

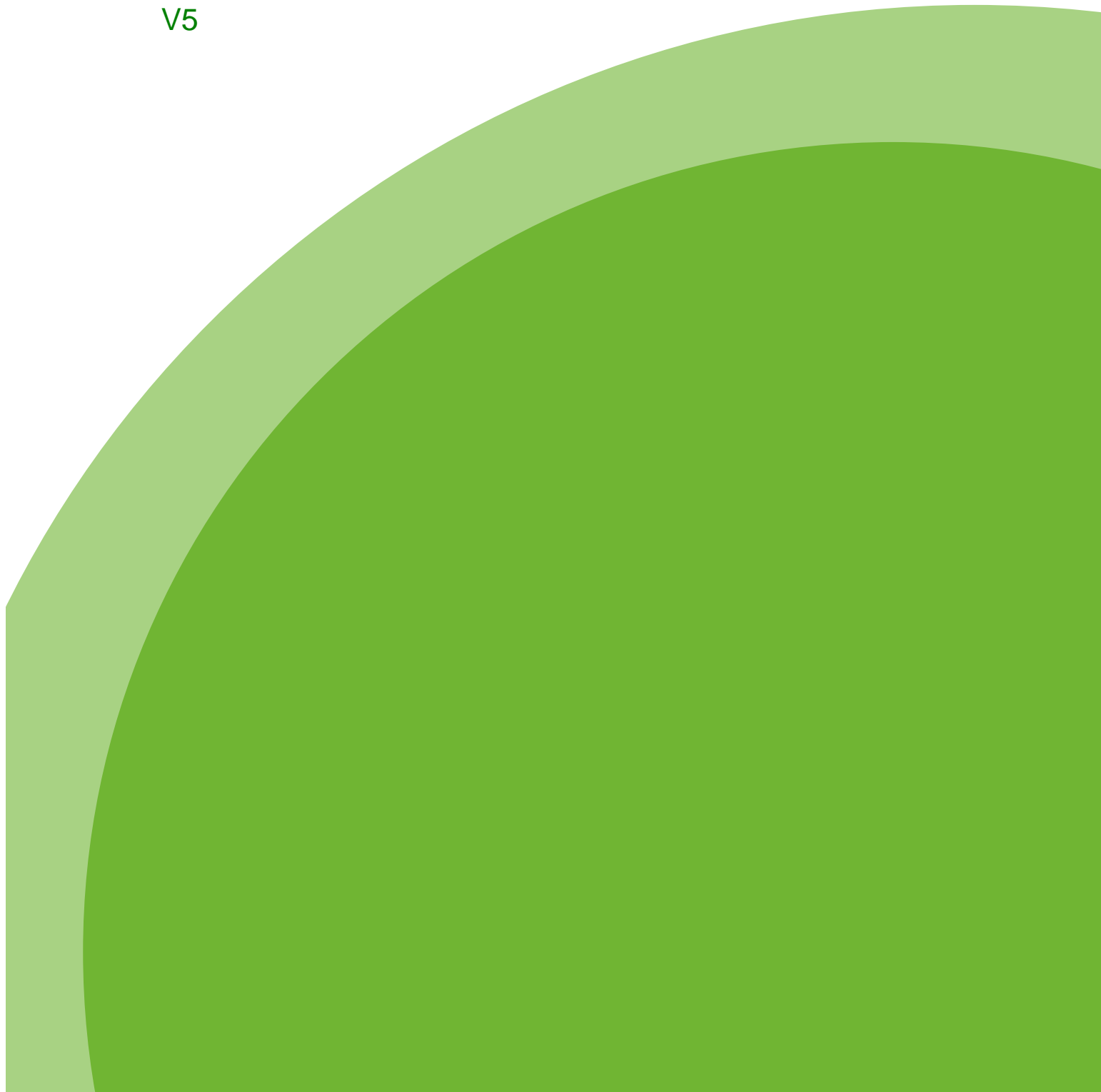


Appendix B  
Draft Local Investment Plan

# Local Investment Plan

## 2010 - 2013

V5



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## Executive Summary

The focus of Central Bedfordshire's Local Investment Plan submission to the Homes and Communities Agency is on delivering sustainable growth with greater economic prosperity.

Central Bedfordshire's Sustainable Communities Strategy sets out clearly how we want the area to be a vibrant, forward thinking, innovative and desirable place to live, work, visit and invest in. Our vision is to be

"Globally connected, delivering sustainable growth to ensure a green, prosperous and ambitious place for the benefit of all."

We need to ensure that Central Bedfordshire fulfils its economic potential, with more local jobs for local people. With the considerable population growth anticipated over the next 20 years we need to make sure we have the houses and facilities needed to support this growth, so that Central Bedfordshire remains a desirable place.

To help us to achieve this we are seeking the active and direct support of the Homes and Communities Agency. The Local Investment Plan has been put together with our partners in the Local Strategic Partnership, Central Bedfordshire Together. It has been endorsed by the Council's Executive (on 2 November 2010).

The Plan includes two main Investment Packages totaling £31.2m. Package 1 is focused on Housing Growth and covers affordable homes, tackling empty homes and masterplanning for major new housing sites, with a total bid value of £17.4 m.

Package 2 is focused on infrastructure needed to support the housing growth, and includes town centre regeneration, employment sites, leisure, and green infrastructure, with a total bid value of £13.8m.

The Plan sets out our evidence base which underpins the bids. There is an analysis of the local economy based on the Draft Local Economic Assessment, including our priorities for the economy. There is a specific bid linked to forward funding for key infrastructure needed to support the expansion of Stratton Business Park, a key strategic employment site in the A1 corridor linked to major housing growth in Biggleswade.

The Plan goes on to consider sustainability and how we are responding to the challenges of climate change as set out in our Climate Change Strategy, with a summary of our priorities. There is also a short overview of transport issues and we are tackling these through the Local Transport Plan process, again with a summary of our priorities.

The Plan outlines Central Bedfordshire's ambitious housing growth plans as set out our two Local Development Frameworks and the Draft Housing Strategy. There is an assessment of housing land supply, existing consented developments, and how we are proposing to prepare masterplans for major

new sites which will deliver housing, jobs and other essential infrastructure, and for which we are bidding for funding.

Affordable housing remains a key priority for the Council. We have set out the issues and opportunities, and as result we are bidding for significant funds to support our affordable housing programme, on major sites, opportunistic sites and in rural villages. We have also identified the need to make effective use of our existing housing stock and we are bidding for funding to help to implement our Empty Homes Strategy. Meeting the needs of our ageing population has been highlighted as a top priority for the Council. Increasing the number of Lifetime Homes and mobility standard housing will be essential, and we are actively exploring ways to provide new build extra care accommodation, working with our RSL partners. Consideration is also given in the Plan to the special needs of vulnerable and young adults.

The Council's ambitious housing growth plans need the essential supporting infrastructure to be sustainable. This includes roads and other transport provision, utilities, social and community infrastructure, jobs, and services and including shops. Whilst some elements may be provided and supported by new developments, the private and third sectors, there will be a need for considerable public sector investment. One key project for Central Bedfordshire is the A5-M1 Link/M1 Jct 11a/Woodside Connection, which is referred to in the Plan though is not the subject of a specific bid to the HCA at this stage. Linked to this is a Smarter Transport Choices project for Dunstable and Houghton Regis.

The improvement and regeneration of our main town centres has been identified as a key priority for Central Bedfordshire and bids are included for funding to support schemes in Dunstable and Flitwick Town Centres, with other projects to follow in Biggleswade, Leighton Buzzard and Houghton Regis town centres. These will also support and enable planned primary care improvements in the main towns.

The need for specific leisure improvements linked to the housing growth has been identified with bids in Biggleswade, Stotfold and Leighton Buzzard. Finally the need for green infrastructure improvements has been identified with a package of modest but important improvements in the Plan.

The Plan considers possible models for delivery, and sets out the governance process that has underpinned its preparation.

The two Investment Packages are set out at the end of the Plan, with more detailed information about each project in proformas in Appendix A.

## Summary of Bids

The table below summarises the specific bids which the Council is making at this stage. In addition there are a number of other projects which the Council hopes to bring forward for funding outside the timescales of this LIP.

Project	Direct Housing Units Deliverable			Indirect Housing & Wider Benefits added	Total Value of Bid (Priority)
	2010/11	2011/12	2013 +		
<b>Housing Growth – Investment Package 1</b>					
<b>1.) Affordable Housing and opportunistic sites (NAHP)</b>			406 affordable homes by 2013.	*Significant contribution to Sustainable Communities through mixed tenure schemes. *S106 obligations which will deliver supporting community infrastructure including provision for education , highways, open space etc	<b>£11m (High)</b>
<b>2.) Rural Affordable Housing Programme</b>			120 affordable homes in rural villages by 2013	*The promotion of mixed communities. *Providing more affordable housing options to residents in rural areas.	<b>£3.6m (High)</b>
<b>3.) Tackling Empty Homes</b>			40-50 empty properties brought back to use by 2013	*Meeting a housing need *Aesthetic improvement of the immediate area. *Improved community cohesion *Reduction of crime	<b>£595,000 (High)</b>
<b>4.) Arlesey Masterplanning</b>			Over 1000 homes (and 10 ha of employment land)	*Comprehensive mixed use development *New Town Centre *Relief road to ease traffic pressures in Arlesey. *Job opportunities *Sustainable transport	<b>£600,000 (High)</b>
<b>5.) Masterplan for North of Houghton Regis</b>			Over 7000 homes (and 40 ha of employment land)	*Comprehensive mixed use development *Large urban extension *Improved facilities & services *Vast improvements to the road links. *Numerous job opportunities	<b>£750,000 (High)</b>
<b>6.) Masterplan for North of Luton</b>			3,600 new homes (and 20 ha of employment land)	*Comprehensive mixed use development *Potential for strategic employment *Accessible/sustainable travel through the Luton-Dunstable busway	<b>£750,000 (High)</b>
<b>7.) Design Code for East Leighton Buzzard</b>			Sustainable, well designed 2,500 new homes.	*Comprehensive mixed use development * Job opportunities	<b>£100,000 (Medium)</b>
<b>SUB TOTAL</b>					<b>£17.395m</b>

## Infrastructure to Support Housing Growth – Investment Package 2

### Town Centre Regeneration

8.) Dunstable Town Centre Redevelopment Land Assembly			Up to 180 homes in the town centre(including 30 extra care units) and 231 homes on immediately adjacent to the town centre ( <i>College, Dukeminster</i> )	* Town centre regeneration and redevelopment supports major planned growth in Dunstable, and Houghton Regis *Town Centre Re-development *New Health Centre *Improved road networks. *Improved Retail, *Job creation.	<b>£3.3m (High)</b>
9.) Flitwick Town Centre Land Assembly			Up to 150 new homes in the town centre and planned growth of 450 homes on land north of Flitwick	*Over 200 new jobs & over 100 existing jobs safeguarded *Town centre development with new retail units& improved Tesco Superstore and associated town centre parking, community uses (new library), and train station improvements *Creation of a town square focal point giving Flitwick a stronger identity with highway and public realm improvements	<b>£2.5m (High)</b>

### Employment

10.) Stratton Business Park Off Site Junction Improvement & Drainage works Forward Funding				*Contribution to major traffic junction improvement enabling major housing at the Land East of Biggleswade (2,100 homes) *Delivery of up to 1000 new jobs in 1-5 years (Stratton Phase 4) *Potential job growth of additional 1000 in 5-10 years (Stratton Phase 5).	<b>£2.83m (High)</b>
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### Leisure

11.) Stotfold Leisure Centre				Supporting community infrastructure for growth in Stotfold and Arlesey (1,662 homes)	<b>£2.3m (High)</b>
12.) Saxon Pool& leisure centre, Biggleswade				Supporting community infrastructure to 2,100 new homes at the Land East of Biggleswade development	<b>£650,000 (High)</b>
13.) Astral park, Leighton Buzzard				Community facilities supporting new homes at Land South of Leighton Buzzard	<b>£350,000 (High)</b>

### Green Infrastructure

14.) Developing the Bedford and				*Green and blue spaces for new housing development.	<b>500,000 (Medium)</b>
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<b>Milton Keynes Waterway Line and Level Survey</b>				*Water management across the Marston Vale, which is required to support future housing growth.	
<b>15.) Arlesey Access - River Hiz Walk</b>				Up to 1km of new countryside access route, including x2 bridges and associated signage and structures.	<b>125,000 (Low)</b>
<b>16.) Developing the Biggleswade Green Wheel</b>				*Well managed accessible greenspace for informal recreation. *Increased and improved opportunities for accessing, enjoying and learning about local landscape and wildlife.	<b>190,000 (Low)</b>
<b>17.) Rushmere Park Visitor and Access Enhancements</b>				The proposed Green space at the Stockgrove / Rushmere Park site will directly serve the proposed housing growth in the East of Leighton Linlade.	<b>430,000 (Medium)</b>
<b>18.) Houghton Quarry Access and Safety Improvements</b>				Provision of green space for residents of new developments north of Houghton Regis. greenspace near to new and existing residents, promoting healthy living, and the wellbeing benefits associated with experiencing and understanding the natural environment.	<b>200,000 (Medium)</b>
<b>19.) Millennium Country Park Wetlands Nature Reserve Access for All</b>				The Millennium Country Park is adjacent to new housing development at Marston Moretaine and Stewartby.  The Park also serves the expanding local communities of Wootton and Cranfield as well as the wider Marston Vale, Bedfordshire, and Milton Keynes	<b>414,500 (Medium)</b>

				catchments.	
<b>SUB TOTAL</b>					<b>£13.7885 m</b>
<b>GRAND TOTAL</b>					
					<b>£31.184 5 m</b>

<b>Projects to Flag-up for Future Investment</b>
<b>Biggleswade Town Centre (land assembly &amp; Century House)</b>
<b>Leighton Buzzard Town Centre Opportunity Sites (land assembly)</b>
<b>Dunstable Managed Workspace/Incubation space</b>
<b>Brewers Hill Road Regeneration, Dunstable</b>
<b>Smarter Transport Choices Dunstable and Houghton Regis</b>



# 1. Introduction

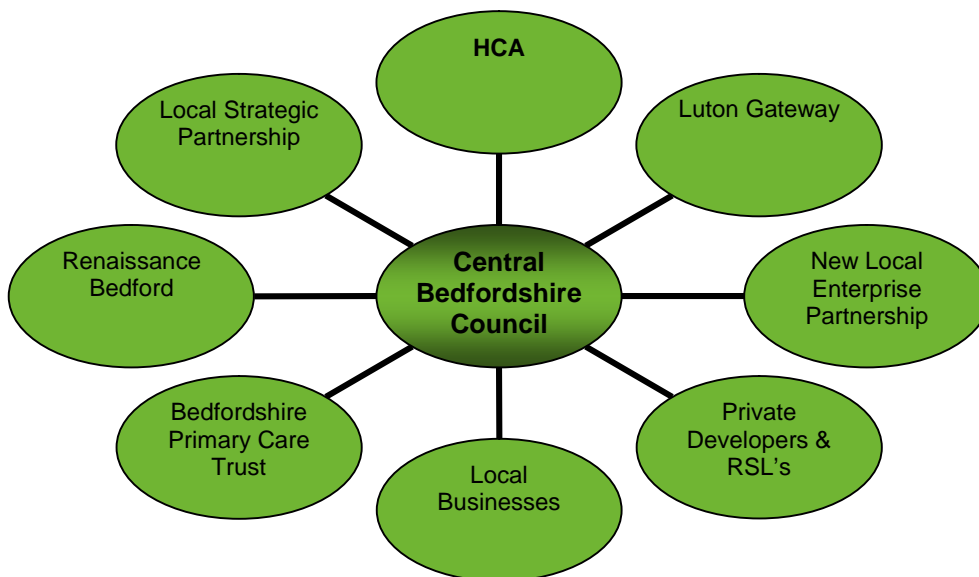
**1.1** Central Bedfordshire Council has vigorously pursued the opportunities presented through the Growth Agenda. This Local Investment Plan (LIP) brings together our immediate priorities for investment to support the planned housing growth.

**1.2** The LIP establishes the economic, social and environmental context in Central Bedfordshire, on which a series of investment opportunities are based. These opportunities are identified and prioritised according based on the four priorities in the Draft Housing Strategy plus an assessment of deliverability and leverage.

**1.3** The support from the HCA will enable the Council and its delivery partners to meet our local housing targets as set out in our LDF Core Strategies, and realise the local ambition of harnessing the Growth Agenda for the benefit of all local people.

**1.4** The LIP presents a unique opportunity to engage key partners in a holistic approach to sustainable development, tying together the multitude of local needs with the various delivery projects.

## **1.5 Defining Central Bedfordshire Council's Key Partners**



**1.6** The process of preparing the LIP was overseen by a core steering group of internal officers & managers from the varying CBC services. Periodic reports to Corporate Management Team also ensure strategic direction. The LIP has been considered by Central Bedfordshire Together, the Local Strategic Partnership (LSP) and the Council's Executive.

**1.7** Detailed Project Management has been carefully planned from the outset, with a clear project plan produced and responsibilities clearly defined. The intention is that the document will be reviewed with partners annually.

## **2. Vision for Central Bedfordshire**

**2.1** The Vision for Central Bedfordshire is set out in the **Sustainable Community Strategy 2010-2031**.

**“Globally connected, delivering sustainable growth to ensure a green prosperous and ambitious place for the benefit of all”**

**2.2** Two themes underpin the Sustainable Community Strategy and its vision:

- **Creating the conditions for economic success and community prosperity**
- **Raising standards and tackling inequalities**

**2.3** The Vision and themes will be delivered according to 8 priorities.

- **Maximising employment opportunities and delivering housing growth.**
- **Ensuring that our local people have the skills to prosper.**
- **Keeping our communities safe.**
- **Nurturing a sense of pride and belonging.**
- **Getting around and caring for a green and clean environment.**
- **Promoting health and reducing health inequalities.**
- **Educating, protecting and providing opportunities for children and young people.**
- **Supporting and caring for an ageing population and those who are most vulnerable.**

**2.4** The Council is clearly committed to embracing the growth agenda and meeting these priorities. The Council’s Sustainable Community Strategy is based on the link between well planned and designed housing, infrastructure and economic success, each in turn improving the quality of life for local people.

## 3. Central Bedfordshire in Context

### 3.1 Economy

#### Vision for the CBC Economy

Central Bedfordshire has a vision to become an 'Economic Powerhouse'. This vision is at an early stage of development and discussions are still taking place on how best to move it forward with Directorate and Corporate engagement. As an ideal, a set of characteristics that embody an Economic Powerhouse have been identified.

Characteristics of an Economic Powerhouse		
A job for everyone	Businesses responsive to market trends and resilient to market failure	Partnership between the public, private and voluntary sectors
Plentiful supply of high quality business sites and premises, flexible to the needs of businesses	Effective business support delivered by a joined up range of public and private sector providers	High quality infrastructure that supports economic growth
Skilled workforce - at all levels	A growing number of knowledge based jobs	High quality built and natural environment
A range of finance sources available to help business start and grow	High levels of innovation from individuals and businesses and high levels of business growth	Young people leaving school with aspiration to fulfill their potential
More young people leaving school with qualifications and work experience	Evidence of more people employed in high value growing industries	Promotion of local business success stories and business ambassadors
Year on year reduction in worklessness	Demand led training customised to employer need	Closing of income differentials and area deprivation scores

All of the above will support a prosperous & growing economy within Central Bedfordshire. The Council's **Draft Local Economic Assessment** provides the evidence base about the Central Bedfordshire economy.

#### Current Economic Status

In 2009 there were 11,910 active enterprises in Central Bedfordshire. This level has increased by some 1,255 (11.8%) since 2002 (source Inter Departmental Business Returns 2009). This growth in business is above regional (10.2%) and national (9.5%) levels.

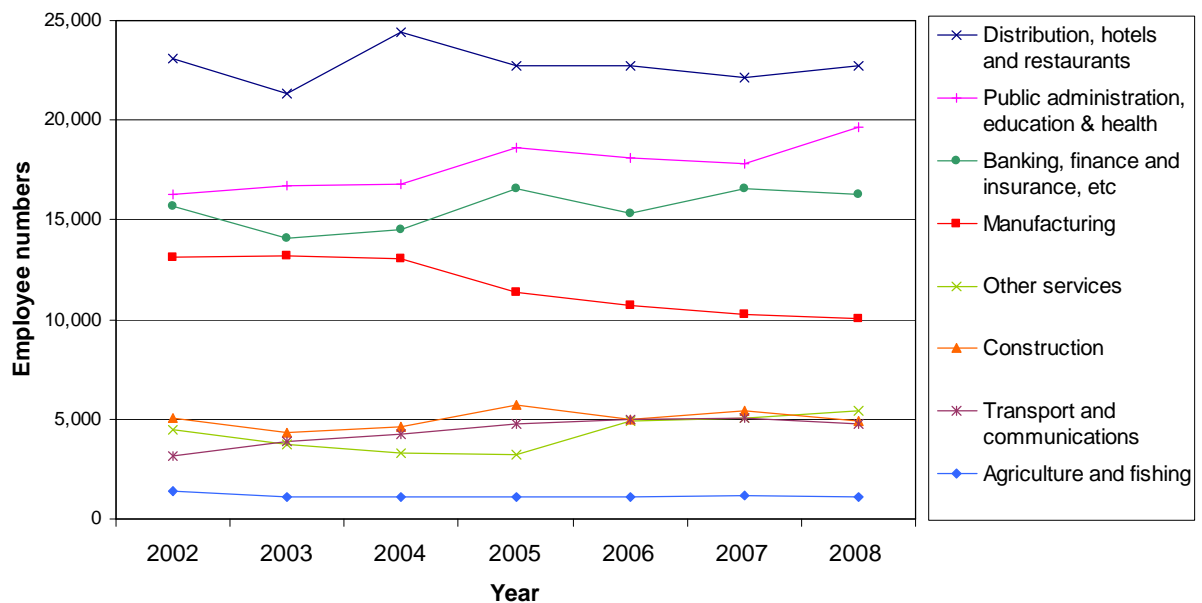
However, there are ongoing disparities between North and South Central Bedfordshire in terms of employment growth. ABI data indicates that between 2003 and 2008 jobs grew by 4,200 in North Central Bedfordshire and by only 1,200 in South Central Bedfordshire; this represents an improvement in historic performance in the South.

This is mirrored again by growth in businesses; Between 2002 and 2009, the North grew by 855 businesses compared to 400 in the South.

In terms of the breakdown of Central Bedfordshire’s jobs by broad industry:

- The largest industry in terms of employment is distribution, hotels and restaurants with 27 per cent of the total.
- 23 per cent are in public administration, education and health.
- 19 per cent of jobs are in banking, finance, insurance and related services.

### Number of employees by industry in Central Bedfordshire, 2002-2008



Source: Office for National Statistics, Annual Business Inquiry (Employee Analysis), 2002-08, via Nomis

### Future Employment Growth

The **North Central Bedfordshire LDF Core Strategy** highlights the need for some 17,000 jobs to 2026 in Northern Central Beds while the **Joint Luton and South Bedfordshire preferred options Core Strategy** highlights the need to create 35,000 new jobs to 2031, of which approximately two thirds falls within Central Bedfordshire.

The East of England Forecasting Model highlights the following key growth sectors in Central Bedfordshire:

- Business services (circa 5,000 new Jobs)
- Education (3,500 new jobs)
- Construction (2,900 new jobs)
- Hotels & restaurants ( 2,300 new jobs)
- Health (2,900 new jobs)

Central Bedfordshire has a particular strength in Low carbon Vehicles, and is also home to Millbrook, one of Europe's leading locations for vehicle testing and certification, and Nissan Research and Development Centre Europe. These existing commercial strengths, aligned with the areas research and high skills base, including Cranfield University and the University of Bedfordshire, provides Central Bedfordshire with a real opportunity. In Central Bedfordshire, there are 0.67 jobs for every working age resident; this highlights the importance of generating even more local employment opportunities.

With significant commuting, retail and leisure flows to surround population centres, particularly, Luton, Bedford and Milton Keynes, Central Bedfordshire must grasp it's opportunities for employment density within its geographical boundaries.

### **Productivity**

When considering the productivity of the Central Bedfordshire economy in terms of gross value added (GVA) per head, the economy of the former Bedfordshire County area is growing at a slower rate than regional and UK averages. Between 1995 and 2007 GVA increased by 59.6% in Bedfordshire, compared with 81.0% in the East of England and 81.9% in England. While this can be explained to some extent by rapid population growth, relative to other areas, a key goal will be to increase the productivity of the Central Bedfordshire economy, particularly thorough supporting business growth attracting a range of employment opportunities including high value activity, knowledge based opportunities based on a high skills base and innovation.

### **Educational Attainment**

The vision for children and young people in Central Bedfordshire is that every child enjoys their childhood and has the best possible start in life, that they do well at school, make friends and build strong relationships with their family. By the age of 19 every young person should have the knowledge, skills and qualifications to give them the best chance of success.

The provision of early years education is assessed through formal inspections with 74.6% of settings assessed as good or better compared with 68.6% for statistical neighbours. Achievement at key stage 1 is generally above national

and statistical neighbours but progress between key stages 1 and 2 in maths are below national and statistical neighbour average.<sup>1</sup>

Central Bedfordshire performs well against regional and national qualification levels at Level 4 (degree equivalent) and Level 2 (5 GCSE's grade A-C equivalent). For Level 2 Central Bedfordshire performs better overall and is improving at a greater rate than regional and national levels. Continuing to support skills development in the area remains a priority for the council at all levels.

For example the council has recently developed a learning transformation vision which seeks to raise the standards and improve outcomes for young people. This aligned with the scale of population growth forecast for the area will require significant investment in the areas education infrastructure.

### **Skills**

Central Bedfordshire has a major strength in supporting skills development in the number of existing high quality education institutions in the area including Cranfield University, the University of Bedfordshire and Central Bedfordshire College. These offer a range of services including internationally recognised degree and above qualifications, technical and vocational learning and business focused research and development. Barnfield College and Bedford College neighbour Central Bedfordshire and offer a wide range of opportunities. Many of these facilities have exciting development proposals, providing both academic and importantly vocational learning opportunities. Continuing to develop and support these considerable assets, and investigating new opportunities for industry collaboration will be a key priority for the area in terms ensuring that people have the skills to prosper

### **Regeneration**

While Central Bedfordshire has a strong performing economy, there are also pockets of deprivation. Central Bedfordshire already has a policy of targeting Priority Wards, considered to be the most affected by the problems of multiple deprivation. Existing priority neighbourhoods are located in the Parkside and Tithe Farm areas of Houghton Regis, and the Downside area of Dunstable Using the 2007 Index of Multiple Deprivation (IMD), Parkside, Tithe Farm and Downside contain the five most deprived Lower Super Output Areas (LSOAs) in Central Bedfordshire; these are all within the 20-30% most deprived LSOAs in England, and the most deprived 15% in the East of England. The two LSOAs in Tithe Farm and one in Parkside are in the 10% most deprived LSOAs in England for education. The two other LSOAs are in the 20% most deprived in England for education. Under the crime domain the two most deprived LSOAs in Central Bedfordshire are in Parkside. These are both within the 5% most deprived in England for this domain. Continuing to undertake regeneration in these areas, and other pockets of deprivation in Central Bedfordshire will continue to be a priority for investment.

### **Location of Trade**

Central Bedfordshire residents spend £528m in centres outside the area. In contrast, just £66m comes into Central Bedfordshire from other council areas.

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<sup>1</sup> Central Bedfordshire Council's Joint Strategic Needs Assessment 2010

The balance of retail trade is -£462m, with eight times as much money leaving Central Bedfordshire than coming into it. When considering flows for leisure (eating and drinking activity), £137m is spent on eating and drinking out by Central Bedfordshire residents in centres within Central Bedfordshire. However they spend another £140m in centres outside the region. This equates to a regional leakage of 50%. £80m comes into Central Bedfordshire from other council areas. The balance of trade is -£60m.

## **Town Centre Regeneration**

Improving town centre environments will be essential in attracting new investment into the area and providing services and opportunities to existing residents and visitors. The Council is developing a range of town centre development proposals including masterplanning and site specific development plans in Dunstable, Houghton Regis, Leighton Buzzard, Flitwick and Biggleswade

## **Employment Sites**

There are a number of existing employment sites which are not currently delivering to their full potential in order to generate job opportunities. The council has reviewed 22 such sites and has identified a range of barriers that will need to be overcome to bring forward these sites. These include:

- Sites where infrastructure costs, particular when considering wider strategic infrastructure needs, may act as a barrier
- Sites in multiple ownership, where action is need to assemble larger economically viable sites
- Sites where developers are unwilling/unable to develop due to current economic conditions

A range of activities will be required to address these including:

- Forward funding of infrastructure
- Direct development of sites
- Planning and development briefs, to provide clear guidance on development intentions and opportunities
- Marketing and promotional activities for both sites and the wider area
- Strategic land Acquisition
- Targeted support for schemes, including redevelopment costs and remediation activities



## Our Priorities for the Economy

### People

Raising the Employment Rate and employment opportunities in Central Bedfordshire above current levels, with a particular focus on disadvantaged groups and wards

Nurturing an innovative and entrepreneurial culture throughout Central Bedfordshire.

Supporting social enterprise and the voluntary sector to maximise engagement of residents with the labour market

Increasing our stock of skilled people and build upon existing education assets, in particular through increasing job related training, fostering business and education linkages and encouraging new apprenticeship opportunities.

Ensuring economic participation by all, particularly those who need extra help

### Business

Supporting our rural communities to diversify and thrive

Supporting business resilience, growth and enterprise, with a particular focus on supporting high growth businesses, building on the area's existing sector specialisms

Matching our skills needs to our growth agenda

Reducing red tape and delivering an enabling supportive approach to business engagement and support through the Council's and its partners services

### Place

Fulfilling Central Bedfordshire's economic potential and building on the area's world leading assets

Bringing forward high quality employment land and premises and enhancing Central Bedfordshire's high quality environment to support local job growth. In particular supporting the development of enterprise development space, from incubation units to private sector managed workspace

Continuing to invest in and enhance Central Bedfordshire's town centres to attract new investment, business and visitors to the area, in particular to increase retail and leisure spend in the area.

Enhancing Central Bedfordshire's accessibility through transport infrastructure and services improvements to enabling Twenty First Century Information Communications Technology (ICT) infrastructure

## 3.2 Sustainability

Central Bedfordshire is committed to maintaining and enhancing the quality of both the built and natural environment and ensuring that economic, social and environmental sustainability is embedded into all of our work programmes. This commitment firmly supports delivery of the vision set out in the **Central Bedfordshire Sustainable Communities Strategy**.

### Climate Change

The Council's climate change challenge falls into three key areas which are outlined in the **Central Bedfordshire Climate Change Strategy 2010-2015**:

- Cutting the Council's carbon footprint; (Aim for a 35% reduction in its' own carbon footprint by 2015 and works towards an overall 60% reduction by 2020 (from the 2008/09 baseline).
- Cutting Central Bedfordshire's carbon emissions; (Continue to work towards the current LAA area emissions target of a 10.7% by 2011 and future targets.) and,
- Preparing for the impacts of a changing climate (climate change adaptation) (Work towards achieving level 4 (top level) of NI188 in relation to preparing for the impacts of a changing climate by 2012/13.)

Reducing the carbon footprint of Central Bedfordshire as a whole represents a particularly significant challenge to the Council. In some instances the Council can only seek to influence and raise awareness, for instance through work to help householders and communities to become more energy efficient.

In other areas, the Council has more scope for control, for instance through how the duties as part of the planning process are applied or the work to make the Council's own housing stock more energy efficient.

### CO<sub>2</sub> emissions as a result of Housing Growth

Over the next 20 years Central Bedfordshire faces the additional challenge of significant housing growth in the area. It is inevitable that growth of this magnitude will result in an increase in CO<sub>2</sub> emissions in Central Bedfordshire. However, it also provides the Council with an opportunity to secure more energy efficiency homes, and a larger number of jobs focused around green technologies and innovation, which will allow the area to thrive in a future low carbon economy.

This large amount of growth expected within Central Bedfordshire means that it is now even more important that we provide the best possible housing in terms of carbon reduction and environmental sustainability.

### Housing Quality

The standard and quality of housing will largely be determined by the vision laid out in the Governments road to zero carbon agenda, which will aim to have all new residential developments zero carbon or Code for Sustainable Homes level 6 by 2016.

These rigorous and ambitious targets will provide numerous opportunities within Central Bedfordshire to not only reduce the carbon emissions of new developments but also help in reducing emissions from the large amount of existing developments through the incorporation of offsetting funds, Combined Heat and Power and District Heating.

### Performance in CO<sub>2</sub> reduction

The latest CO<sub>2</sub> emissions data from the Department of Energy & Climate Change (DECC) for Central Bedfordshire shows that in 2007 Central Bedfordshire area was responsible for 1,582 kilo tonnes (kt) of CO<sub>2</sub>.

The earliest data for CO<sub>2</sub> emissions relating to Central Bedfordshire dates back to 2005 (see figure 1 below). This is the baseline year with respect to NI186 and the point from which the progress of the LAA target CO<sub>2</sub> reduction target is measured.

The table below gives the area's emissions for 2005, 2006 and 2007. This shows a year on year reduction in line with the general national trend, with per capita emissions seeing a 3.17% reduction in 2007 from the 2005 baseline. It is widely accepted that the economic downturn will reduce emissions further. Initial figures indicate that 2008 saw a 2% reduction in CO<sub>2</sub> emissions nationally – one of the challenges the Council will face will be to facilitate a downwards trend in emissions as the economy comes out of recession.

Figure 1: Central Bedfordshire's CO<sub>2</sub> emissions for the period 2005 to 2007 as measured under NI186: Per Capita CO<sub>2</sub> reduction from the LA area

Year	Industry & Commercial (kt of CO <sub>2</sub> )	Domestic (kt of CO <sub>2</sub> )	Road Transport (kt of CO <sub>2</sub> )	Total (kt of CO <sub>2</sub> )	Population ('000s, mid-year estimate)	Per Capita Emissions (tonnes )	Change in emissions from 2005 baseline
2005	488	602	460	1,549	246.1	6.3	-
2006	482	613	453	1,548	249.2	6.2	↓ -1.58%
2007	476	598	458	1,532	252.1	6.1	↓ -3.17%

## Our Priorities for Sustainability

- 1.) Advance towards Zero Carbon by 2016 in line with the Code for Sustainable Homes
- 2.) Promote the inclusion of Combined Heat and Power and District Heating as a means of helping to make existing stock more energy efficient as well as new build.
- 3.) Promote a low carbon economy which will increase opportunities for skills, jobs and businesses.
- 4.) Promote an offsetting fund that could help new developments reach Zero Carbon by attributing carbon savings to existing fuel poor and inefficient dwellings

### 3.3 Transport

Central Bedfordshire is in the process of developing its first Local Transport Plan (LTP) covering the Central Bedfordshire area which will support the Council's key objectives. These are for the promotion of the area as an economic powerhouse and:

- Supporting and caring for an ageing population
- Educating, protecting and providing opportunities for children and young people
- Managing growth effectively
- Creating safer communities
- Promoting healthier lifestyles

The aim of the new LTP, as endorsed by the Council's executive, is to deliver a local agenda aimed at the needs of local people, focusing on growth areas, to ensure that the growth that takes place there is sustainable in transport terms.

The LTP has a key role to play in promoting and supporting economic prosperity and ensuring sustainable population and housing growth. To achieve this, significant improvements will need to be made to the existing transport network. A great deal of work has already been done looking at larger scale schemes to support this, but the LTP will also need to look at more detailed initiatives, such as the further development of measures to support walking and cycling, which will enable this growth to be sustainable in transport terms.

The LTP will also take into account the needs of large strategic neighboring towns (such as Luton, Bedford, Milton Keynes & Stevenage) through developing common strategies.

The new LTP has a key role to play in supporting economic growth, as follows:-

- Central Bedfordshire already has good connections, through road, rail and Luton airport to the wider area. This is especially true in terms of north-south connections. A good LTP will look at ways of using these assets in the most effective way, ensuring that people are able to access these networks. At the same time the LTP will also attempt to address the worst of the issues with regards to east-west movements, for example, through promoting the A5-M1 link.
- An effective transport system in the area will reduce congestion and promote accessibility to services. This will have the effect of making the area more attractive to businesses and of promoting the local environment. Improved access to jobs for the local community will also increase the labour pool for businesses, making them more competitive, while at the same time helping to address issues of social exclusion.

- A transport system which promotes sustainable transport will bring also benefits in terms of the health of the local population and in terms of social cohesion. This in turn will make the workforce more productive and the area more attractive to businesses.

## **Our Priorities for Transport**

- 1.) Preparing for Growth**
- 1.) Developing the Economy**
- 2.) Asset Management**
- 3.) Managing Congestion**
- 4.) Accessibility**
- 5.) Safer Travel**
- 6.) Air Quality & the Environment**

*Central Bedfordshire Council Local Transport Plan 2 2008*

## 4. Housing Growth

**4.1** Central Bedfordshire is an attractive, well-connected location which attracts many people into the area. 255,000 people live in Central Beds within a mix of rural areas and urban centers & market towns. The population is forecast to grow by 12% from 252,100 in 2007 to 282,400 in 2021<sup>2</sup>.

This represents significant growth within 14 years and demonstrates the rapid rate of growth that the authority is experiencing.

Considering that there are only 105,400 households in Central Beds, the rate of population growth places a continual pressure on the local authority to meet housing demand.

It occupies a strategic location which provides excellent transport links to London and other key urban centres. This attracts commuters to live within the area therefore encouraging in-migration and further population growth.

Central Bedfordshire itself contains two defined growth areas;

**North Central Beds** - The northern growth area comprises the former Mid Beds' and Bedford Borough's markets. The North accounts for approximately a 1/3 of total growth. The majority of this growth will be located in a new settlement at Wixams (Split between Bedford Borough, Central Bedfordshire) and large extensions to existing market towns such as and Land East of Biggleswade, complemented by both medium & small scale development across the area. The Policy framework for the northern part of Central Bedfordshire is provided by the **Core Strategy and Development Management Policies DPD**, which was adopted in November 2009.

**South Central Beds** – The southern growth area comprises the administrative areas of both the former South Beds and Luton Borough Council's. This area will provide approximately 2/3 of the total growth with larger urban extensions focused on Land North of Houghton Regis (7,000 homes), Land North of Luton (4,000 homes) and land East of Leighton Buzzard (2,500 homes).

A Core Strategy is being produced jointly with Luton Borough Council for the Luton and southern Central Bedfordshire and is planned to be adopted by March 2012.

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<sup>2</sup> Central Bedfordshire Crib Sheet, 2009 [insight@centralbedfordshire.gov.uk](mailto:insight@centralbedfordshire.gov.uk)

## Local Delivery Strategy

Certainty about the delivery of housing, transport and infrastructure projects is key to the growth agenda. For North Central Beds, the Council is currently preparing a **Local Delivery Strategy (LDS)** which, in broad terms, will set out the following:

- An overview of the action required to deliver the LDF
- Who is responsible for delivery
- An indication of Phasing, costs and funding mechanisms

Local delivery is particularly challenging in the current economic climate and there is uncertainty about many key factors in these times. For this reason, the LDS will produce a schedule of local infrastructure requirements which will be categorized as either Critical, Essential, Desirable or Aspirational.

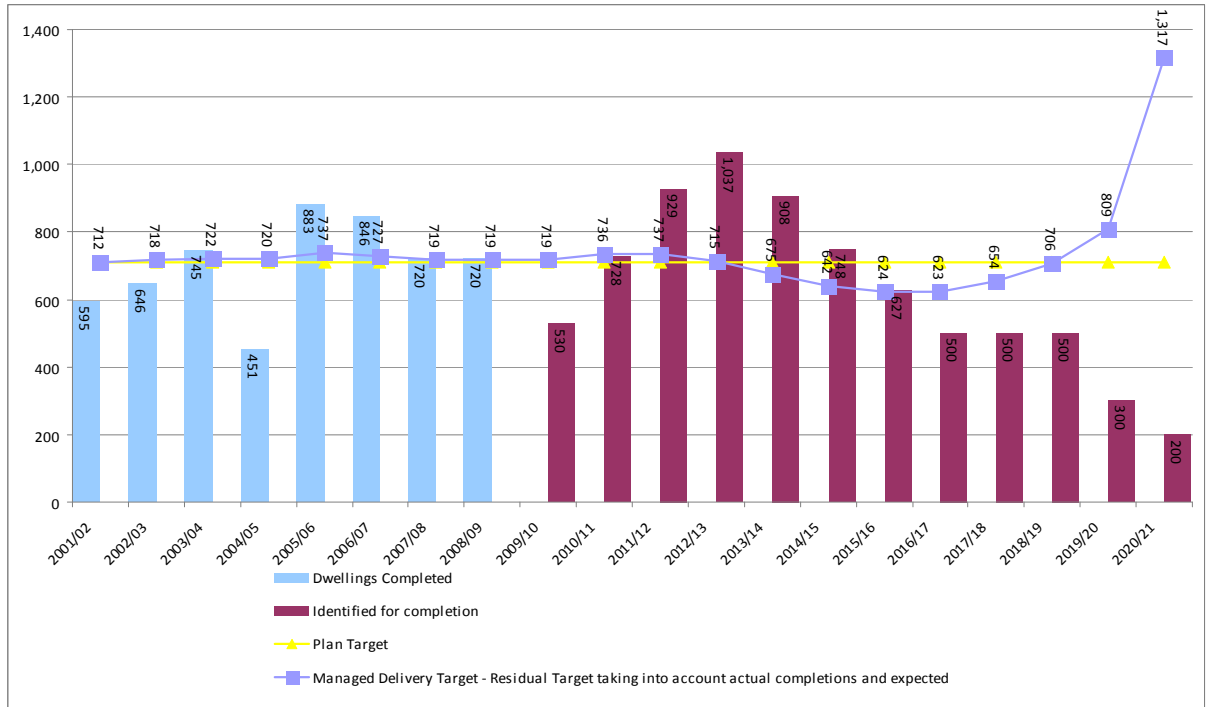
The availability of funding for individual projects is at the very crux of the LDS. A wide variety of funding sources and delivery mechanisms will be needed to equally achieve growth but yet do this in a sustainable way. The LDS focuses on identifying critical investments needed to facilitate sustainable growth.

With the Council's and other public sector body budgets under ever greater pressure, developer contributions will have to play an increasingly important role in funding key pieces of infrastructure. In addition to this, there are a number of other external funding sources to explore (including Growth Funding, Community Infrastructure Fund, Private Sector Funding and more pertinently, via the HCA and the Local Investment Plan.)

It is important to review and update the information in the LDS in terms of content and priority level. This on-going work will progress in tandem with the **Annual Monitoring Reports (AMR's)** to give an accurate reflection of delivery to date and also robust forecasts into the future.

For the South area the Local Delivery Strategy is incorporated as part of the Core Strategy itself. The information in the Local Delivery Strategy is derived largely from an **Infrastructure Delivery Plan and Funding Study** undertaken by EDAW/AECOM. This study sought to assess the scale of new infrastructure required, the availability of funding from various sources and the remaining funding gap.

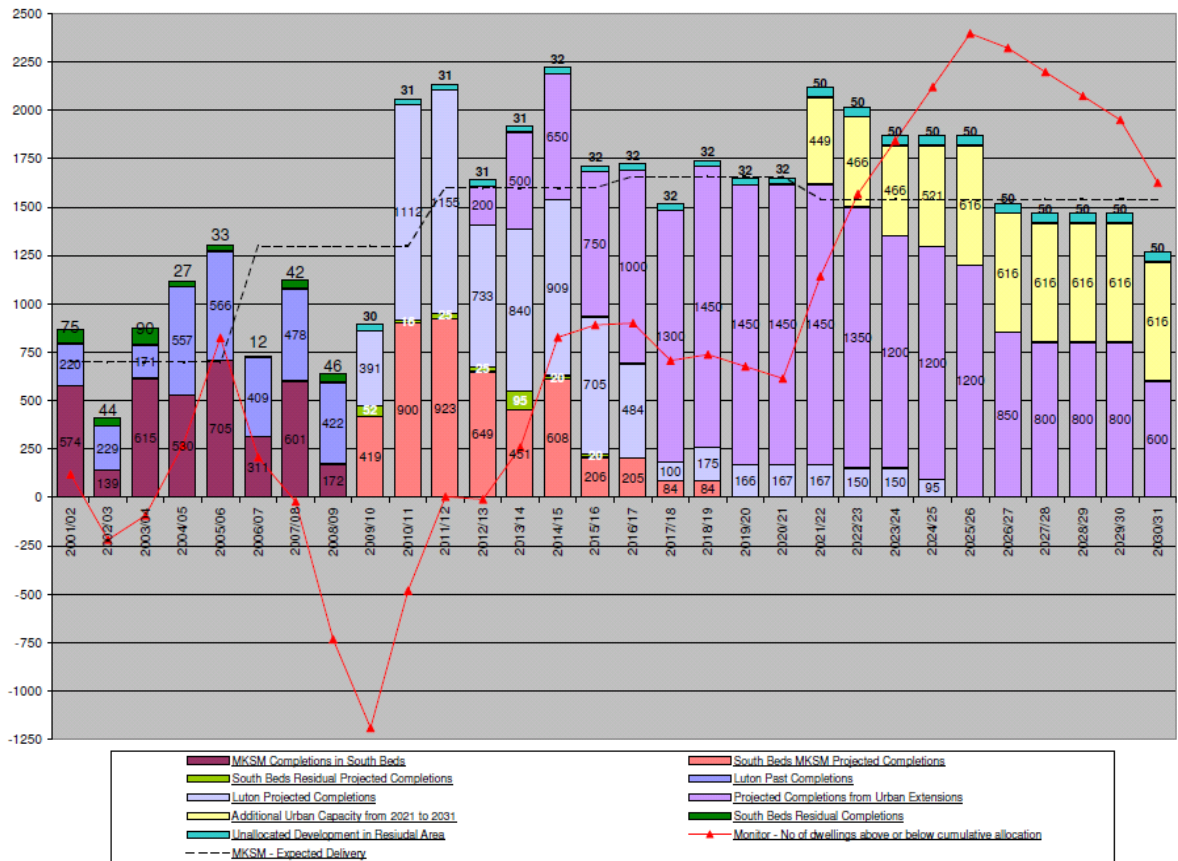
## Housing Trajectory (North)



North CBC LDF Annual Monitoring Report 2008/09

## Housing Trajectory (South)

Luton and South Bedfordshire Joint Housing Trajectory November 2009



South CBC LDF Annual Monitoring Report 2008/09



## Land Supply

### North

The **Site Allocations DPD** has identified sites and policies for housing, employment and mixed-use development to deliver the objectives of the Core Strategy DPD. To determine the most appropriate sites the Council has developed a set of assessment criteria. This criteria includes sustainability factors such as Building Communities, Housing Provision, The provision of Infrastructure, The Economy & Employment, Transport & movement and Climate Change amongst others.

To inform where development will take place, The Council has developed a Settlement Hierarchy. This hierarchy takes account of local factors such as access to services and facilities. This gave rise to 3 main categories:

1. Major Service centres
2. Minor Service centres
3. Rural Areas

Development is predominantly focused in the Major and Minor Services Centers, with a smaller proportion of development allocated in the Rural Areas.

A Public Examination will be conducted by a Planning Inspector to consider the 'soundness' of the Site Allocations DPD, and the conclusions will be presented in an Inspectors Report. Following this, the document should be adopted in March 2011.

### South

Southern Central Bedfordshire is currently in the process of preparing a joint Core Strategy DPD with Luton Borough Council. The draft document will allocate a number of strategic sites within Central Bedfordshire for housing and employment up to 2026:

The table below shows the proposed land allocations specified for housing and employment across Central Beds

<b>Settlement</b>	<b>Housing Allocated within Site Allocations DPD (or Draft Joint Core Strategy DPD)</b>	<b>Employment Allocated (ha)</b>
Biggleswade	373	15
Sandy	110	10.5
Amphill	450	9.12 (inc 1.8 in Maulden)
Flitwick	535	
Wixams		
Cranfield	160	5
Marston	125	7
Potton	240	1
Shefford	249	2
Stotfold	177	5
Arlesey	1000+	10
Silsoe	380	1.2
North of Houghton Regis	7,000	40
North of Luton	4,000	20
East of Leighton Linslade	2,500	16
Remaining urban areas of Dunstable, Houghton Regis and Leighton Linslade	5,000	To follow
Rural southern Central Bedfordshire	750	To follow

## Existing Developments

Many housing schemes and associated infrastructure are already under construction and are adding to the character and shape of existing settlements. Major schemes with current planning permissions within Central Beds include:

### Central Bedfordshire Outstanding Housing Commitments on Large Sites as at 31/03/2010

South Area:

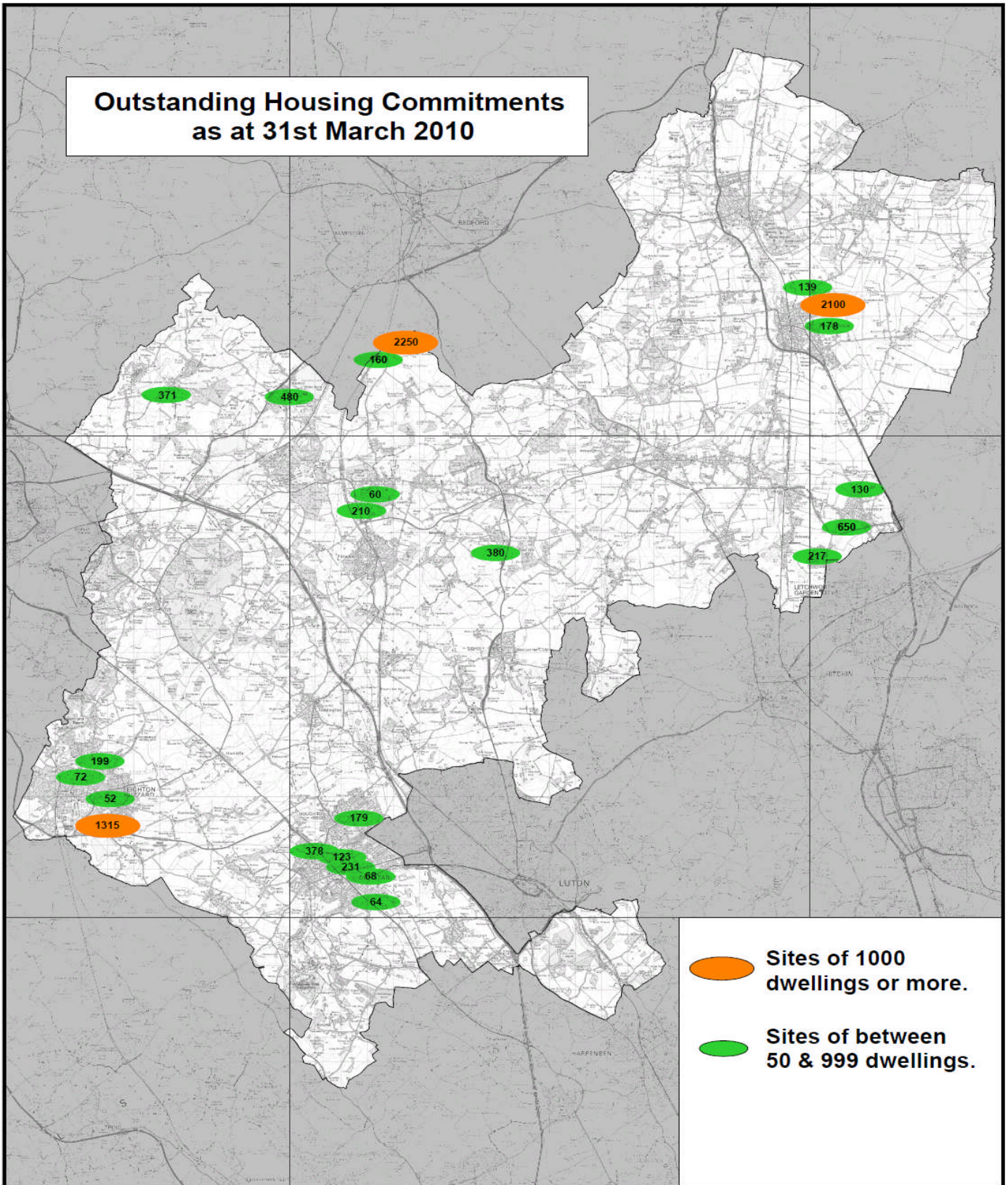
Site	Dwellings Permitted/Allocated	Remaining to be Built
Hartwell Ford compound, Station Road, Dunstable	68	13
Former Trico Site, High Street North, Dunstable	378	362
Dukeminster Estate, Church Street, Dunstable	231	231
Dunstable College, Kingsway, Dunstable	123	123
Former BTR Site, London Road	64	64
Land at Sandringham Drive, Houghton Regis	179	154
Unit 1, High Street, Houghton Regis	93	93
Pratts Quarry, Leighton Buzzard	1315	739
Former Forticrete site, Land off Broomhills Road, Leighton Buzzard	199	159
Land at 35a, Stanbridge Road, Leighton Buzzard	52	39
Highways Depot, King Street, Leighton Buzzard	72	60

North Area:

Site	Dwellings Permitted/Allocated	Remaining to be Built
Land off Tavistock Avenue, Ampthill	210	210
The Limes, Dunstable Road, Ampthill	60	60
Land East of Biggleswade	2100	2100
Land at Home Farm, Lodge Road, Cranfield	371	371
Land at Elstow Depot (Wixams New Settlement), Houghton Conquest	2250	2250
Land off Bedford Road, Marston Moretaine	480	480
Land & Buildings at Cranfield University	380	380
Land South of Stotfold	650	532
South/East of Taylors Road, Stotfold	130	130
Fairfield Park	230	104



## Outstanding Housing Commitments as at 31st March 2010



- Sites of 1000 dwellings or more.
- Sites of between 50 & 999 dwellings.



**Date: 05 August 2010**

**Scale 1:220000**

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## Masterplanning New Development

### Arlesey masterplan

The settlements of Arlesey, Stotfold and Fairfield Park are strategically located next to the East Coast mainline railway, the A1 and the A507 just north of the boundary with North Hertfordshire. The proposed Masterplan will foster strategic links between these conurbations and revitalise the area of Arlesey for the benefit of all who live and work there.

Historically housing growth within the area has not been matched by employment growth and job opportunities are limited. Arlesey does not have a defined town centre and local residents have limited retail choice. Due to these issues, the area experiences high levels of out-commuting to North Hertfordshire for services, shopping and employment.

The Arlesey Masterplan will take forward site allocations for housing, employment and associated development which have been made in the Council's **Site Allocations Development Plan Document (DPD)**. Central Bedfordshire Council is the major landowner here.

Although most of the development is proposed for Arlesey, the vision of the masterplan is to enable the delivery of improvements to the wider area and transform it into a more attractive, desirable and sustainable place to live.

The vision includes:

- Comprehensive mixed use development at Arlesey providing 1,000+ new homes
- A new town centre for Arlesey including new retail and service provision
- Provision of a relief road for Arlesey to make the town more pedestrian and cycle friendly
- Improved walking, cycling and public transport links between settlements
- Significant contribution to local green infrastructure with the potential to create new public parks and woodlands
- Considerable new high quality employment opportunities
- Potential for a sustainable energy scheme.



## Masterplan for North of Houghton Regis Urban Extension

The northern extension to the urban area of Houghton Regis is the largest single proposal in the Joint Core Strategy for Luton and Southern Central Bedfordshire. With an ultimate size of around 7,000 dwellings and 40 hectares of employment land, the proposal offers a significant opportunity to meet local housing needs in the Luton/Dunstable/Houghton Regis conurbation as well as securing high quality, well located new employment land and a range of other infrastructure and services serving both the existing and new population.

The location of this urban extension means it is ideally positioned to complement the wider regeneration of Houghton Regis. The Council has already been active in this regard through production of the Houghton Regis Town Centre Masterplan and other community-based initiatives.

The proposed urban extension is included within the **Draft pre-submission Core Strategy** as a strategic site allocation, meaning that it can progress straight to the masterplanning stage on adoption of the Core Strategy. The land is controlled by two separate consortia who are both committed to bringing this site forward.

A masterplan is essential for a development as large as this in order to help balance the competing demands for land and finance. The current financial climate makes it even more essential that infrastructure is carefully and efficiently planned and the masterplanning process offers the opportunity to gather the relevant stakeholders together and agree a common approach.

## Masterplan for North of Luton Urban Extension

The North of Luton urban extension is located to the west of the North of Houghton Regis urban extension and benefits from the same excellent strategic communication links. Sufficient land for around 4,000 dwellings and 20 hectares of employment land has been allocated in the **Draft Pre-submission Core Strategy**.

As with the extension to Houghton Regis the North Luton urban extension offers significant scope for wider regeneration and close links with existing deprived wards within the conurbation. The area also offers opportunities for links between the urban area and existing green infrastructure sites with the wider Chilterns Area of Outstanding Natural Beauty (AONB) beyond, opening up access to this area to far more people.

Urban planning on this scale requires close interaction between a large number of stakeholders in order to get the best out of the development and the available finance. A masterplan is a critical element of this process.

## **Design Code for East Leighton Buzzard Urban Extension**

Land for 2,500 homes and 16 hectares of employment land east of the town of Leighton Linlade has been allocated in the draft pre-submission Core Strategy. A masterplan is being drawn up jointly with the developer consortium and is nearing completion. However, in order to take the delivery of this site forward to the next stage the Masterplan highlights the importance of Design Coding. This approach has been used successfully elsewhere in Central Bedfordshire, notably the award-winning Fairfield Park development near Stotfold. A bid is included within the Local Investment Plan to cover this element of the design and delivery process.

## Affordable Housing

Affordable housing is clearly a key element of Central Bedfordshire's growth as the various tenures will meet the needs of the demographic groups who are unable to afford housing on the private market.

	Average house prices (Q1 2008)	Average Incomes (Fmr Mid & South Beds Housing Needs Surveys)	Affordability Ratio
North Central Beds	£235,641	£34,600	6.8:1
South Central Beds	£204,671	£31,200	6.5:1

Source: Strategic Housing market Assessment 2010

The table above aptly illustrates the difficulty many residents of Central Bedfordshire face when striving for home ownership. For a large proportion of our residents, this is simply un-affordable. These issues highlight the increasingly urgent need for affordable housing.

Market housing development has driven affordable housing delivery in recent years; the majority of affordable dwellings in Central Bedfordshire were delivered via Section 106 Agreements. Despite the challenges associated with the recession, Central Bedfordshire has remained committed to the growth agenda, applying policy flexibly where possible to enable the continued housing delivery.

Year	NI155 actual	Local Target
2007/08	236 (82 MBDC & 154 SBDC)	200
2008/09	189 (109 MBDC & 80 SBDC)	200
2009/10	263	200
2010/11	399 (projected)	300

NB 2007/09 are combined figures from legacy district authorities

Historically, the delivery from larger S106 sites has been complimented by small to medium sized development. We would expect this to continue into the future as the threshold for affordable housing has now been lowered to 4 dwellings as part of the Northern Core Strategy DPD. Southern Central Beds will consider the affordable housing threshold as part of the emerging Core Strategy for the South.

The reduction of the affordable housing threshold will increase the delivery of affordable housing from smaller/ medium sized developments (subject to site viability issues).



## Delivering New Affordable Housing

The Council actively pursues housing growth through a number of avenues and encourages mixed and sustainable communities by securing the appropriate quantum of affordable housing.

However, delivering affordable housing is becoming increasingly challenging with the lack of funding available for this. In a climate of limited loan facilities for intermediate tenures and uncertainty about government grant funding, this Council and partner RSL's have to work harder and think smarter about the way we deliver affordable homes.

A number of options can be explored in order to do this:

- **Targeting sites where CBC owned land can be used**

There are a number of sites where the Council can make use of land assets to produce affordable housing sites. This approach is currently working with the rural programme and we anticipate that these schemes will require minimal HCA funding.

- **Reduce other S106 planning obligations in exceptional circumstances**

RSL's may demonstrate that some S106 obligations placed on them are prohibiting the delivery of affordable housing. In these cases, the Council will consider reducing these obligations to a mutually agreeable level. The case must be demonstrated through a Grimleys Economic Assessment Tool (EAT) in open dialogue with The Council.

- **Encourage some RSL's to make use of any RCGF available**

A limited amount of RSL's may have some Recycled Capital Grant Funds (RCGF) available to them. The Council would like to work in partnership with these RSL's to understand the level of funding available and determine priorities to invest it in affordable housing.

The Council is committed to assisting RSL's to deliver affordable housing. However within the current financial climate, RSL's increasingly find that there is a funding gap on affordable housing schemes.

Within the LIP we will make proposals to the HCA to invest in the delivery of affordable housing in order to close this gap.

The larger sites identified which will deliver within the 3 year timeframe are:

Site	Affordable Units	Social Rented Units	Delivery
Land South of Leighton Buzzard	63	54	Mar '13
Land South of Stotfold (ph 5a & 6)	22	10	Mar '11
Land East of Biggleswade	200	88	By Mar '13
Bedford Road, Marston Moretaine	121	85	By Mar '13
<b>TOTALS</b>	<b>406</b>	<b>237</b>	

This is not an exhaustive list as some housing delivery will be opportunistic. The Council intends to capitalize on opportunities that arise, potentially through RSL's acquiring newly built affordable homes. The HCA's assistance is also sought in seizing these types of ad-hoc opportunities.

### **Rural Housing**

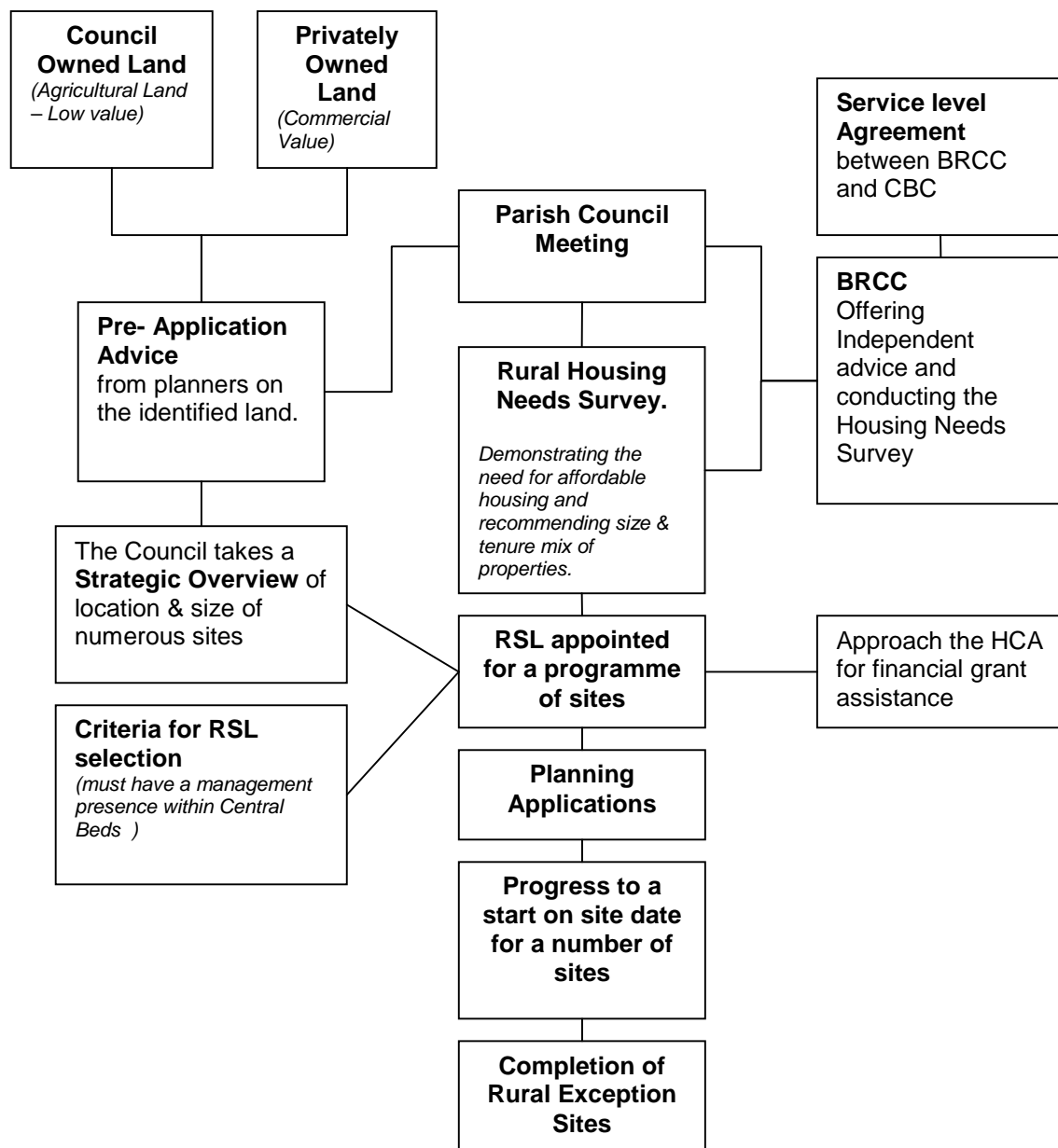
The **Strategic Housing Market Assessment (SHMA)** highlighted rural housing as one of four key themes for the sub-region. Northern Central Bedfordshire is DEFRA classified as 'Rural 80' meaning over 80% of the population live in rural settlements and market towns.

Issues affecting rural communities include high house prices, lack of new affordable housing supply, and non-decent existing housing. This combination of factors produces a particularly important housing need which will equally need a combination of measures to address it.

### **Rural Affordable Housing Programme**

The Council has engaged in establishing a rural programme of affordable housing delivery. This programme seeks to use the Council's land assets (agricultural land with little resale value) to provide exception sites in rural areas. Other opportunities to deliver exception sites will also be explored with private land which has been found and appraised by an RSL.

These two approaches to rural delivery have been factored into the flow diagram below which describes the process of delivering a rural programme of affordable housing:



The rural programme will become particularly relevant as small-scale in-fill development becomes increasingly un-viable. For these reasons, delivery in rural areas will be vastly dependent on rural exception sites where un-used agricultural land is utilised.

The Council's **Asset Disposal Protocol (2010)** offers support for using Council owned agricultural land in order to produce a benefit for the community (i.e. a rural exceptions site). The agricultural land will benefit from an uplift in value as it will be used to produce affordable housing.

Ultimately the goal is to strategically produce a programme of rural exception sites across rural Central Bedfordshire. This programme will be meeting a specific and well evidenced need.

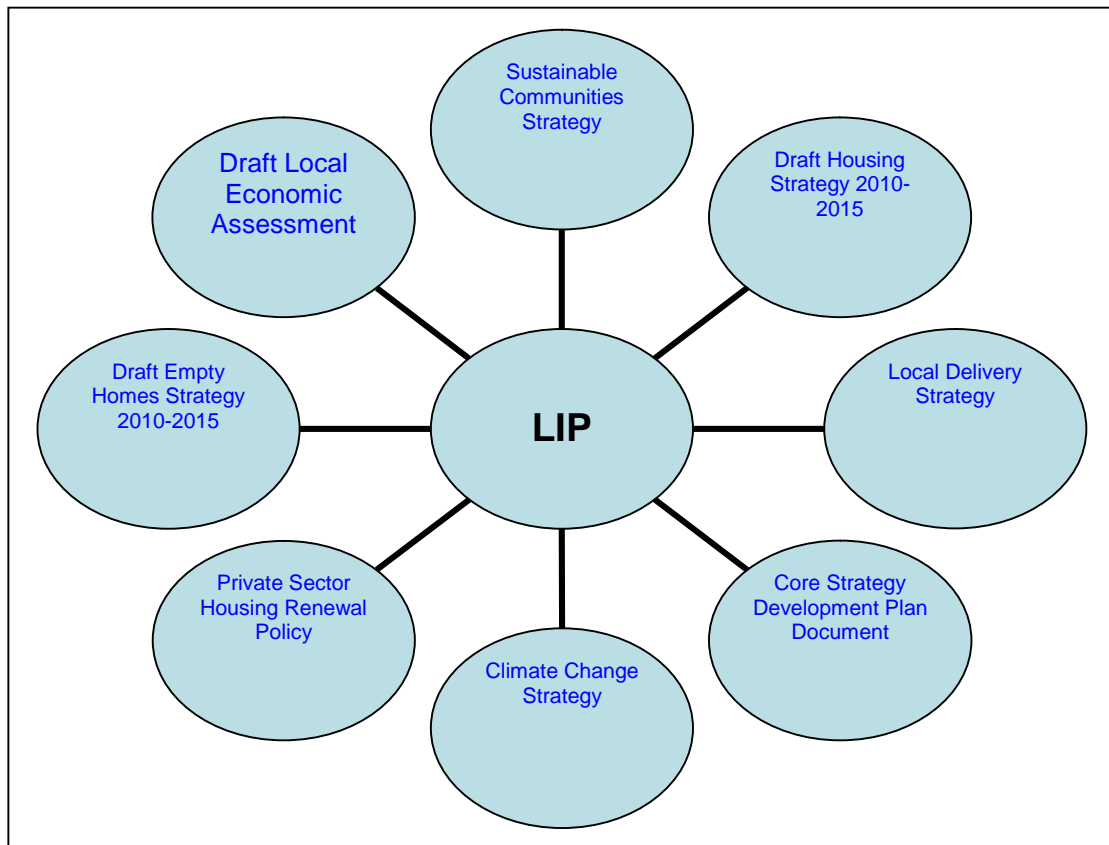
### Community Right To Build

Central Bedfordshire Council is aware of the governments' proposals on the community right to build. Initial information on the on the Community Right to build appears to empower communities to deliver the facilities they ultimately want.

Whilst we are still awaiting further details to emerge about the Community Right to build scheme, the Council remains prepared to work with communities for the greater benefit of our residents.

### Links between Corporate Strategies

The LIP not only expresses a relationship with the delivery of Affordable Housing but also a wide variety of housing & accommodation related issues. The links between the LIP and all the other housing related strategies is demonstrated by the diagram below:



The following sections will explore some of these important links further

## Use of Existing Housing Stock

The council will continue to maximise the supply of affordable housing through the planning system. However it is not just about developing new homes, the effective use of the existing housing stock is a key element in meeting housing need.

Central Beds has set out its intentions to bring empty homes back into use in its **Draft Empty Homes Strategy 2010-15**. The Council has identified five key delivery actions to help achieve the overall aim of the Empty Homes Strategy:

1. **To raise awareness of empty homes issues in Central Bedfordshire,**
2. **To improve understanding of the local empty homes problems, which will help determine appropriate policy tools,**
3. **To establish better partnership working both within and outside the Council but particularly with owners of empty homes**
4. **To take appropriate actions to return empty homes into occupation**
5. **To monitor and review the effectiveness of those actions, and consequently the success of the strategy**

Bringing empty homes back into use will rejuvenate neighborhoods and aid regeneration in Central Bedfordshire.

Empty homes are an issue within Central Beds and these properties are a key resource. The issues affecting the Council's means of addressing Empty Homes are set-out below:

Action	Impact	Issue
1.) Information & Advice	advice and information is offered on the range of options available to the owner	Voluntary measure which is ultimately dependent on the empty home owner
2.) Empty Homes Loan Assistance	A loan of up to £15,000 for owners of long-term empty homes that require works to be made habitable.	Discretionary fund which is no longer available as a result of budget cuts.
3.) Empty Dwelling Management Orders (or EDMO's)	The Council takes management control of the empty property. The property could be let for a period of up to 7 years.	Only suitable for properties in a good state of repair and ready to let. Otherwise this could be an effective option.
4.) Compulsory Purchase Orders	The Council may apply to the Secretary of State to acquire buildings and land with the aim of providing additional accommodation.	Very expensive and takes an average of 18 months from initiation to completion.  Option of last resort.

### Pathmeads Leasing Scheme

Central Bedfordshire Council has signed a partnership agreement with Pathmeads Housing Association, part of the Genesis Group, primarily to use their management services for Empty Dwelling Management Orders. The Council will be able to identify properties that may be suitable for letting out and put the owners in touch with Pathmeads HA. The Council would have an enabling role but the details/terms of individual leasing agreements are between Pathmeads and the property owner.

The overall approach to tackling empty homes is to offer advice, information and assistance first before using enforcement as a last resort. Some enforcement tools will be used to remedy a statutory nuisance or dangerous structures. However the main aim is to bring empty homes back into use in order to meet housing need and contribute to sustainable communities.

### Ageing population

Meeting the needs of our ageing population has been highlighted by the Council as it is a top corporate priority. The SHMA calculates single pensioner households as the fastest growing household type. The older person population with a limiting long-term illness is projected to increase by almost 10,000 in the county by 2025.

Half of the frail and elderly households are home owners outright. They may have a limited income and will not necessarily receive the same support services as current social tenants. Due to some being better off in terms of equity rather than income and also physical health constraints, a large proportion of elderly person households may also consider downsizing.

The Council must ensure that we can balance support needs despite tenure and where people want to downsize ensure we have the correct mechanisms in place to aid them. We must increase the number of Lifetime Homes developed within Central Bedfordshire to ensure people can stay in their homes and communities. Provision of mobility standard housing within new housing growth is key to meeting the long term and increasing need for accessible housing for the elderly.

It is proposed to deliver 40-50 specially adapted new homes and 150 extra care homes over the next 3 years and beyond this there will be scope to secure further provision via S106 Agreements on major new housing sites that have not yet reached the planning application stage.

The Council's **Joint Strategic Needs Assessment (JSNA)** has identified it's priorities for improving older peoples' health and wellbeing.

Central Bedfordshire is working to ensure this is a good place in which to grow old.

This will be achieved though working in partnership with key stakeholders to enable older people to achieve a healthier lifestyle and to live independently for as long as they are able.

This means that older people will:

- Have choice and control in their lives and support them feel safe
- Have easy and timely access to health, housing and social services
- Be supported to remain living in their own homes, if they so wish
- Have increased opportunities for remaining active and being involved in their local communities
- Completing the profiling work being undertaken across Central Bedfordshire to identify the projected population growth for people aged 65 years and over.
- Ensuring that older people have access to grants to live and heat their homes efficiently.
- Making sure that information on falls and fracture rates is identified and develop falls groups and registers across Central Bedfordshire
- Ensuring that people can live well with dementia through early diagnosis and joint assessment. Improved community based support including carers and workforce education
- Developing an accommodation strategy for older people which incorporates a range of support models such as Extra Care and review current Sheltered housing
- Ensuring decent homes standards are met for Older People
- Improving the proportion of people who die at home in line with National Targets
- Improving the high levels of uptake in the three GP practices identified as serving the 20% most deprived areas across Bedfordshire
- Providing services outside core hours, particularly in the evenings to give opportunities to work shifts, go to college and visit hospital

The challenge is to reduce the number of older people living in inappropriate accommodation and to support them to maintain independence.

#### **4.2.3 Housing for Older People**

There is an increasing disparity between the housing provision for elderly persons and the population projections for this group. The needs of the growing elderly population are diverse and often urgent. The **Dr Foster Study, Extra Care Residential Housing Provision in Central Bedfordshire (2010)** has outlined the growing need for Extra Care provision.

The Study determines the local needs around a given settlement and analyses how that matches the local population profile. For example, the study regards the number of over 65's currently on home care to be a good indicator of the market for Extra Care Housing provision.

The two wards with the highest predicted growth in the number of over 65s,

- 1.) Biggleswade Ivel and
- 2.) Clifton and Meppershall,

are predicted to double by 2031, whereas those with the lowest predicted growth, Streatley and Tithe Farm are predicted to grow by only 60%

Using this information, Central Beds Council will strategically plan where specialist housing assistance is to be provided.

Dementia will increasingly constitute a challenge in new Extra Care schemes, as residents develop dementia as they age. Therefore there is a need to build Extra Care Housing with dementia in mind and provide suitable training to care staff to recognise signs of dementia and support carers.

Central Bedfordshire Council is currently home to 5 sheltered schemes in the following locations:

- **Capron Court** - (16 flats) Capron Road, Dunstable
- **Lavender Court** – (27 flats) Dunstable Street, Ampthill
- **Quince Court** – (29 flats) Engayne Avenue, Sandy
- **Red House Court** – (33 flats) The Green, Houghton Regis,
- **St Georges Court** (28 flats) - St Georges Close, Leighton Buzzard

These schemes currently provide much needed support to elderly persons however, whilst dedicated staff add enormous value to the lives of those who live in such homes, the pattern is inherently institutional. Some of these sheltered housing schemes are now becoming quite old & lack the space standards and facilities that are now accepted as normal.

### **Extra Care Housing delivery**

New models of enhanced and extra care housing have emerged, offering not only the possibility of supporting higher levels of dependency but also an environment for a lively and active old age. Central Bedfordshire Council is actively exploring ways to provide new build extra care accommodation.

Close working with RSL partners helps the Council to make the most of opportunities for securing extra care accommodation. The Council will make good use of the HCA's economic assessment tool to understand the financing of these schemes and work with developers/RSL's to enable extra care schemes where possible.

## **4.3 Vulnerable People**

### **Young People**

The **2007 Supporting People Needs Assessment for Young People** suggested a need for 30-50 units for vulnerable young people, young offenders, care leavers, including specialist accommodation. Supported accommodation is currently concentrated in Bedford and there is a need to



spread both services and accommodation more equitably across the south and middle of the County.

Bedfordshire has a limited supply of supported housing or floating support services, designated specifically for offenders and ex-offenders. It is recognised that many of the generic homelessness and young people's services do in fact work with many people who have offending histories. However the only provision which is identified as specifically for offenders is in Bedford. The development of this type service in Central Bedfordshire is much needed.

There is a need to improve services for 16-18 year olds leaving care and who are not ready to support their own tenancies. Foyer or hostel settings are often inappropriate for this group. These young people need support to develop life skills over an intensive period in semi-independent provision. Provision of this sort should be provided in both the north and south of the county however there are none currently within Central Bedfordshire and services are provided in neighbouring authorities.

### **Vulnerable Adults**

People become vulnerable and require the assistance of others for a wide range of reasons. The Council aims to support vulnerable people through working in partnership with other statutory and voluntary agencies and ensure that they receive the adequate support and accommodation needs. This will include working with:

- NHS
- Mental Health services
- Drug and alcohol abuse services
- Domestic Violence services
- Multi-Agency Risk Assessment Conferences

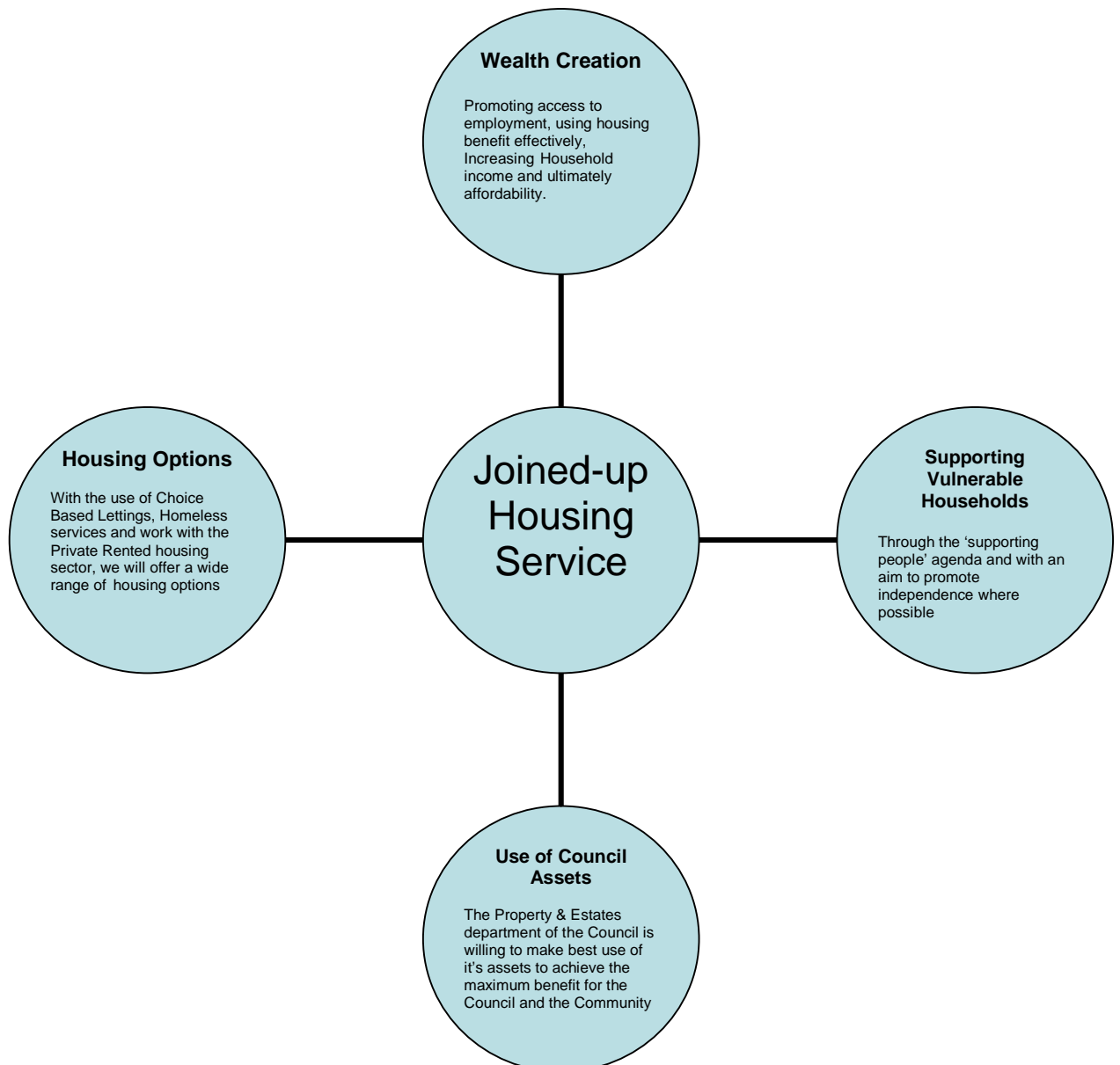
Vulnerable adults often present complex and diverse needs so a multi agency approach will have to be coordinated. Central Bedfordshire Council adopts a multi agency approach for vulnerable adults through the Safeguarding Partnership Board in partnership with Bedford Borough Council.

The Safeguarding Adults Partnership leads the development of Safeguarding Work. It ensures that adults in Bedfordshire are appropriately safeguarded by coordinating efforts to

- prevent abuse and neglect from happening
- promote wellbeing and safety and
- respond effectively to instances of abuse and neglect

## Joined-up Services

In a wider context, the overall ambition of the Council is to join together various service areas to create a comprehensive housing service to our residents. Each household will have differing circumstances & needs so we want to assist the widest range of households possible. Our approach to this can be summarized by the diagram below:



## **Our Priorities for Housing**

### **Our Priorities:**

- 1.) Meeting the accommodation and support needs of Elderly and Vulnerable People**
- 2.) Economic development and sustainable communities**
- 3.) Using council controlled land assets to aid the delivery of growth and housing**
- 4.) Providing housing options for the whole community**

Central Bedfordshire Council Draft Housing Strategy 2010

## Infrastructure to Support Housing Growth

The Council's ambitious housing growth plans set out in Section 4 above can only be realized with all the necessary supporting infrastructure. This includes road and other transport provision, utilities, the full range of social and community infrastructure (schools, leisure, health etc), jobs, and access to shops and services. Whilst some of these elements will be provided and funded by the developments themselves, and the private and third sector, others will need public sector investment in support. The LIP aims to identify some of this essential infrastructure.

### **A5/M1/Junction 11a/Woodside Link**

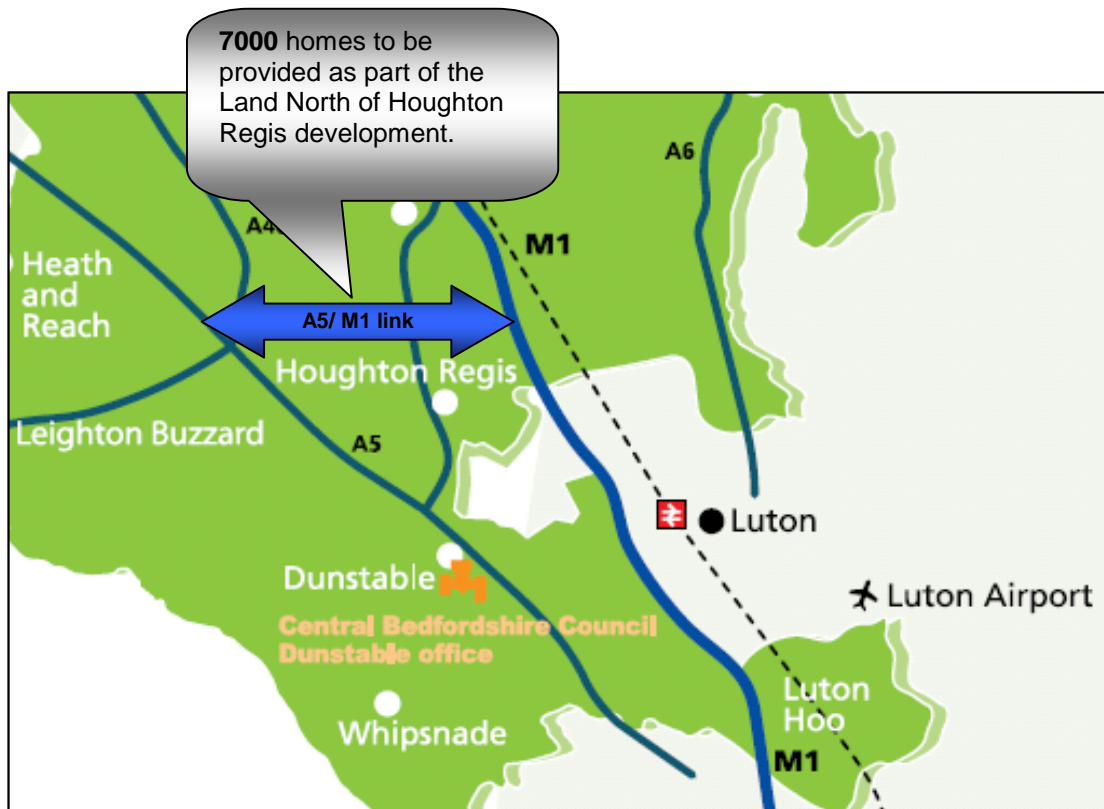
Dunstable/Houghton Regis is subject to high levels of traffic and congestion, including high volumes of HGV movements. They are also two of the highest scoring areas in the indices of deprivation within Central Beds. Parkside Estate & Tithe Farm in Houghton Regis and Downside in Dunstable are the three areas with the highest index of deprivation in the Central Bedfordshire area<sup>3</sup>. The Central Bedfordshire Local Strategic Partnership has designated these three areas as 'priority neighbourhoods' which will benefit from a concentration of multi-agency effort to help improve our residents' quality of life.

The A5/M1 link road and new M1 Junction 11a promoted by the Highways Agency and the Woodside Link promoted by the Council are crucial for this area in terms of growth, reducing traffic congestion, improving connectivity and economic prosperity. Traffic will be able to use the M1 as an alternative route thus reducing the currently high levels of traffic travelling through Dunstable. Overall this link road will reduce travelling times and road congestion within this area.

The A5/M1 link road is also a pivotal part of the Council's growth agenda as the new road is needed to enable development at Land North of Houghton Regis which seeks to deliver 7,000 homes and 40ha of employment land by 2026. The Council's adopted target of securing 35% affordable housing will ensure that a significant proportion of these homes are truly affordable to a variety of income groups within the area.

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3



The Highways Agency appraisal of the advantages of this road included benefits of £263.2 million for business users and £301.7 million for consumers against a cost of £135million for the link road.

***“The A5/M1 link road is the most important infrastructure need for Central Bedfordshire...”***

*Extract from quote of Cllr Tricia Turner MBE, Leader of the Council (Press Release, 22 June '10)*

The public inquiry for A5/M1 road has been postponed until the outcome of the Government's Comprehensive Spending Review (CSR). Due to the high-priority of this Link road, Central Bedfordshire Council has offered to enter into an agreement to underwrite the cost of re-instating the public enquiry of the scheme. The Council has also confirmed that an agreement has been made with a private sector developer to fund the first stage of the Junction 11a and the Woodside Link Road which is needed to open a major new employment site close to Junction 11a as part of the overall development north of Houghton Regis.

The above agreement between the Council and Private Sector Developers effectively means that Central Bedfordshire Council will not be making a bid for HCA funds within the LIP at this stage.

## **Smarter Transport Choices, Dunstable & Houghton Regis**

Larger scale integrated transport measures like the Luton to Dunstable Guided Busway (a joint Luton/Central Beds project) will help to reduce congestion levels in Dunstable & Houghton Regis. However, these reductions will not be sufficient to make new housing completely sustainable in transport terms. The introduction of smarter choices will help to address this deficiency.

Research has shown that if major infrastructure is introduced in isolation, over a period of time traffic levels will rise again, reducing and eventually eliminating the benefits that the schemes bring.

The introduction of smarter choices will ensure that the space freed up by larger scale schemes will be taken up by more sustainable modes of transport. This will help to reduce traffic levels in the longer term.

Smarter Choices will deliver a range of smaller urban design and transport measures in Dunstable and Houghton Regis. These would include (but would not be limited to):

- Urban design measures to introduce shared spaces, creating an environment where low speed residential roads are designed rather than enforced.
- Cycle, bus and pedestrian improvements and priorities
- Marketing and other promotion of the benefits of sustainable transport
- Support for businesses and developers on producing and implementing travel plans.

The project will help reduce traffic levels in Dunstable and Houghton Regis so as to enable delivery of housing.

Government research has shown that the introduction of a package of smarter choices within an urban area will reduce traffic by at least 10%.

The introduction of these measures (combined with other measures being introduced separately) will support the delivery of houses to the North of Houghton Regis.

The project builds upon an existing Local Transport Plan programme. The principles behind it are widely supported and where it has already been trialed (in Leighton Linlade) have been shown to be effective. The forthcoming Local Transport Plan will include details of a range of smarter choices for the area.

## Town Centre Regeneration and Development

Central Bedfordshire's corporate aim is to manage growth effectively; our town centres are at the heart of our growing communities. To thrive, employment needs to increase and investment is needed to strengthen our retail competitiveness and business sustainability. All of which complements our longer term investment in town centre masterplanning and helps us to prepare for a growing population, supporting successful places for our people to live, work and enjoy. Deploying the limited public resources for Town Centres we need to ensure maximum return for public sector funding and maximum leverage of private investment into our area.

A process has been developed by Economic Growth which advocates the following:

- Establishment of new partnership working arrangements with Town Councils that puts them at the heart of decision making supported by ward members as the first point of contact in handling local issues;
- The introduction of a new annual Health Check for town centres
- A strategic & well planned approach to investment in town centres in the short, medium and long term
- Increased partnership working internally across departments and externally with partners and stakeholders
- Increased input and support from retail professionals
- Targeting investment to areas that need it most

In order to support our retailers in taking advantage of the additional growth and town centre improvements a pilot project was held in Dunstable during the Spring of 2010. The 'Shopping for Success' event included presentations from Business Link East and the Federation of Small Businesses who discussed the support and advice available through their respective organisations. At the event a series of 'Recession Busting Business Seminars' was launched aimed at providing training, support and advice, free of charge, to local businesses in Dunstable. Each of the subsequent training seminars focused on a central theme and offered advice for businesses to adapt to the changing environment. They also promoted business networking and facilitated the delivery of some practical solutions to improving economic performance. It is proposed that the training seminars will be made available to businesses in Biggleswade, (and open to businesses in the smaller towns in the area) by the end of this year with another series of seminars in the south of the county for businesses in Leighton Buzzard and Houghton Regis shortly after.

The first annual health-check was undertaken in the summer of 2009 and provided baseline figures for number retail units, vacancy rates and types of business (service, National, Independent) in each of Central Bedfordshire's eleven town centres. The health-checks for 2010 are currently being



undertaken and when complete will provide information on how well, or not, the town centres have performed during the past year. Subsequent health-checks over coming years will allow for the identification of trends and an indication of those towns that may need additional attention. This will ensure that those areas that need it most are targeted.

The main current focus of regeneration and development initiatives are:

1. Dunstable Town Centre	Masterplan due for completion at the end of 2010, moving to delivery plan implementation and quick wins in 2011
2. Flitwick Town Centre Development	Review of development options and acquisition of key land parcel by the Council in 2010, followed by joint venture development with key partners (Tesco and Network Rail)
3. Biggleswade Town Centre	Masterplan due for completion early 2011, moving to delivery plan implementation and quick wins in 2011
4. Leighton Buzzard Town Centre Opportunity Sites Briefs	Due for completion in 2011, followed by implementation
5. Houghton Regis Town Centre	Masterplan Adopted, and now in implementation stage

### 1.) Dunstable Town Centre

It is recognised that the existing town centre faces a number of challenges. These include traffic congestion, high vacancy rates of retail premises and a declining retail offer. The town centre however, has seen regeneration, primarily through the recent development of the Grove Theatre and associated developments. However, parts of the town centre are in need of comprehensive re-development.

The Dunstable Town Centre Masterplan has reached the stage of public consultation on the Draft Masterplan. Adoption is envisaged early in late 2010/early 2011.

In order to ensure delivery of the Masterplan, and in particular the redevelopment of the Quadrant Shopping Centre, it is necessary to acquire 9 residential properties which are required to enable the retail expansion and car parking proposed in the Masterplan, which may require the use of CPO powers. The Quadrant Shopping Centre and related land are currently on the market. Subject to the disposal and new ownership it is anticipated that the residential properties would in time be sold on to enable the redevelopment.

Other development sites proposed in the Masterplan will also require land assembly including the proposed new Primary Health Care Centre proposed on land owned the Council (currently the coroners court), and the East of England Ambulance Trust. The new Primary Care Centre will enable redevelopment of existing smaller medical centre in the town centre, where elderly persons accommodation is proposed in the Masterplan.

In the longer term the Ashton Square area of the town centre, where the Council has significant landholdings, is proposed for a housing led mixed use development.

This project seeks HCA's assistance to facilitate the land assembly.

## **2.) Flitwick Town Centre**

Working in partnership with the private sector (Tesco Stores and Network Rail), the Council proposes to deliver a comprehensive redevelopment of the town centre based on the objectives and framework of the Town Centre Planning Framework and Indicative Masterplan adopted by Mid Beds District Council in 2008. The Masterplan has been subject to further development and revision to take account of the changes in the property market and the recession, and is currently the subject of a further review. It should deliver:

- 50 to 150 new homes
- Redeveloped and larger Tesco Superstore
- New town centre core area comprising of retail, leisure and business space
- A new public transport interchange at Flitwick Railway Station
- A minimum of 200 new jobs in the short-term & over 100 safeguarded
- Public realm improvements

The Council has agreed terms to acquire land (using Growth Fund) in the town centre to help enable the comprehensive development, and the purchase is due for completion in 2010. As part of this negotiation, options were agreed for the purchase of some additional land parcels. The HCA's assistance is required to take up these options for land acquisition.

The Council will use it's landholdings to work with partners a new town centre development to secure the greatest possible benefit for residents, users and businesses of Flitwick town centre. The preferred model for securing these improvements is through a joint development vehicle through which the Council can combine its landholdings with private sector funding to ensure the development can be delivered in a reasonable timeframe.

### **3.) Biggleswade Town Centre**

As part of the process of developing an SPD document for Biggleswade town centre a number of key development opportunities have been identified in the Bonds Land, Hitchin Street and Mill Lane areas of the town centre. These sites together provide the basis for creating new retail floorspace within the Town Centre as well as new homes.

These new services and capacity are required to help service and support not only the existing town of Biggleswade and its catchment area but also the new development at land east of Biggleswade of 2,100 new homes.

To deliver these new facilities, it may be necessary for the Council to take a lead on assembling the relevant parcels of land. The Council will seek to work with both existing landowners, development investors and the Homes and Communities Agency to prioritise and allocate resources to this end.

Whilst the details are still to be confirmed it is anticipated that the redevelopment of these sites will deliver:

- 100 to 150 new homes
- 3820 sq meters or 41,000 sq ft - new or refurbished retail space

It is anticipated that work towards bringing forward these sites will begin once the strategy and masterplan has been adopted in 2011.

### **4.) Leighton Buzzard Town Centre**

The Council is preparing planning and development briefs for two sites in Leighton Buzzard in order to undertake comprehensive redevelopment. The sites are adjacent to the town centre and have been long identified as ones which could be comprehensively redeveloped. The briefs will guide and promote development providing improved accommodation for retailers, businesses, residents and the community. All of this is in line with the vision in the Core Strategy, and will take advantage of the forthcoming housing growth in the town.

Once these briefs have been completed, there will be a need to move towards delivery. Both sites are in multiple ownership, with Central Beds being one of the major land owners, therefore, land assembly assistance may be required in order to deliver the outcomes of the development briefs

The specific nature of any outputs or outcomes will become clearer as the planning briefs develop but they are likely to include some housing as well as town centre and other uses to compliment and enhance the existing town centre.

### **5.) Houghton Regis Town Centre**

A masterplan for the town centre was adopted as an SPD in July 2008 with the aim of ensuring the continued and enhanced role of the town centre as the heart of the community and respond to the needs of the future communities and housing growth over the next 20 years.

The masterplan identifies 2 key sites along the High Street which will act as catalysts to the wider regeneration of the town centre. The first being the Co-op site which is of strategic importance, being located adjacent to the Green and opposite the Bedford Square shopping centre. The site is currently being assessed as to what form of new development could be accommodated.

The second site, previously occupied by an industrial building, has planning permission for residential development, however, the site has recently been sold and interest has been expressed by a major retailer to redevelop the complete site to provide a new supermarket store.

Bedford Square is the principal shopping area within the town centre but is a typical 1960's comprehensively planned centre that turns its back on the High Street and focuses uses and activity internally. Addressing this part of the town centre will comprise an important longer term project for the town centre, however, adjacent to the north of Bedford Square, the Council has recently completed a new multi-functional civic centre which includes a library, health centre and community facilities.

The focus in the town centre is to progress the delivery of the masterplan proposals to cater for the needs of the existing community and the proposed housing growth planned to the north and east of the town.

## Social and Community Infrastructure

Social & community infrastructure is especially important in supporting housing growth. The services and facilities supporting housing makes for a more sustainable environment and adds to the place shaping agenda. Therefore, Central Bedfordshire Council is strategically developing Leisure and open space infrastructure to support housing. In particular, open spaces, sport and recreation all underpin people's quality of life. Well designed and implemented open space, sport and recreation are therefore fundamental to delivering the following objectives;

**Supporting urban and rural renaissance** - local networks of high quality and well managed and maintained open spaces, sports and recreational facilities help create environments that are attractive, clean and safe. Green spaces perform vital functions as areas for nature conservation and biodiversity and by acting as 'green lungs' can assist in meeting objectives to improve air quality. The countryside can provide opportunities for recreation and visitors can play an important role in the regeneration of the economies of rural areas. Open spaces within rural settlements and accessibility to local sports and recreational facilities contribute to the quality of life and well being of people who live in rural areas.

**Promotion of social inclusion and community cohesion** - well planned and maintained open spaces and good quality sports and recreational facilities can play a major part in improving people's sense of well being in the place they live. As a focal point for community activities, they can bring together members of deprived communities and provide opportunities for people for social interaction and participation in their local community.

**Health and well being** - open spaces, sports and recreational facilities have a vital role to play in promoting healthy lifestyles and preventing illness, and in the social development of children of all ages through play, sporting activities and interaction with others.

**Promoting more sustainable development** - by ensuring that open space, sports and recreational facilities are easily accessible by walking and cycling and well served by public transport.

Leisure facilities that particularly relate to housing growth are:

Saxon Pool & Leisure Centre, Biggleswade – extension to support the growing population in particular the 2,100 home Land East of Biggleswade

Astral Park, Leighton Lindslade – outdoor leisure to serve the major new development south of Leighton Buzzard

Stotfold Leisure Centre – a new centre to serve the growing populations of Stotfold and Arlesey together with Henlow, Clifton, Stondon and Shefford.

These are detailed further as specific projects later on in this document.

In addition to this, wider community facilities such as libraries, community centres & green infrastructure also add to the feel, sustainability and identity of places & promote a vital resource for local communities.

## Green Infrastructure

Green infrastructure is the network of multifunctional green space that supports natural and ecological processes, and is essential in creating sustainable communities. A high level green infrastructure network is identified in the **Strategic Green Infrastructure Plan for Bedfordshire and Luton**<sup>4</sup>, with more detail identified in the green infrastructure plans for Mid Bedfordshire and Luton and southern Bedfordshire<sup>5</sup>. The green infrastructure network is based on an assessment of assets, opportunities and needs for landscape, biodiversity, heritage, access and open space. The network is the priority area for green infrastructure creation, enhancement and protection. Delivering the green infrastructure network will involve enhancing and linking existing assets, and taking opportunities to create new assets which will extend and strengthen the network. Large projects involved in delivering this green infrastructure network include;

- Creation of a series of new, large scale country parks in the southern growth area<sup>6</sup>, focusing on Chalton Cross Farm, Clipstone Brook, Grovebury Quarry, Houghton Quarry (the subject of a specific funding bid for access and safety improvements), Sundon to Sharpenhoe, Rushmere Park, 'Sandscape', Sundon House, Sundon Quarry, Totternhoe and Warden and Galley Hills.
- Marston Vale Community Forest – transforming the landscape of the Marston Vale with woodlands, wetlands (the subject of a specific funding bid to create access of all) and open space to create 30% tree cover over the project area.
- Bedford and Milton Keynes Waterway - creating a new waterway in a green corridor to link the Grand Union Canal in Milton Keynes to the River Great Ouse in Bedford. A bid is included to carry out a line and level survey.
- Leighton Linlade Green Wheel – creating a network of green links around the town through preserving existing green spaces, restoring sites used for sand extraction as public open spaces, and conserving and enhancing areas of heritage, landscape and biodiversity value.
- Enhancing existing public open spaces and biodiversity sites around Stockgrove, including Stockgrove Country Park, Rushmere Park (a specific bid is included for visitor and access enhancements) and Oak Wood, to create a stunning landscape for people and wildlife.
- Enhancing the biodiversity of the Greensand Ridge, focusing on heathland creation and restoration.

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<sup>4</sup> Strategic Green Infrastructure Plan for Bedfordshire, 2007

<sup>5</sup> Mid Bedfordshire Green Infrastructure Plan, 2008, Luton and southern Bedfordshire Green Infrastructure Plan, 2009

<sup>6</sup> Multifunctional Greenspace in Luton and Southern Bedfordshire, 2009

- Improving the biodiversity and open spaces in the Flit Valley, including Fancott Woods and Meadows, Flitwick Moor, Clophill Lakes, Flitwick Manor Park, Flitwick Country Park and Sandy Smith Nature Reserve.
- Improving open spaces around Arlesey (a specific bid is included for the River Hiz Walk), Stotfold and Biggleswade ( a specific bid is included for developing the Biggleswade Green Wheel), including Blue Lagoon, Arlesey Landfill Site, Etonbury Wood and Biggleswade Common.

## **NHS Bedfordshire Estates Strategy**

This strategy identifies key areas where investment is needed to review the NHS' estates primarily GP led facilities. The three priority locations for investment within Central Beds are:

- Dunstable
- Leighton Buzzard
- Biggleswade

Each of these is being considered in the context of the town centre masterplans for Dunstable and Biggleswade, and the Planning and Development briefs for Leighton Buzzard town centre

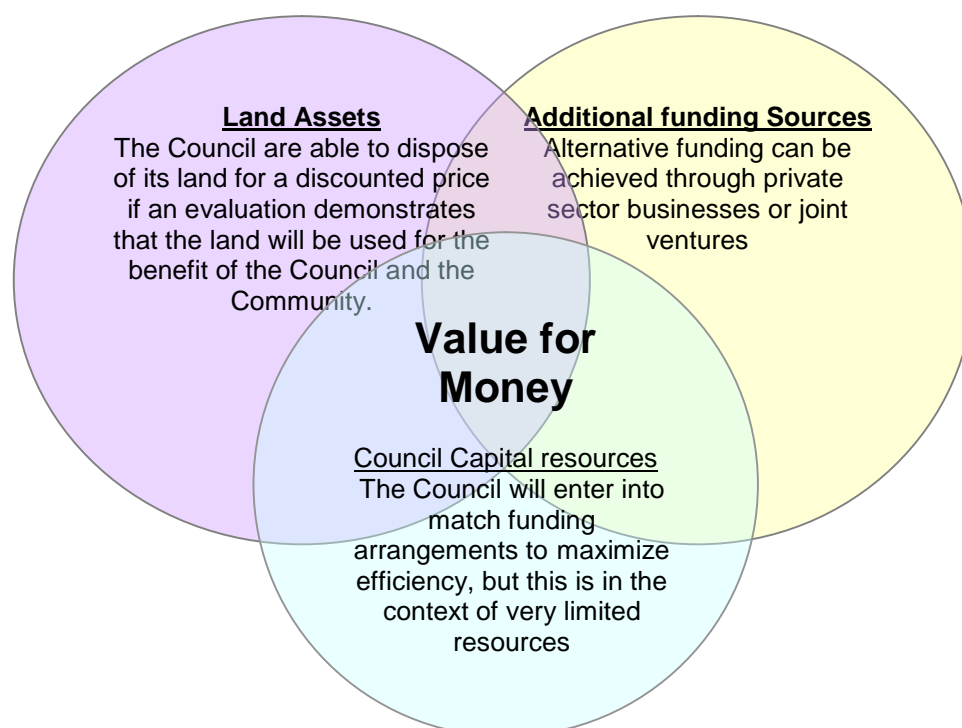
The recent Government Health White Paper has major implications for the future delivery of primary care projects with the emphasis shifting to GP practices delivering new facilities going forward. This will have implications for the delivery and timescale of these projects.



## 7. Delivery Mechanisms

### Resources

Central Bedfordshire Council has a number of resources at its disposal to ensure that delivery takes place. The effective use of these resources will make sure that the investment packages within this document represent good value for money for the HCA.

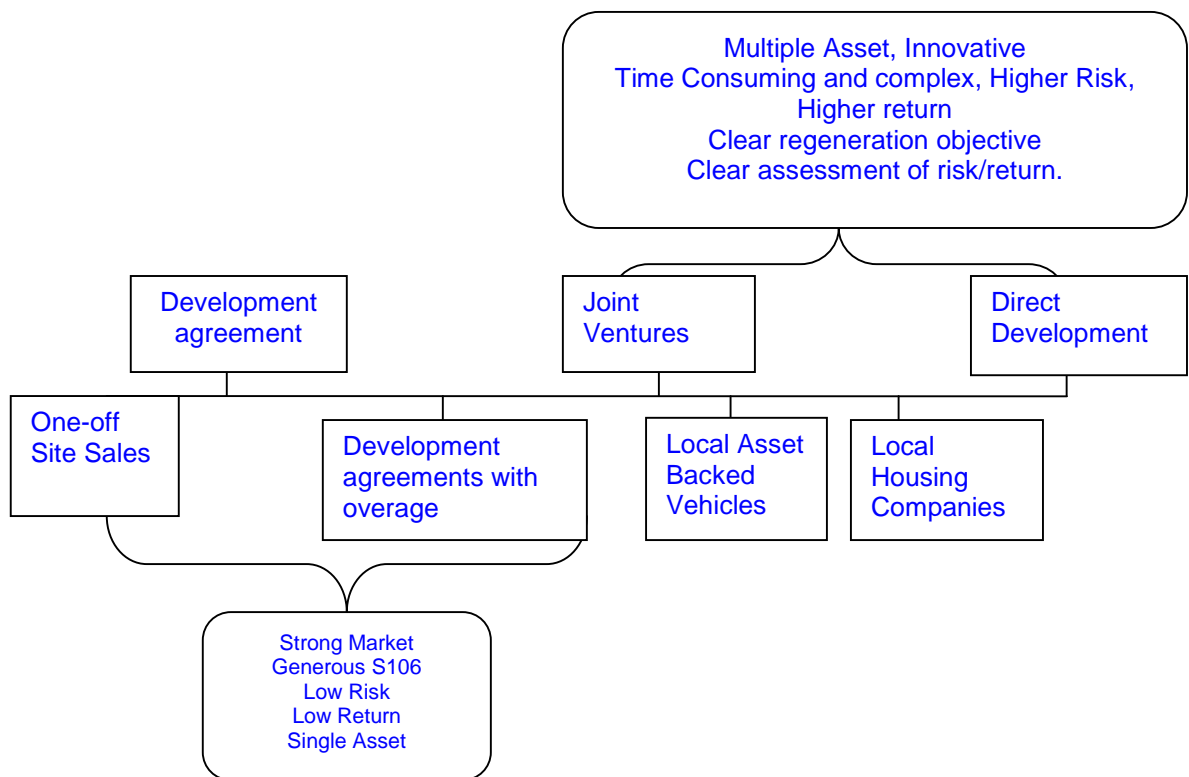


As well as physical resources that the Council can enlist, there are also a number of effective and linked partnerships that are used to ensure delivery.

- **Local Strategic Partnership (LSP)** – The Central Bedfordshire LSP, ‘Central Bedfordshire Together’ are currently considering the draft LIP
- **Delivery Partnerships (Bedford & Luton)** – Renaissance Bedford and Luton Gateway have been the delivery vehicles for the growth areas affecting Central Bedfordshire. New structures are under discussion in the context of the emerging Local Enterprise Partnership
- **The Local Investment Plan** – This document has built upon the existing processes of information sharing and engagement between Council departments and external partners to ensure that growth is sustainable and deliverable. The crucial investment secured by this process will cement the delivery for our priority projects, thereby encouraging growth.

## Tools for Delivery

Central Bedfordshire Council are prepared to consider a number of varied tools for delivering growth. These approaches have to be adaptable to changes in the housing market. For instance, site sales may hold-up well in a strong market however in these current times, Central Beds Council will need to consider approaches such as Local Asset Backed Vehicles (LABV's). The diagram below demonstrates the various delivery vehicle options which will need to be considered.



An evaluation of the risks against the rewards must be taken to decide on the best model for delivery.

## Governance

The process of creating this document began with establishing a project plan which set out the key milestones and timescales to ultimately achieve final submission to the HCA in early November. Reporting to senior managers, the Local Strategic Partnership and the HCA have been a key part of the project plan from the very start.

### Partnerships

The preparation of the document has been led by the Head of Economic Development and Physical Regeneration working closely with the Housing Strategy Manager. Other Services across the Council have been fully engaged in its preparation together with a number of external agencies:

**HCA** - Held regular meetings with the HCA in order to shape the document. Guidance and feedback from the HCA and has been particularly helpful.

**Delivery Partnerships** – Meetings with both Renaissance Bedford & Luton Gateway have been useful to detail the specifics in terms of delivery and flow of the document

**Local Strategic Partnerships** – A report has been presented to the Central Bedfordshire LSP Board. The LSP Board requested that the Thematic Partnerships comment on the LIP.

This process will not end with the completion of the LIP as Central Bedfordshire Council intends this to be a 'live' document which will be regularly reviewed and monitored over time.

### Reviewing the LIP

The document will be reviewed annually, taking into account any changes in priority and updating the status of projects.

The partners identified above will be consulted on changes in priorities or delivery status. The result should be an up-to-date document which reflects the true direction of travel this Council intends to take.

The document will be available to view on the Council's website.

## 9. HCA Investment Proposals

### Investment Package 1 – Housing Growth

#### Meeting Housing Need

Project (Lead Body)	HCA Investment Required			Impact	Outputs	Outcomes	Deliverability	Risks	Priority
	2010/11	2011/12	2012/13+						
1.) Affordable Housing and opportunistic sites (NAHP) (CBC)		£3m	£8m	Provide affordable housing in high demand areas	406 affordable homes	Increase provision of affordable homes & mixed tenure sustainable communities	4 sites currently with planning permission	Some Reserved Matters applications  Viability	High
2.) Rural Affordable Housing Programme (CBC)		£3.6m		Provide housing in high identified need low supply areas	Programme of affordable homes in rural areas	Programme of exceptions sites to Increase affordable housing provision across Rural CBC	12 sites to be delivered by 2013  15 sites on council owned land to be delivered thereafter	Local opposition	High
3.) Tackling Empty Homes (CBC)	£595,000			Bringing empty homes back into use to meet housing need. Remove often unsightly dwellings	Up to 50 empty homes brought back into use over 3 years	Increased level of affordable homes to meet housing need across Central Beds.	Up to 50 empty homes brought back into use over 3 years	Falling housing market issues	High

				and aesthetically improve areas.					
<b>4.) Arlesey Masterplanning (CBC)</b>	<b>£600,000</b>			Enables provision of a comprehensive mixed use development	Masterplan to enable over 1000 new homes and 10 ha of employment land	A major mixed use development with new homes, new town centre for Arlesey, a relief road, new high quality employment opportunities	Planning application following adoption of the site allocations DPD in August.	Adoption of LDF Site Allocations DPD	High
<b>5.) Masterplan for North of Houghton Regis (CBC)</b>		<b>£750,000</b>		Enables provision of comprehensive mixed use development	Masterplan to enable 7,000 homes, 40ha employment land and other supporting uses	A master plan which sets out the vision for a new, sustainable, mixed use development	The Council will aim towards a masterplan to coincide with the adoption of the LDF Core Strategy at the end of 2011.	Adoption of LDF Core Strategy  Approval to the A5/M1 link Junction 11a	High
<b>6.) Masterplan for North of Luton (CBC)</b>			<b>£750,000</b>	Enables provision of comprehensive mixed use development	Masterplan to enable 4,000 new homes, 20ha employment land	A master plan which sets out the vision for a new, sustainable, mixed use development	The Council will aim towards a masterplan to coincide with the adoption of the LDF Core Strategy at the end of 2011.	Adoption of LDF Core Strategy	High
<b>7.) Design Code</b>	<b>£100,000</b>			Enables	Design	Design Code	Once the		Medium

<p><b>for East Leighton Buzzard (CBC)</b></p>				<p>quality standard for new homes</p>	<p>Code for 2,500 new homes</p>	<p>which sets out the vision for a high quality and well designed development</p>	<p>masterplan is agreed and outline planning permission granted (early 2012) ; work can then begin on the Design Code.</p>		
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## Investment Package 2 – Supporting Infrastructure

Project (Lead Body)	HCA Investment Required			Impact	Outputs	Outcomes	Deliverability	Risks	Priority
	2010/11	2011/12	2012/13+						
<b>Town Centre Regeneration</b>									
<b>8.) Dunstable Town Centre Land Assembly (CBC)</b>		<b>£3.3m</b>		Improved Town centre, Improved retail & car parking. Increased impetus to deliver associated schemes in Dunstable & Houghton Regis.	Land/properties acquired to enable redevelopment, leading to the creation of new retailing and 150 homes 30 extra care dwellings	Rejuvenated and enhanced town centre in Dunstable to support the existing community and planned growth.  Better access to retail & key services.  Meeting a specific housing need.	*Final draft Masterplan produced. *Discussions with prospective buyer currently progressing well. *Extra care scheme delivered in 3-4 yrs. 150 New homes delivered within 5 years *Full Completion is subject to a delivery plan and negotiations with prospective buyers	Fragmented land  No buyer for the Quadrant Shopping Centre	High
<b>9.) Flitwick Town centre Land Assembly (CBC)</b>		<b>£2.5m</b>		New Town Centre with improved Tesco superstore, other retailing, public realm	Land/properties acquired to enable redevelopment including 150 new homes	New sustainable town centre development for Flitwick  Economic	*Planning Framework adopted in 2008  *Discussions with Tesco & Network Rail	Deal cannot be reached between partners	High



				improvements, job opportunities, and station improvements		benefit through job creation & increased foot traffic	progressing well.		
<b>Employment</b>									
<b>10.) Stratton Business Park Off Site Junction Improvement &amp; Drainage works Forward Funding (CBC)</b>		<b>£2,830,745</b>		*Provides a major traffic junction improvement enabling major housing at the Land East of Biggleswade (2,100 homes) *Delivery of up to 1000 new jobs in 1-5 years (Stratton Phase 4) *Potential job growth of additional 1000 in 5-10 years (Stratton Phase 5).	Completion of junction improvement and drainage works	Completion of Stratton Business Park Phases 4 and 5	Completion of the A1 south roundabout improvements and the segregated left hand turn would take place within 2 to 3 years.  Construction of the drainage lagoon would take place within 2 years	The A1 South roundabout (without a segregated left Turn) is constructed.	High
<b>Leisure</b>									
<b>11.) Astral Park, Leighton Buzzard (CBC)</b>		<b>£350,000</b>		Provides facilities to meet the deficit of playing pitches identified in South Bedfordshire District Council	Development of football facilities to include pitches, changing rooms, toilets and club room,	Improved access to and participation in active sport	Phased approach to enable use of developer contributions, and local Town Council are engaged as major	Project not progressed as planned and S106 funding timescales not met resulting in money lost.	High

				Playing Pitch Strategy 2008-2021	together with car parking and vehicular/cycle/pedestrian access.		stakeholders	Access from preferred route not available	
<b>11.) Stotfold Leisure Centre (CBC)</b>		<b>£2.3m</b>		Provides facilities to meet the deficit of playing pitches identified in Recreational Open Space Strategy	Leisure centre and football facilities including 4 court sports hall, artificial football 3G pitch, stadium pitch, grass pitches 60 station fitness suite, health suite, changing facilities and play area.	Improved access to and participation in active lifestyles	Phased approach to enable use of developer contributions, and local Town Council are engaged as major stakeholders	Project not progressed as planned and S106 funding timescales not met resulting in money lost.	High
<b>12.) Saxon Pool and Leisure Centre, Biggleswade (CBC)</b>			<b>£650,000</b>	Identified as a need for additional facilities in the Land East of Biggleswade development.	Extension for a 4 court sports hall, Changing facilities, Modifications to front foyer to improve energy	Improved access to and participation in active sport	Project will utilize section 106 already negotiated and anticipated to be received in 12/13.	Project not progressed as planned and S106 funding timescales not met resulting in money lost.	High

					efficiency				
<b>13.) Astral Park, Leighton Buzzard (CBC)</b>		<b>£350,000</b>		Provides facilities to meet the deficit of playing pitches identified in South Bedfordshire District Council Playing Pitch Strategy 2008-2021	Development of football facilities to include pitches, changing rooms, toilets and club room, together with car parking and vehicular/cycle/pedestrian access.	Improved access to and participation in active sport	Phased approach to enable use of developer contributions, and local Town Council are engaged as major stakeholders	Project not progressed as planned and S106 funding timescales not met resulting in money lost. Access from preferred route not available	High
<b>Green Infrastructure</b>									
<b>14.) Developing the Bedford and Milton Keynes Waterway Line and Level Survey (Bedford and Milton Keynes Waterway Consortium)</b>			<b>£500,000</b>		Green and blue spaces for new housing development.  Will enable water management across the Marston Vale, which is required to support future housing growth.	The development of a new waterway is a catalyst for town development and regeneration	The study could be commissioned once funding is secured, and is estimated that it could be complete within one year of commissioning	Consultants unwilling to tender for study	Medium
<b>15.) Arlesey</b>			<b>£125,000</b>		Up to 1km of	Improved	Subject to the	Landowners	Low

<b>Access - River Hiz Walk (Beds RCC)</b>					new countryside access route, including x2 bridges and associated signage and structures.	local physical and mental wellbeing and enjoyment of the countryside	future of the southern parcel of land; and subject to EA consent re footbridges; this project could be implemented in 12-24 months.	do not offer an agreement or sell	
<b>16.) Developing the Biggleswade Green Wheel (Beds RCC)</b>			<b>£190,000</b>		Increased overall area of well managed, accessible greenspace for informal recreation. Increased and improved opportunities for accessing, enjoying and learning about local landscape and wildlife.	A community with greater levels of health, fitness, physical and mental wellbeing. Increased appreciation and understanding of the local environment. Reduced reliance on vehicular transport for short journeys.	Deliverable with landowner and tenant consent, within 12 months.	Insufficient Funding  Lack of Owner consent	Low
<b>17.) Rushmere Park Visitor and Access Enhancements</b>			<b>£430,000</b>		Development of Rushmere Park will		Tenders Sent: May - 2011  Contracts	Planning issues  Highway	Medium

(CBC)					directly serve the proposed housing growth in the East of Leighton Linlade in terms of greenspace.		Approved: July 2011 Project Start: August 2011 Project Complete: Spring 2012	constraints Financial constraints	
18.) Houghton Quarry Access and Safety Improvements (Beds Wildlife Trust)			£200,000	Promotion of healthy living, and the wellbeing benefits associated with experiencing and understanding the natural environment in the area.	Improved public safety and accessibility to Houghton Quarry, enabling it to be used for public access as a large, greenspace site for residents of Houghton Regis	Provision of green space for residents of new developments north of Houghton Regis	Agreement as part of planning condition lasts 5 years from commencement of development, but the additional biodiversity and access improvements funded by HCA could be delivered over a shorter timescale if required	The land management Agreement is only in place for 5 years after commencement of the development  If detailed planning permission is not granted the land management agreement will lapse.	Medium
19.) Millennium Country Park Wetlands Nature Reserve Access for All (Marston Vale Trust)			£414,500		Ensuring that the Country Park remains a premier GI asset in light	*Increased capacity of the Millennium Country Park. *Enhanced	The project is designed, partly funded and ready for swift implementation during 2010-2011 once the	Detailed Planning Consent	Medium

					of the planned development and able to accommodate the resulting population growth	recreational infrastructure *Full public access to Wetlands Nature Reserve, at the heart of Millennium Country Park.	funding package is completed.		
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**Further information on the specific projects in both Investment Packages 1 and 2, are detailed at appendix A.**

## Appendices

**Appendix A** – Project Pro-formas

**Appendix B** – Key Documents Referenced in the Local Investment Plan

**Appendix C** – Project Funding Breakdown