

LUTON LOCAL PLAN REVIEW

COMMUNITY INVOLVEMENT PAPER – ISSUES & OPTIONS Dec 2024

Comments issued by: Mr A Every MRICS, Chair EA RFCA Estates Advisory Committee- Volunteer.

Organisation: Reserve Forces & Cadet Association (RFCA)

The RFCA is an Organisation that looks after the Cadets Estate as well as coordinating and engaging with the local communities across East Anglia. The HQ is based in Chelmsford with the Chief Exec and full-time staff.

The Cadet Organisation are represented by the Army and Royal Air Force Cadets. These are Youth Organisations which comprise adult volunteers and cadets aged 12 to 18. Whilst they have a military structure, they are not a recruiting Organisation for the military.

Refer to the attached Report by Prof Denny on the benefits to the local communities, schools and local businesses of having a cadet building in the community. Luton has Health issues, anti-social behaviour and crime above national averages.

By joining a Cadet Organisation, if only one young person turns away from crime, then the local community benefits and the cost to the country is reduced.

DRAFT VISION for Local Plan.

“To ensure that new developments enable improvements in health and wellbeing and life outcomes”
Refer to Prof Denny Report regarding benefits of the Cadet Organisation on health and wellbeing.

“To provide sufficient, well maintained good quality ...facilities and infrastructure to meet health...open space...social and other community needs”

The vision provides clarity to the Local Plan.

Page 20 – COMMUNITY FACILITIES.

“How we address gaps in the provision of community facilities in some neighbourhoods”

Luton and its borders with Hertfordshire have seen a significant increase in housing whether they be apartments or houses. Construction is continuing especially when the Government wants 1.5 million houses built over the next five years.

The model which RFCA use for a Cadet hut is tried and tested across East Anglia. This is a Joint Cadet hut for both Army Cadets and RAF Cadets with enough space to take approximately sixty Cadets and their Instructors per evening.

The requirement would be for one / two huts built near the borders of Hertfordshire and Buckinghamshire, location to be decided. If the Council could identify a plot of land in a community and lease to the RFCA, this could possibly close any gaps. RFCA Estates team are more than happy to meet face to face at a convenient time.

RFCA have the expertise to run and manage the Cadet hut. During the day this building would be open to the local community for hire at a reasonable rate.

“The infrastructure we should be asking developers to contribute towards, such as community facilities”

The Joint Cadet hut is a community asset, to be used by the community, which brings the community together and better the wellbeing and mental health of those people.

The Joint Cadet hut in New Cardington, Bedfordshire was built and paid for by the developer / House builder as part of their obligations in order to construct the housing development.

There are mechanisms in place such as Section 106 Works and the Community Infrastructure Levy which could completely fund a Joint Cadet Hut or substantially contribute to its total cost.

The Council has the means to direct what they require to developers before the planning is signed off. Once signed off then the horse has bolted, and the door is closed.

The land could be leased to RFCA for a period of 15 plus years.

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Andrew Every MRICS

Chair

East Anglia Estates Advisory Committee.

RFCA