



Infrastructure Delivery Plan

Publication July 2015



Central Bedfordshire Infrastructure Delivery Plan

1. Introduction

- 1.1 The Central Bedfordshire Infrastructure Delivery Plan has been produced to provide supporting evidence for the Community Infrastructure Levy (CIL) Draft Charging Schedule. It sets out all of the infrastructure that is either required or sought by providers in order to support the level of growth planned for in the Development Strategy submitted in October 2014.
- 1.2 The Infrastructure Delivery Plan is comprised of this introductory note, the summary of the infrastructure areas by type in sections 2-11, and the schedule itself which quantifies the 'funding gap' for infrastructure provision in Central Bedfordshire. The Schedule has been formed through combining the Infrastructure Schedule for the adopted north Core Strategy (2009) and extracts from the Infrastructure Schedule provided by AECOM in relation to the withdrawn Joint Luton and Southern Central Bedfordshire Core Strategy.
- 1.3 The collated schedules have been revised with the most up to date information that is available at the time of publication. Whilst the information is evidence-based, the schedule is considered to be a 'snap-shot' in time which will constantly evolve. It should therefore not be considered as a final schedule, as it will be reviewed and updated annually as a minimum, and in addition, when new information is made available.
- 1.4 Whilst the schedule shows a significant quantity of infrastructure to be provided, it also identifies where possible, the cost associated with the infrastructure as well as funding that has already been secured. In some instances, the cost for providing the infrastructure is currently unknown but work is in progress to identify these costs. These projects have been included within the schedule in order to ensure all known infrastructure is identified. However in most instances, the cost of providing the infrastructure has been included. These costs have been identified to the best of the Council's knowledge at the current time, and as planning applications are received and projects are developed, these costs will be refined as appropriate.
- 1.5 In order to aid the prioritisation of infrastructure delivery the Council has categorised the infrastructure in the Schedule as critical, essential and desirable:

Critical: Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

Essential: Essential infrastructure is infrastructure that is required if development is to be achieved in a timely and sustainable manner. Although infrastructure in this category is unlikely to prevent physical development in the short term, failure to invest in it could result in delays in development in the medium term. This type of

infrastructure needs to be provided alongside development to make sure that the impacts of development are mitigated and therefore not creating unacceptable overuse of existing facilities or leaving developments without necessary support facilities. The most common type of essential infrastructure is social and community infrastructure such as schools, health facilities and children's play space.

Desirable: Desirable infrastructure is infrastructure that is required for sustainable development but is unlikely to prevent development in the short to medium term. Although infrastructure identified within this category has less priority in allowing sites to be developed, its importance to the overall success of development and the delivery of this Development Strategy should not be underestimated.

- 1.6 The infrastructure identified within the schedule will be funded through a variety of channels. Whilst Central Bedfordshire Council will contribute some of the costs, infrastructure will also be provided through s106 agreements negotiated with developers and, in relation to transport infrastructure, through s278 contributions. In addition, some infrastructure within the schedule will be delivered as private sector projects and the Council will continue to seek funding from other sources including Government funding opportunities. Once adopted, the Community Infrastructure Levy (CIL) contributions will also help fund infrastructure.
- 1.7 At the current time, it is identified within the Schedule that the funding gap is £191,059,440. Of this, £123,041,407 relates to critical and essential infrastructure projects with the remaining £68,018,033 attributed to desirable infrastructure projects. As the strategic urban extensions will provide infrastructure on-site and therefore through s106 contributions, the funding gap is the amount required to be collected through CIL. In relation to delivering the critical and essential projects, this equates to the need to collect £7,690,087 each year through CIL from 2015/2016 until the end of the Plan period. In order to also deliver the desirable infrastructure, the Council will require £11,941,215 per annum through CIL.
- 1.8 There are ten categories identified within the schedule against which infrastructure has been identified.

Broadband	Health & Social Care
Community & Culture	Leisure
Economic Development	Transport
Education & Early Years	Utilities
Green Infrastructure	Waste

Outlined below is a brief narrative in relation to each of the categories.

2. **Broadband**

- 2.1 Broadband infrastructure across Central Bedfordshire will be provided in the form of new Cabinet and Exchange Infrastructure, new Ducting & Fibre Optic Cabling, and Deployment and Enabling Works. Funding will be provided by Central Bedfordshire Council, the Local Strategic Partnership (LSP), BDUK, the private sector and CIL.

3. Community & Culture

3.1 The information in this section relates to the provision of community facilities that are required to meet the needs arising from growth. New provision has been identified through the adopted Framework Plans as well as close working with the Council's Community Engagement Manager. This section also relates to the provision of up to date and appropriate library stock and ensuring that all residents have access to library facilities across the whole of Central Bedfordshire. This information is taken from the Central Bedfordshire Library Strategy which was adopted in March 2012. The Library Strategy can be found at:

<http://www.centralbedfordshire.gov.uk/leisure/libraries/library-service-review.aspx>

3.2 For clarification, Dunstable Library has been identified to be provided alongside the new leisure centre and is therefore included as part of a wider project within the leisure section of the schedule.

4. Economic Development

4.1 Infrastructure requirements in relation to economic development have been provided in relation to the delivery of town centre improvements in Houghton Regis, Dunstable, Leighton Buzzard, Biggleswade, Flitwick, Cranfield and Stotfold. These have been identified as a result of Town Centre Masterplans and Development Briefs, including those for the Land South of High Street and Bridge Meadow in Leighton Buzzard. These Masterplans and Briefs set out the Council's vision and aspiration for the comprehensive regeneration of the town centres and key sites.

4.2 There are a number of Economic Development projects included within the schedule which have been identified but are still within the very early stages of formulation for example, the relocation of the Fire Station in Leighton Buzzard. These projects have been included in order to ensure all likely costs arising from growth within Central Bedfordshire are identified. However, due to the current status of these projects, the true overall costs are currently unknown and estimates have been included based upon officers' professional judgement. As these projects progress, further details and information will become available and the schedule will be updated accordingly to better identify more precise costs.

5. Education

5.1 The education requirements associated with the growth identified in the Development Strategy has been provided by the School Organisation and Capital Planning Team within the Council. The need for additional school places in the form of extensions to existing schools or the provision of new schools has been provided taking into consideration the distribution of growth across Central Bedfordshire, the number of new pupils that are likely to arise from the growth and the capacity of existing educational establishments.

5.2 The projects within the schedule include those which are currently 'live' projects in that they are identified within the Council's current School Organisation Plan. This Plan is refreshed and published annually to provide an overview of where and when new school places are required as a result of housing development and population growth and the outcomes are reflected within the infrastructure schedule.

- 5.3 The schedule also includes projects where a future need has been identified and some funding has been secured but it is yet to become a 'live' project as the need threshold has not yet been triggered. It is expected that when these future projects become 'live' any shortfall in funding will be in part, bridged through the Basic Need Grant.
- 5.4 The schedule further identifies specific future educational requirements arising within the southern area of Central Bedfordshire as a result of the permitted and proposed strategic urban extensions and additional housing growth currently proposed. Funding for these projects is expected to be secured through s106 on-site provision as well as CIL and the Basic Need Grant.
- 5.5 For clarification, the Schedule does not include the provision of land for new schools as this would be negotiated through s106 agreements on a site by site basis.
- 5.6 In relation to Early Years provision, the schedule identifies areas where the need for additional, or extensions to existing, facilities have been identified and some funding has been secured. However, specific projects have not yet been initiated as the required triggers have not yet been met. Based upon the current planned levels of growth, it is estimated that in addition to the projects identified on the schedule, 19 new Early Years facilities will be required within southern Central Bedfordshire whilst 14 new facilities will be required within the north to meet projected needs.

6. Green Infrastructure

- 6.1 Green infrastructure (GI) covers landscapes, biodiversity, historic environment, outdoor access and recreation and is strongly linked to public benefits. It includes a wide range of types of asset (e.g. country parks, historic landscapes, nature reserves, woodland, ancient monuments and footpaths) and activity (e.g. management, improvement and creation). Assets may be publically accessible and may be owned by public bodies, the voluntary sector, private individuals or organisations. They include countryside and heritage sites owned by local authorities. The green infrastructure networks combine all these elements and deliver a number of functions at the same time. The aim is to improve, expand and link the network through proposals in local GI plans.
- 6.2 Within the schedule, Green Infrastructure has been considered in five categories. Due to the complexity of this in comparison to other sections, an additional Green Infrastructure Technical Note accompanies this Technical Note providing greater detail about the categories and what is included within them.
- 6.3 The total costs associated with providing the identified level of infrastructure to 2031 is considered to be £355,801,716. This however includes the cost of providing all green infrastructure to 2031 and therefore includes meeting existing deficits.
- 6.4 In order to establish the green infrastructure costs associated with the growth planned within the Development Strategy, provision has been calculated based upon the number of households there are expected to be within Central Bedfordshire by 2031 and how many of these will likely be as a result of the planned growth. The new homes planned within the Development Strategy will constitute approximately 21.6%

of the total number of homes within Central Bedfordshire by 2031 and therefore; the costs for GI within the plan period have been calculated as 21.6% of the total costs to be in line with housing growth and provision. As with all subject areas within the schedule, these figures will need to be updated in light of any significant changes to population and household projections.

- 6.5 The total costs for the green infrastructure across Central Bedfordshire resulting from the proposed growth within the Development Strategy, is therefore considered to be £76,720,457. This cost will be reviewed as more information is made available and the schedule will be updated accordingly.

7. Health & Social Care

- 7.1 The Health and Social Care category relates to the provision of healthcare facilities such as medical centres, care homes (nursing and residential) and extra care housing.
- 7.2 This section is in the process of being updated with the help of colleagues from NHS England. The need for medical facilities arising from the urban extensions at Leighton Buzzard and north of Houghton Regis has been identified through the Framework Plans. However, the exact cost of the facilities is currently unknown and the costs included are therefore estimates. As such projects are progressed and new information is available, the schedule will be updated accordingly.
- 7.3 In relation to the proposed urban extension to the North of Luton, a Health Impact Assessment will be undertaken in association with the planning application(s) and the schedule will be updated when this information is available. It is likely that any identified provision will be sought in line with NHS England's requirements.
- 7.4 In relation to the provision of infrastructure such as care homes (nursing and residential) and extra care housing, whilst a broad requirement has been identified, the costs associated with provision are currently unknown. However, these are historically private sector led projects and it is therefore anticipated that there will be no direct cost to the Council in terms of their provision. However, some cost may be incurred by the Council in relation to the provision of care for residents after a facility has been provided. The schedule will be updated accordingly when further detailed information is available.

8. Leisure

- 8.1 The information in this section of the schedule has been provided in accordance with the Central Bedfordshire Leisure Strategy which was adopted in March 2014.
- 8.2 The Leisure Strategy is the main planning document for the provision of new or improved leisure facilities in Central Bedfordshire and sets out the overarching principles by which the Council will seek to improve existing facilities or create new ones in association with the new housing development. The Strategy provides a detailed audit and assessments of existing leisure facilities, which together with population growth figures have been used to forecast the leisure facilities needed to serve the Central Bedfordshire population up to 2031.

8.3 As there are a significant number of projects relating to this section, it was considered more appropriate to condense the requirements into the topic areas identified within the Leisure Strategy. There are seven topic areas identified and these have been included within the Schedule for northern Central Bedfordshire, southern (Leighton Linlade) and southern (Dunstable/Houghton Regis) areas where it is appropriate to do so. The seven topic areas are:

- Leisure Centres/Indoor Sports
- Play areas
- Informal Open Space
- Allotments
- Outdoor Sports
- Libraries
- Cemeteries.

9. Transport

9.1 The information in the Schedule relating to transport has been identified through the Central Bedfordshire Local Transport Plan 3 (April 2011 to March 2026) and a series of Local Area Transport Plans. The LTP3 provides greater information about the LATPs and can be viewed on the Council's website.

<http://www.centralbedfordshire.gov.uk/travelling/your-travel-choices/transport-strategy/default.aspx>

9.2 The eleven Local Area Transport Plan (LATP) areas are:

- The Ampthill/Flitwick LATP Area
- Heath and Reach, Toddington and Barton le Clay LATP Area
- Leighton Linlade LATP Area
- Marston Vale LATP Area
- Potton LATP Area
- Shefford, Silsoe & Shillington LATP Area
- Haynes & Old Warden LATP Area
- Biggleswade & Sandy LATP Area
- Chiltern LATP Area
- Dunstable & Houghton Regis LATP Area
- Arlesey & Stotfold LATP Area

9.3 Whilst the information within the Infrastructure Schedule is evidenced based, and known costs have been included where appropriate, in relation to major schemes; specifically the new A5-M1 Link spur to Thorn Turn, the Woodside Connection, the M1-A6 Link and the East of Leighton Link Road; only the estimated costs of the schemes have been identified. Work is currently underway to determine the full extent of the costs of all transport infrastructure as well as the element that will be required to be funded through CIL contributions. The Schedule will be updated accordingly when the information is available.

10. Utilities

10.1 The costs identified in relation to Utilities infrastructure (which includes electricity, water provision and sewerage) within Central Bedfordshire have been identified through the Utilities and Growth Study that was commissioned by the Council and completed in May 2012 and the Bedford Borough and Central Bedfordshire Northern Area Water Cycle Study (April 2012). The costs identified in relation to electricity within the Schedule represent the actual cost of the work. In addition to these costs are the design and management fees plus potential legal and procurement costs. These can be high because of the complexity of the relationships involved and number of potential participants in the process. The Utilities and Growth Study considers an additional 15% on cost is an appropriate average rate for the required professional services, although this is not currently reflected within the Schedule. In relation to water and sewerage, the infrastructure required has been identified, however in the most part, the costs of providing the infrastructure are unknown and would be costed at the time of implementation. It is however considered that the cost of delivering such infrastructure will be met by developers and the utility providers.

11. Waste

11.1 The infrastructure in relation to waste provision within Central Bedfordshire has been included within the schedule based upon six categories. These are detailed further below.

Bring Banks

There is a best practise requirement to provide a bring bank facility across Central Bedfordshire. This will put a requirement on the Council to provide additional bring banks on the basis of this projected growth.

Dog bins

From the current housing figures and the amount of dog waste bins presently provided by the Council, there will be a requirement for further bins to be provided to take account of the additional housing stock.

Vehicles

With the additional housing growth the current vehicle numbers will need to be increased to allow for the same level of service to be offered. The vehicle numbers will need to be increased by a third with the projected housing increase.

Household Waste Recycling Centres

The Council currently has four strategically placed HWRC's located across the district to serve the current residents of Central Bedfordshire. With the increase in housing growth the Council will look to improve and increase the capacity of these sites.

Recycle on the Go

From the current housing figures and the amount of street litter bins presently provided by the Council there will be a requirement for further bins to be provided to take account of the additional housing stock.

Recycling Education

With the number of new developments proposed there is the potential that new residents will be unfamiliar with the current schemes offered by the Council. In order to allow residents to fully benefit from our scheme we look to provide educational information and promotion of the scheme.

Outside the scope of CIL

Waste Services proposes to keep the following to areas of expense outside the scope of CIL and to continue as present charging for these through Section 106 agreements:

- Ground Maintenance for the whole area - further detail will be needed and this will need to be discussed with other departments within the Council in order to ensure there is no over counting

3. Infrastructure Schedule Summary

Infrastructure	Critical Costs	Critical Secured Funding	Essential Costs	Essential Secured Funding	Desirable Costs	Desirable Secured Funding	Total Cost	Total Secured Funding	Funding Gap
Broadband					£6,130,000	£4,269,000	£6,130,000	£4,269,000	£1,861,000
Community and Culture			£9,000,000	£7,200,000	£347,640	£109,025	£9,347,640	£7,309,025	£2,038,615
Economic Development			£78,048,000	£74,748,000	£4,480,000	£4,480,000	£82,528,000	£79,228,000	£3,300,000
Education			£226,399,383	£183,489,262			£226,399,383	£183,489,262	£42,910,121
Education - Early Years			£17,326,447	£10,699,019			£17,326,447	£10,699,019	£6,627,428
Green Infrastructure			£13,830,591	£5,246,076	£62,889,866	£12,086,033	£76,720,457	£17,332,109	£59,388,348
Health & Social Care			£36,123,512	£28,288,600			£36,123,512	£28,288,600	£7,834,912
Leisure			£58,389,271	£38,741,853			£58,389,271	£38,741,853	£19,647,418
Transport	£450,100,000	£433,600,000	£608,350,000	£595,507,000	£16,770,374	£1,918,000	£1,075,220,374	£1,031,025,000	£44,195,374
Utilities	£83,120,000	£83,120,000					£83,120,000	£83,120,000	£0
Waste			£4,758,000	£1,743,966	£421,290	£159,079	£5,179,290	£1,903,045	£3,276,245
Total	£533,220,000	£516,720,000	£1,052,225,204	£945,663,776	£91,039,170	£23,021,137	£1,676,484,374	£1,485,404,913	£191,079,461
	Funding Gap - Critical	£16,500,000	Funding Gap - Essential	£106,561,428	Funding Gap - Desirable	£68,018,033			

Settlement	Place making Group	Category	Infrastructure	Priority	Primary Growth Location (Development the Requirement arises from)	Status	Project Cost	Trigger/ Date Required	Project Funding Secured / in Place	Funding Source	Funding Gap
All CB	All	Broadband	New Cabinet and Exchange Infrastructure, new Ducting & Fibre Optic Cabling Deployment, Enabling Works.	Desirable	All EU defined White Areas within Central Bedfordshire.		£6,130,000.00		£4,269,000.00	CBC, Broadband Delivery UK, Utility Provider, Developer	£1,861,000
Wixams (Houghton Conquest)	North	Community and Culture	Children's Centre	Desirable	Wixams (The Hostel Site) (CB/10/00707)		£32,480.00		£32,480.00	Dev	£0
Wixams (Houghton Conquest)	North	Community and Culture	Community Hall	Desirable	Wixams (The Hostel Site) (CB/10/00707)		£72,160.00		£72,160.00	Dev	£0
Wixams (Houghton Conquest)	North	Community and Culture - Cemetery	Cemetery provision	Desirable	Wixams (The Hostel Site) (CB/10/00707)		£4,000.00		£4,000.00	Dev	£0
Fairfield Park	North	Community and Culture - Cemetery	Cemetery and Garden of Rest	Desirable	Fairfield Park (S106 contribution 48/2000/1151 48/2000/1091 48/2000/1072)		£4,000.00		£0.00	Dev	£4,000
Amphill, Flitwick, Wixams and Arlesey	North	Community and Culture	Multi-Purpose Community Facilities	Essential	Land West of Abbey Lane, Amphill, Land at Steppingly Rd/Froghall Road, Flitwick, Arlesey		£1,800,000.00		£0.00		£1,800,000
Amphill, Flitwick, Wixams and Arlesey	North	Community and Culture	Multi-Purpose Community Facilities	Essential	Wixams and Wixams Extension		£1,800,000.00		£1,800,000.00		£0
Houghton Regis North	South D/HR	Community and Culture	Multi-Purpose Community Facilities	Essential	North of Houghton Regis SUE		£1,800,000.00		£1,800,000.00		£0
East Leighton Linslade	South LL	Community and Culture	Multi-Purpose Community Facilities	Essential	East of Leighton Linslade SUE		£1,800,000.00		£1,800,000.00		£0
North of Luton	South LL	Community and Culture	Multi-Purpose Community Facilities	Essential	North of Luton SUE's		£1,800,000.00		£1,800,000.00		£0
Aspley Guise	North	Community and Culture - Library	Library provision- library 'cold spot'	Desirable			£25,000.00		£385.00	Bucks CC/ CBC/Dev	£24,615
Marston Moretaine	North	Community and Culture - Library	Library Provision- library 'cold spot'	Desirable			£25,000.00		£0.00		£25,000
Lidlington	North	Community and Culture - Library	Library Provision- library 'cold spot'	Desirable			£25,000.00		£0.00		£25,000
Woburn	North	Community and Culture - Library	Library Provision- library 'cold spot'	Desirable			£25,000.00		£0.00		£25,000
Caddington	South LL	Community and Culture - Library	Population over 3,000 without library access	Desirable			£25,000.00		£0.00		£25,000
Henlow	North	Community and Culture - Library	Population over 3,000 without library access	Desirable			£25,000.00		£0.00		£25,000
Langford	North	Community and Culture - Library	Population over 3,000 without library access	Desirable			£25,000.00		£0.00		£25,000
Marston Moretaine	North	Community and Culture - Library	Population over 6,000 without library access	Desirable			£30,000.00		£0.00		£30,000
Barton	North	Community and Culture - Library	Library improvements	Desirable			£30,000.00		£0.00		£30,000
Dunstable	South D/HR	Economic Development	Court Drive Highway Improvements	Essential	Dunstable	Work Underway	£1,050,000.00	2012/13	£1,050,000.00	CBC	£0
Dunstable	South D/HR	Economic Development	Land assembly, Dorchester Close	Essential	Dunstable	Work Underway	£3,095,000.00	2012/13/14	£3,095,000.00	CBC	£0
Dunstable	South D/HR	Economic Development	Integrated Care Hub. Former Magistrates Court	Essential	Redevelopment to be partly implemented by CBC		£12,000,000.00	2013/14/15	£12,000,000.00		£0
Dunstable	South D/HR	Economic Development	Incuba Centre, Brewers Hill Road. Project Completed	Desirable	Dunstable	Work Underway	£4,480,000.00	2012/2013	£4,480,000.00	CB College/ERDF/HC A/CBC	£0
Houghton Regis	South D/HR	Economic Development	High Street Improvements	Essential	Morrisons, Houghton Regis	Works Underway	£1,200,000.00	2012/2013	£1,200,000.00	Developer / s278	£0
Houghton Regis	South D/HR	Economic Development	Co-op Site Redevelopment for 170 Extra Care Units, Ground Floor Retail & possible a police station	Essential	Houghton Regis	Project Scoping	£26,000,000.00	2017/2018	£26,000,000.00	Anticipated the scheme will be cost neutral	£0
Leighton Buzzard	South LL	Economic Development	South of High Street - Land Assembly	Essential	Leighton Buzzard	Project Complete	£1,580,000.00	2013	£1,580,000.00	CBC	£0
Leighton Buzzard	South LL	Economic Development	South of High Street - Relocation of Fire Station	Essential	Leighton Buzzard	Project Scoping	£1,000,000.00	2014/15	£0.00		£1,000,000
Biggleswade	East	Economic Development	Hitchin Street Improvement Scheme	Essential	Biggleswade	Project Complete	£373,000.00	2013	£373,000.00	CBC, GAF & S 106	£0

Biggleswade	East	Economic Development	Market Sq and TC Improvements	Essential	Biggleswade	Project Scoping	£1,000,000.00	2014/15	£800,000.00	Developer & CBC	£200,000
Biggleswade	East	Economic Development	New Medi-Centre	Essential	Biggleswade	Project Scoping	£1,000,000.00	2013/14	£1,000,000.00	Anticipated the scheme will be cost neutral	£0
Biggleswade	East	Economic Development	Century House commercial redevelopment	Desirable	Biggleswade	Not yet commenced	£0.00	2014/15	£0.00	Anticipated the scheme will be cost neutral	£0
Biggleswade	East	Economic Development	Car Parking (Rose Lane Car Parking and Bonds Lane & Foundry Lane Car Parking)	Essential	Biggleswade	Project Scoping	£200,000.00	2013/14	£100,000.00	S106	£100,000
Flitwick	west	Economic Development	Commercial redevelopment of Flitwick Town Centre (including transport interchange, car park and possible Highways works)	Essential	Flitwick	Project Scoping	£29,000,000.00	2013/14	£27,000,000.00		£2,000,000
Cranfield	west	Economic Development	Enabling Works - Off Site Highway Improvements	Essential	Cranfield Technology Park	Project Scoping	£300,000.00		£300,000.00		£0
Stotfold	East	Economic Development	Town Centre Improvements	Essential	Land South of Stotfold	Project Complete	£250,000.00		£250,000.00	Developer s106 & s278	£0
Amphill	North	Education	Russell Lower School - Extension to Lower School from 300 to 450 places, Amphill - New School Places Programme	Essential	Various Sites in Amphill and Maulden including: Land Off Tavistock Avenue, Amphill 129 Clophill Road, Maulden, Land Off, Swaffield Close, Amphill, Land On The North Side Of, Church Street, Amphill	Project identified in Schools Programme. Funding Secured.	£3,123,799.00		£3,123,799.00	S106 and BNG	£0
Amphill	North	Education	Extn to Redborne Upper from 1450 to 1650 places - New School Places Programme	Essential	Various sites around Amphill including: Land off Tavistock Avenue, West of Amphill, The Limes, Dunstable Street, Amphill, Abbey Lane Land Adjacent To Station Road, Amphill, Land On The North Side Of, Church Street, Amphill	Project identified in Schools Programme. Funding Secured.	£2,527,620.00		£2,527,620.00	S106 and BNG	£0
Arlesey	North	Education	Etonbury Middle - extension to Middle School from 480 to 600 places, Arlesey - New School Places Programme	Essential	Various Sites in Arlesey, Lower Stondon and Stotfold including: Land Adjoining Church Farm, High Street, Arlesey Former Cherry Tree Nursery Site, Orchard Way, Lower Stondon Land To The Rear Of 8 To 10, Queen Street, Stotfold Land Rear of 31 to 33 Brook Street, Stotfold Former Farm building Fairfield Hospital, Hitchin Road, Arlesey Land South of Stotfold, Norton Road, Stotfold Land and Building North of Taylors Road, Stotfold Land rear of Brook Street, Stotfold	Project identified in Schools Programme. Funding Secured.	£7,379,913.00		£2,881,542.00	S106 and BNG	£4,498,371
Arlesey	North	Education	New 2FE (300 place) Lower at Arlesey - New School Places Programme	Essential	Portland Industrial Estate, Hitchin Road, Arlesey Portland Industrial Estate, Hitchin Road, Arlesey Crossways Park, Hitchin Road, Arlesey,	Project identified in Schools Programme. Funding Secured.	£5,251,161.00		£5,251,161.00	S106 and BNG	£0
Biggleswade	North	Education	2FE(300 pl) extension to St Andrews Lower School - Biggleswade Kings Reach - New School Places Programme	Essential	Land Adjacent To 6, Church Street, Biggleswade and Land East of Biggleswade	Project identified in Schools Programme. Funding Secured.	£5,002,502.00		£5,002,502.00	S106 and BNG	£0
Biggleswade	North	Education	Extension to Middle School from 480 to 600 places, Biggleswade - New School Places Programme	Essential	20 Nursey Close, Biggleswade, Land East of Biggleswade	Project identified in Schools Programme. Funding Secured.	£1,383,405.00		£1,383,405.00	S106 and BNG	£0

Biggleswade	North	Education	Stratton Upper - extension to upper school from 1250 to 1650 places, Biggleswade - New School Places Programme	Essential	Land Adjacent To 6 Church Street Biggleswade, 20 Nursery Close, Biggleswade, SG18 0HR , Land East of Biggleswade,	Project identified in Schools Programme. Funding Secured.	£8,400,000.00		£8,400,000.00	S106 and BNG	£0
Cranfield	North	Education	Cranfield Lower - extension to Lower School from 300 to 450 places- New School Places Programme	Essential	Various Sites in Cranfield including: Land Off, Merchant Lane, Cranfield Home Farm, Cranfield Land Off, Birch Close, Cranfield Land Rear of Central Garage	Project identified in Schools Programme. Funding Secured.	£2,253,187.00		£2,253,187.00	S106 and BNG	£0
Cranfield	North	Education	Holywell Middle School - extension to Middle school from 480 to 600 places, Cranfield - New School Places Programme	Essential	Rear Of 11 To 13, Crawley Road, Cranfield Land North East of 189 and 191 High Street Cranfield Land at Central Garage Braemer Rectory Lane Cranfield , Land Off, Birch Close, Cranfield Land At Home Farm, Lodge Road, Cranfield	Project identified in Schools Programme. Funding Secured.	£1,383,405.00		£1,383,405.00	S106 and BNG	£0
Dunstable	South D/HR	Education	Dunstable New 2FE(420pl) Primary - New School Places Programme	Essential	North Houghton Regis Urban extension	Project identified in Schools Programme. Funding Secured.	£7,063,672.00		£7,063,672.00	S106 and BNG	£0
Houghton Regis	South D/HR	Education	Extension to Secondary School for N Houghton Regis -New School Places Programme	Essential	North Houghton Regis Urban extension	Project identified in Schools Programme. Funding Secured.	£17,430,429.00		£17,430,429.00	S106 and BNG	£0
Leighton Buzzard	North	Education	Extension to Vandyke Upper - New School Places Programme	Essential	Various Sites in Aspley Guise area including: Radlett House, Aspley Guise, Land at 6 Ridgway Road, Brogborough, The Village Hall, High Street, Ridgmont, Barns At Doltons Farm, Newport Road, Woburn , 79 Station Road, Woburn Sands, Clipstone Park/ChamberlainPratts Pit (Site 15A) off, Billington Road, Leighton Buzzard	Project identified in Schools Programme. Funding Secured.	£7,986,226.00		£7,986,226.00	S106 and BNG	£0
Leighton Buzzard	South LL	Education	Leighton 1-New 2FE (300 pl) Lower (Sandhills) - New School Places Programme	Essential	Various Sites within or near to Leighton Buzzard including :Clipstone Park/Chamberlain - ELL SUE, Grovebury Farm 15B - D Pratts Quarry, Leighton Buzzard Pratts Pit (Site 15A) off, Billington Road, Leighton Buzzard, Land adjacent to 12 Lywood Road, Leighton Buzzard, 13 Hockliffe Street, Leighton Buzzard, 127 Stanbridge Road, Leighton Buzzard,	Project identified in Schools Programme. Funding Secured.	£4,824,664.73		£4,824,664.73	S106 and BNG	£0
Leighton Buzzard	South LL	Education	Leighton 1-New 2FE (300 pl) Lower - New School Places Programme	Essential	Clipstone Park/Chamberlain - ELL SUE	Project identified in Schools Programme. Funding Secured.	£5,002,502.00		£5,002,502.00	S106 and BNG	£0
Leighton Buzzard	South LL	Education	Expansion of Leedon Lower	Essential	Development within Leighton	Project identified in Schools Programme. Funding Secured.				BNG	£0
Leighton Buzzard	South LL	Education	Expansion of Clipston Brook Lower	Essential	Development within Leighton	Project identified in Schools Programme. Funding Secured.				BNG	£0

Leighton Buzzard	South LL	Education	Leighton New 4FE (480pl) Middle - New School Places Programme	Essential	Clipstone Park/Chamberlain - ELL SUE	Project identified in Schools Programme. Funding Secured.	£10,929,541.00		£10,929,541.00	S106 and BNG	£0
Silsoe	North	Education	New/ replacement 270 place Lower, Silsoe - New School Places Programme	Essential	Land And Buildings At Cranfield University, Barton Road, Silsoe, Silsoe College Farm, Land At, West End Road Silsoe	Project identified in Schools Programme. Funding Secured.	£5,367,150.00		£5,367,150.00	S106 and BNG	£0
Stotfold	North	Education	Extension to St Mary's Lower School from 225 to 300 places, Stotfold	Essential	Site reference H129, Land at Shawmer Farm Site reference H260, Land at Arlesey Road, Policy Reference HA13, Land at Roker Park	Project identified in Schools Programme. Funding Secured.	£1,219,776.00		£1,219,776.00	S106 and BNG	£0
	CB Wide	Education	Future Lower School Projects	Essential	Contributions collected from various sites across Central Bedfordshire towards future Lower School Projects	Contribution secured/ collected. Not in Schools Programme.	£1,753,084.00		£1,753,084.00		£0
	CB Wide	Education	Future Middle School Projects	Essential	Contributions collected from various sites across Central Bedfordshire towards future Middle School Projects	Contribution secured/ collected. Not in Schools Programme.	£2,761,946.00		£2,761,946.00		£0
	CB Wide	Education	Future Upper School Projects	Essential	Contributions collected from various sites across Central Bedfordshire towards future Upper School Projects	Contribution secured/ collected. Not in Schools Programme.	£44,688.00		£44,688.00		£0
	CB Wide	Education	Future School Projects	Essential	Contributions collected from various sites across Central Bedfordshire towards future School Projects	Contribution secured/ collected. Not in Schools Programme.	£990,882.00		£990,882.00		£0
Wixams (The Hostel Site)	North	Education	Education provision LS	Essential	Wixams (The Hostel Site) (CB/10/00707) MA3		£188,475.00	2022-2025	£188,475.00	s106	£0
Wixams (The Hostel Site)	North	Education	Education provision MS	Essential	Wixams (The Hostel Site) (CB/10/00707) MA3		£189,276.00	2022-2025	£189,276.00	s106	£0
Wixams (The Hostel Site)	North	Education	Education provision US	Essential	Wixams (The Hostel Site) (CB/10/00707) MA3		£232,932.00	2022-2025	£232,932.00	s106	£0
Wixams	North	Education	Education provision - New Primary School	Essential	Wixams Park - Southern Expansion (1500 homes)		£5,697,300.00		£5,697,300.00	s106	£0
Wixams	North	Education	Education provision - Secondary School - Additional 2FE	Essential	Wixams Park - Southern Expansion (1500 homes)		£7,446,600.00		£7,446,600.00	s106	£0
Wixams	North	Education	Education provision - Secondary School	Essential	Wixams Development		£25,000,000.00		£15,400,000.00	s106/CIL	£9,600,000
Bedford	North	Education	Upper School Provision - Wooton Upper - Bedford Borough School	Essential	Land rear of Central Garage, Site ref HA7, Land at high Street/Lodge Road Site Ref HA8, Land of 19 to 21 Pembroke Road, The Limes rectory Lane, Land at Former Hostel Site, Barns at How End Farm, Land off Bedford Road, Land to the rear of 1 and 2 Church Walk	Education contribution for out of area schools	£446,486.00	2013-2016	£446,486.00	Dev	£0
Houghton Regis	South D/HR	Education	3x 2FE Primary School and 1x 1.5FE Primary School Extension	Essential	Future Education Requirements - Projected Completions from NHR	Future education requirement	£30,786,524.00	By 2031	£30,786,524.00	Developer	£0
Southern CB	South LL	Education	New Primary School	Essential	Future Education Requirements - Projected Completions from NoL	Future education requirement	£11,014,552.64	2022-2026	£11,014,552.64	Developer	£0

Southern CB	South LL	Education	New Secondary School	Essential	Future Education Requirements - Projected Completions from NoL	Future education requirement	£14,505,934.56	2022-2026	£14,505,934.56	Developer	£0
Southern CB	South LL & D/HR	Education	Primary School requirements	Essential	Future education requirements within Southern CB - Sites in Housing Trajectory (in addition to the SUE's)	Future education requirement	£12,435,050.12	up to 2031	£0.00	s106 / CIL	£12,435,050
Southern CB	South LL & D/HR	Education	Secondary School requirements	Essential	Future education requirements within Southern CB - Sites in Housing Trajectory (in addition to the SUE's)	Future education requirement	£16,376,699.91	up to 2032	£0.00	s106 / CIL	£16,376,700
Amphill	North	Education - Early Years	Early Years childcare facilities	Essential	Sites in Amphill	Contribution secured/ collected. Project not yet initiated or identified	£221,222.40	2012-2015	£12,073.12	Dev	£209,149
Amphill	North	Education - Early Years	Early Years childcare facilities	Essential	HA4 Land West of Abbey Lane, Amphill		£0.00		£0.00		£0
Biggleswade	North	Education - Early Years	New Early Years childcare facilities on Lower School & site	Essential	Land East of Biggleswade (HA1)		£160,820.00	2012-2015	£160,820.00	Dev	£0
Biggleswade	North	Education - Early Years	Early Years childcare facilities	Essential	Sites in Biggleswade	Contribution secured/ collected. Project not yet initiated or identified	£7,610.38	2012-2015	£7,610.38	Dev	£0
Caddington		Education - Early Years	Early Years childcare facilities	Essential	Bury Farm, Dunstable Road, Caddington.	Contribution secured/ collected. Project not yet initiated or identified	£568.00		£568.00	Dev	£0
Cranfield	North	Education - Early Years	Contribution to pre-school facilities	Essential	Land at Home Farm, Lodge Rd, Cranfield (MB/05/00885)		£50,000.00		£50,000.00	Dev	£0
Dunstable	South D/HR	Education - Early Years	Early Years childcare facilities	Essential	Sites in Dunstable	Contribution secured/ collected. Project not yet initiated or identified	£13,307.73		£13,307.73	Dev	£0
Eaton Bray	South D/HR	Education - Early Years	Early Years childcare facilities	Essential	Rear Of 16, The Rye, Eaton Bray, Dunstable, LU6 2BQ; The Five Bells, 2 Market Square, Eaton Bray, Dunstable, LU6 2DG; Land at 4 Moor End Lane, Eaton Bray, Dunstable, LU6 2HW;	Contribution secured/ collected. Project not yet initiated or identified	£7,897.00		£7,897.00	Dev	£0
Flitwick	North	Education - Early Years	Early Years childcare facilities	Essential	MA2 Land at Steppingly Road and Frogghall Road, Site Ref TC2 Flitwick Town Centre		£493,141.60	2013-2016	£0.00	Dev	£493,142

Flitwick	North	Education - Early Years	Early Years childcare facilities	Essential	Sites in Flitwick		£20,570.91		£20,570.91	Dev	£0
Heath And Reach	South LL	Education - Early Years	Early Years childcare facilities	Essential	Sites in Heath and Reach	Contribution secured/ collected. Project not yet initiated or identified	£1,645.00		£1,645.00	Dev	£0
Henlow	North	Education - Early Years	Early years childcare facilities	Essential	Sites in Henlow		£47,009.76	2013-2017	£10,739.00	Dev	£36,271
Houghton Conquest	North	Education - Early Years	Early years childcare facilities	Essential	Land of 19 to 21 Pembroke Road, The Limes rectory Lane, Barns at How End Farm		£12,904.64	2013-2014	£0.00	Dev	£12,905
Houghton Regis	South D/HR	Education - Early Years	Early Years childcare facilities	Essential	Projected Completions from NHR		£5,574,628.80	2013-2021	£5,574,628.80		£0
North of Luton	South LL	Education - Early Years	Early Years childcare facilities	Essential	Projected Completions from NOL		£2,360,261.28	By 2031	£2,360,261.28		£0
Leighton Linlade	South LL	Education - Early Years	Early Years Contribution	Essential	Projected Completions from East LL		£2,034,750.00	2016	£2,034,750.00	Dev	£0
Leighton Buzzard	South LL	Education - Early Years	Early Years childcare facilities	Essential	Sites in Leighton Buzzard	Contribution secured/ collected. Project not yet initiated or identified	£15,193.51		£15,193.51	Dev	£0
Lower Stondon	North	Education - Early Years	Early Years childcare facilities	Essential	HA28 Land rear of Station Road and Bedford Road		£0.00		£0.00		£0
Marston Moreteyne	North	Education - Early Years	Early Years childcare facilities	Essential	MA4 Land at Moreteyne Farm, Marston Moreteyne		£0.00		£0.00		£0
Meppershall	North	Education - Early Years	Early Years childcare facilities	Essential	Sites in Meppershall	Contribution secured/ collected. Project not yet initiated or identified	£3,164.42		£3,164.42	Dev	£0
Potton	North	Education - Early Years	Early Years childcare facilities	Essential	MA5 Land East of Biggleswade Road, Potton		£0.00		£0.00		£0
Potton	North	Education - Early Years	Early Years childcare facilities	Essential	Sites in Potton	Contribution secured/ collected. Project not yet initiated or identified	£7,598.28		£7,598.28	Dev	£0
Sandy	North	Education - Early Years	Early Years childcare facilities	Essential	MA1 Land West of Station Road/New Road, Sandy HA3 Former Meller Beauty Site, Sunderland Road, Sandy, Land Between Faynes Court and High Street, High Street, Sandy;	Contribution secured/ collected. Project not yet initiated or identified	£101,393.60	2013/15	£20,453.02	Dev	£80,941

Shefford	North	Education - Early Years	Early Years childcare facilities	Essential	Sites in Shefford	Contribution secured/ collected. Project not yet initiated or identified	£7,345.08		£7,345.08	Dev	£0
Shillington	North	Education - Early Years	Early Years childcare facilities	Essential	HA27 Land at High Road, Shillington		£0.00		£0.00		£0
Silsoe	North	Education - Early Years	Early Years childcare facilities	Essential	MA9 Cranfield University Campus, Silsoe		£370,677.78		£370,677.78		£0
Stondon	South LL	Education - Early Years	Early Years childcare facilities	Essential	Sites in Stondon	Contribution secured/ collected. Project not yet initiated or identified	£1,486.88		£1,486.88	Dev	£0
Stotfold	North	Education - Early Years	Early Years childcare facilities	Essential			£113,791.98		£113,791.98		£0
Toddington	South LL	Education - Early Years	Early Years childcare facilities	Essential		Contribution secured/ collected. Project not yet initiated or identified	£1,566.95		£1,566.95	Dev	£0
Wixams (Houghton Conquest)	North	Education - Early Years	Early Years childcare facilities	Essential	The Hostel Site Wixams MA3 (CB/10/00707)		£44,175.00	2022-2025	£44,175.00	Dev	£0
Woburn	South LL	Education - Early Years	Early Years childcare facilities	Essential	Barns At Doltons Farm, Newport Road, Woburn;	Contribution secured/ collected. Project not yet initiated or identified	£957.00		£957.00	Dev	£0
Southern CB (Not NHR or ELL)	South	Education - Early Years	19 Early years childcare facilities	Essential	Completions in the South of CB		£3,325,000.00	To 2031	£0.00		£3,325,000
Northern CB (Not Flitwick or Biggleswade)	North	Education - Early Years	14 Early years childcare facilities	Essential	Completions in the North of CB		£2,450,000.00	To 2031	£0.00		£2,450,000
CB Wide	All	Green Infrastructure - Open Space	Bedford and Milton Keynes Waterway	Desirable	All Appropriate Development	On-going	£19,988,623.00			CIL / Developer / MK Council	£19,988,623
CB Wide	All	Green Infrastructure - Landscape	Landscape - Forest of Marston Vale - tree planting	Desirable	All Development	On-going	£16,945,240.00		£1,396,684.50	CIL / Developer	£15,548,556
CB Wide	All	Green Infrastructure - Open Space	Strategic Open Space	Essential	All Development except the SUE's	On-going	£3,347,789.00			CIL	£3,347,789
CB Wide	All	Green Infrastructure - Open Space	Local Open Space	Essential	All Development except the SUE's	On-going	£133,842.00			CIL	£133,842
CB Wide	All	Green Infrastructure - Access	Strategic Access	Essential	All Development except the SUE's	On-going	£5,102,884.00			CIL	£5,102,884
CB Wide	All	Green Infrastructure	Strategic Heritage	Desirable	All Development except the SUE's	On-going	£2,597,154.00			CIL	£2,597,154
CB Wide	All	Green Infrastructure	Strategic Biodiversity	Desirable	All Development except the SUE's	On-going	£12,495,190.00		£843,974.76	CIL	£11,651,215
CB Wide	All	Green Infrastructure -	Strategic Landscape	Desirable	All Development except the SUE's	On-going	£1,018,285.00			CIL	£1,018,285
CB Wide	All	Green Infrastructure - Open Space	Strategic Open Space	Essential	SUE's Only - HRN, NoL, ELL, Wx (southern expansion)	On-going	£2,045,857.00		£2,045,857.00	s106	£0
CB Wide	All	Green Infrastructure - Open Space	Local Open Space	Essential	SUE's Only - HRN, NoL, ELL, Wx (southern expansion)	On-going	£81,785.00		£81,785.00	s106	£0
CB Wide	All	Green Infrastructure - Access	Strategic Access	Essential	SUE's Only - HRN, NoL, ELL, Wx (southern expansion)	On-going	£3,118,434.00		£3,118,434.00	s106	£0
CB Wide	All	Green Infrastructure	Strategic Heritage	Desirable	SUE's Only - HRN, NoL, ELL, Wx (southern expansion)	On-going	£1,587,146.00		£1,587,146.00	s106	£0
CB Wide	All	Green Infrastructure	Strategic Biodiversity	Desirable	SUE's Only - HRN, NoL, ELL, Wx (southern expansion)	On-going	£7,635,947.00		£7,635,947.00	s106	£0
CB Wide	All	Green Infrastructure - Landscape	Strategic Landscape	Desirable	SUE's Only - HRN, NoL, ELL, Wx (southern expansion)	On-going	£622,281.00		£622,281.00	s106	£0

Cranfield	North	Health & Social Care	New health facilities	Essential	Cranfield	Site procured 2009 - This site no longer belongs to NHS England and would be rented from a private landlord	£0.00		£0.00		£0
Arlesey	North	Health & Social Care	New Arlesey Health Centre	Essential	Arlesey Urban Extension; Fairfield Park (S106 contribution 48/2000/1151 48/2000/1091 48/2000/1072)		£2,520,000.00		£20,000.00	Dev	£2,500,000
Marston Moretaine	North	Health & Social Care	Healthcare Facilities	Essential	Land off Bedford Rd, Marston Moretain (MB/06/00593)		£163,000.00		£163,000.00	Dev	£0
Wixams (Houghton Conquest)	North	Health & Social Care	PCT	Essential	Wixams (The Hostel Site) (CB/10/00707)		£105,600.00		£105,600.00	Dev	£0
Leighton Linlade	South LL & D/HR	Health & Social Care	3 or 4 GP Surgery	Essential	East of Leighton Linlade		£2,814,912.00		£0.00		£2,814,912
Houghton Regis	South D/HR	Health & Social Care	New Medical Facilities to accommodate up to 8 GP's	Essential	Completions from NHR		£2,520,000.00		£0.00		£2,520,000
Biggleswade	Ivel Valley	Health & Social Care Housing	Affordable Extra Care Scheme - 90 units	Essential	Ivel Valley			2020		Registered Provider Project	£0
Ampthill	West Mid Beds	Health & Social Care Housing	Affordable Extra Care Scheme - 80 units	Essential	West Mid Beds			2020		Registered Provider Project	£0
Houghton Regis	Chiltern Vale	Health & Social Care Housing	Affordable Extra Care Scheme - 165 units	Essential	Chiltern Vale		£28,000,000.00	2020	£28,000,000.00	HRA	£0
?		Health & Social Care Housing	Affordable Extra Care Scheme - ?	Essential				2020		Registered Provider Project	£0
Ampthill	West Mid Beds	Health & Social Care Housing	Care home - 60+ places	Essential	West Mid Beds			2020		Private Sector Project	£0
Shefford	Ivel Valley	Health & Social Care Housing	Care home - 60+ places	Essential	Ivel Valley			2020		Private Sector Project	£0
Biggleswade	Ivel Valley	Health & Social Care Housing	Care home - 60+ places	Essential	Ivel Valley			2020		Private Sector Project	£0
Leighton Buzzard	Leighton Buzzard	Health & Social Care Housing	Care home - 60+ places	Essential	Leighton Buzzard			2020		Private Sector Project	£0
Sandy	Ivel Valley	Health & Social Care Housing	Care home - 60+ places	Essential	Ivel Valley			2020		Private Sector Project	£0
Northern Central Bedfordshire	North	Leisure	Cemeteries	Essential	Development in relation to northern Central Bedfordshire		£10,000.00		£0.00		£10,000
Northern Central Bedfordshire	North	Leisure	Leisure Centres / Indoor Sport	Essential	Development in relation to northern Central Bedfordshire		£18,285,160.00		£16,872,923.00		£1,412,237

Northern Central Bedfordshire	North	Leisure	Play Areas	Essential	Development in relation to northern Central Bedfordshire		£436,905.00		£350,812.00		£86,093
Northern Central Bedfordshire	North	Leisure	Informal Open Space	Essential	Development in relation to northern Central Bedfordshire		£472,172.00		£42,296.00		£429,876
Northern Central Bedfordshire	North	Leisure	Allotments	Essential	Development in relation to northern Central Bedfordshire		£80,000.00		£0.00		£80,000
Northern Central Bedfordshire	North	Leisure	Outdoor Sport	Essential	Development in relation to northern Central Bedfordshire		£2,919,818.00		£1,769,098.00		£1,150,720
Northern Central Bedfordshire	North	Leisure	Libraries	Essential	Development in relation to northern Central Bedfordshire		£250,000.00		£70,000.00		£180,000
Leighton Linslade and the rural south	South LL	Leisure	Leisure Centres / Indoor Sport	Essential	Development in relation to Leighton Linslade and the rural south		£5,132,000.00		£1,691,729.00		£3,440,271
Leighton Linslade and the rural south	South LL	Leisure	Play Areas	Essential	Development in relation to Leighton Linslade and the rural south		£155,000.00		£0.00		£155,000
Leighton Linslade and the rural south	South LL	Leisure	Outdoor Sport	Essential	Development in relation to Leighton Linslade and the rural south		£1,101,650.00		£1,101,650.00		£0
Dunstable & Houghton Regis	South D/HR	Leisure	Libraries	Essential	Development in relation to Dunstable & Houghton Regis		£150,000.00		£30,000.00		£120,000
Dunstable & Houghton Regis	South D/HR	Leisure	Leisure Centres / Indoor Sport	Essential	Development in relation to Dunstable & Houghton Regis		£28,570,578.00		£16,388,822.00		£12,181,756
Dunstable & Houghton Regis	South D/HR	Leisure	Play Areas	Essential	Development in relation to Dunstable & Houghton Regis		£367,000.00		£0.00		£367,000
Dunstable & Houghton Regis	South D/HR	Leisure	Informal Open Space	Essential	Development in relation to Dunstable & Houghton Regis		£137,299.00		£137,299.00		£0
Dunstable & Houghton Regis	South D/HR	Leisure	Outdoor Sport	Essential	Development in relation to Dunstable & Houghton Regis		£321,689.00		£287,224.00		£34,465
Dunstable	South D/HR	Transport - public transport: buses	Dunstable Bus Loop and Enhancements (Works to Court Drive and Church Street in Dunstable to promote buses & address maintenance issues. Scheme included widening part of Church Street to provide an eastbound bus lane from the A5 to Dukeminister. Plus new bus Stops.	Essential	All Dunstable & Houghton Regis sites Project Complete	Under construction	£450,000.00	2014	£450,000.00	DfT, Luton/CBC Busway Fund	£0
Dunstable	South D/HR	Transport - walking and cycling: town centre masterplans	Dunstable Town Centre Masterplan schemes (Includes A505 Church St Congestion relief scheme, B489 Corridor Improvement & A5 De-trunking. All schemes include a mixture of Highways & junction reconfiguration, shared space design, public realm improvements)	Essential	All Dunstable & Houghton Regis sites	Works at design stage	£3,000,000.00	2017	£0.00	n/a	£3,000,000
Houghton Regis	South D/HR	Transport - walking and cycling: town centre masterplans	Houghton Regis Town Centre Masterplan requirement for improvements to the public realm and incorporation of shared space	Essential	All Dunstable & Houghton Regis sites	Works at design stage	£1,300,000.00	2017	£657,000.00	S106 Morrisons	£643,000
Dunstable	South D/HR	Transport - public transport: buses	Luton – Dunstable Busway (Provide link between Houghton Regis, Dunstable and Luton).	Critical		Under construction	£89,000,000.00	2014	£86,500,000.00	Dft = £80m Third party contributions (S106 & Local Authorities) = £5m	£2,500,000
Southern CB	South D/HR	Transport - road schemes: major schemes	M1 Junction 10a (An improved junction where the M1 crosses the A6/A1081 at Kidney Wood, Luton. LBC are the lead authority).	Critical		Scheme design	£28,000,000.00	2014	£28,000,000.00	Developer/TEN/ Other Public-Private Shortfall of £2,500,000 to be met by LBC	£0

Dunstable / Houghton Regis	South D/HR	Transport - road schemes: major schemes	New A5-M1 Link (To form a northern bypass to Dunstable from close to the junction of the A5 with the A505 Leighton Southern Bypass, to the M1 via a new Junction 11a on the motorway).	Critical	All Dunstable & Houghton Regis sites	Awaiting Secretary of State approval	£162,100,000.00	2014/2015	£162,100,000.00	Secured - subject to receipt of Government funding and developer contributions	£0
Houghton Regis	South D/HR	Transport - road schemes: major schemes	Woodside Link (Links into new A5/M1 link at new M1 J11a to provide direct access to Woodside industrial estate).	Critical		Identification of preferred route option	£40,000,000.00	2014	£26,000,000.00	Partial funding from developer (LIH) and CBC (s106 or CIL)	£14,000,000
Southern CB	South	Transport - road schemes: major schemes	M1 - Sundon Park Road (over railway) Forms part of link to the north of Luton and open up land for development	Critical		Outline alignment being considered.	£48,000,000.00	2017	£48,000,000.00	Developer - Sundon RFI (& possibly NoL)	£0
Southern CB	South	Transport - road schemes: major schemes	Sundon Park Road - A6 Forms part of Link to the north of Luton and open up land for development	Critical		Outline alignment being considered.	£52,000,000.00	2017	£52,000,000.00	Developer - NoL	£0
Southern CB	South	Transport - road schemes: major schemes	Junction 11a Capacity Improvements	Critical		Early Stages of Consideration		2021		Developer - NoL and funding?	£0
All CB		Transport - road scheme Major	A421 , Junction 13 to Magna Park, MK (Upgrade existing carriageway to dual 2 lanes)	Essential	South East MK, North West Central Beds	Preparatory Work and undertaking works	£23,500,000.00	2015/16	£23,500,000.00	DFT/SEMLEP LTB	£0
Leighton Linlade	South LL	Transport - road schemes: new roads	East of Leighton Link Road (Link road to the east of the town between A4012 and the A505).	Critical	East Leighton Buzzard	Planning applications submitted but not yet determined	£25,000,000.00	2015	£25,000,000.00	Developer - ELB	£0
Northern CB	West	Transport - public transport: rail	East West Rail - Western Section (New electrified rail service from Bedford to Oxford).	Essential	Marston Vale	Conditional approval	£550,000,000.00	2014/15	£545,800,000.00	Dft / HLOS & all relevant Local Authorities	£4,200,000

Northern CB	West	Transport - public transport: rail	East West Rail - Central Section (New electrified rail service from Bedford to Cambridge)	Essential	Marston Vale	Conditional approval		2019-24		Dft / HLOS & all relevant Local Authorities	
Northern CB		Transport - public transport: rail	Wixams Railway Station Rail station adjacent to existing tracks to serve the new Wixams Development and associated car park	Essential	Wixams		£23,200,000.00		£23,200,000.00	Developer and Network Rail	£0
All CB	All	Transport - public transport: information	Smarter Choice measures, includes website, travel plan monitoring and liftshare scheme only.	Essential	All sites in Central Bedfordshire	Initial works scheduled	£100,000.00	2014>	£0.00	CBC - Local Transport Plan	£100,000
All CB	all		Travel Choices Phase 2	Desirable			£1,300,000.00	2015/16	£1,300,000.00	SEMLEP Funding	£0
All CB	All	Transport - public transport: buses	Bus stop improvements Strategic Bus Corridor Investment in Real Time Information Displays (beyond 400m of developments. Local stops to be s106 directly related to the development)	Desirable	All sites in Central Bedfordshire		£3,000,000.00	2014>	£0.00	n/a	£3,000,000
All CB	East/West	Transport - public transport: rail	Station Interchanges (Works to develop hubs to the local transport network through the creation of bus/rail interchanges at Arlesey, Biggleswade, Flitwick, Sandy and Leighton)	Essential	All sites in Biggleswade, Sandy, Arlesey and Flitwick	Scheme design	£6,000,000.00	2015	£1,100,000.00	May be potential for part funding from Network Rail and train operators	£4,900,000
Biggleswade	East	Transport - road schemes: 'A' road network improvements	Biggleswade South A1 Junction Improvements (Scheme to increase the capacity on the roundabout to the south of the town together with dualling of the A6001 London Road up to its junction with Holme Court Avenue).	Critical	Project Completed	Works to commence after the Olympics	£6,000,000.00	2013/14	£6,000,000.00	Developers at Land East of Biggleswade, Potential developers of the London Road Retail Park, and contributions from development at Stratton Park.	£0

Arlesey	East	Transport - road schemes: new roads	Arlesey Relief Road (New road from Arlesey High Street to A507).	Critical	All Arlesey & Stotfold sites	Outline alignment being considered.	£0.00	2015	£0.00	Developer	£0
All CB	East	Transport - walking and cycling: strategic cycle network	Strategic Cycle Network (Defined by National Cycle Networks & other links between urban areas)	Desirable		Various stages	£12,470,374.00		£618,000.00		£11,852,374
Dunstable	South	Transport - walking and cycling: strategic cycle network	Cycle route adjacent to busway (Surface treatment on this strategic route)	Essential			£800,000.00	2014	£800,000.00		£0
Marston Vale	North	Utilities - Electricity	Cabling and substation to Marston Grid	Critical	Marston Vale & surrounding area		£20,000,000.00		£20,000,000.00	Developer / Utility Provider	£0
Amphill	North	Utilities - Electricity	Cables and substation	Critical	Amphill & surrounding area		£1,000,000.00		£1,000,000.00	Developer / Utility Provider	£0
Flitwick	North	Utilities - Electricity	Cables and substation	Critical	Flitwick & surrounding area		£1,000,000.00		£1,000,000.00	Developer / Utility Provider	£0
Silsoe	North	Utilities - Electricity	Cables and substation	Critical	Silsoe & surrounding area		£2,000,000.00		£2,000,000.00	Developer / Utility Provider	£0
Leighton Buzzard	South LL	Utilities - Electricity	New primary substation and cable circuits	Critical	Leighton Buzzard		£12,000,000.00		£12,000,000.00	Developer / Utility Provider	£0
North of Houghton Regis	South D/HR	Utilities - Electricity	New primary substation.	Critical	North of Houghton Regis		£10,000,000.00		£10,000,000.00	Developer / Utility Provider	£0
North of Luton	South LL	Utilities - Electricity	New primary substation and significant network reinforcement	Critical	North of Luton		£10,000,000.00		£10,000,000.00	Developer / Utility Provider	£0
Sundon Rail Freight Depot	South LL	Utilities - Electricity	Network reinforcement and cable crossing of M1	Critical	Sundon Rail Freight Depot		£2,000,000.00		£2,000,000.00	Developer / Utility Provider	£0
Sandy and potton	North	Utilities - Electricity	Substation works and cable reinforcement	Critical	Sandy and potton & surrounding area		£1,000,000.00		£1,000,000.00	Developer / Utility Provider	£0
Shefford	North	Utilities - Electricity	New cable circuit	Critical	Shefford & surrounding area		£3,000,000.00		£3,000,000.00	Developer / Utility Provider	£0
Arlesey, Stotfold	North	Utilities - Electricity	Cable and substation reinforcement	Critical	Arlesey, Stotfold & surrounding area		£4,000,000.00		£4,000,000.00	Developer / Utility Provider	£0
Biggleswade	North	Utilities - Electricity	New cable circuits and substation works	Critical	Biggleswade & surrounding area		£10,000,000.00		£10,000,000.00	Developer / Utility Provider	£0
Leighton Buzzard	South LL	Utilities - Sewage	1,200m Rising Main to Stanbridgeford WwTW	Critical	Projected Completions from ELB		£420,000.00		£420,000.00	Developer / Utility Provider	£0
Leighton Buzzard	South LL	Utilities - Sewage	1,600m Rising Main to Stanbridgeford WwTW	Critical	Projected Completions from ELB		£400,000.00		£400,000.00	Developer / Utility Provider	£0
Houghton Regis	South D/HR	Utilities - Sewage	600m Rising Main to Dunstable WwTW	Critical	Projected Completions from NHR		£280,000.00		£280,000.00	Developer / Utility Provider	£0
Houghton Regis	South D/HR	Utilities - Sewage	800m Gravity Sewer to Dunstable WwTW	Critical	Projected Completions from NHR		£580,000.00		£580,000.00	Developer / Utility Provider	£0
Houghton Regis	South D/HR	Utilities - Sewage	2,000m Gravity Sewer to Dunstable WwTW	Critical	Projected Completions from NHR		£1,120,000.00		£1,120,000.00	Developer / Utility Provider	£0
Houghton Regis	South D/HR	Utilities - Sewage	1,500m Gravity Sewer to Chalton WwTW	Critical	Projected Completions from NHR		£840,000.00		£840,000.00	Developer / Utility Provider	£0
Southern CB	South LL & D/HR	Utilities - Sewage	3,500m Gravity Sewer to Chalton WwTW	Critical	Projected Completions from NoL		£3,000,000.00		£3,000,000.00	Developer / Utility Provider	£0
Southern CB	South LL & D/HR	Utilities - Sewerage	850m Gravity Sewer to Chalton WwTW	Critical	Projected Completions from Sundon RFI		£480,000.00		£480,000.00	Developer / Utility Provider	£0
Sandy	North	Utilities - Sewerage	Sandy WwTW. Can be delivered through the developer led acquisition process.	Critical	E38 Land north of Beamish Close (5ha of B1, B2, B8)		£0.00		£0.00	Developer / Utility Provider	£0
Potton	North	Utilities - Sewerage	Potton WwTW. Can be delivered through the developer led acquisition process.	Critical	H266 Land rear of Everton Road, Potton. 39 dwellings.		£0.00		£0.00	Developer / Utility Provider	£0
Potton	North	Utilities - Sewerage	Potton WwTW. Can be delivered through the developer led acquisition process.	Critical	H356 Land to the south of "The Paddocks", Potton. 46 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Biggleswade	North	Utilities - Sewerage	Biggleswade WwTW. Can be delivered through the developer led acquisition process.	Critical	H347 Land at Potton Road, Biggleswade. 330 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Dunton	North	Utilities - Sewerage	Dunton WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	H192. Land off Boot Lane, Dunton.		£0.00		£0.00	Developer / Utility Provider	£0

Cranfield	North	Utilities - Sewerage	Marston Moretaine and Stewartby WwTW. Can be delivered through the developer led acquisition process.	Critical	H040 Land rear of Central Garage, High Street, Cranfield. 135 dwellings and Dr surgery.		£0.00		£0.00	Developer / Utility Provider	£0
Cranfield	North	Utilities - Sewerage	Marston Moretaine and Stewartby WwTW. Can be delivered through the developer led acquisition process.	Critical	Land at Cranfield Airfield, Cranfield University, Cranfield. 425 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Cranfield	North	Utilities - Sewerage	Marston Moretaine and Stewartby WwTW. Can be delivered through the developer led acquisition process.	Critical	Land at East End Farm, Bedford Road, Cranfield. 106 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Cranfield	North	Utilities - Sewerage	Marston Moretaine and Stewartby WwTW. Can be delivered through the developer led acquisition process.	Critical	Land west of University Way and Wharley Lane, Wharley End, Cranfield. High quality Business Use (R&D)		£0.00		£0.00	Developer / Utility Provider	£0
Marston Moretaine	North	Utilities - Sewerage	Marston Moretaine and Stewartby WwTW. Can be delivered through the developer led acquisition process.	Critical	Land at Moreteyne Farm, Marston Moretaine. 160 dwellings, B1 and B2.		£0.00		£0.00	Developer / Utility Provider	£0
Moggerhanger	North	Utilities - Sewerage	Tempsford WwTW. Can be delivered through the developer led acquisition process.	Critical	H273 Land rear of St Johns Road, Moggerhanger. 43 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Everton	North	Utilities - Sewerage	Everton WwTW. Can be delivered through the developer led acquisition process.	Critical	H243a. The Recreation Ground, Potton Road, Everton. 44 Dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Everton	North	Utilities - Sewerage	Everton WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	H245. Manor Farm, Everton. 22 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Langford	North	Utilities - Sewerage	Poppyhill WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	H323 Land at 88 Church Street, Langford. 81 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Langford	North	Utilities - Sewerage	Poppyhill WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	Land to the west of Langford. 122 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Langford	North	Utilities - Sewerage	Poppyhill WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	Land rear of Church Street. 32 dwellings and B1.		£0.00		£0.00	Developer / Utility Provider	£0
Shefford	North	Utilities - Sewerage	Clifton WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	Land off Stanford Road, Shefford. 133 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
shefford	North	Utilities - Sewerage	Clifton WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	Bridge Farm & adjoining land, Ivel Road, Shefford. 70 dwellings and small scale B1		£0.00		£0.00	Developer / Utility Provider	£0
Henlow	North	Utilities - Sewerage	Clifton WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	Land at Clifton Road, Henlow. 155 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Henlow	North	Utilities - Sewerage	Clifton WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	Land at Northfield Farm, Henlow. 140 dwellings.		£0.00		£0.00	Developer / Utility Provider	£0
Henlow	North	Utilities - Sewerage	Clifton WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	Henlow Aggregates, Arlesey Road, Henlow. B1 Office		£0.00		£0.00	Developer / Utility Provider	£0
Maulden	North	Utilities - Sewerage	Clophill WwTW. Can be delivered through the developer led acquisition process.	Critical	Land at The Brache, Maulden. 98 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Meppershall	North	Utilities - Sewerage	Shillington WwTW. Can be delivered through the developer led acquisition process.	Critical	H174 Land behind Meppershall Village Hall, High Street, Meppershall. 68 dwellings & Community Facilities.		£0.00		£0.00	Developer / Utility Provider	£0

Meppershall	North	Utilities - Sewerage	Shillington WwTW. Can be delivered through the developer led acquisition process.	Critical	H034 Bury Nurseries, 100 High Street, Meppershall. 52 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Meppershall	North	Utilities - Sewerage	Shillington WwTW. Can be delivered through the developer led acquisition process.	Critical	H189 Land at Bury Farm, Meppershall. 42 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Gravenhurst	North	Utilities - Sewerage	Shillington WwTW. Can be delivered through the developer led acquisition process.	Critical	H102 Oakridge, 13 Orchard Close, Upper Gravenhurst. 48 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Amphill	North	Utilities - Sewerage	Flitwick WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	H363 Land off Swaffield Close, Amphill. 39 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Flitwick	North	Utilities - Sewerage	Flitwick WwTW. Extended requisition process. Likely to require some form of modelling and solution development.	Critical	H077/E62 Land at Steppingly Road and Froghall Road, Flitwick. 450 dwellings and B1.		£0.00		£0.00	Developer / Utility Provider	£0
Stotfold	North	Utilities - Sewerage	Extended requisition process. Likely to require some form of modelling and solution development.	Critical	H260 Land south of Arlesey Road, Stotfold. 50 dwellings		£0.00			Developer / Utility Provider	£0
Stotfold	North	Utilities - Sewerage	Extended requisition process. Likely to require some form of modelling and solution development.	Critical	H260 Land at Arlesey Road, Stotfold. 85 dwellings and small scale B1/commercial.		£0.00			Developer / Utility Provider	£0
Arlesey	North	Utilities - Sewerage	Extended requisition process. Likely to require some form of modelling and solution development.	Critical	E12a Land at Chase Farm, Arlesey Residential and employment (5-10ha B1)		£0.00			Developer / Utility Provider	£0
Arlesey	North	Utilities - Sewerage	Strategic solution required. Up to 5yrs solution design and water industry funding approval. Timing of works are dependant upon proposed solution for treatment works at Poppyhill.	Critical	West and East to High Street, Arlesey. 1000 houses with community facilities, retail & relief road.		£0.00			Developer / Utility Provider	£0
Brogborough	North	Utilities - Sewerage	Marston Moretaine and Stewartby WwTW. Can be delivered through the developer led acquisition process.	Critical	E15 Land between A421 and Marston Gate Distribution Park. B8 Storage & Distribution.					Developer / Utility Provider	£0
Leighton Buzzard	South LL	Utilities - Water	12km of reinforcement to existing mains	Critical	Projected Completions from ELB		£0.00	2010-2015	£0.00	Developer / Utility Provider	£0
Houghton Regis	South D/HR	Utilities - Water	New ring main linked in to existing supply main and existing reservoir at Sundon	Critical	Projected Completions from NHR		£0.00	2010-2015	£0.00	Developer / Utility Provider	£0
Southern CB	South LL & D/HR	Utilities - Water	New ring main from existing supply mains and existing reservoir and water tower and/or 1.5km new dedicated off-site main with new booster station	Critical	Projected Completions from NoL		£0.00	2010-2015	£0.00	Developer / Utility Provider	£0
Southern CB	South LL & D/HR	Utilities - Water	3km of new dedicated off-site main and possible upgrade to existing booster station.	Critical	Projected Completions from Sundon RFI		£0.00	2015-2025	£0.00	Developer / Utility Provider	£0
Sandy	North	Utilities - Water	Local off-site reinforcement	Critical	E38 Land north of Beamish Close (5ha of B1, B2, B8)		£0.00		£0.00	Developer / Utility Provider	£0
Potton	North	Utilities - Water	750m of 125mm reinforcement main in Sandy Road & 320m of 180mm reinforcement main along Everton Road and 1km of 180mm reinforcement main along Biggleswade Road.	Critical	Land south of Horn Lane, Potton joint with H199 to provide 150 dwellings and 1ha B1. Mixed Use		£0.00		£0.00	Developer / Utility Provider	£0
Potton	North	Utilities - Water	750m of 125mm reinforcement main in Sandy Road & 320m of 180mm reinforcement main along Everton Road	Critical	Land at Biggleswade Road, Potton, Joint with H199 to provide 150 dwellings and 1ha B1. Mixed Use		£0.00		£0.00	Developer / Utility Provider	£0
Potton	North	Utilities - Water	750m of 125mm reinforcement main in Sandy Road & 320m of 180mm reinforcement main along Everton Road	Critical	H237 Sutton Mill Road, Potton. 58 Dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Potton	North	Utilities - Water	750m of 125mm reinforcement main in Sandy Road & 320m of 180mm reinforcement main along Everton Road	Critical	H266 Land rear of Everton Road, Potton. 39 dwellings.		£0.00		£0.00	Developer / Utility Provider	£0

Potton	North	Utilities - Water	750m of 125mm reinforcement main in Sandy Road & 320m of 180mm reinforcement main along Everton Road	Critical	H356 Land to the south of "The Paddocks", Potton. 46 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Biggleswade	North	Utilities - Water	Likely to be capacity for first 50-100 dwellings. Contribution required to a new 4.3km 280mm main proposed from Toplars Hill WR to Biggleswade.	Critical	H347 Land at Potton Road, Biggleswade. 330 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Biggleswade	North	Utilities - Water	Likely to be capacity for the first phases. Contribution required to a new 4.3km 280mm main proposed from Toplars Hill WR to Biggleswade will need completing before development completed.	Critical	E11/E67 Land at Stratton Farm. 10ha of B2 and/or B8		£0.00		£0.00	Developer / Utility Provider	£0
Shefford	North	Utilities - Water	Will require 200m of 180mm reinforcement main along the High Street	Critical	Land off Stanford Road, Shefford. 133 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Stotfold	North	Utilities - Water	May require 100m of 90mm reinforcement main along The Green and may need 1km of 250 reinforcement along Edgeworth Road.	Critical	Land south of Malthouse Lane, Stotfold. 120 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Stotfold	North	Utilities - Water	May require 1km of 250 reinforcement along Edgeworth Road.	Critical	H260 Land south of Arlesey Road, Stotfold. 50 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Stotfold	North	Utilities - Water	May require 1km of 250 reinforcement along Edgeworth Road.	Critical	H260 Land at Arlesey Road, Stotfold. 85 dwellings and small scale B1/commercial.		£0.00		£0.00	Developer / Utility Provider	£0
Arlesey	North	Utilities - Water	May require 1km of 250 reinforcement along Edgeworth Road.	Critical	West and East to High Street, Arlesey. 1000 houses with community facilities, retail & relief road.		£0.00		£0.00	Developer / Utility Provider	£0
Henlow	North	Utilities - Water	This development will require 1km of 180mm reinforcement main along Clifton Road and the A6001 High Street	Critical	Land at Clifton Road, Henlow. 155 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Henlow	North	Utilities - Water	This development will require 0.8km of 180mm reinforcement main along the A6001 High Street	Critical	Land at Northfield Farm, Henlow. 140 dwellings.		£0.00		£0.00	Developer / Utility Provider	£0
Amphill	North	Utilities - Water	Will require 600m of 180mm reinforcement main along Flitwick Road	Critical	H052 Land off Flitwick Road. 150 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Flitwick	North	Utilities - Water	Local offsite reinforcement may be necessary at the time of development.	Critical	H113 Flitwick Town Centre. 86 dwellings, employment, retail, parking.		£0.00		£0.00	Developer / Utility Provider	£0
Clophill	North	Utilities - Water	Development would require 280m of 125mm main along the High Street, Clophill.	Critical	H042 dwelling and garden land to the rear of 122a & 124 High Street, Clophill. 16 dwellings.		£0.00		£0.00	Developer / Utility Provider	£0
Brogborough	North	Utilities - Water	May need mains reinforcements from Birchmoor WTW.	Critical	E15 Land between A421 and Marston Gate Distribution Park. B8 Storage & Distribution.		£0.00		£0.00	Developer / Utility Provider	£0
Wixams	North	Utilities - Water	Offsite reinforcements required from Amphill Reservoir	Critical	Land south of the Wixams. 1000 dwellings, employment, leisure, education and neighbourhood.		£0.00		£0.00	Developer / Utility Provider	£0
Cranfield	North	Utilities - Water	Development would require 315m of 355mm main east of Aspley Guise	Critical	H040 Land rear of Central Garage, High Street, Cranfield. 135 dwellings and Dr surgery.		£0.00		£0.00	Developer / Utility Provider	£0
Cranfield	North	Utilities - Water	Substantial local reinforcement required in this area. Mains reinforcement required from Birchmoor WTW	Critical	Land at Cranfield Airfield, Cranfield University, Cranfield. 425 dwellings		£0.00		£0.00	Developer / Utility Provider	£0
Marston Moretaine	North	Utilities - Water	Significant offsite reinforcement may be required depending upon demand requirements	Critical	Land at Moreteyne Farm, Marston Moretaine. 160 dwellings, B1 and B2.		£0.00		£0.00	Developer / Utility Provider	£0
Wixams (Houghton Conquest)	North	Waste	Waste Management	Desirable	Wixams (The Hostel Site) (CB/10/00707) MA3		£7,360.00		£7,360.00	Dev	£0
All CB	All	Waste	'Bring' sites	Desirable	All other sites in Central Bedfordshire		£88,305.25		£0.00		£88,305
			'Bring' sites	Desirable	SUE's - NHR, NoL, ELL, Wixams		£51,094.75		£51,094.75	Developer	£0
All CB	All	Waste	Dog Bins	Desirable	All other sites in Central Bedfordshire		£20,929.74		£0.00		£20,930

			Dog Bins	Desirable	SUE's - NHR, NoL, ELL, Wixams		£12,110.26		£12,110.26	Developer	£0
All CB	All	Waste	Recycle on the go	Desirable	All other sites in Central Bedfordshire		£103,882.20		£0.00		£103,882
			Recycle on the go	Desirable	SUE's - NHR, NoL, ELL, Wixams		£60,107.80		£60,107.80	Developer	£0
All CB	All	Waste	Recycling education	Desirable	All other sites in Central Bedfordshire		£49,093.67		£0.00		£49,094



Appendix A

Green Infrastructure Technical Note

Publication July 2015

Security classification:
Not Protected

Central Bedfordshire Development Strategy

Green Infrastructure – Infrastructure Schedule Supporting Information

1. Overview

Green infrastructure (GI) covers landscapes, biodiversity, historic environment, outdoor access and recreation and is strongly linked to public benefits. It includes a wide range of type of asset (e.g. country parks, historic landscapes, nature reserves, woodland, ancient monuments and footpaths) and activity (e.g. management, improvement and creation). Assets can have access for the public and may be owned by public bodies, the voluntary sector, private individuals or organisations. They include countryside and heritage sites owned by local authorities. The green infrastructure networks combine all these elements and deliver a number of functions at the same time and the aim is to improve, expand and link the network through proposals in GI plans.

The growth planned for Central Bedfordshire will undoubtedly place additional pressure on the existing green infrastructure network. The National Planning Policy Framework places a clear duty on Local Planning Authorities to plan positively and strategically for green infrastructure, and to plan for biodiversity at a landscape scale. Therefore there is a clear imperative to plan for strategic landscape scale networks of green infrastructure and biodiversity.

The Natural Environment White Paper identifies that action regarding the natural environment has, in the past, taken place on too small a scale, and that an ambitious, integrated approach is required.

Across Central Bedfordshire, in the submitted Development Strategy, a strategic, integrated approach to planning for the natural environment has therefore been adopted. A green infrastructure network has been identified that is designed to be a strategically planned and managed system of green spaces, access routes, wildlife habitats and historic features; these provide ecosystem services, a healthy and diverse environment, attractive places to live and visit, and help in achieving a carbon neutral future. A key mechanism for achieving a net gain in green infrastructure, as set out in our Development Strategy, is to require developer contributions to help provide green infrastructure, including the delivery of a linked network of new and enhanced open spaces and corridors beyond the boundaries of the development site.

Work has therefore been undertaken to cost the investment required in the green infrastructure network to increase its capacity and resilience in reflection of the increased pressure on the green infrastructure network that will result from the planned growth across Central Bedfordshire. The following information represents a costed assessment of the work required to deliver a multi-functional Green Infrastructure network across Central Bedfordshire.

Item	Total Cost	Includes	Cost
Biodiversity	£93,360,928	Strategic biodiversity	£93,360,928
Heritage	£19,405,270	Strategic heritage	£19,405,270
Landscape	£86,194,241	Strategic landscape	£7,608,350
		Forest of Marston Vale - tree planting	£78,585,891
Access	£38,127,500	Strategic access	£38,127,500
Open Space	£118,713,777	Strategic open space	£25,013,777
		Local open space	£1,000,000
		Waterway	£92,700,000
Green Infrastructure total need	£355,801,716		
Pro rated to apply to new development only	£76,720,457		

2. Biodiversity

2.1. Strategic Biodiversity

Source

These costings have been developed by the Bedfordshire and Luton Biodiversity Forum, and are based on the Marston Vale Trust model and guidance from the UK Joint Nature Conservation Committee.

What is the evidence base?

What has been identified is the priority work needed to address current deficiencies in biodiversity and create a functional ecological network across Central Bedfordshire for future and current communities. The work outlined in Table 1 is the priority work required in Central- Bedfordshire to deliver the Biodiversity aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan. The work identified has been informed by the Biodiversity Action Plan for Bedfordshire and Luton.

Why is there a need to deliver this work in a context of sustainable growth?

Biodiversity is an important element in sustaining the ecological systems new communities will require.

Biodiversity plays an enormous role in regulation of the atmosphere, of the water cycle and the nutrient cycles of the soil. From the harvesting of fish to the growing of timber, biodiversity provides the source for a wide range of products we consume and use. The productivity and sustainability of the fishing, agricultural and forestry industries rely on biodiversity and healthy ecosystems. It is also important to tourism, recreational and cultural activities.

What will this work deliver?

This work will deliver a network of viable wildlife habitats needed for a healthy natural environment.

This will involve conservation of key sites; the buffering or expansion of those key sites; the creation of new linking areas of habitat; and improvements to the quality and function of the natural systems which underpin the natural environment. Priority work will include delivery of targets for the restoration of existing habitat and the creation of new. Whilst some habitat may be created on or adjacent to development sites the special requirements for many habitats will mean that they can only be created in specific areas that meet their demanding environmental parameters.

Priority biodiversity work will also realise key landscape and heritage aspirations. A strong element of the philosophy behind the conservation and enhancement of biodiversity is making provision for physical and intellectual access. The costings will therefore also contribute towards meeting the needs of residents in respect of access to the countryside and greenspace. They include the land purchase and fees, planting and establishment costs, community engagement, interpretation and habitat delivery costs.

What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in the Biodiversity field. The detailed model used to produce these costings has been based on figures derived from the Forest of Marston Vale model. The summary of the full biodiversity costing spreadsheet is shown below.

What is not included?

These figures do not include the localised on-site habitat mitigation work required to make acceptable the development of specific housing and commercial developments. To avoid double counting, we have reduced the woodland creation target within the Biodiversity section to take account of the fact that significant levels of delivery will be implemented via the Forest of Marston Vale.

Table 1 –Biodiversity	
Acid Grassland	
Creation	£4,758,430.00
Restoration	£8,169,058.15
Calcareous Grassland	
Creation	£18,186,601.24
Restoration	£21,051,555.76
Floodplain Grazing Marsh	
Restoration	£323,740.48
Heathland	
Creation	£5,728,019.44
Restoration	£587,108.68
Lowland Meadow	
Creation	£8,759,439.97
Restoration	£3,803,185.50

Traditional Orchard	
Creation	£178,364.85
Wetland	
Creation	£435,117.80
Restoration	£1,134,302.48
Wet Woodland	
Creation	£2,365,874.22
Restoration	£847,319.68
Woodland	
Creation	£9,481,265.00
Restoration	£2,958,249.60
Hedgerow creation	£2,757,426.00
Pond creation	£1,835,869.50
TOTAL	£93,360,928.34

3. Historic Environment

3.1. Strategic Heritage

Source

These costings have been developed by Central Bedfordshire Council's Heritage specialists.

What is the evidence base?

What has been identified is the priority work needed to preserve and enhance the heritage of Central Bedfordshire for future and current communities.

The work outlined in Table 2 is the priority work required in Central Bedfordshire to deliver the Historic Environment aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan.

Why is there a need to deliver this work in a context of sustainable growth?

Investment in the Historic Environment is particularly important in a context of significant housing growth. Access to high quality historic features and sites will enable new residents and growth communities to connect with the history and identity of Central-Bedfordshire and thus experience a genuine "sense of place". The historic environment can provide a bridge between (and help integrate) new and existing communities in reinforcing a shared pride in the identity and character of Central Bedfordshire and its heritage.

Investment in the Historic Environment will also provide attractive and interesting places required for economic prosperity.

What will this work deliver?

Opening up access to and preserving historic sites, buildings and structures is a key part of our culture and environment. Attention will be focused on sites and buildings which contribute to the delivery of multi-functional green infrastructure as identified in GI planning.

What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in the Historic Environment field.

What is not included?

These figures do not include the localised on-site archaeology work required to make acceptable the development of specific housing and commercial developments.

Table 2 - Historic Environment	Total cost
Land and site Purchase	
Purchase of heritage sites (34 sites)	£3,875,770
Purchase of heritage buildings / structures (7 buildings / structures)	£4,760,000
Site restoration and presentation (archaeological)	
Access and interpretation, ground preparation and fencing and archaeological restoration of heritage sites (34 sites)	£2,864,500
Heritage work to biodiversity sites (68 sites)	£340,000
Essential site design / survey / management planning work	
Essential archaeology/ heritage buildings survey / conservation/management planning work	£1,700,000
Heritage building/area repairs and enhancements	
Essential enhancement / repair work to public historic / conservation areas	£1,275,000
Essential enhancement/ repair work to historic buildings in public ownership	£2,040,000
Interpretation of other sites	
Development of accessible interpretation for all (websites, leaflets, exhibitions etc)	£2,550,000
Total cost	£19,405,270

4. Landscape

4.1. Strategic Landscape

Source

These costings have been developed by Central Bedfordshire Council's Landscape team.

What is the evidence base?

What has been identified is the priority work needed to improve landscape quality and character across Central Bedfordshire for future and current communities. The work outlined in Table 3 is the priority work required in Central Bedfordshire to deliver the

Landscape aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan. The work identified has also been informed by the Mid Bedfordshire Landscape Character Assessment.

Why is there a need to deliver this work in a context of sustainable growth?

Landscape enhancement is integral to GI provision as it provides new features to benefit the environment and provide public enjoyment.

The countryside is a great asset for Central Bedfordshire, but unless there is more investment, the trend of decline will accelerate when the countryside is placed under the increased pressure resulting from the housing growth. Landscape features take time to grow; comprehensive and sustained action to support countryside management is required now. It is crucial that landscape character is enhanced throughout the area to provide a strong setting able to absorb growth effectively. In addition a recent map produced by the Council for the Protection of Rural England showing levels of tranquillity across Bedfordshire demonstrates clearly the impact on the major roads within the district. There is a striking correlation between the major road routes and areas within Central Bedfordshire that enjoy very low levels of tranquillity (and the knock-on effects to quality of life). Further housing growth and therefore increased traffic and congestion is likely to exacerbate this situation. Action is required to buffer these corridors to help dampen further detrimental effect (noise, pollution, visual intrusion etc) on the communities located close to these routes and the landscape enhancement work proposed will deliver these improvements.

What will this work deliver?

This work will deliver identified key actions necessary to address current deficiencies in landscape quality. These deficiencies are pronounced along certain sections of the road and rail corridors – and the costings reflect the work required to improve landscape quality along these particular sections.

Crucially given the context of development and urban expansion it will also deliver key works needed to strengthen landscape character in the rural fringe and the urban edge. These will include landscape screening, hedgerow planting and restoration of traditional features.

Schemes will be multifunctional but with landscape work the emphasis is on:-

- Maintaining the sense of place, using local distinctiveness to guide design
- Strengthening the fabric of the countryside to reinforce local identity and aid integration of development
- Enhancing visual amenity and tranquillity
- Implementing advance planting

What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in the Landscape field.

What is not included?

These figures do not include the localised on-site landscape mitigation work required to make acceptable the development of specific housing and commercial developments.

Table 3 – Landscape	Units	Rate	Quantity	Amount
Strategic Corridor Enhancement				
Rail corridor enhancement –priority sections	Km	£11,500	30.5	£350,750
Road corridor enhancement – priority sections	Km	£4,600	47	£216,200
Urban Fringe Enhancement				
Landscape enhancement schemes across urban areas and larger villages	Scheme cost	£4,600	157	£5,310,000
Rural landscape character management	Scheme cost	£5,000	85	£425,000
Enhancement to strengthen landscape character in the rural fringe	Km	£1,150	1,136	£1,306,400
Total cost				£ 7,608,350

4.2. Forest of Marston Vale

The Forest of Marston Vale is one of twelve Community Forests in England. Covering an area of 61 square miles damaged by a hundred years of minerals extraction, brick making and landfill, the creation of the Forest is strongly supported by the Development Strategy. The Government set a target of 30% woodland cover for all Community Forests, with a target date of 2031 for the Forest of Marston Vale. To date, the woodland area delivered or committed in the designated Forest area is 8%, leaving a further 22% of the 61 square miles (16,000 hectares) to be delivered by 2031.

Basis of contribution

The community woodland creation cost, on which this standard contribution is based, derives from the cost model developed for the Forest of Marston Vale. This cost model recognises that the creation of community woodland is a long term process. Cost components include land purchase, planting costs, infrastructure costs, community involvement and woodland establishment operations. The model takes into account the fact that certain costs are fixed, others are variable and deliver economies of scale that depend on the area of woodland created. It is uneconomical to create community woodland areas of less than 5 hectares and in practice woodland areas created by the Forest range from 5 to 50 hectares. The standard charge calculation is based on 40% of future woodland created being in 5 hectare parcels, 30% being in 10 hectare parcels, 20% in 25 hectare parcels and the remainder being 50 hectare parcels. This weighting towards smaller areas reflects the scarcity of available land in the Vale and the Marston Vale Trust's experience in land acquisition in the Vale.

Methodology for Calculating the Standard Charge

The total cost of creating 22% additional woodland cover across the 16,000 hectares of the Forest of Marston Vale, based would be **£157,171,783**. This increase in woodland cover would achieve the target of 30% woodland cover across the Forest area.

50% of the Forest area is in Central Bedfordshire, the other 50% being in Bedford Borough. The Central Beds contribution is therefore 50% of the total cost, being **£ 78,585,891**.

Table 4 – Forest of Marston Vale					
Community Woodland size (ha)	Cost	Number of units required to fulfil 30% target	Cost of delivering 30% target using only this size unit of Community Woodland	Estimated % of target delivered by each size of Community Woodland unit	Weighted cost £
5	£280,432	704	£197,424,461	40%	£ 78,969,784
10	£420,676	352	£148,078,072	30%	£ 44,423,422
25	£829,750	141	£116,828,747	20%	£ 23,365,749
50	£1,479,095	70	£104,128,274	10%	£ 10,412,827
	<i>total cost of delivering agreed 30% target</i>				£157,171,783
Adjusted for 50% of the Forest of Marston Vale being in Central Beds, gives					£78,585,891

5. Access

5.1. Strategic Access Routes

Source

These costings have been developed by Central Bedfordshire Council's Countryside Access team.

What is the evidence base?

What has been identified is the priority work needed to enhance existing and create new strategic access routes across Central Bedfordshire for future and current communities.

The work outlined in Table 5 is the priority work required in Central Bedfordshire to deliver the Strategic Access Route aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan.

The work identified has also been informed by the Central Bedfordshire Outdoor Access Improvement Plan.

Why is there a need to deliver this work in a context of sustainable growth?

Alongside local footpaths, cycle routes and bridleways it has been identified that a strategic green route network is required across the area to connect settlements and link country parks, wildlife reserves, urban greenspaces, heritage sites and waterways.

These green routes act as connectors and are required to link together and create the Strategic Green Infrastructure Network identified in the Strategic GI Plan and supported within the Development Strategy.

Green routes will provide leisure links for cycling, walking, running and horse riding. These routes will also offer utility for those wishing to travel to work, school or from A to B in a sustainable way. They will build a connection between current and future communities and will give residents moving into new developments access to a network of river walks, country parks and heritage features.

What will this work deliver?

This work will deliver a network of strategic access connections across the District to enable residents to travel the longer distances between urban areas and between town and country in a sustainable way.

It will deliver key work necessary to address current connectivity deficiencies in strategic locations and necessary enhancements to major access routes including the Greensand Ridge Walk, Ouse Valley Way, Icknield Way, Chilterns Way and Upper Lea Valley Walk.

What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in the Rights of Way and Countryside Access field.

What is not included?

These figures do not include the localised and on site improvements needed to the access network required to make acceptable the development of specific housing and commercial developments.

Table 5 - Delivery of priority multi-user Strategic Access Routes	Units	Rate	Quantity	Amount
Enhancement of existing strategic routes	Metres	£50	412,850	£20,642,500
Delivery of new strategic routes	Metres	£100	174,850	£17,485,000
Total cost				£38,127,500

6. Open Space

6.1. Strategic Accessible Greenspace

Source

These costings have been developed by the Countryside Access Team from Central Bedfordshire Council, supported by expertise from Forestry Commission, the Greensand Trust and BRCC.

What is the evidence base?

What has been identified is the priority work needed to address current deficiencies and provide for future needs as regards strategic accessible greenspace across Central Bedfordshire for future and current communities.

The work outlined in Table 7 is the priority work required in Central-Bedfordshire to deliver the Strategic Accessible Greenspace aspirations of the Bedfordshire and Luton Strategic Green Infrastructure Plan.

Why is there a need to deliver this work in a context of sustainable growth?

Access to a range of different types of greenspace experience will be a core component in the delivery of sustainable growth. Local greenspace on the doorstep needs to be complemented with larger scale destination sites for varied leisure and recreation experiences. These larger sites have the scale needed to provide access to “wilder” spaces, which are not only important for biodiversity but also emerging research shows that there is a strong public demand for.

In the context of housing growth there is a clear need for investment in strategic accessible greenspace to ensure our network of country park sites is fit for purpose. Housing growth will put increased visitor pressure on these sites and additions and enhancements to the country park network will be required in order to cope with future demand.

What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in greenspace management and creation. Detailed costings have been supplied by the Forestry Commission and the Forest of Marston Vale and local countryside Trusts.

What will this work deliver?

This work will deliver geographically equal, adequate access to strategic accessible greenspace across Central Bedfordshire. Strategic accessible greenspaces have a wider than local catchment and will typically consist of “country park” style provision. In a context of housing growth, enhancement of existing provision alongside new provision is needed to meet the needs of a growing population.

In order to achieve the above it has been estimated that new / extended provision will be required to meet the needs of the following areas which are currently deficient in access to strategic accessible greenspace:

- Clifton / Stotfold / Arlesey
- East / West / South Biggleswade
- East / West / South Flitwick
- Cranfield
- Toddington
- South and East of Leighton Buzzard
- North-west of Dunstable

In order to meet this need this work will deliver the provision of new country park sites. This will involve a mid of extending and enhancing existing sites and creating new sites.

What is not included?

These figures do not include the on site green space provision within developments required to make acceptable the development of specific housing and commercial developments.

To avoid double counting, costing for all habitat work within accessible greenspace has been removed from this section as it will be covered under the Biodiversity section.

Table 7 - Strategic Accessible Greenspace	Amount
Development of 3 new Country Parks	£9,664,879
Upgrade of 3 existing sites	£6,348,898
Adding capacity to 8 existing Country Park sites	£9,000,000
Total cost	£25,013,777

6.2. Local open space

Source

These costings have been developed by Central Bedfordshire Council’s Countryside Access team.

What is the evidence base?

The Outdoor Access Improvement Plan (OAIP) provides a clear vision of how access to the countryside and the provision and enhancement of local countryside sites can positively contribute to sustainable growth in Central Bedfordshire.

The evidence contained in the OAIP demonstrates the importance of local open spaces. Local open space should be an integral aspect of, and can add value to, the ‘place-making’ and development process.

Why is there a need to deliver this work in a context of sustainable growth?

The enhancement of the open space network, as the population of Central Bedfordshire and surrounding areas grows, is an important factor in maintaining residents' quality of life. There is a need to protect existing local green spaces that are accessible to the public. The provision of high quality, sustainable and multifunctional greenspace can provide a range of economic, environmental and social functions (or services) that are essential in creating and sustaining well-designed places for living, work and play. This applies equally to regeneration of urban areas and new sustainable urban extensions.

There is increasing evidence to support the economic case for greenspaces which demonstrates that investment in them makes good business sense for developers. Attractive green space also offers very clear benefits to the local economy in terms of stimulating increased house prices, since house-buyers are willing to pay a premium to be near green space.

Many areas are also now seeing that the enhancement or redevelopment of high-quality public open spaces aids the regeneration of an area, with commercial and residential property prices increasing in those locations.

What will this work deliver?

This work will deliver a range of enhancements to existing local sites that mitigate for the impact of development and increased visitor pressures. These improvements will include on site infrastructure enhancements and, potentially, the increasing of some sites to provide greater carrying capacity or buffer zones to the new developments or urban extensions.

What have these figures been based on?

These figures are based on and have been proofed by the experience of key officers working in the Rights of Way and Countryside Access field.

What is not included?

Strategic Accessible Greenspace and the elements contained in the Forest of Marston Vale (as detailed elsewhere) are not included in these calculations

Table 8 – Local Open Space (Countryside Sites)	Amount
local site infrastructure enhancements	
To provide enhancements to existing sites in: Biggleswade, Sandy and surrounding parishes.	£250,000
To provide enhancements to existing sites in: Ampthill, Flitwick, Cranfield, Marston and surrounding parishes.	£250,000
To provide enhancements to existing sites in: Leighton Linlade and surrounding parishes.	£250,000
To provide enhancements to existing sites in: Houghton Regis, Dunstable and surrounding parishes.	£250,000
Total	£1,000,000

6.3. Waterway

Basis of contribution

The Bedford and Milton Keynes Waterway is a strategic project to link the main UK Waterway network with the Fens Waterways of East Anglia. It will be a brand new linear 'Waterway Park', linking the Grand Union Canal at Milton Keynes to the River Great Ouse in Bedford, passing through the Marston Vale in Central Bedfordshire.

The project is a key green infrastructure project, providing benefits to economic development, tourism, providing attractive spaces for recreation and an ecological corridor. It will increase the capacity and resilience of the green infrastructure network, providing infrastructure to support the levels of development planned for Central Bedfordshire.

What will this work deliver?

This work will deliver a linear waterway through Central Bedfordshire; a canal, multi user access route and ecological corridor.

Methodology for calculating standard charge

These figures have been based on the total cost of the Waterway, as identified in the Bedford and Milton Keynes Economic Impact Assessment (September 2009), and the proportional length of the Waterway within Central Bedfordshire.

Table 9 – Bedford and Milton Keynes Waterway	
Total cost of Waterway	£206,000,000
Proportion of Waterway within Central Bedfordshire	45%
Cost of Waterway within Central Bedfordshire	£92,700,000