will be asked to contribute towards the cost of the work.

Benefits to the Community

- The redevelopment of this brownfield site in a sustainable location will provide space for a variety of uses for the site and provide great benefit to the community.
- Consultation with the community will form part of the process.
- It is likely that at least part of the site, would be developed for commercial or community uses, so new jobs would be created.

Outputs to be achieved

The output of this work is a planning and development brief which can be adopted as a Supplementary Planning Document (SPD). This will be followed by a planning application leading to redevelopment of the site.

5. Description of Work

The proposed Planning and Development Brief will cover land at Smiths Meadow in Leighton Buzzard. The work will be adopted as a Supplementary Planning Document (SPD) to the Local Development Framework (LDF) once complete.

External specialist consultants will be commissioned to carry out this work, though the project will be managed by a steering group of CENTRAL BEDFORDSHIRE COUNCIL Officers and representatives from Leighton Linlade Town Council. This will consist of a baseline assessment, consultations with landowners, community groups and those bodies looking for a town centre location and other tasks.

One or more options will be produced for consultation before the determination of a preferred option which will form the basis of the document to be adopted. This preferred option will have a firm planning status and will have been determined in association with landowners and developers meaning that a planning application is likely to be submitted following the adoption, leading to redevelopment of the site.

Summary of project plan

Key tasks:

- Assembly of a Project Steering Group
- Assembly of a wider stakeholder group
- Agreement between parties of approach, remit, consultation and funding arrangements
- Tender brief issued to consultants
- Consultants procured
- Baseline Assessment of site
- Consultation with landowners and other stakeholders
- Options Development including testing
- Consultation on Option(s) for the site
- Determination of preferred option
- Consultation on preferred option
- Final Planning and Development Brief
- Adoption of SPD

4. Financial Issues

This work will be commissioned by CENTRAL BEDFORDSHIRE COUNCIL using capital funding but will be seeking a contribution of up to 50% of the cost from landowners.

The cost for the work is estimated to be £50,000, of which a net cost to the Council is estimated to be £25,000. Funding would be from the Job Growth Investment Fund.

5. Roles and Responsibilities

The project will be led by the Project Manager. The current project team is:

Name	Location	Responsibility
Matt Pyecroft	Bedford	Project Manager
Mark Saccocchio	Dunstable	Planning / LDF Aspects
Jim Tombe	Bedford	Highways Aspects
David Hale	Dunstable	Development Management
Leighton Linslade Town Council	Leighton Buzzard	Town Council consultation
Other CENTRAL BEDFORDSHIRE COUNCIL colleagues as appropriate	Various	Areas of particular responsibility

6. Timescale

The key dates for the project are:

Milestones Dates:

- External consultants commissioned by end January 2010
- Work undertaken throughout 2010
- Options – June / July 2010
- Preferred Option – Autumn 2010
- Adoption as SPD – January 2011

Target Dates:

- Adoption as SPD – January 2010 (dependent upon LDF timetable)

8. Conditions / Constraints / Risks

The key factors that will impact the success of the project are:

- Willingness of landowners to co-operate, contribute funding and be part of future development
- Ability to overcome constraints on site
- Ensuring that any proposed development is financially viable.

Project Initiation Document

Version: Final
Date: October 2009

Document Control

Project: Brewers Hill Road, Dunstable – Development Brief for Site

Programme: Job Growth Investment Programme

Document: PID

Author: Matt Pyecroft, Major Projects Officer, Economic Growth

Published Date: October 2009

Version: Version 1

Change History

The document is to be submitted to the relevant Strategic Board (e.g. CAMG/ LTB) for approval and signoff.

Thereafter amendments are to be approved by the appropriate change control procedures.

Issue	Date of Issue	Comments/Reason for change

Distribution

Name	Position	Organisation

Abbreviations

--

1.Introduction

Brewers Hill Road comprises a series of plots of land adjacent to the Council Offices in Dunstable. The site forms a significant area to the north west of Dunstable Town Centre. Part of the site was the former Dunstable Fire Station, part is used as an overflow car park by CENTRAL BEDFORDSHIRE COUNCIL, part is used as for parking winter gritting vehicles from the Dunstable Highways Depot located across the road, and part houses an operational gas holder. Another part of the site is currently disused. A plan of the site is attached.

The site is in the ownership of two parties; CENTRAL BEDFORDSHIRE COUNCIL and National Grid. Bedfordshire County Council purchased two of the plots of land from the East of England Development Agency (EEDA) in March 2007 using Growth Area Funding (GAF) funds which had been intended for use on the Bedford Square project in Houghton Regis, but which due to GAF rules could not be spent in the time required. CENTRAL BEDFORDSHIRE COUNCIL also own the plot which forms part of the Dunstable Highways Depot across the road and is used for the parking of the winter gritting fleet.

The remainder of the land on the site is owned by National Grid. The gas holder on the site is currently operational though this is due to be taken out of service in the next couple of years, and part of their land holding lying adjacent to the gas holder is currently disused.

The area is affected by contamination, reflecting the former industrial and gas works nature of the site. Through consultants, CENTRAL BEDFORDSHIRE COUNCIL has worked with National Grid, to understand the nature of this contamination in order that it can be addressed and the site redeveloped. This work has made progress but is continuing.

It is important to consider the options for future development of the site as a whole with National Grid, in order that a comprehensive redevelopment of the site can be achieved. It is considered that a comprehensive Planning and Development Brief for the site as a whole will optimise the redevelopment opportunity and help guide and attract new development, leading to a planning application being submitted for the site, so enabling redevelopment of part of the town which is under utilised and partially disused.

2. Project Brief and Project Objectives

Main objectives are:

The main objective is to undertake a Planning and Development Brief for the site as a whole in conjunction with the other landowner. It is considered that this will guide and attract new development and lead to a planning application being submitted for this site, so enabling redevelopment of part of the town which is under utilised and partially disused. As the Council is one of two landowners, one option may be for a joint venture with the other landowner.

Benefits to the Community

- A currently disused brownfield site in a sustainable location will be redeveloped.
- It is likely that part, if not all, of the site would be developed for commercial uses, so new jobs would be created.

Outputs to be achieved

The output of this work is a comprehensive Planning and Development Brief for the site which would guide development. This will be followed by a planning application and redevelopment of the site.

3. Description of Work

The proposed Planning and Development Brief will cover land at Brewers Hill Road, Dunstable. *The brief may be adopted as a Supplementary Planning Document (SPD) to the Local Development Framework (LDF) once complete.*

External specialist consultants will be commissioned to carry out this work, though the project will be managed by a steering group of CENTRAL BEDFORDSHIRE COUNCIL Officers and representatives from National Grid. This will consist of a baseline assessment, consultations with landowners, consultations with key CENTRAL BEDFORDSHIRE COUNCIL Officers such as Highways, and a viability assessment.

One or more development options will be produced for consultation before the determination of a preferred option which will form the basis of the document to be adopted. This preferred option will have a firm planning status and will have been determined in association with landowners and developers meaning that a planning application is likely to be submitted following the adoption, leading to redevelopment of the site.

Summary of project plan

Key tasks:

- Agreement between landowners of approach, remit, consultation and funding arrangements
- Tender brief issued to consultants
- Consultants procured
- Baseline Assessment of site
- Consultation with landowners and other stakeholders
- Options Development including testing
- Consultation on Option(s) for the site
- Determination of preferred option

- Consultation on preferred option
- Final Planning and Development Brief
- Adoption of SPD

4. Financial Issues

The cost of the work is estimated to be £50,000, though it is intended that any work undertaken will be funded jointly by CENTRAL BEDFORDSHIRE COUNCIL and National Grid.

5. Roles and Responsibilities

The project will be led by the Project Manager. The full project team is:

Name	Location	Responsibility
Matt Pyecroft	Bedford	Project Manager
Peter Burt	Dunstable	Property Issues
James Clements	Dunstable	Planning Officer
National Grid Representatives		Landowner

6. Timescale

The key dates for the project are:

Milestone Dates:

- External consultants commissioned by end January 2010
- Work undertaken throughout 2010
- Options – June / July 2010
- Preferred Option – Autumn 2010
- Adoption as SPD – January 2011

Target Dates:

- Adoption as SPD – January 2011 (dependent upon LDF timetable)

9. Conditions / Constraints / Risks

The key factors that will impact the success of the project are:

- Willingness of landowners to co-operate and be part of future development
- Ability to overcome constraints on site
- Ensuring that any proposed development is financially viable.