

Bedford Borough Council Town Centre Area Action Plan – Inspector’s Report

Annex C

**Recommended changes to Appendix D of the Plan– see PC48
of Annex A to this Report.**

Up-dated Table 6

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Revised Table 6

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
A MORE COMMERCIALY ACTIVE AND COMPETITIVE CENTRE AND A MORE STRUCTURED AND DISTINCTIVE CENTRE				
1. To provide a framework for the regeneration of the town centre	Strategic Policy TC36: Redevelopment Proposals	Overall Plan targets: Retail: Up to 47,000 sq.m. net additional comparison goods retail floorspace by 2016 (30,000 sq.m. net by 2011) Office: Sites TC13, TC15 and TC16 Leisure: Site TC7	C4a Amount of completed retail, office and leisure development	<p>C4a: Retail – Review the retail capacity study in 2011. If 30,000 sq.m. net is delivered before 2011 review the retail capacity study early. 30,000 sq.m. net not delivered by 2011, take account of the reviewed retail capacity study and consider the need for alternative sites using sequential approach.</p> <p>Office: If development on sites TC13, TC15 and TC16 are not on target to commence construction (see table 5) consider alternative office site allocations in accordance with Core Strategy Policy CP5</p> <p>Leisure: Monitor leisure delivery on TC7 site on a 2 yearly basis. If TC7 site</p>

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
				unlikely to deliver leisure development in line with target date for the commencement of construction (see table 5) and phasing agreed in the planning permission, consider alternative site allocations
2. To sustain and enhance the vitality and viability of the town centre as a whole whilst promoting reinvestment in the existing retail centre including the High Street	<p>Strategic Policy</p> <p>TC2: Improving the retail offer</p> <p>TC3: Primary shopping area and primary shopping frontages</p> <p>TC4: Secondary shopping frontages</p> <p>TC5: Office Development</p> <p>TC7: New Retail Quarter – Bedford Town Centre West</p> <p>TC8: New Retail Quarter – Retail reinvestment and the High Street</p> <p>TC9: Cultural Quarter – Castle Lane</p> <p>TC11 – Riverside Quarter – Riverside Square</p> <p>TC36: Redevelopment Proposals</p> <p>TC37: Leisure Uses</p>	<p>TC2 target: Provision for up to 47,000 sq.m. net additional comparison goods retail floorspace by 2016 (30,000 sq.m. net by 2011) and up to 6,000 sq.m. net additional convenience goods retail floorspace by 2011 within the town centre (primarily within Bedford Town Centre West and thereafter the Primary Shopping Area)</p> <p>TC7 Target: Provision of up to 30,000 sq.m. net retail floorspace at Bedford Town Centre West by 2015/16</p> <p>TC9 target: up to 600 sq.m. net retail floorspace by 2008/09</p> <p>TC11 target: up to 600 sq.m. net retail floorspace by 2009/10</p>	<p>C4b Amount of completed retail, office and leisure development in town centres</p> <p>C4a Amount of completed retail, office and leisure development</p>	<p>C4b: If the identified retail floorspace at the three key sites (policies TC7, TC9 and TC11) is not likely to be delivered or is delivered more quickly than expected (see timescales in table 5 for when construction expected to commence), an updated retail capacity study should be undertaken to consider the reasons for this, to review the amount of additional floorspace likely to be needed and to consider the scope if appropriate for expansion of the Primary Shopping Area. Alternative site allocations for retail should be made if necessary and having regard for the updated retail capacity evidence</p>

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
				base.
3.To create a more diverse and vital mix of uses including a major increase in the town's retail offer	Strategic Policy TC2: Improving the retail offer TC3: Primary shopping area and primary shopping frontages TC7: New Retail Quarter – Bedford Town Centre West TC8: New Retail Quarter – Retail reinvestment and the High Street TC9: Cultural Quarter – Castle Lane TC11: Riverside Quarter – Riverside Square TC16: Land at Lime Street	Strategic Policy Target: Expand the town centre and improve the town's shopping offer TC2 target: Provision for up to 47,000 sq.m. net additional comparison goods retail floorspace by 2016 (30,000 sq.m. net by 2011) and up to 6,000 sq.m. net additional convenience goods retail floorspace by 2011 within the town centre (primarily within Bedford Town Centre West and thereafter the Primary Shopping Area) TC7 Target: Provision of up to 30,000 sq.m. retail floorspace at Bedford Town Centre West. Provision of mixed use development including leisure, commercial and residential use (300 residential units) by 2015/16 TC9 Target: Provision of 105 residential units and up to 600 sq.m. of retail floorspace and commercial (A3 use) use by 2008/09 TC11 Target: Provision of 155 residential units and up to 600	C4b Amount of completed retail, office and leisure development in town centres	C4b: If the identified retail floorspace at the three key sites (policies TC7, TC9 and TC11) is not likely to be delivered or is delivered more quickly than expected (see timescales in table 5 for when construction expected to commence), an updated retail capacity study should be undertaken to consider the reasons for this, to review the amount of additional floorspace likely to be needed and to consider the scope if appropriate for expansion of the Primary Shopping Area. Alternative site allocations for retail should be made if necessary and having regard for the updated retail capacity evidence base. Office: If development on sites TC13, TC15 and TC16 are not expected to be built by target dates (see timescales in table 5 for when construction

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
		sq.m. of retail floorspace and commercial (A3 use) development by 2009/10 Overall plan targets: Office: Sites TC13, TC15 and TC16 Leisure: Site TC7		expected to commence), consider alternative office site allocations Leisure: Monitor leisure delivery on TC7 site on a 2 yearly basis. If TC7 site unlikely to deliver leisure development in line with target date (see timescales in table 5 for when construction expected to commence), consider alternative leisure allocations
4. To achieve the successful integration of new development with the existing town centre.	Strategic Policy			
5. To strengthen the economy of the town centre and its role as an employment, administrative and educational centre	Strategic Policy TC5: Office Development TC7: New Retail Quarter – Bedford Town Centre West TC12: Riverside Quarter – Shire Hall and the Bank building site TC13: Station Quarter – Bedford Station TC14: St Mary's Quarter TC15: Kingsway Quarter TC16: Land at Lime Street	TC13 Target: Provision of new office quarter by 2014/15 TC15 Target: Provision of office and public administration uses by 2016/17 TC16 Target: Provision of office development by 2011/12	C1b Amount of floorspace developed for employment by type, in employment or regeneration areas C1c Amount of floorspace developed by employment type, which is on previously developed land C4b Amount of completed retail, office and leisure development in town centres	C1b/c and C4b: If office accommodation is not likely to be delivered on the 3 sites identified (policies TC13, TC15, TC16) in line with the date for commencement of construction in Table 5, further office sites should be sought in accordance with the search sequence set out in Core Strategy policy CP5.

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
A BETTER CONNECTED CENTRE				
6. To improve access to the town centre through the provision of new public transport interchanges, new highway infrastructure, public transport priority when feasible, the use of park and ride facilities and improved facilities for pedestrians, cyclists, taxis and private hire vehicles. Where and when highway capacity can be increased, priority should be given to modes other than private cars.	Strategic Policy TC7: New Retail Quarter – Bedford Town Centre West TC9: Cultural Quarter, Castle Lane TC11: Riverside Quarter, Riverside Square TC12: Riverside Quarter, Shire Hall and Bank Building site TC13: Station Quarter – Bedford Station TC15: Kingsway Quarter TC18: Junction/network improvements 2006-2011 TC19: Network improvements post 2011 TC20: Development related network improvements TC21: Walking and cycling routes TC22: Pedestrian connections TC23: Public transport interchange/services TC24: Parking	TC7 Target: Provision of new bus station, revised access, on and off site highway improvements, car and cycle parking, cycle storage TC9 Target: Provision of on and off site highway improvements and cycle parking TC11 Target: Provision of on and off site highway improvements, foot/cycle bridge, foot/cycle routes, cycle parking TC12 Target: Provision of highway improvements and cycle parking TC13 Target: Relocation of the railway station, revised access, car and cycle parking, pedestrian over-bridge TC15 Target: Improved cycle/walking connections TC17 Target: On and off site highway improvements (as required) TC18 Target: Developer funded schemes	L3 Level of proposed transport infrastructure set out in the RSS and LTP2 that has been achieved Junction improvements completed Number of new river crossings delivered Park and ride facilities operational Cycle improvements achieved Traffic levels Policies TC7, TC9, TC11, TC12, TC13, TC15 and TC17 include reference to on/off site highway improvement measures. Transport Assessments for individual planning applications will consider what specific improvements may be required as a consequence of the proposed development. Delivery of the other	Policies TC18 and TC19 – The precise timing of the improvements (not including developer funded schemes – see TC20 below) will be informed by the Stage 2 Transportation Study in 2008/09. Delivery of the improvements will be monitored against the recommendations in the study. If improvements are not being delivered, the reasons for this will be established and alternative means of delivery will be sought. Policy TC20 – Delivery will be monitored against the S106 agreement and agreed phasing. Any delivery issues will relate to the TC7 site (see C4b trigger above). Policies TC21 and TC22 – The routes are to be delivered via developer contributions and LTP funding and delivery monitored on an annual

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
		<ul style="list-style-type: none"> • Realignment of Greyfriars • Midland Road/Greyfriars junction • River Street/Greyfriars junction • Improvements to Hassett Street/ Beckett Street/ Gwyn Street, Brace Street and Bromham Road • Priory Street to be one-way northbound • Greenhill Street – closure LTP/Other funded schemes • Town Centre Traffic Management & control system • Ford End Road/ Prebend Street junction • Right turn into the Embankment <p>TC19 Target: Provision of new river crossing at Batts Ford linking Kingsway and River Street and associated road network improvements</p> <p>TC20 Target: Developer funded improvements related to the TC7 site:</p> <ul style="list-style-type: none"> • Realignment of Greyfriars • Midland Road/Greyfriars junction • River Street/Greyfriars junction 	<p>transport measures in the policies (walking routes, cycle routes etc) will be secured through the planning applications.</p>	<p>basis. If routes are not being delivered, the reasons for this will be established and alternative means of delivery will be sought.</p> <p>Policy TC23 – Delivery of the service improvements listed will be delivered via developer contributions and LTP/CIF/GAF funding. The precise timing of the improvements will be informed by the Stage 2 Transportation Study in 2008/09. Delivery of the improvements will be monitored against the recommendations in the study.</p>

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
		<ul style="list-style-type: none"> • Improvements to Hassett Street/ Beckett Street/ Gwyn Street, Brace Street and Bromham Road • Priors Street to be one-way northbound <p>TC21 Target: Promote walking and cycle routes at:</p> <ul style="list-style-type: none"> • Midland Road corridor (for pedestrians and cyclists) • North-south spine linking the bus station redevelopment via the proposed Landmark Bridge to Kingsway (for pedestrians and cyclists) • River Street corridor • Routes along the river • East west route through Bedford Town centre West (for pedestrians and cyclists) • High Street corridor for north-south route through the town centre (for pedestrians and cyclists) • The Grove, Newnham Street and Castle Lane <p>TC22 Target: Improvement in the number and quality of connections including:</p> <ul style="list-style-type: none"> • connections within the centre including between the existing 		

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
		<p>centre and Castle Lane and Bedford Town Centre West;</p> <ul style="list-style-type: none"> • connections between the centre and river corridor, including provision of new foot/cycle bridges; • connections between the centre and railway station <p>TC23 Target: Retention of a bus station, improved bus/rail interchange at the railway station and expansion of park and ride facilities</p>		
<p>7. To improve the number and quality of the connections within the town centre and between the centre and the river and railway station.</p>	<p>Strategic Policy TC11: Riverside Quarter – Riverside Square TC13: Station Quarter – Bedford Station TC14: St Mary's Quarter TC15: Kingsway Quarter TC21: Walking and cycling routes TC22: Pedestrian connections TC29: Riverside Frontages TC30: Riverside development</p>	<p>TC11 Target: Provision of new foot/cycle bridge across the river</p> <p>TC13 Target: Relocation of the railway station</p> <p>TC21 Target: Promote walking and cycle routes at:</p> <ul style="list-style-type: none"> • Midland Road corridor (for pedestrians and cyclists) • North-south spine linking the bus station redevelopment via the proposed Landmark Bridge to Kingsway (for pedestrians and cyclists) • River Street corridor • Routes along the river • East west route through Bedford Town centre West (for 	<p>Number of new river crossings completed</p> <p>Number of pedestrian/cycle connections improved</p> <p>Traffic levels</p>	<p>Policies TC11 and TC13 – development of the foot/cycle bridge and the relocation of the railway station will be monitored against the phasing agreed in the relevant planning permissions.</p> <p>Policies TC21 and TC22 – The routes are to be delivered via developer contributions and LTP funding and delivery monitored on an annual basis. If routes are not being delivered, the reasons for this will be established and alternative</p>

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
		<p>pedestrians and cyclists)</p> <ul style="list-style-type: none"> • High Street corridor for north-south route through the town centre (for pedestrians and cyclists) • The Grove, Newnham Street and Castle Lane <p>TC22 Target: Improvement in the number and quality of connections including:</p> <ul style="list-style-type: none"> • connections within the centre including between the existing centre and Castle Lane and Bedford Town Centre West; • connections between the centre and river corridor, including provision of new foot/cycle bridges; • connections between the centre and railway station 		means of delivery will be sought.
8. To achieve a significant growth in town centre living in order to enhance the vitality and viability of the centre	<p>Strategic Policy</p> <p>TC7: New Retail Quarter – Bedford Town Centre West</p> <p>TC8: New Retail Quarter – Retail reinvestment and the High Street</p> <p>TC9: Cultural Quarter – Castle Lane</p> <p>TC10: Cultural Quarter – Cecil Higgins Art Gallery & Bedford Museum</p> <p>TC11: Riverside Quarter – Riverside Square</p>	<p>TC7 Target: Provision of 300 residential units</p> <p>TC9 Target: Provision of 105 residential units</p> <p>TC10 Target: Provision of 20 residential units</p> <p>TC11 Target: Provision of 155 residential units</p>	Number of units of housing completed in the plan area	If actual housing delivery varies by more than 20% outside expected delivery (see Appendix C Housing Trajectory) reasons for this should be established and appropriate responses considered. This could include a review of town centre housing allocations. Delivery against the plans' housing requirement of

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
	TC13: Station Quarter – Bedford Station TC15: Kingsway Quarter TC16: Land at Lime Street TC17: Progress Ford the Broadway TC26: Living over the shop	TC13 Target: Provision of 180 residential units TC15 Target: Provision of 300 residential units TC16 Target: Provision of 10 residential units TC17 Target: Provision of 85 residential units Overall target: 1155 residential units		1155 will be monitored on a 5 year rolling basis.
9. To provide affordable housing in a managed town centre reflecting the needs of the community with the aim of securing a mixed and balanced town centre community	Strategic Policy TC7: New Retail Quarter – Bedford Town Centre West TC8: New Retail Quarter – Retail reinvestment and the High Street TC9: Cultural Quarter – Castle Lane TC11: Riverside Quarter – Riverside Square TC13: Station Quarter – Bedford Station TC15: Kingsway Quarter TC16: Land at Lime Street TC17: Progress Ford the Broadway TC25: Housing Mix TC26: Living over the shop	TC7 Target: A proportion of the 300 residential units TC9 Target: A proportion of the 105 residential units TC10 Target: A proportion of the 20 residential units TC11 Target: A proportion of the 155 residential units TC13 Target: A proportion of the 180 residential units TC15 Target: A proportion of the 300 residential units TC16 Target: A proportion of the	C2d Affordable housing completions	If actual housing delivery varies by more than 20% outside expected delivery (see Appendix C Housing Trajectory) reasons for this should be established and appropriate responses considered. This could include a review of town centre housing allocations. Delivery against the plans' housing requirement of 1155 will be monitored on a 5 year rolling basis.

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
		10 residential units TC17 Target: A proportion of the 85 residential units Overall target: 1155 residential units		
10. To protect, promote and enhance Bedford's natural and built heritage, cultural attraction and role as a tourist destination as an integral part of the strategy to regenerate the town centre	Strategic Policy TC8: New Retail Quarter – Retail reinvestment and the High Street TC9: Cultural Quarter – Castle Lane TC10: Cultural Quarter – Cecil Higgins Art Gallery & Bedford Museum - refurbishment TC11: Riverside Quarter – TC12: Station Quarter – Shire Hall and the Bank building site – retention and refurbishment of listed buildings TC14: St Mary's Quarter – potential for a mini marina TC27: Heritage TC28: Tourism		L20: Quality of new development in terms of design and landscaping and respecting local character	
11. To achieve quality urban design with high quality materials and finishes	TC36: Redevelopment proposals TC39: Urban design principles		L20: Quality of new development in terms of design and landscaping and respecting local character	
A WELL MANAGED TOWN CENTRE				
12. To create a town centre which is safe, attractive and in which people will want to live,	Strategic Policy TC32: Public spaces TC34: Town Centre Management TC35: Town Centre Amenity		L20: Quality of new development in terms of design and landscaping and respecting local character	

DPD objective	DPD policies related to that objective	Associated targets	Indicators	Triggers
shop, work and spend their leisure time	TC37: Leisure Uses			
13. To achieve high quality public realm improvements including provision for management and maintenance	Strategic Policy TC8: New Retail Quarter – Retail reinvestment and the High Street TC9: Cultural Quarter – Castle Lane TC11: Riverside Quarter – Riverside Square TC15: Kingsway Quarter TC17: Progress Ford the Broadway TC30: Riverside development TC32: Public spaces TC36: Redevelopment proposals		Number of new public spaces/existing public spaces improved	
14. To ensure that new development and other partner agencies contribute to the delivery of the council's strategy for the town centre as a whole, including the provision of infrastructure	TC20: Development related network improvements TC21: Walking and cycle routes TC40: Developer contributions	TC20 Target: Developer funded improvements related to the TC7 site: <ul style="list-style-type: none"> • Realignment of Greyfriars • Midland Road/Greyfriars junction • River Street/Greyfriars junction • Improvements to Hassett Street/ Beckett Street/ Gwyn Street, Brace Street and Bromham Road • Priory Street to be one-way northbound 	Level of infrastructure improvements secured by means of condition/S106 agreements on town centre/plan area sites	Policy TC20 – Delivery will be monitored against the S106 agreement and agreed phasing. Any delivery issues will relate to the TC7 site (see C4b trigger above).