

Leighton Linslade Partnership Committee
Standing Item No: 7(a)

Date: 22 June 2017

Title: Regeneration and Development Update

Purpose of the Report: To provide information to the Partnership Committee in respect of regeneration and development activity in Leighton - Linslade.

Contact Officer: Marc Howard Regeneration Programme Manager Regeneration and Business Directorate, Central Bedfordshire Council

1. RECOMMENDATION:-

1.1 To note the report.

1.1.1 PURPOSE

The purpose of this briefing note is to update Leighton-Linslade Partnership Committee on regeneration and development activity in Leighton -Linslade. Central Bedfordshire Council is continuing to work with stakeholders in finding solutions and removing barriers to enable sustainable growth and prosperity in the town.

1.2 Market Town Regeneration Fund

Central Bedfordshire Council (CBC) has been supporting Leighton-Linslade Town Council with the Market Town Regeneration Fund projects, total value of £320,000 (£160,000 Central Bedfordshire Council funded). This includes improvements to the Traders Market, new variable signage and architectural lighting. For more information please see:

<http://www.centralbedfordshire.gov.uk/news/march/leighton-buzzard-boost.aspx>

1.3 Idea for part-time relocation of Taxi's: The permanent relocation of the taxi rank would be best secured through a comprehensive town centre regeneration scheme including a scheme for Land South of the High Street that deals with both bus and taxi movement in a comprehensive way.

However we understand and appreciate your desire to introduce a scheme that in particular supports the performance and viability of the market, with this in mind we suggest there are 2 options both of which would be on market days only:

1) Relocation to the opposite side of the High Street from their current location. (as proposed in the Retail Group report)

2) Relocation to the Iceland turning circle behind the multi storey car park (effective after 11am), or clarification as to which option you wish us to progress is required.

Whichever option is selected it would require a 28-day consultation which CBC would need to undertake.

In conclusion, to make anything enforceable we'd need to either amend the TRO and/or off-street PPO, or use an experimental order (can only be used on a road). The alternative is to carry out a more informal trial just to see how it works with temporary signage, although realistically this would only be possible for a few days.

In terms of moving this on to the next stage we will need a formal request from the Town Council clarifying the option you wish us to pursue and your views on a trial scheme.

1.4 High Street Improvement Scheme

The High Street Improvement Scheme is underway in our town centres, where CBC provides grants and practical support to shop owners. So far in Leighton Buzzard 13 expressions of interest have been received, from which 4 have been approved in stage 1 with a total value of £152,000 (£91,000 funded by CBC). A retail specialist and an architect are working with Stage 1 approved applicants by providing support and advice in working up a full application.

1.5 Leighton Buzzard Police Station

Following our **acquisition of Leighton Buzzard Police Station** late last year for over £900,000; Central Bedfordshire has been holding meetings and events to help shape plans for a new care home in Leighton Buzzard, which could replace Westlands. Westlands is no longer fit for purpose and the most cost effective option is providing a new care on a separate site. We aim to submit an outline planning application in advance of consulting Westlands Service Users and stakeholders on the final options.

1.6 New Engineering and Construction Skills Centre

Central Bedfordshire College is on target to build the **new Engineering and Construction Skills Centre on Chartmoor Road in time for the new academic year**. This is part funded by Central Bedfordshire Council (£500,000) and is of huge strategic importance in the South East Midlands Local Enterprise Partnership infrastructure Plan. The Topping Out Ceremony will take place on the 22 June.

1.7 Land South of High Street

Following the release of GVA's Market Intelligence Report, we continue to promote and engage with interested parties who, with us, would wish to bring Land South of High Street forward in line with our Strategic Delivery Framework. We are moving this project forward, guided by our market intelligence and community feedback. Securing a developer or development proposal is subject to our statutory decision-making processes, particularly with regards to releasing public land to enable developments of such sites. We will ensure this committee, businesses and residents are engaged in the process as it is vitally important that we secure a

developer or development that is right for the town. For further information on this project please visit:

<http://www.centralbedfordshire.gov.uk/business/developments/leighton/our-approach.aspx>

1.8 Former-RAF site

Catalyst Housing Association's development at the former RAF site in Stanbridge is under construction again following a hiatus due to the previous contractor going into administration. Their new development partner Stack London Limited will complete the 175 home scheme with ancillary infrastructure, open space and landscaping. Importantly there will be a good mix of much needed private, intermediate and rented properties of various sizes being delivered over the next 12 to 18 months.

1.9 Local Plan

Central Bedfordshire's draft Local Plan will go to the Executive Committee on June 20 and a public consultation will begin on July 4. We held a Community Planning Event at Leighton-Linslade in February 2017, which will help us make decisions about planning applications and what conditions we might put in place around certain developments. The event was the highest attended out of all our Community Planning Events (over 200 participants). A full report is available at:

http://www.centralbedfordshire.gov.uk/Images/leighton-buzzard-draft-community-plan_tcm3-22971.pdf

2.0 M1/A5 & Woodside Link

The M1/A5 and Woodside Link roads were opened last month, which will open up a multi-billion investment in the form of housing, employment and growth. The Woodside Link road has come as a result of an estimated £38.3m investment from Central Bedfordshire Council, SEMLEP, the government; and planning gain. The A5/M1 link cost an estimated £162m, from which £5m was funded by Central Bedfordshire. The delivery of these multi-million pound infrastructure projects have been achieved through Central Bedfordshire's effective partnership with Highways England. These are strategically important pieces of infrastructure in the South East Midlands area, which is already showing traffic and environmental improvements in the local area.