



BEDFORD BOROUGH COUNCIL



HERITAGE AND BUILT ENVIRONMENT MONITORING REPORT 2017-18

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Introduction

The purpose of this report is to provide an update to the Borough's progress in meeting all Historic Environment related indicators. It covers the period 01st April 2017 to 31st March 2018 (the monitoring period).

The indicators contained in this monitoring report are those considered to provide relevant information on the production and monitoring of Bedford Borough Council's Local Development Documents. The requirement of the Localism Act 2011 is merely that authorities must make their monitoring reports publicly available and for them to cover an appropriate period of time.

Saved policies in the adopted Local Plan 2002 are still used to determine planning applications whilst newer planning policy documents are drafted. As new documents are adopted they replace the corresponding older policies in the 2002 Local Plan. Therefore, this monitoring report monitors both the adopted Bedford Borough Local Plan 2002 as well as more recently adopted Local Development Documents such as the Core Strategy and Rural Issues Plan, the Bedford Town Centre Area Action Plan and the Allocations and Designations Local Plan.

This report covers Heritage and Built Environment monitoring, including the historic environment, listed buildings and the impact of those policies and documents related to heritage.

Indicator HB1: Listed buildings at risk

Progress:

2018	1 entry on the national at risk register (Congregational Chapel, High Street, Roxton Grade II*) 20 entries on the local at risk register (including the above building on the national register).
2017	2 entries on the national at risk register (Church of All Saints, High Street, Turvey grade I and Congregational Chapel, High Street, Roxton grade II*) 20 Entries on the local at risk register (including the above buildings on the national register).
2016	2 entries on the national at risk register (Church of All Saints, High Street, Turvey grade I and Congregational Chapel, High Street, Roxton grade II*) 23 Entries on the local at risk register (including the above buildings on the national register).
2015	2 entries on the national at risk register (Church of All Saints, High Street, Turvey grade I and Congregational Chapel, High Street, Roxton grade II*) 30 Entries on the local at risk register (including the above buildings on the national register).
2014	1 entry on the national at risk register (Church of All Saints, Church Lane, Little Staughton grade I)
2013	2 entries on the national at risk register (Cardington No. 1 Shed at RAF Cardington grade II* and Church of All Saints, Church Lane, Little Staughton grade I) 28 entries on the local at risk register
2012	1 entry on the national at risk register (Cardington No. 1 Shed at RAF Cardington grade II*) 35 entries on the local at risk register (reported last year as on national register)
2011	1 entry on the national at risk register (Cardington No. 1 Shed at RAF Cardington grade II*) 36 entries on the local at risk register (reported last year as on national register)
2010	1 entry on the national at risk register (Cardington No. 1 Shed at RAF Cardington grade II*) 39 entries on the local at risk register (reported last year as on national register)
2006-10	1 entry on the national at risk register Priority B (Cardington No. 1 Shed at RAF Cardington grade II*)
2005	2 entries on the national at risk register (records grades I and II* only) 2004 24 entries on the local at risk register
2000	33 entries on the local at risk register

The Church of All Saints, High Street, Turvey, Grade I, has now been removed from the national register following repair works being undertaken. The Congregational Chapel in Roxton, Grade II* is now identified as in very bad condition and is in priority category A rather than C. This means the building is at immediate risk of further rapid deterioration or loss of fabric, no solution has been agreed (as per Historic England's website). The thatch is moss covered and deteriorating, there is evidence of water ingress and of rotting structural timbers at the wall plate and at the east end of the chapel; re-thatching is required. There have been no changes to the number of buildings on the local at risk register.

Local at risk register: Buildings at risk by parish and grade:

Site	Grade
BEDFORD	
Bedford Hospital (Main South Block) Kimbolton Road	II
CARLTON AND CHELLINGTON	
Monument to Sir Robert Darling, 1.5 metres from s.e. Corner of chancel, St Nicholas Church	II
KEMPSTON RURAL	
Meadow Farmhouse West End Road	II
KNOTTING AND SOULDROP	
Barns At Strawberry Hill Farm	II
LITTLE BARFORD	
Barn North of Farmhouse, Lower Farm	II
PODINGTON	
Gatepiers To Drive Entrance, Hinwick Hall	II
RENHOLD	
Ice House To Howbury Hall St Neots Road	II
Garden Wall To Howbury Hall St Neots Road	II
Great Dairy Farmhouse St Neots Road	II
ROXTON	
Dovecote At Forty Farm Great North Road	II
Forty Farmhouse Great North Road	II
Chawston Lodge	II
Congregational Chapel High Street Roxton	II*

SHARNBROOK	
Former Farmhouse At Hill Farm Mill Road	II
Magniac Mausoleum St Peter's Churchyard Church Lane	II
STEWARTBY	
Two Kilns And Four Chimneys At The Stewartby Brickworks	II
TURVEY	
Great Oaks Farmhouse Bedford Road	II
Church of All Saints High Street Turvey	I
WILDEN	
Manor Farmhouse High Street	II
WILLINGTON	
Garden Wall At Manor Farm Church End	II

(Source: Bedford Borough Council, English Heritage at Risk Register)

Indicator HB2: Shopfronts and advertisements in conservation areas SPD

SPD objective	Associated target	Indicator
To improve the appearance of new shopfronts within conservation areas, where they are introduced into historic areas or old buildings	Improve the appearance of new shopfronts in conservation areas	a) Standard of shopfronts in conservation areas
Progress		
<p>30 planning applications decided where policy BE16 of the Borough Local Plan 2002 was used, 21 of which were approved, and 9 of which were refused. No applications were withdrawn.</p> <p>The SPD was referred to in 9 of the above 30 applications either in the Officer's Report, or in the Decision Notice and 5 of these applications are within the conservation area.</p>		
SPD objective	Associated target	Indicator
Encourage a higher standard of shopfronts on newer buildings	Improve standard of shopfronts on newer buildings	b) Standard of shopfronts on new buildings
Progress		
<p>20 applications were received in the town centre conservation area which would have required alterations to shop fronts on buildings (including applications for new units, sub-division of current units, change of use of current units or applications for alterations to existing shopfronts). Of these 20, the SPD was mentioned in 5 instances, 3 of which were on newer (postwar) buildings. 1 application on a postwar building was refused whilst the remaining 2 applications on postwar buildings were permitted.</p> <p>8 applications were received between 1st April 2017 and 31st March 2018 for free standing advertising units. 2 were in the town centre conservation area with the remaining 6 applications located in rural parishes. 5 were granted permission and 4 referred to the SPD.</p>		

SPD objective	Associated target	Indicator
New advertisements should respect the character and style of the building and the area in question, in terms of design, materials and location.	Improve advertisements in terms of respecting local character, design, materials and location	c) Standard of new advertisements
Progress		
15 applications were made for new advertisements. 5 planning advertisement applications were decided where the SPD was mentioned, either in the officer's report or the decision notice. 11 were approved, and 4 were refused. Of the 15 applications, 11 were in or adjacent to conservation areas. 9 advertisement applications in conservation areas were decided where the SPD was not mentioned.		

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