

BEDFORD BOROUGH COUNCIL

BEDFORD BOROUGH
MONITORING REPORT
2011 - 2012



BEDFORD
DEVELOPMENT
FRAMEWORK

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EXECUTIVE SUMMARY

- 1.1 The purpose of the Bedford Borough Monitoring Report (BBMR) is to set out how the borough council's planning policies are performing. This is the eighth Monitoring Report the council has produced.
- 1.2 This eighth Monitoring Report sets out how the documents that have been adopted as part of the Bedford Development Framework (BDF) have performed in the period 1st April 2011 to 31st March 2012 (the monitoring period). The documents that have been adopted to date are:
 - Core Strategy and Rural Issues Plan Development Plan Document (DPD)
 - Bedford Town Centre Area Action Plan DPD
 - Statement of Community Involvement
 - Land North of Bromham Road Design Guide Supplementary Planning Document (SPD)
 - Community Safety Design Guide SPD
 - Shopfronts and Advertisements in Conservation Areas SPD
 - Climate Change and Pollution SPD
 - A Strategy for Bedford High Street SPD
 - West of Kempston Design Guide SPD
 - Great Denham (formerly Biddenham Loop) Design Guide SPD
- 1.3 The AMR also monitors those policies in the Bedford Borough Local Plan (2002) that have not been superseded by BDF documents.
- 1.4 On 1st April 2009 Bedford Borough Council became a Unitary Authority. The council is now solely responsible for all planning issues within the borough. The council also became a Minerals and Waste Planning Authority on 1st April 2009. This is provided as a shared service with Central Bedfordshire and Luton Borough Council and performance on minerals and waste issues is recorded in a separate Annual Monitoring Report.
- 1.5 The current economic climate has continued to have an effect on the development industry. Surveys have once again been carried out to provide an update on the state of the housing and employment land supply in the borough.
- 1.6 In the monitoring period, the council did not meet the government targets for determining major or minor planning applications but did exceed the target for determining 'other' applications.
- 1.7 A consultation was held on the Allocations and Designations Plan for Submission between 30 September 2011 and 14 November 2011. The purposes of the consultation was to provide the opportunity for the public and other interested parties to comment on the legal compliance and soundness of the Plan prior to its submission to the Secretary of

State for formal examination on 25 May 2012 (outside the monitoring period)

- 1.8 On 14th September 2007 the council received a Direction from the Secretary of State which stated that the majority of the Bedford Borough Local Plan 2002 policies were to be saved. Some policies were not saved as they were not in line with or duplicated current national or regional policy. The full list of saved policies can be viewed at the council's web site www.bedford.gov.uk/planning. (A list of superseded policies can be found at Appendix D).
- 1.9 In this AMR, the indicators show that the council is making good progress on a number of fronts. In particular:
- The Core Strategy and Rural Issues Plan and the saved policies from the Bedford Borough Local Plan 2002 provide a framework for the sustainable development of the borough. The housing allocations in the Local Plan 2002 provide a land supply which goes far beyond the plan's original end date of 2006 and the Allocations and Designations Plan proposes sites to provide additional capacity for both housing and employment development.
 - The Town Centre Area Action Plan provides a vision for the town centre area including regeneration and development in key areas.
 - A range of housing needs is being met through the provision of affordable housing, bringing empty homes back into use and new mobility housing.
 - Progress has been made towards addressing the borough's transport infrastructure needs. A new Local Transport Plan was adopted on 1 April 2011. This replaces Local Transport Plan 2 (LTP2), which previously covered the former county.
 - The Allocations and Designations Plan underwent a consultation on its legal compliance and soundness. Over 1,000 responses were received.

Contextual Indicators

- 1.11 Contextual indicators have been collected to highlight the key characteristics and issues in the borough and show the following trends from the monitoring period:
- Population estimates in the borough have been revised following the 2011 census. The borough's population is 157,840 according to the 2011 mid-year estimate.
 - Average semi-detached house prices have fallen by nearly £5000.
 - 83,900 people were in employment in the monitoring period.
 - Crime levels (comparator offences per 1000 population) have decreased by 14% compared with last year and remain comparable with the national average.
 - The number of residents with qualifications has generally increased from last year.

- Students achieving 5 A* to C grades at GCSE (including maths and English) has on average increased across the borough
- Unemployment has increased since last year.
- The number of people claiming job seekers allowance increased compared with April 2011.

Employment and Business

1.12 Completions

- Borough-wide, gross completions in employment (B1, B2 and B8) floorspace this monitoring period are 7,443 sqm (down on last year's gross 21,408sqm but with a small net increase of 894sqm).
- This net increase was in the Rural Policy Area with a net nil increase in the Growth Area. This is the 4th year that the recording of B1 completions has been split into B1(a), B1(b) and B1(c). The greatest completion of B1 floorspace this reporting year has been in the B1(a) category at 316 sq m, compared with B1(b) having the greatest completions last year. However, 300 sqm gross B1 completions fall into the unknown B1 category. A net total of 316 sq m of B1 floorspace has been completed in the borough.
- There has been 747 sqm of new A1 floorspace in the town centre this year, with a net gain of 644 sqm. There has also been a small net gain of 103 sqm of new A2 floorspace in the town centre. A further 2708 sqm of net A1 floorspace was developed in the rest of the borough. Half of this is due to the completion of a new Tesco's store in the Local Centre in Brickhill Drive to the north of the urban area.

1.13 Supply

- There has been an increase of employment land supply to 56ha (from 44.37ha last year) with 59% focussed in the Growth Area. Consideration is being given to the allocation of additional strategic employment sites in the Growth Area through the Allocations and Designations Plan process

1.14 Previously Developed Land

- 86.65% of employment completions in 2011/12 were on previously developed land. The regional target for housing and employment development to be built on previously developed land is 60%.

Housing

1.15 Completions

- 919 dwellings were completed in the borough during the monitoring period.
- 5219 dwellings have been completed in the Growth Area since 2001. To enable the Milton Keynes and South Midlands Sub-regional Strategy requirement to be met, 1276 dwellings will need to be completed per annum in the forthcoming 8 year period (this does not include the current year). The trajectory shows the potential for

the delivery of 9842 units in this period. Delivery will depend upon the recovery rate of the current economic downturn in the housing market.

- 1349 dwellings have been completed in the remainder of the borough (Rural Policy Area), exceeding the target set for the Rural Policy Area by the East of England Plan.
- During the monitoring year there were 342 new affordable housing completions,
- 58 mobility units were completed in the monitoring period, equating to 6.3% of completions. 61 further units were secured on a new planning permission for 610 dwellings, equating to 10%. The average density target for dwellings per hectare on developments over 10 dwellings has been exceeded.
- 67 empty homes were brought back into use exceeding the target of 60.

1.16 **Supply**

- There is the potential for the delivery of 9842 dwellings in the Growth Area (not including the reporting or current years).
- There is potential for the delivery of 318 units in the Rural Policy Areas
- The delivery of housing will depend upon the housing market, particularly with regards to recovering from the current economic down-turn, and the provision of infrastructure by developers.
- Provision of housing continues to be focused in the Growth Area. Allocation of housing sites in the Growth Area are being considered through the Allocations and Designations Plan process.

1.17 **Previously Developed Land**

- The target of 60% of completions on previously developed land has not been achieved for housing. This is due to the continued development of a number of allocated and permitted green field sites, which outnumber the supply of brown field sites.
- The downturn in the demand for flats, many of which are on previously developed land, continues to have an effect on the delivery of permitted sites for this type of accommodation.

Environment and Open Spaces

1.18 In the monitoring period:

- No planning permissions have been granted contrary to Environment Agency advice
- 30.97% of Sites of Special Scientific Interest are in favourable condition. The remaining 69.03% are considered to be in a recovering position with none in a declining position. This is due to a site at Tilwick Meadow being reassessed from being in a declining position to being in favourable condition.

- An air quality and action plan progress report submitted to Defra in April 2012 demonstrated an exceedance of NO₂ levels in the Air Quality Management Area that covers the town centre. A revised Action Plan has been produced by the council to enable effective targeting of pollution in the AQMA. It links closely with the Local Transport Plan 3.
- The proportion of household waste recycled in the monitoring period was 38.2%, largely consistent with last year. 37.3% of municipal waste was recycled last year. The introduction of recycling schemes to flats is mostly complete and plans are in place for a campaign to encourage greater participation in recycling
- Local open space standards are being addressed as part of the Allocations and Designations Plan process, based on the evidence in the Bedford Open Space Study.

Social and Community

1.19 In the monitoring period:

- The Allocations and Designations Plan was subject to Equality Analysis as part of a programme that ensures the activities and services of the Council reflect the diverse needs of the community
- Total number of crimes recorded in the monitoring period is 10,634, a decrease of 835 on last year.

Heritage and Built Environment

1.20 In the monitoring period:

- The number of buildings on the local at risk register has been reduced this monitoring period from 36 to 35.
- Cardington Air Ship Shed No. 1 (grade II*) remains the only building in the borough on the national at risk register.

Traffic and Transport

1.21 In the monitoring period:

- A high proportion of new development sites continue to be within 30 minutes public transport time of core services. Particularly 96% of new development sites are within 30 minutes of a GP surgery and 92% within 30 minutes of a middle school.
- Progress is being made towards transport infrastructure targets. The dualling of the A421 was completed in the previous monitoring period.
- The application for the Wixams train station was approved. A parking facility at Great Denham, which can serve as a park and ride is under construction and will open in 2013. A foot/cycle bridge across the river is proposed as part of the Riverside North development (an application for which was received in January 2013 – outside the monitoring period).

- 61% percentage of households in the urban area within 400m of a quarter-hourly bus service and 69% of households in the rural area are within 13 minutes walk of an hourly bus service
- Traffic levels in the town centre have increased slightly, with notable increases in pedestrians and cyclist numbers

Major Projects

1.22 In the monitoring period:

On Great Denham and West of Kempston:

- 2 new reserved matters applications were received for Great Denham totalling 184 dwellings and 1 new reserved matter application was received for West of Kempston for 140 dwellings.
- 159 new dwellings were built on Great Denham and 102 were built on West of Kempston.
- All reserved matters have so far been in compliance with the design codes for the sites, with all affordable housing being funded by the Homes and Communities Agency to sustainable homes code level 3.
- Country parks are under construction in both Great Denham and West of Kempston

On Wixams:

- 1 new reserved matters for 45 dwellings was received
- 138 dwellings were built in the monitoring period (adding to the total completions so far of 496).
- A main convenience store in the village 1 centre was built.

Infrastructure

1.23 In the monitoring period:

- Over £3.5 million was received from S106 agreements for infrastructure schemes in the monitoring period.
- S106 money was spent on a mixture of infrastructure projects during the monitoring period including education, transport, green space and community initiatives.

- 2.1 The purpose of this report is to set out the monitoring framework for the Bedford Development Framework and the saved policies of the Bedford Borough Local Plan 2002.
- 2.2 **During the monitoring period, the East of England Plan (2008) continued to be part of the development plan. The regional targets referred to in this Annual Monitoring Report are contained within that Plan.**
- 2.3 The guidance regarding the content of Annual Monitoring Reports was withdrawn in the current year (2012/13), removing many of the requirements governing what should be included in each report (most notably the Core Output Indicators). The indicators contained in this Monitoring Report therefore are those considered to provide relevant information on the production and monitoring of Bedford Borough Council's Local Development Documents. The regulations setting out the time period Monitoring Reports will cover in the future, and the requirement of Local Authorities to submit their Monitoring Reports to the Secretary of State have also been withdrawn. Amendments made to the 2004 Planning and Compulsory Purchase Act by the Localism Act 2011 state that authorities are now required to make their Monitoring Reports publicly available, and for them to cover an appropriate period of time for the purposes of transparency.
- 2.4 The Bedford Development Framework is a set of documents, each with their own objectives and policies. The Plan for Submission version of the Allocations and Designations Plan was consulted on between 30 September 2011 and 14 November 2011. A total of 1003 representations were made to the consultation, which considered the legal compliance and soundness of the plan.
- 2.5 Whilst the Bedford Development Framework is being produced, saved policies in the adopted Local Plan 2002 are still used to determine planning applications. Therefore, this monitoring report monitors both the adopted Bedford Borough Local Plan 2002 as well as the adopted documents of the Bedford Development Framework.
- 2.6 This report is structured into the following themed sections.

Local Development Scheme

This section is concerned with progress targets, i.e. progress against the timetable to produce the documents for the Bedford Development Framework.

Contextual Indicators

Provides a snapshot of how the borough is today.

Housing

Information on housing completions and supply within the borough, comparing the current situation within the borough with regional targets set out in the East of England Plan.

Employment

Looks at employment gains and losses in the monitoring period, along with 'town centre uses' (A1, A2 and D2) for the town centre area (as defined in the Town Centre Area Action Plan) and in the rest of the borough.

Social and Community

Monitors community safety, any identified barriers to Planning services and the Statement of Community Involvement.

Environment Quality and Open Spaces

Identifies the state of the borough's open spaces, sites of special scientific interest and local nature reserves along with progress made on various environmental and green initiatives currently being undertaken in the borough.

Heritage and Built Environment

Monitors the historic environment, listed buildings and considers the impact of the policies and documents related to heritage.

Transport and Traffic

Monitors completed and proposed transport infrastructure, access to public transport and the development, implementation and enhancement of cycling routes throughout the borough. It also identifies traffic levels in the town centre.

Major Projects

Monitors the progress of major development sites in the borough through design guides and codes for the relevant sites.

Infrastructure

Monitors funding secured (through legal agreements or S106 obligations) and spent on infrastructure requirements in the borough.

Local Plan Indicators

Summarises information against the 2002 Local Plan policies still in force.

Indicators

There are two different types of indicators used in this report; contextual indicators and output indicators. Using different types of indicators enables the report to monitor short, medium and long-term trends as well as both national trends and targets and local

circumstances. Thus, the report will provide a comprehensive basis upon which to monitor the implementation of policy.

- **Contextual indicators** – baseline information, which describes the social, environmental and economic background of the borough against which policy operates.
- **Output Indicators** – information collected by each local authority in England to assess the performance of policies. In March 2011, guidance relating to the inclusion of specific indicators in the Annual Monitoring Report was revoked. This has led to the removal of the distinction of Core Output Indicators and Local Output Indicators from this report, found in previous years. Indicators included are those considered by the Local Planning Authority to provide useful data on the progress of the Local Development Documents.

- 2.7 Many policies and targets that influence the borough cover two distinct areas, namely the Growth Area (Bedford, Kempston and the Northern Marston Vale) and the Rural Policy Area (all other areas).
- 2.8 For this reason, some indicators provide information for the borough as a whole, whilst some indicators provide information for the Growth Area and the Rural Policy Area individually.

- 3.1 The purpose of this section is to set out the progress made on the documents the council is producing for the Bedford Development Framework. Each document has a timetable, which is set out in the Local Development Scheme (LDS). The first Local Development Scheme came into effect in April 2005. The LDS has been updated four times since then, the first update being in September 2007, the second in December 2009 and a third in September 2011. A further update was completed in October 2012 (outside the monitoring period). The September 2011 LDS sets out the timetable for the production of Development Plan Documents (DPDs) to 2014.
- 3.2 The current LDS (October 2011) included an update on the council's adopted Local Development Documents, those that are currently being worked on and proposed future documents (see table below). It is likely that further revisions will need to be made to the LDS and the timetable for the completion of LDDs following further changes to Government advice and procedures that may occur in the next year.

The Bedford Development Framework

- 3.3 The following table explains the relationship between the documents in the Bedford Development Framework (BDF) and their relationship to the adopted Bedford Borough Local Plan 2002.

Document	Progress	Relationship to BDF and Local Plan
Statement of Community Involvement	Adopted May 2006	All BDF documents produced must accord with the consultation arrangements and procedures it sets out.
Core Strategy and Rural Issues Plan DPD	Adopted April 2008	This document sets out the strategic policy for the borough and each subsequent document in the BDF will accord with its policies. The document replaces certain policies in the 2002 Local Plan (see Appendix D).
Town Centre Area Action Plan DPD	Adopted October 2008	This document conforms to the Core Strategy and Rural Issues Plan DPD and provides detailed policy guidance for the regeneration of the distinctive county town of Bedford. It replaces certain policies in the 2002 Local Plan (see appendix D).
Bedfordshire Community	Adopted	The document conforms to and

LOCAL DEVELOPMENT SCHEME

Document	Progress	Relationship to BDF and Local Plan
Safety Design Guide SPD	November 2005	supplements Policy BE45 of the adopted 2002 Local Plan.
Shopfronts and Adverts in Conservation Areas Design Guide SPD	Adopted November 2005	The document conforms to and supplements policies BE16 and TC4 of the adopted 2002 Local Plan.
Land North of Bromham Road Biddenham Design guide SPD	Adopted November 2005	The document conforms to and supplements Policy H8 of the adopted 2002 Local Plan.
Allocations and Designations DPD	2013	It will identify development sites to meet the growth targets in the Core Strategy and Rural Issues Plan and also make specific designations. It will replace many saved policies of the Bedford Borough Local Plan 2002. Details are included in the LDS.
Development Management Policies DPD	N/A	The scope and timetable of this document will be confirmed once more consideration has been given to the content of a revised Local Plan.
Climate Change SPD	Adopted December 2008	This document supplements adopted policy CP26 of the Core Strategy and Rural Issues Plan.
Great Denham (formerly Biddenham Loop) Design Guide and Code SPD	Adopted Jan 2010	The document conforms to and supplements policy H6 of the adopted 2002 Local Plan.
West of Kempston Design Guide and Code SPD	Adopted Jan 2010	The document conforms to and supplements policy H7 of the adopted 2002 Local Plan.
A Strategy for Bedford High Street	July 2010	The document conforms to and supplements policy TC8 of the adopted Town Centre Area Action Plan.

Progress on the Bedford Development Framework

- 3.4 The production of each Development Plan Document (DPD) in the Local Development Scheme (LDS) has a timetable, which includes key milestones, i.e. key stages in the production of the document. The key milestones are monitored in this report.
- 3.5 The Gantt charts at Appendix A show the key milestones for each Development Plan Document (DPD), as set out in the Local Development Scheme (LDS). The first Gantt chart at Appendix A is from the LDS in force during the monitoring period (September 2011 version, whilst the second Gantt chart is from the latest revision of the LDS (October 2012 version).

Development Plan Documents (DPD)

- 3.6 Both the Core Strategy and Rural Issues Plan and the Bedford Town Centre Area Action Plan were adopted in 2008, superseding many policies in the Bedford Borough Local Plan 2002.
- 3.7 A summary of the key milestones reached for the current Allocations and Designations DPD is given below (targets taken from the 2011 update to the LDS).

Allocations and Designations Plan DPD

Milestone	LDS Target	Target achieved
Issues and Options	January 2008 – December 2010	Yes
Submission Consultation	September 2011	Yes September 2011
Submission to Planning Inspectorate	April 2012	No 25 May 2012 (outside monitoring period)

- 3.8 The first consultation on the Issues and Options stage of the Allocations and Designations Plan took place in April 2008. A 'call for sites' was issued in July 2008, inviting submission of sites for consideration as development allocations. Ongoing assessment of these sites took place against the published site assessment methodology. A draft Plan was produced and published for public consultation between 31 May 2010 and 19 July 2010. Over 4,000 responses were received, the results of which were assessed during 2010 and a report submitted to the council's Executive on 16 March 2010. A further report was submitted to the council's Executive on 13 July 2011 highlighting subsequent amendments that needed to be made to the Plan prior to the pre-submission consultation. A decision taken at July 2011 Executive also led to the splitting of Gypsy and Traveller sites issues from the Allocations and Designations Plan and pursue them in a separate Development Plan Document. This caused a delay to the pre-submission consultation, which had a knock on effect

on the timetable. Consultation on the Plan for Submission version occurred between September and November 2011, inviting representations on the legal compliance and soundness of the plan. The plan was then submitted to the Planning Inspectorate, along with the representations received to this latest consultation on 25 May 2012 (outside the monitoring period). Examination of the plan commenced in November 2012.

- 3.9 Following the completion of a revised Gypsy and Traveller Accommodation Assessment in 2012, it was concluded that having regard to existing commitments, there was no need for additional provision up to 2021. As a consequence it was decided to cease work on the Gypsy and Traveller Sites Plan.

Other Planning Documents

- 3.10 Work began on a revision of the Statement of Community Involvement in the Monitoring Period. The revised Statement of Community Involvement will set out how the Council will consult with the community on both the drafting of planning documents and on planning applications. It will reflect the requirements of new regulations established by the Government.

The 'Saved' Local Plan Policies

- 3.11 When the Planning and Compulsory Purchase Act came into force on 27th September 2004, all policies in the adopted Bedford Borough Local Plan 2002 were 'saved' for three years automatically (until 27th September 2007). This was to ensure that whilst new policies were evolving as part of the Bedford Development Framework, there remained local policies in force to be used to determine planning applications. In March 2007 the council requested that the Government continued to 'save' many of its Local Plan policies beyond this date eventually being replaced by policies in the new Development Plan Documents as these are produced. On 14th September 2007 the council received a Direction from the Secretary of State which stated that the majority of the Local Plan 2002 policies were to be saved. Some policies were not saved as they were not in line with or duplicated current national or regional policy. Others were deleted because they related to specific sites that had been developed. Subsequent Bedford Borough Local Plan 2002 policies were superseded when the council adopted the Core Strategy and Rural Issues Plan on 16th April 2008 and the Town Centre Area Action Plan on 8th October 2008. A list of the deleted Local Plan Policies can be found at Appendix D. Further policies will be superseded with the adoption of the Allocations and Designations Plan in 2013.

Local Development Orders

- 3.12 A Local Development Order may be made by a planning authority in order to extend permitted rights for certain forms of development, with regard to a relevant local development document. The borough council has not found the need to make any Local Development Orders in the monitoring period.

National Planning Policy Framework

- 3.13 The National Planning Policy Framework (NPPF) was published in the monitoring period, replacing planning policy statements (PPSs) and planning policy guidance (PPGs) as national planning guidance. Following the publication of the NPPF, local councils were given a period of one year within which local planning policies would continue to hold weight in planning decisions even if there was a moderate conflict with this new national document. After 27 March 2013, existing local policies (including saved policies) would be given weight dependent on their conformity with the NPPF. Bedford Borough Council considers its policies to be in conformity with the NPPF.

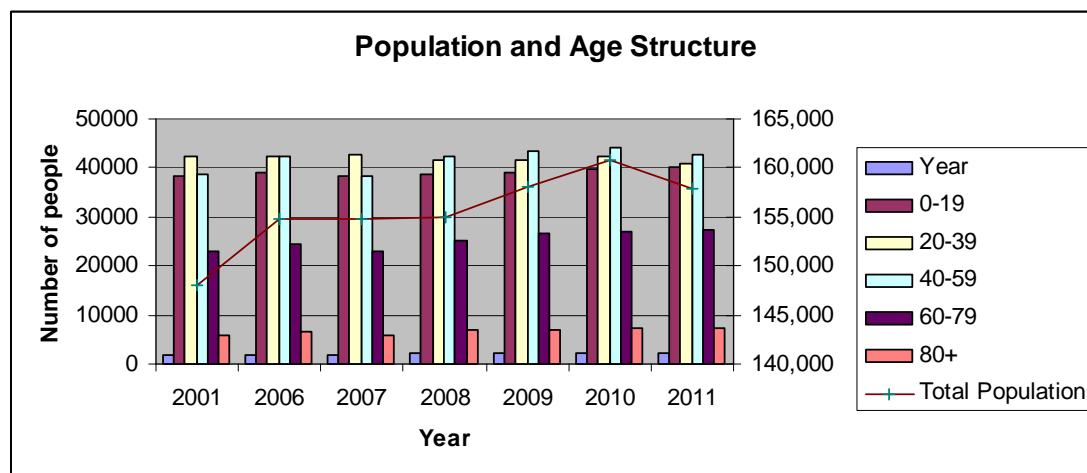
Neighbourhood Plans

- 3.14 Under new regulations brought into force on 6 April 2012 (outside the monitoring period) a relevant body (a parish council or a designated neighbourhood forum) may submit to the local planning authority an area application for the purposes of producing a neighbourhood plan for that area. Neighbourhood plans allow the designated body to produce planning policies at the neighbourhood level. Neighbourhood Plans must be in general conformity with the strategic policies of the adopted Development Plan for the area (the planning policies of the Local Planning Authority and the NPPF) and cannot promote less development in the designated neighbourhood area to which the plan relates. A process of consultation and approval must be completed for a Neighbourhood Plan to be adopted and become part of the Development Plan. No applications were received by the Council for the designation of neighbourhood areas in the monitoring period.

- 4.1 Contextual indicators provide information that constitutes a profile of the borough as it is in the monitoring period. The purpose of contextual indicators is to enhance the understanding of the borough to inform the development of spatial policies.

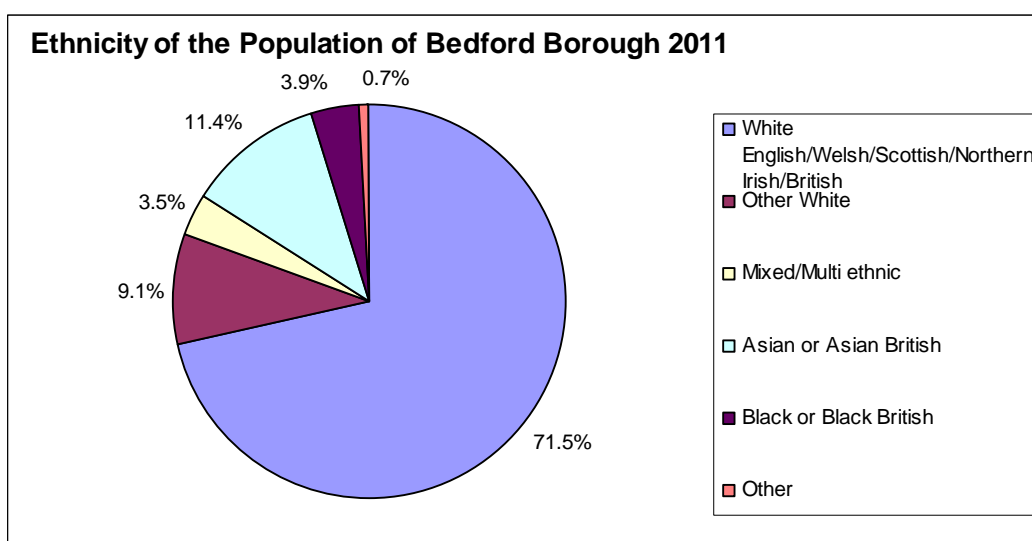
Population

- 4.2 According to the mid-2011 estimate, the borough has a total population of 157,840 people, a 6.5% increase (9,568) since the 2001 census, but lower than the 2010 mid-year estimate. Of this population, the largest single group is within the age band 40-49 as opposed to 30-39 in 2001. Approximately 7.7% of the population is aged 75 or over. (Office of National Statistics estimate)



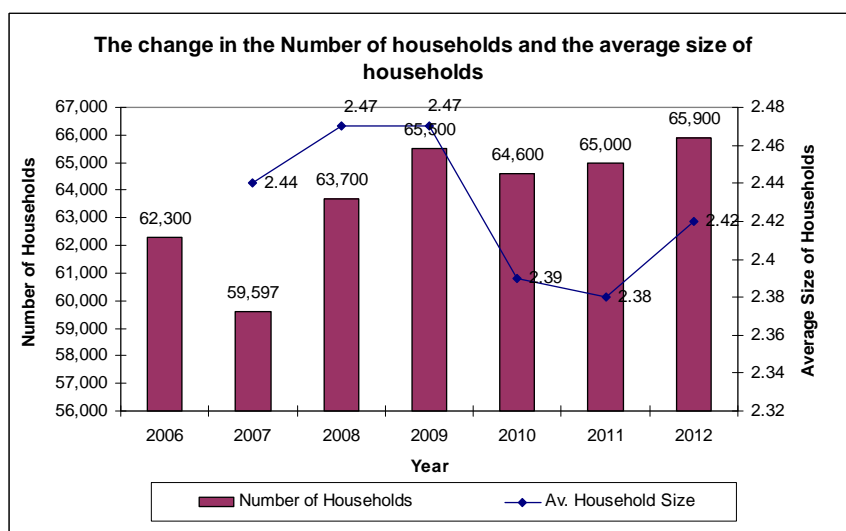
- 4.3 The borough has a mixed ethnic profile, with the 2011 census indicating that 28.5% of the population was from Black and Minority Ethnic ('non-White' British).

CONTEXTUAL INDICATORS



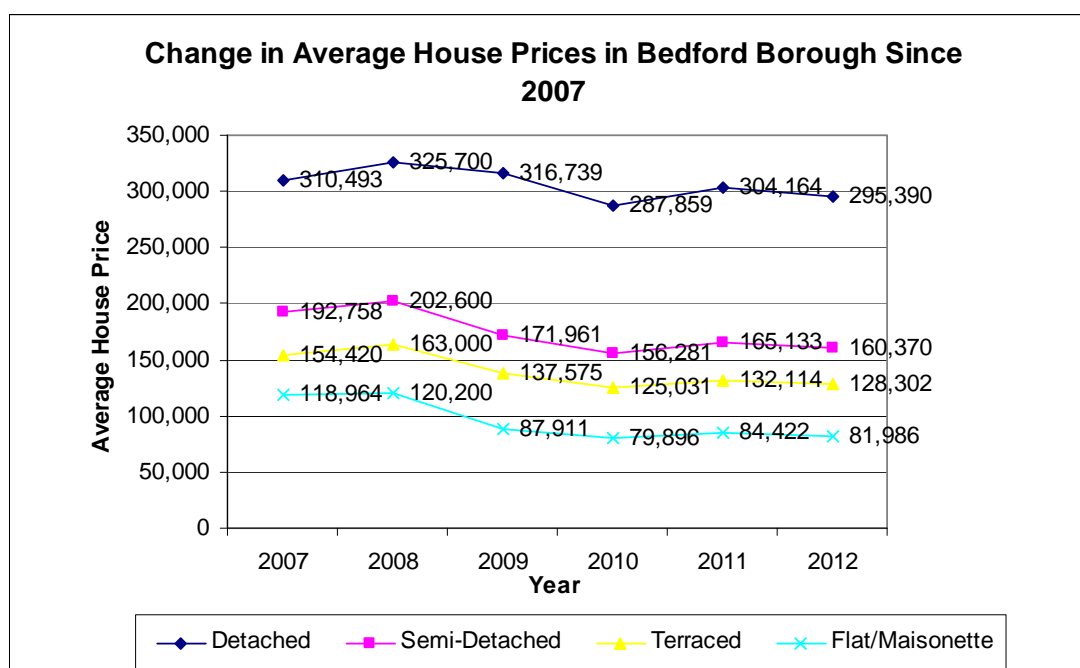
Housing and the built environment

- 4.4 According to the 2012 Bedford Borough Profile, the Borough has an estimated number of 65,900 households as of March 2012. Average household size is of 2.42 people, only a slight decline on 2.44 in 2001. (Bedford Borough Council mid-2012 estimate)



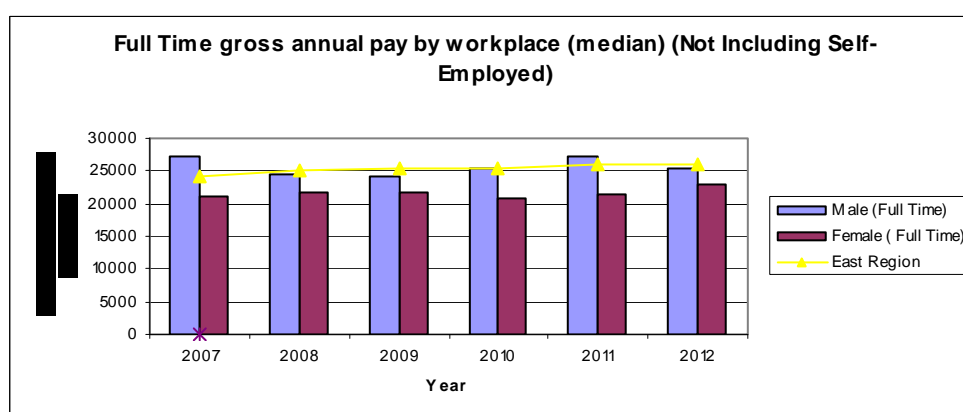
- 4.5 Owner occupation and private renting accounted for 83% of properties in the monitoring period according to Bedford's House Condition Survey 2011.
- 4.6 The majority of dwellings in the borough are semi-detached. The average price of a semi-detached dwelling (according to the Land Registry website) at the end of the monitoring period was £160,370 (a decrease of £4,763 compared with the same period last year).

CONTEXTUAL INDICATORS



Economy

- 4.7 There are a total of 101,111 people of working age in the borough,. 87,000 people in the borough are economically active. (Source: ONS annual population survey)
- 4.8 In the monitoring period, 83,900 people were in employment. In 2011, an average employee working in the borough earned approximately £25,850 per year (Source: ONS annual population survey. Figures for previous years may not match figures reported in previous reports due to adjustment by ONS).



(Source: ONS annual population survey – figures for previous years may not match previous reports due to adjustment)

- 4.9 'Professional occupations' is the single largest category of employment in the borough with 18.1% of those in employment between the ages of

CONTEXTUAL INDICATORS

16-74. 'Elementary occupations' is the second largest category with 12.4%. (2011 census)

Social/Health

- 4.10 New information on the Index of Multiple Deprivation was published in 2011. It assesses relative deprivation levels across the country and provides a relative ranking of deprivation. In 2010, Bedford Borough was ranked at 159 out of 326 local authorities, with 1 being the most deprived. Bedford Borough also contains 4 Local Super Output Areas (see glossary), a geographical sub-ward area that are among the top 10% most deprived in England; 2 in Castle ward, 1 in Cauldwell ward and 1 in Harpur ward. (Source: Bedford Borough Council)
- 4.11 As of April 2012, 4256 people are claiming job seekers allowance, an increase of 285 on April 2011. The number of people claiming job seekers allowance for over 6 months in April 2012 was 1,965, 46% of all claimants, an increase on last year's 1,360 (34% of all claimants at the time). (Source: ONS, Bedford Borough Council)
- 4.12 The number of unemployed increased in the monitoring period to 6,200 (for ages 16-64). This is 1,600 more than the same period last year. (Source: ONS annual population survey. Figures for previous years may not match figures reported in previous reports due to adjustment by ONS)
- 4.13 Crime levels in the borough are at 36 offences per 1000 population (less than the 42 in the previous year and this year's national average of 38). (Source: ONS; Bedford Borough Council)
- 4.14 Average life expectancy (at birth) in the Borough is 78.9 years for men and 82.6 years for women. Both are higher than their respective national averages. (Source: ONS)

Education

- 4.15 Over 32% of the Borough's population are qualified to NVQ level 4 or above in 2011 – consistent with last year. 8.7% have no qualifications.. The schools in the borough show varied levels of attainment by students in terms of GCSE grades. Attainment levels vary between schools from 99% of pupils who gain 5 or more grades of A* to C, including maths and English, to a low of 34%. The borough average for those who gained 5 or more A* to C grade GCSEs including maths and English is 56.2%, 5.4 percentage points higher than the 50.8% last year but below the national average of 58.2% (results apply to state-funded schools only and are not directly comparable with last year due to some school closures in the borough).

Transport and Spatial Connectivity

- 4.16 79.5% of households in the borough have access to at least 1 car or van. 37.7% have access to 2 or more cars or vans. 20.6% of households have no access to a car or van.

Environment

- 4.17 The borough contains over 166 hectares of land designated as Sites of Special Scientific Interest (SSSI). The percentage of land in favourable condition has increased slightly from last year with the 2.57ha that were declining last year now considered to be in favourable condition.
- 4.18 In the monitoring period the borough recycled, composted and reused over 39% of household waste, consistent with last year.

It should be noted that figures from the annual population survey are based upon a sample of the population and should be treated as guidelines only.

During the monitoring period, the East of England Plan (2008) continued to be part of the development plan. The regional targets referred to in this Annual Monitoring Report are contained within that Plan.

Indicator H1: Plan Period and Housing Targets

	Start of plan period	End of plan period	Total housing required	Source of plan target
H1 (a)	April 2001	March 2021	19,500 in the Milton Keynes and South Midlands Sub-regional Strategy area (Bedford, Kempston and the Northern Marston Vale) which includes part of Central Bedfordshire local authority. MKSM SRS Policy BLP1 states 16,270 in Bedford Borough and 3,230 in Central Bedfordshire.	East of England Plan (May 2008) MKSM Sub-Regional Strategy (March 2005)
H1 (b)	April 2001	March 2021	1,300 in the rest of Bedford Borough – known as the Rural Policy Area in the adopted Core Strategy and Rural Issues Plan.	East of England Plan (May 2008)

Indicator H2: (a) Net additional dwellings in previous years (b) Net additional dwellings for reporting year (formerly NI 154) (c) Net additional dwellings in future years (formerly NI 159)

Regional Target: Milton Keynes South Midlands Sub-Regional Strategy (MKSM Strategy) requirement of 16,270 dwellings in the Growth Area of the Borough 2001-2021 (1,125 dwellings per annum for the remaining years)
East of England Plan requirement of 1,300 dwellings in the remainder of the Borough outside the Growth Area (Rural Policy Area) 2001 – 2021 (4 dwellings per annum)

Once again the Council conducted a survey of developers to ascertain expectations of housing delivery on those sites in the housing trajectory. The survey concentrated on sites in the Growth Area because targets for the Rural Policy Area have been met. The latest survey shows continued optimism in expectations for housing delivery.

In order to meet the target from the Milton Keynes and South Midlands Strategy, 1276 dwellings would need to be completed each year for the

remaining 8 years. Achieving this level will depend on the housing market and the ability of developers to deliver that level of development.

The anticipated delivery to the period 2021 shows a deficit of 369 dwellings. However by 2021, 98% of the Growth Area target will have been met. Graph A demonstrates the development picture for the borough for the plan period.

The dwelling requirement for the period 2001-2021 for the rest of the borough (the area not in the Growth Area, known as the Rural Policy Area) is contained within the East of England Plan, which was finalised in 2008.

In the first 11 years of the plan period, 1,349 dwellings have been completed, 49 above the target of 1,300. In the first 10 years of the plan period the target of 1,300 had been met, meaning further development this reporting year continued to exceed this target.

Table A – Growth Area as illustrated in Graph A

		2001	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12 Rep	12/13 Cur	13/14 1	14/15 2	15/16 3	16/17 4	17/18 5	18/19	19/20	20/21
H2a	Growth Area	557	327	556	312	285	396	552	366	414	580										
H2b	Growth Area											874									
H2c	a) net additions Growth Area												840	1303	1803	1365	1245	1272	1220	1007	627
	b) target Growth Area													1276	1276	1276	1276	1276			

Graph A

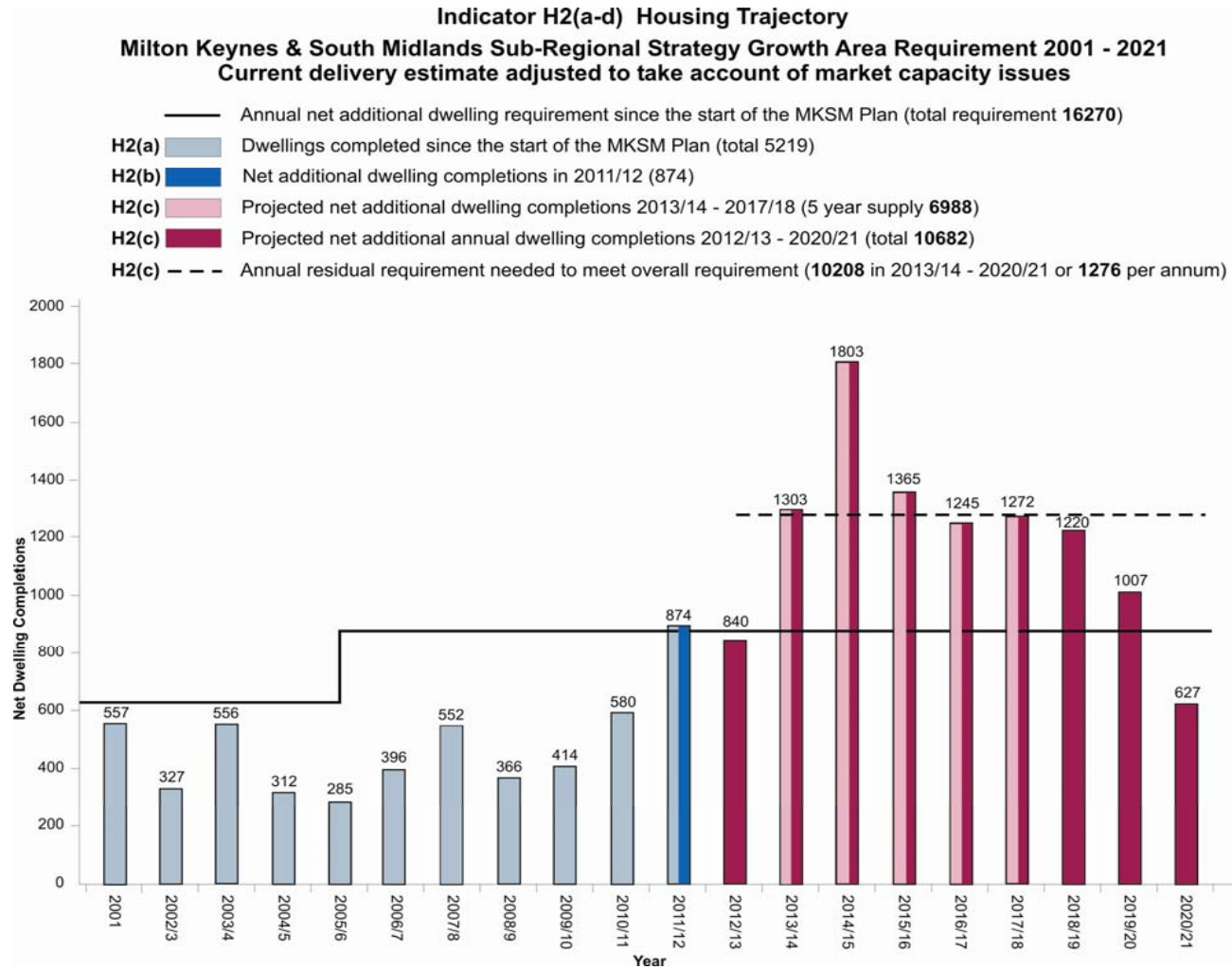
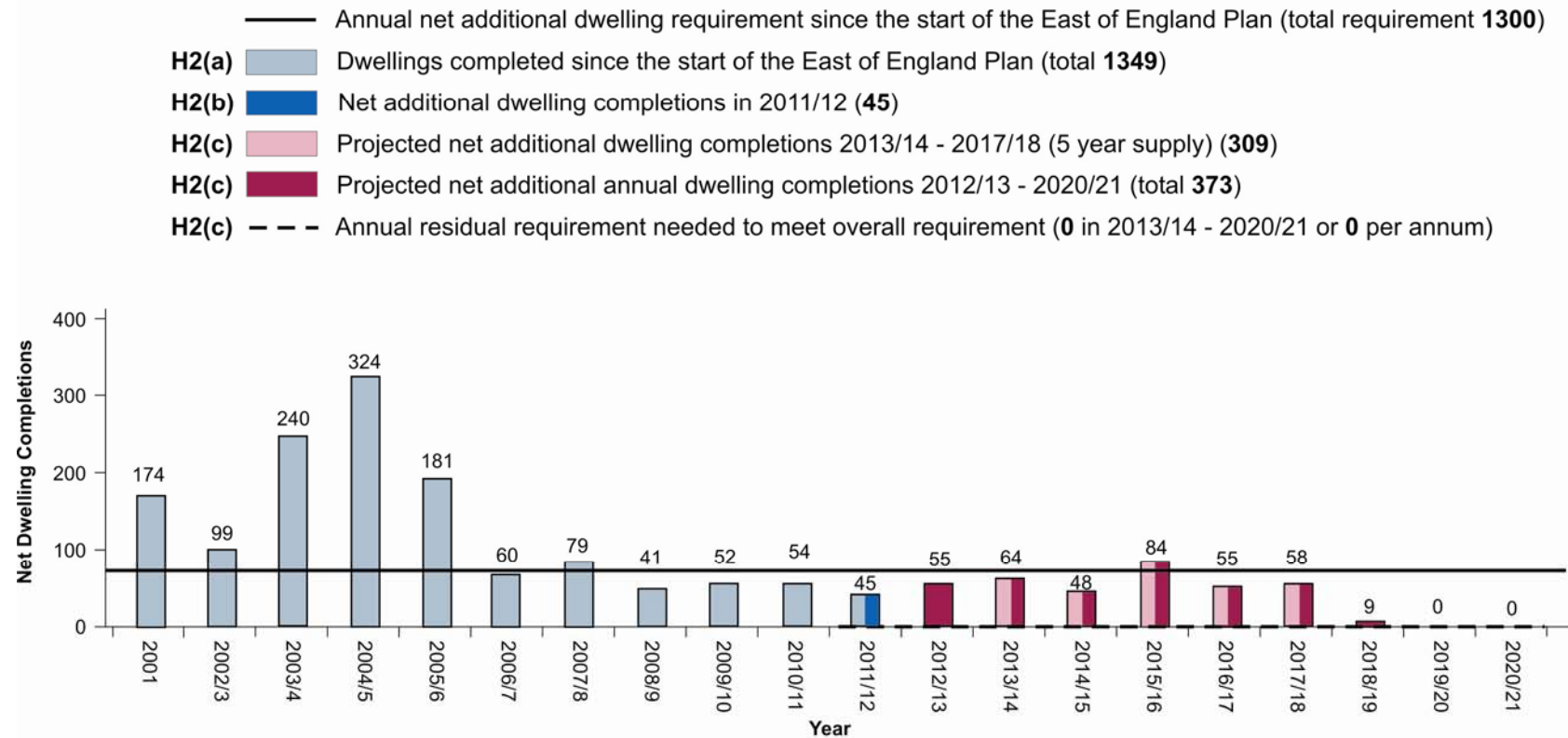


Table B – Rural Policy Area

		2001	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12 Rep	12/13 Cur	13/14 1	14/15 2	15/16 3	16/17 4	17/18 5	18/19	19/20	20/21
H2a	Rural Policy Area	174	99	240	324	181	60	79	41	52	54										
H2b	Rural Policy Area											45									
H2c	a) net additions Rural Policy Area												55	64	48	84	55	58	9	0	0
	b) target Rural Policy Area													0	0	0	0	0			

Graph B

Indicator H2(a-d) Housing Trajectory East of England Plan Requirement 2001 - 2021



NOTE: The dwelling target of 1300 dwellings has been met in 2010/2011

Indicator H3: New and converted dwellings on previously developed land (PDL)

Regional Target: To achieve the overall regional target of 60% of housing and employment on PDL

	Total
Gross	332
% gross on PDL	35.1

Indicator H4: Net additional pitches (Gypsy and Traveller)

Regional Target: 25 pitches to be provided in the period 2008 - 2011 and thereafter for provision to be made on the basis of a 3% annual increase in pitch provision (based on the regional total and distribution of pitches at 2011). This represents a further 21 pitches up to 2021.

Authorised pitches, permanent and transit to be identified separately. 14 pitches were granted permission at Meadow Lane and a further 6 pitches were granted permission at the existing site at Kempston Hardwick.

Housing Trajectory Conclusion

Milton Keynes and South Midlands Sub-Regional Strategy Requirement

- 5.1 In the period 2001-2011/12 there has been 5219 dwellings completed in the Growth Area part of the borough. This is below the requirement for the period 2001-2011/12 (8386 as considered in CP6 of the Core Strategy and Rural Issues Plan) by 3167. To achieve the target of 16,270 dwellings by 2021, the annual rate of housing completions would need to increase to 1276 dwellings per annum over the final 8 years of the plan (assuming 840 completions in 2011/12). Achieving this rate of development will depend on the rate of recovery in housing market conditions. The council has granted planning permissions providing a substantial supply of as yet unimplemented housing schemes. Any constraints on delivery will be market rather than supply driven.
- 5.2 Table A (page 23) can be used to assess potential supply over the next five years. Subject to market conditions there is potential for the delivery of 6988 dwellings which equates to 5.5 years of supply.
- 5.3 The following table is provided for information, and shows the progress on each of the Bedford Borough Local Plan 2002 allocated sites up to 31/03/2012 (including updates in the final column where progress has been made between this date and the publication of the Bedford Borough Monitoring Report.)

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/3/12	Outstanding at 31/03/2012	Current progress on development (as at 31/03/2012) (<i>Progress post March 2012 is given in italics</i>)
Britannia Iron Works (H2)	572 (revised capacity)	367	205	Phase A 107 dwellings completed 2004/05. Phase C (260 dwellings), 24 completed 2006/7, 106 completed 2007/8, 74 completed 2008/09, 56 completed 2011/12. Planning application for 205 units for phases E and F
Austin Canons Kempston (H3)	48	24	24	24 dwellings completed 2003/04. Permission granted for a further 24 dwellings.
College Street (H5)	20	56	0	56 dwellings. 20 completed in 2003/04, 36 completed 2007/8.
Biddenham Loop (H6)	1749	650	1099	249 dwellings completed in 2003. Outline planning permission for 1500 dwellings, granted 2006/07. Reserved matters for 516 dwellings approved total. Site under construction. 401 dwgs completed <i>Reserved matters for 702 dwellings approved.</i>
Land west of Kempston (H7)	1250	145	1105	Outline planning permission granted in 2006/07. Reserved matters for 538 dwellings approved. Site under construction. 145 dwgs completed
Land north of Bromham Road (H8)	900	0		Resolution to grant outline planning permission for 1200 dwellings subject to S106.
Shortstown (east and west of A600) (H9)	1776	393	1383	251 completions. Outline permission granted on appeal for 970 dwellings. Reserved matters for 310 dwellings. Site under construction. Outline permission for 555 dwellings granted in February 2010. <i>Reserved matters submitted for 478 dwellings under consideration</i>
North of Brickhill (H10A)	500	473	26	500 dwellings (revised capacity). Reserved matters approved for 499 dwellings

HOUSING

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/3/12	Outstanding at 31/03/2012	Current progress on development (as at 31/03/2012) (<i>Progress post March 2012 is given in italics</i>)
				of which 88 were completed in 2006/07, 108 in 2007/8 and 45 in 2008/09, 81 completed in 2009/10 and 91 in 2010/11, 60 in 2011/12
North of Norse Road (H10B)	249	249	0	250 dwellings (revised capacity). 53 completed 2006/7, 140 completed in 2007/8 and 32 completed in 2008/09, 6 completed in 2009/10 and 6 completed in 2010/11
Cannons Close Wootton (H23)	9	9	0	Permission for 9 dwellings. 9 dwellings completed 2007/8.
Land south of Fields Road Wootton (H11)	500	0	500	Resolution to grant planning permission for 500 dwellings subject to S106. Design Guide to be prepared.
Land north of Fields Road Wootton (H12)	610 + 34	34	610 (revised capacity)	Resolution to grant planning permission for 550 dwellings subject to S106. Design Guide to be prepared. Res matters permission for 34 dwellings was granted in June 2010. Site under construction. 1 complete 2010/11, 33 complete 2011/12. Hybrid application for 610 (415 outline, 195 full) in 2011/12
Stewartby (H13)	610	0	610	Outline planning permission for 610 dwellings was granted in August 2009. Design Guide in preparation.
Wixams (H14)	2250	494	1756	Outline planning permission for 2250 dwellings. Reserved matters for 902 dwellings. Site under construction. 8 dwellings completed in 2008/09. 189 dwellings completed in 2009/10. 159 in 2010/11. 138 in 2011/12
TOTALS:	11,077	2894	8218	
		11,112		

East of England Plan Requirement Rural Policy Area

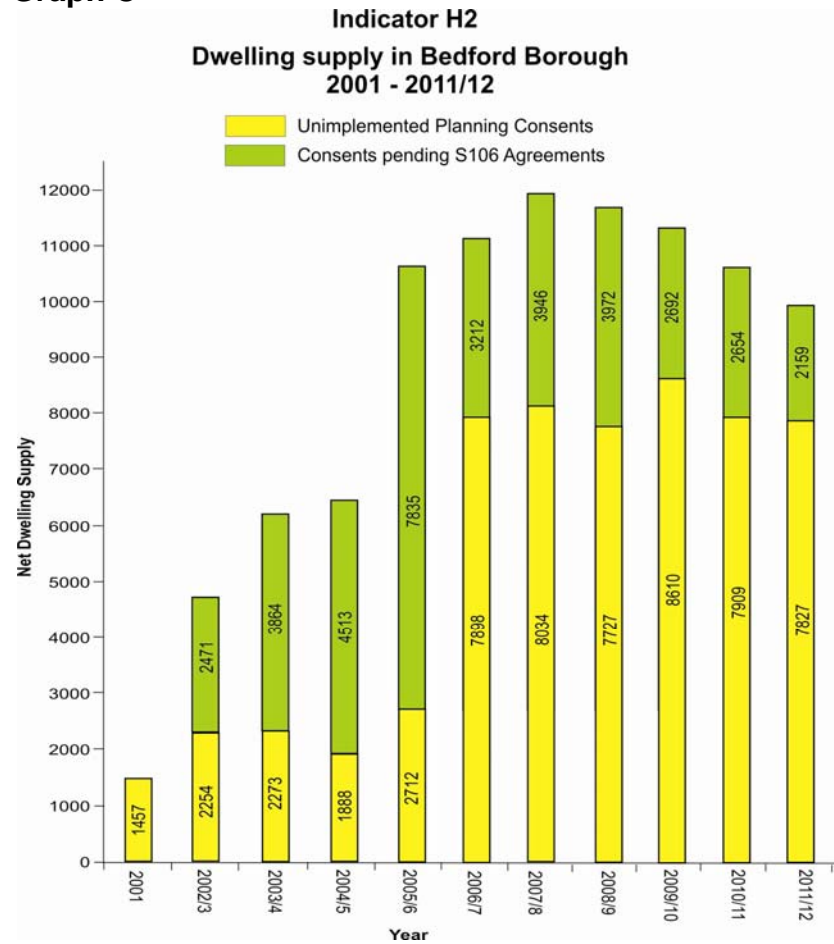
- 5.4 In the period 2001-2011/12 the borough has completed 1349 dwellings in the Rural Policy Area. The recommended East of England Plan target of 1,300 dwellings by 2021 was met during the last monitoring period, Further development during this monitoring period continues to exceed this target.
- 5.5 Appendix D provides a summary of potential supply over the next five years. Subject to market conditions there is potential for the delivery of 309 dwellings.
- 5.6 The table below demonstrates that the majority of Bedford Borough Local Plan 2002 allocated sites in the Rural Policy Area have been completed in the first nine years of the East of England Plan period. As such, during the rest of the plan period, completions are more likely to be on windfall sites rather than allocated sites. The council may however, make allocations to meet any proven local needs.

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/03/11	Outstanding at 31/03/11	Current progress on development (as at 31/03/2011) (<i>Progress post March 2011 is given in italics</i>)
Land at Northampton Road Bromham (H15)	45	68	0	68 dwellings. Site completed 2005/06.
Bromham Hospital (H16)	65	65		65 dwellings. Site completed 2001.
Clapham Folly (H17)	170	262	5	262 dwellings. Site completed 2005/06. Planning permission for a further 5 dwellings granted in 2006/7.
New Road Great Barford (H18)	25	58	0	Planning permission 58 dwellings. 31 dwellings completed 2009/10, 17 in 2010/11, 10 in 2011/12
Yelnow Lane Sharnbrook (H19)	25	47	0	47 dwellings. Site completed 2005/06.
Clay Piece Sharnbrook (H20)	45	86	0	86 dwellings. Site completed 2004/05.
Luton Road Wilstead (H21)	50	92	0	92 dwellings. Site completed 2004/05.
Meadway Harrold (H22)	50	62	0	62 dwellings. Site completed 2005/06.
Cople Road Cardington (H23)	5	5	0	Permission for 5 dwellings. 2 dwellings completed 2009/10, 3 in 2010/11
West End Lane Elstow (H23)	3		3	Permission for 3 dwellings.
Pavenham Road Oakley (H23)	14	37		37 dwellings. 13 complete by 2005/06, Final 24 dwellings completed in

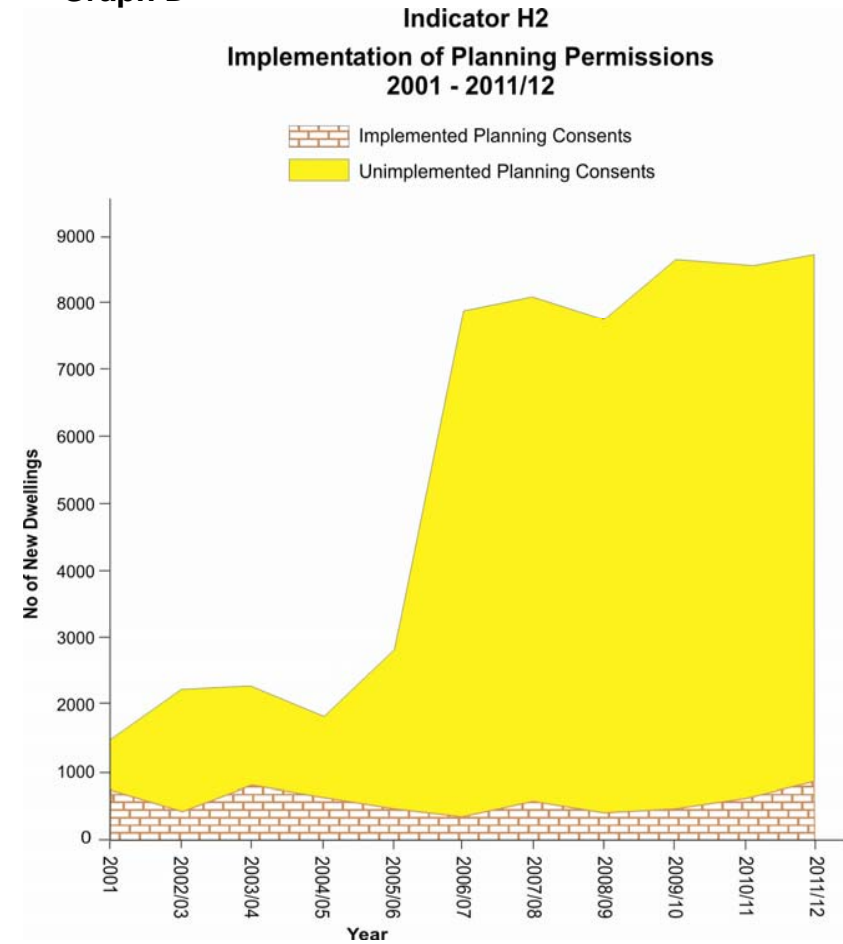
HOUSING

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/03/11	Outstanding at 31/03/11	Current progress on development (as at 31/03/2011) (<i>Progress post March 2011 is given in italics</i>)
				2006/7.
Sandye Lane Swineshead (H23)	2		2	No progress.
Keysoe Road Riseley (H23)	4	2	2	2 completed in 2001. Permission granted for 2 dwellings in 2008/09
School Lane Roxton (H23)	5	8		8 dwellings. Site completed 2003/04.
Village Green Spring Lane Stagsden (H23)	6		6	No progress.
Newton Road Turvey (H23)	14	16		16 dwellings. Site completed 2000.
Old Pond House Upper Dean (H23)	2		2	No progress.
Church Lane Wymington (H23)	15	5		21 dwellings (but loss of 16 flats). Site completed 2001.
Cotton End (H23)	25	23		17 complete by 2005/06, final 6 dwellings completed in 2006/7.
Bedford Road Willington (H23)	5	5	0	6 dwellings. Loss of 1 dwelling. 2 complete 2006/7. 3 complete in 2007/8.
TOTALS:	575	841	20	
		861		

Graph C



Graph D



Indicator H5: Proportion of completed dwellings within the Growth Area and Rural Policy Area

Regional Target: To concentrate the majority of development in or adjacent to the Key Service Centres for Development and Change

Progress:

Housing development: completions

Growth Area 874 net dwellings (95.1% of total net dwellings)

Rural Policy Area 45 net dwellings (4.9% of total net dwellings)

Housing supply (outstanding planning permissions):

Growth Area 7,615 dwellings (97% of total supply)

Rural Policy Area 234 dwellings (3% of total supply)

Housing supply (outstanding planning permissions and resolutions to grant subject to s106)

Growth Area 7615+2022=9,637 dwellings (96.3% of total supply)

Rural Policy Area 234+137=371 dwellings (3.7% of total supply)

Proportion of housing development in RPA outside Key Service Centres:

Housing – 22 completions (net) outside of Key Service Centres = 48.9% of housing completions in the RPA.

Housing development in the monitoring period has been more prevalent in the Growth Area than the Rural Policy Area. Outstanding planning consents for housing clearly show that the focus for future development is in the Growth Area.

Indicator H6: % of affordable houses secured on sites of 15 or more dwellings

Regional Target: To ensure that some 35% of new dwellings coming forward as a result of planning permissions granted after the adoption of the Plan in 2008 is affordable

Local Target: On sites of 15 units or over and in villages having a population of less than 3,000 on sites of 3 dwellings or more the Council will expect the provision of 30% affordable housing (CP8 Core Strategy and Rural Issues Plan)

Progress:

In the monitoring period, 6 new dwellings were permitted on sites subject to the Core Strategy and Rural Issues Plan policy CP8, requiring 30% affordable housing on sites that met a certain threshold. Of these 6, 2 dwellings were affordable, equating to 33.3%, meeting the required target.

288 affordable homes have been delivered through the planning process in the monitoring period, with 19 being the result of an application for 100% affordable housing and 269 completed through policy CP8 of the Core Strategy and Rural Issues Plan.

A further 53 have been completed through other funding mechanisms and 1 completed through a commuted sum (where money was provided to build an affordable home instead of being built on site).

342 have been delivered in total.

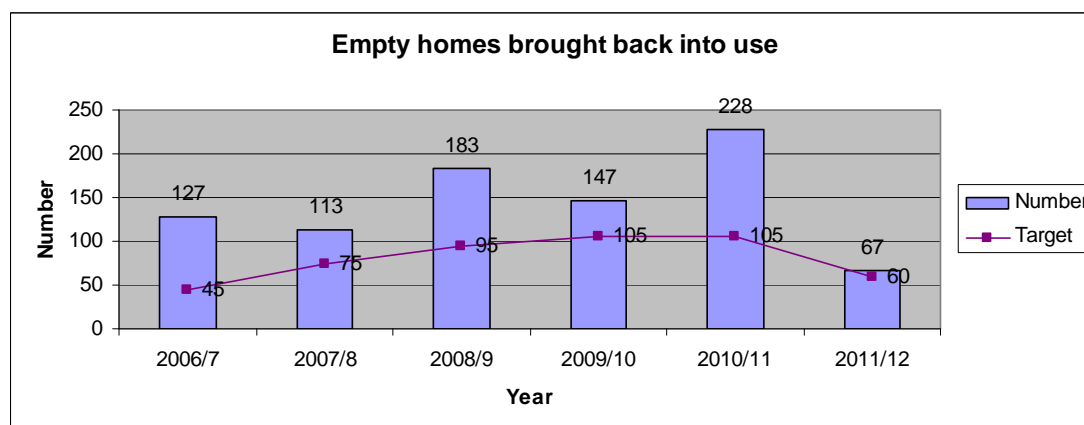
(Source: Bedford Borough Council)

Indicator H7: Number of empty homes brought back into use

Local Target: 60 empty homes per annum to habitable standards and ready for occupation

Progress:

In the monitoring period, 67 empty homes were brought back into use. The target of 60 homes brought back into use for 2011/12 has been exceeded.



(Source: Bedford Borough Council)

Indicator H8: Percentage of new dwellings completed at:

- i) less than 30 dwellings per hectare (dph)
- ii) between 30 and 50 dph
- iii) above 50 dph

National Target: Minimum density requirement of 30 dwellings per hectare (within reporting period)

Regional Target: housing development no less than 30 dwellings per hectare

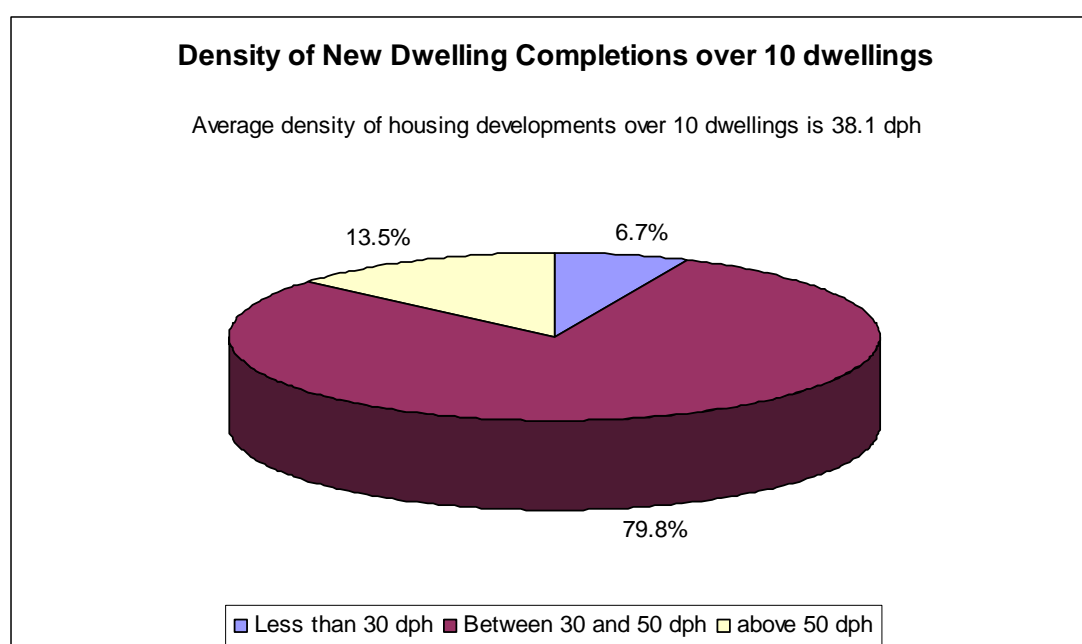
Progress:

The following information is for dwellings on sites of more than 10 dwellings.

- i) 6.7% less than 30 dph
- ii) 79.8% between 30 and 50 dph
- iii) 13.5% above 50 dph

In total, housing developments on sites of over 10 dwellings have an average density of 39.86 dwellings per hectare.

The average density figure clearly shows that the density target has been achieved on sites of more than 10 dwellings.



(Source: Bedford Borough Council)

Indicator H9: Amount of mobility housing completed each year

Target: 10% of new housing should be mobility housing

Progress:

58 mobility units were completed in the monitoring period. This equates to 6.1% of the total gross completions.

58 mobility units secured by condition were completed during 2011/12 on 9 sites.

1 new planning permission (North of Fields Road, Wootton) was granted in the monitoring period, for a total of 610 dwellings (195 with full permission and

a further 415 with outline permission). 61 units will be mobility housing, secured through a condition, equating to 10% of the development.

(Source: Bedford Borough Council)

Indicator H10: Number of housing units completed in Town Centre area

Target: To increase housing completions within the town centre area, providing a mix and range of housing types, tenures and sizes

Progress:

10 completed in town centre area.

119 completed in Area Action Plan Area.

(Source: Bedford Borough Council)

Indicator B1: Total amount of additional employment floorspace – by type

Regional Target: To ensure that sufficient sites are provided to cater for all relevant business sectors and clusters in order to meet the needs of the local economy as identified in employment land reviews (Policy E1 of the East of England Plan states an indicative target for net growth in jobs of 27,000 in Bedford/Mid Beds)

Amount and type of completed employment floorspace (gross and net) (m2) by type B1 (a), (b), (c), B2 and B8

Data for this indicator is categorised by employment type. Additional categories are also included in the table, to cover those circumstances where planning permissions do not fall into the categories specified in the target.

Indicator B2: Total amount of employment floorspace on previously developed land – by type

Regional Target: To achieve the overall regional target of 60% housing and employment development on previously developed land (PDL)

Amount and type of completed employment floorspace (gross) coming forward on PDL (m2 and %) by type B1 (a), (b), (c), B2 and B8

Data for this indicator is categorised by employment type. Additional categories are also included in the table, to cover those circumstances where planning permissions do not fall into the categories specified in the target.

Indicator B3: Employment land available – by type

Amount and type of employment land available (allocated sites, sites with planning permission that are not allocated) (hectares) by type B1 (a), (b), (c), B2 and B8

Data for this indicator is categorised by employment type. Additional categories are also included in the table, to cover those circumstances where planning permissions do not fall into the categories specified in the target.

			B1a	B1b	B1c	B1 unknown	Total B1	B2	B1/2	B1/8	B8	B2/8	B1/2/8	Total
Emp completions	BD1	Gross sq m	316	0	0	300	616	553	0	715	698	380	4481	7443
by floorspace sq m		Net sq m	0	0	0	-100	516	-445	0	715	4753	380	4481	894

BUSINESS AND EMPLOYMENT

Emp completions on PDL sq m	BD2	Gross sq m	0	0	0	300	300	255	0	715	698	0	4481	6449
		%PDL	0	0	0	100	48.70	46.11	0	100	100		100	86.65

Emp land supply Ha	BD3	Has (net)	-0.38				22.66	3.32	0	0.39	9.83	3.45	13.54	56
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Indicator B4: Proportion of completed Employment development within the Growth Area and Rural Policy Area

Regional Target: To concentrate the majority of development in or adjacent to the Key Service Centres for Development and Change

Progress:

Completions 2011/12

Area (ha)

Growth Area 0 hectares net

Rural Policy Area 0.70 hectares net

Floorspace (sqm)

Growth Area 0 sq.m floorspace (net)

Rural Policy Area 894 sq.m floorspace (net)

Borough-wide there has been small gain in the amount of employment land completed this reporting year. However, all gains were made in the Rural Policy Area with a net nil return for the Growth Area. All completions were outside key service centres.

Supply (land with planning permission)

Growth Area 33.04 hectares net

Rural Policy Area 22.96 hectares net

Borough-wide there has been an increase in the net land supply from last year of 11.63ha. This represents a 26.21% increase.

In terms of floorspace, the supply has also increased by 14% when compared with last year's availability, with 10% in the Growth Area and 4% in the Rural Policy Area

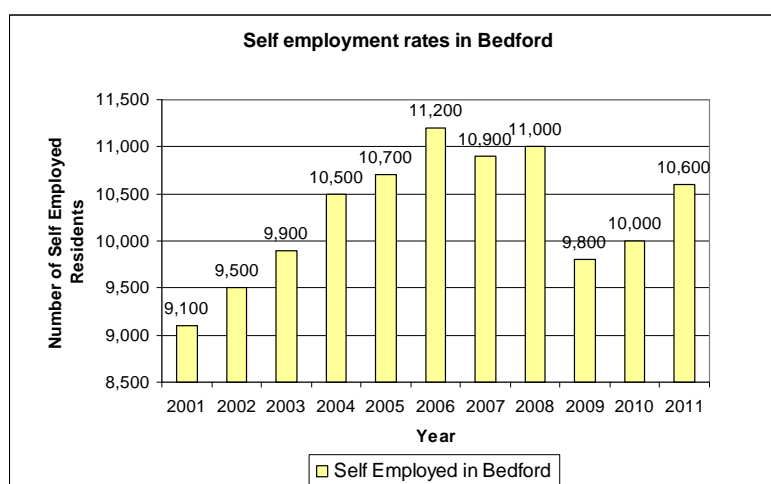
New allocations and designations of further employment land are being considered as part of the Allocations and Designations Plan and will continue to support the Council's strategy of focussing employment development in Bedford, Kempston and the northern Marston Vale.

(Source: Bedford Borough Council)

Indicator B5: Self employment rates

Progress:

The data from NOMIS is based on small samples which leads to significant annual fluctuations in estimated totals for relatively small area like Bedford Borough. It is therefore considered better to use estimates based on small area data moderated by wider area trends. The source for this is Oxford Economics' East of England Forecasting Model. The results from the latest (Spring 2012) run of the model area as follows:



(Source: Oxford Economics' East of England Forecasting Model)

Indicator B6: Numbers of jobs created in the Borough

Regional Target: Indicative target of 27,000 net growth in jobs Bedford/Mid Beds 2001-21 (16,000 Bedford Borough, 11,000 Mid Beds)

Regional Target: Reduce the need to commute to work and ensure a greater supply and demand balance at sub-regional level

Progress:

Year	Total Jobs	Annual Growth	Cumulative Growth (from 2001)
2011	76,900	1,300	3,100
2010	75,600	-1,700	1,800
2009	77,300	-4,300	3,500
2008	81,600	1,300	7,800
2007	80,300	700	6,500
2006	79,600	1,000	5,800

BUSINESS AND EMPLOYMENT

2005	78,600	1,200	4,800
2004	77,400	3,200	3,600
2003	74,200	1,900	400
2002	72,300	-1,500	-1,500
2001	73,800		

Revisions to the statistics above (demonstrated in their own column) support a general trend of increased job growth in the borough since 2001. The latest information however demonstrates a decrease over the last three years, despite improved figures from 2010 to 2011. This may be attributed to the continuing economic downturn.

(Source: Bedford Borough Council, Oxford Economics' East of England Forecasting Model)

Indicator B7: Jobs created in the Rural Policy Area

Target: To increase the number of jobs created in the Rural Policy Area

People employed in RPA:

Year	Employees (Business Register and Employment Survey)	Self Employed (46/47%* x EEFM Self Employed Totals)	Total Jobs
2011	15,100	5,000	20,100
2010	14,200	4,700	18,900
2009	14,300	4,500	18,800
2008	14,700	5,100	19,800

*46% is the estimated rural share of total East of England Forecasting Model estimated borough self employed in 2008 and 2009. 47% in 2009 and 2010.

(Source: Census 2011, Bedford Borough Council)

Indicator B8: Total amount of floorspace for 'town centre uses'

Regional Target: To ensure that sufficient sites are provided to cater for all relevant business sectors and clusters in order to meet the needs of the local economy as identified in employment land reviews (Policy E1 of the East of England Plan states an indicative target for net growth in jobs of 27,000 in Bedford/Mid Beds)

Amount of completed floorspace (gross and net) for town centre uses within (i) the Town Centre and (ii) the Local Authority Area A1, A2, B1 (a) and D2.

BUSINESS AND EMPLOYMENT

For A1, the sqm of net tradable floorspace of the total gross internal floorspace should be provided.

BD4		A1	A2	B1a		Total
(i) Town Centre	Gross (sqm)	747	103	0		850
	Net (sqm)	644	103	0		747
(ii) Local Authority Area	Gross (sqm)	2708	0	316		3024
	Net (sqm)	2438	0	316		3024

For a definition of 'town centre uses', please refer to the glossary at the end of the document.

Indicator B9: Percentage of vacant units within the primary shopping area of Bedford town centre

Progress:

10.6% vacant units in April 2012. This is comparable with the East of England figure of 10.3% and lower than the national figure of 11.2%. However, the percentage of vacant units that are independent shops is higher in Bedford than both the East of England, and the national figures.

Springboard Vacancy Rate Survey	% Vacant ground floor units
Bedford Town Centre	10.6%
East of England	10.3%
National (UK)	11.2%
	% That are independents
Bedford Town Centre	53.1%
East of England	43.1%
National (UK)	48.9%

(Source: Bedford Town Centre Company; Springboard Research Ltd Vacancy Rate Survey)

Indicator S1: Barriers to Council services for the people protected by the Equality Act 2010

Progress:

The Council continues to implement a 3-year programme of Equality Analysis of Planning, Strategic Transport and Housing Services. Each analysis is undertaken in accordance with the Council's protocol for Equality Analysis and is monitored by a Directorate Equality Group. An Equality Analysis of each activity helps us provide and deliver excellent services to Bedford Borough residents and staff by making sure that these reflect the diverse needs of the community and staff profile. It also makes sure we consider our equality duty, under the Equality Act 2010, in the development and implementation of all our work.

The specific services which have been assessed in the year ended 31st March 2012 are:

- Allocations and Designations Plan

Equality Analyses are published on the Council's website at http://www.bedford.gov.uk/community_and_living/equality_and_diversity/equality_analysis.aspx

(Source: Bedford Borough Council)

Indicator S2: Statement of Community Involvement

Aim	Target	Indicator	Progress
Community engagement practices in accordance with the SCI	100% of adopted DPDs and SPDs produced in accordance with the SCI.	a) % of adopted DPDs and SPDs produced in accordance with SCI	Consultation on the Plan for Submission version of the Allocations and Designations Plan took place between September and November 2011, before submitting the plan to the Planning Inspectorate on 25 th May 2012 (outside the monitoring period). 1003 representations were received to the plan for submission consultation.

SOCIAL AND COMMUNITY

Aim	Target	Indicator	Progress
More pre-application discussions	Pre-application discussions with 'enquiries' planning officer increasing	b) Number of pre-application discussions with 'enquiries' planning officer	Phone enquiries 2621 (2645 in 2010/11, a decrease of 24) Desk enquiries 776 (812 in 2010/11, a decrease of 36) Written preapp enquiries 147, a decrease of 26
Pre-application consultation	Increase pre-application consultation by applicants of 'major' schemes	d) % of major schemes undertaking pre-application consultation	There have been a total 841 preapp enquiries, a decrease of 148 on last year – 46 preapp enquiries were considered by the major applications team

Indicator S3: Community Safety Design Guide

SPD objectives	Associated targets	Indicators	Progress
To assist in planning out crime within existing and new developments	Lower recorded crime levels	a) Borough crime levels	Total number of recorded crimes: 07/08 = 13,279 08/09 = 11,611 09/10 = 11,956 10/11 = 11,469 11/12 = 10,634 A decrease of 835 Recorded crime rate comparator offences per 1000 population: 07/08 = 52 08/09 = 45 09/10 = 46 10/11 = 42 11/12 = 36
To help ensure that all parties work effectively in	Use of SPD in planning decisions	b) Number of planning permissions in which SPD	20 decisions stated policy BE45 in the decision, a decrease of 5 on last year

SOCIAL AND COMMUNITY

SPD objectives	Associated targets	Indicators	Progress
partnership at both the strategic and local level		conditions are used	
Every opportunity is taken to create sustainable new communities	Decrease fear of crime in Borough	c) Fear of crime levels	<p>Citizens Panel Survey Summer 2012</p> <p>When asked 'how safe do you feel when visiting the town centre, 83% said they felt 'very safe' or 'safe' during the day. However this dropped to 27% when asked about the evening. During the day only 7% answered that they felt 'unsafe' or 'very unsafe'. This increased to 41% in the evening. These figures are comparable with 2011, when the same questions were asked.</p> <p>When asked if respondents felt the town centre was safer or less safe than 2 years ago, 73% responded 'about the same' for during the day, with 49% responding the same in the evening. 15% felt it was less safe during the day than 2 years ago, and 31% in the evening. 6% and 5% felt it has become safer during the day and in the evening respectively.</p>

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Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds sites

Regional Target: Decrease the amount of development occurring in floodplains, other areas at risk of flooding and where development would increase the risk of flooding elsewhere

	Flooding	Water Quality	Total
E1	0	0	0

Core Indicator E2: Change in areas of biodiversity importance (NI197)

Local Target: Biodiversity Action Plan targets

Progress:

County Wildlife Site	Boundary/ area information	Description	Area of change
Coronati on Pit CWS	Boundary altered 07/12/2011	The portion of the CWS lost to the development of the motor centre was removed from the CWS. The new boundary follows the motor centre fence line. Note that the remainder of the northern boundary of the CWS, including Kiln Road and land to its east was left unchanged for now, but may be reviewed in the future.	1.2ha decrease
Odell All Saints' Church yard CWS	New site recognised 17/08/2011	The churchyard was found to meet the CWS criteria for neutral grassland. (Lowland Meadows are a UK and local BAP Priority habitat).	0.6ha increase

There has been an overall increase of 0.6ha in the area of County Wildlife Sites in the borough during the monitoring period. A new site at Odell All Saints' Churchyard was recognised as a County Wildlife Site.

Source: Beds and Luton Biodiversity Recording and Monitoring Centre on behalf of the County Wildlife Site Panel.

Indicator E3: Percentage of land in nationally important wildlife sites (Sites of Special Scientific Interest) which are in favourable condition

Progress:

Land designated SSSI – 166.73 hectares

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SSSI in:

Favourable condition – 51.64ha (30.97%)

Unfavourable recovering – 115.09ha (69.03%)

All SSSI designated land in the borough assessed as being in unfavourable condition, is considered to be recovering. This is consistent with the last reporting year. The site at Tilwick Meadow has been reassessed from being in a declining position to being in favourable condition. This site was the only one in the previous monitoring period as being considered in a declining position. This revision of its condition means that 51.64ha of land designated as SSSI in the borough is in favourable condition, an increase of 2.57ha.

SSSI site	Main habitat	Size (hectares)	Condition
Biddenham Pit	Earth heritage	0.13 + 0.30	100% favourable
Felmersham Gravel Pits	Standing open water and canals	21.52	100% unfavourable recovering
Hanger Wood	Broadleaved, mixed and yew woodland-lowland	21.31 + 2.63	100% favourable
Odell Great Wood	Broadleaved, mixed and yew woodland-lowland	18.72 + 13.68 + 31.49 + 22.06	100% unfavourable recovering
Stevington Marsh	Neutral grassland-lowland	4.68 + 2.94	100% unfavourable recovering
Swineshead Wood	Broadleaved, mixed and yew woodland-lowland	9.01 + 12.85	100% favourable
Tilwick Meadow	Neutral grassland-lowland	2.57	100% favourable
Yelden Meadows	Neutral grassland-lowland	2.84	100% favourable

(Source: Natural England website www.naturalengland.org.uk 2012)

Indicator E4: Increase in areas of woodland in the Growth Area

Draft Regional Target: Increase woodland cover in Forest of the Marston Vale Community Forest to 30% by 2030

Progress:

In the monitoring period (2011/12) a further 13ha of new community woodland was created at land near Top Farm, Lidlington, now named 'Folly Wood' following suggestions from the local community. A total of over 16,500 native trees and shrubs were planted, of which around 9,500 were planted through a series of public, school and corporate events involving around 750 people. An additional area of around 3.5ha of new native woodland was created by a joint venture between the Marston Vale Trust and Bedford Borough Council on land owned by the Council to the north of Octagon Farm, Cople, as part of the ongoing creation of Bedford River Valley Park. This final phase of planting 'Octagon Wood' saw a total of 9,000 native trees and shrubs were planted,

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with some 7,000 planted through public and corporate events involving around 300 people. When combined, this brings the total area of woodland delivered within the monitoring period 2010/11 to 16.5 hectares, actively involving over 1,000 people.

(Source: Forest of Marston Vale)

Indicator E5: Securing local standards for open space provision

National Target: Local Authorities must set robust local space standards

Progress:

The Allocations and Designations Plan for Submission was submitted for examination on 25 May 2012 (outside monitoring period). The Plan contains local standards for open space.

Further review work has been done on the council's Greenspace Strategy and the final 2012 revision will give additional detail on the quality of open spaces in the borough and opportunities for improvement both in qualitative and quantitative terms.

(Source: Bedford Borough Council)

Indicator E6: Designated air quality management areas

National Target: Meet national air quality targets for 13 different pollutants

Local Target: Monitor air quality against national targets for NO₂ and SO₂ in the relevant AQMAs

Progress:

Under the provisions of the Environment Act 1995 Part IV Section 83(1) a new Air Quality Management Area (AQMA) for nitrogen dioxide (NO₂) was declared in Bedford town's centre on 6th November 2009.

The new AQMA (known as AQMA 5) encompassed AQMA 2 (Prebend Street and AQMA 3 High Street) as well as other areas of measured exceedance. The order also revoked AQMA 1 for sulphur dioxide (SO₂) following the closure of Stewartby brickworks in February 2008 and AQMA 4 for NO₂ in Great Barford following the opening of the Great Barford bypass in August 2006

In November 2010 a draft Further Assessment (FA) was produced by Kings College London and submitted to Defra. The assessment characterises the source of the pollution so as to enable effective targeting within the Action Plan. The Action Plan has now been produced and the Council will now begin the consultation process with the FA before being agreed at committee by Members and submitted to Defra. The revised Action Plan links closely with

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Local Travel Plan 3 and other council policies to detail the measures the council and its stakeholders are taking to improve air quality within the town centre AQMA.

The air quality monitoring stations continue to run and provide continuous accurate data on levels of NO₂ within the town centre. This data is used to inform modelling and future work carried out within the borough.

In April 2012 the council fulfilled its part in the Local Air Quality Management Process (LAQM) by submitting an Updating and Screening Assessment to Defra. The report confirmed that the Government's air quality mean objective for NO₂ was widely exceeded within the town centre AQMA and therefore the council will continue to maintain AQMA 5. No other areas out of the AQMA were found to exceed Government objectives and therefore the council will produce a Progress Report in April 2013.

(Source: Bedford Borough Council)

Indicator E7: Household and commercial waste recycling

Regional Target: Recycle/recover 50% of municipal waste by 2010 and 70% by 2015

Regional Target: Recycle/recover 72% of commercial and industrial waste by 2010 and 75% by 2015

Regional Target: Eliminate the land filling of untreated municipal and commercial waste by 2021

Regional Target: reduce waste arisings per head and reduce overall waste growth to 1% pa by 2010 and 0.5% pa by 2020

Progress 2011/12

Household Waste: Total waste 72,489t (27,661t for recycling, composting, reuse = 38.2% waste)

Commercial and Municipal Waste – Bedford Borough Council – municipal waste arising = 80,563t (42,852t land filled, 7,398t Incineration with Energy from Waste, 30,089t recycled/composted)

The introduction of recycling facilities to flats is now mostly complete with facilities now being introduced to the few high rise blocks within Bedford. The Council is now progressing with the implementation of a scheme for Houses in Multiple Occupation. Refurbishment of the council's bring-site facilities has progressed with work nearing completion on renewing 27 glass skips. Last year saw a very slight deterioration in the councils recycling performance. Primarily due to an extremely dry year and as a result less green waste was collected (some 1,400 tonnes less) than in previous years. Additionally, 50 tonnes less glass was collected at bring sites. However, over 650 tonnes less refuse was also collected this year compared with the previous year. Dry recyclables tonnage has reduced as an indicator outcome; however the

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amount of materials collected remained consistent with the previous year compared with many councils who saw a reduction in recyclables due to the recession.

Plans are in place for a reorganisation of collection rounds and a Borough wide communications campaign to encourage greater participation in recycling and help reduce the amount of waste produced at source. Significant work has been undertaken to identify long term solutions to divert the residual element of our waste stream away from costly landfill and to move our waste up the hierarchy. Recent re-tendering of several waste disposal contracts has led to waste from the Councils Household Waste Recycling Centre now being collected for reuse as well as recycling, meaning that over 90% of the waste taken to this site is now diverted from landfill. Further improvements in performance will be derived from the Council's new contract for the disposal of residual waste via mechanical and biological treatment (MBT) which will lead to most of the Councils residual waste being diverted from landfill as well as additional recycling.

(Sources: Bedford Borough Council, DEFRA Municipal Waste Management Statistics 2011/12)

Indicator HB1: Listed buildings at risk**Progress:**

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
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
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

Land adjacent to the Air Shed No.1 now benefits from a resolution to grant planning permission for residential development. Provisions in the S106 agreement will secure refurbishment of Shed No.1 in conjunction with this development however the council are currently considering fresh planning applications. The number of buildings on the local at risk register has been reduced from 36 to 35.

Local At Risk Register: Buildings at Risk by Parish and Grade

Site	Grade
BEDFORD	
Bedford Hospital (Main South Block) Kimbolton Road	II
1 and 1a Saint Paul's Square	II
Sketchley Dye Works 80a High Street	II
BOLNHURST AND KEYSOE	
Buryfields Farmhouse	II
BROMHAM	
School House Bromham Hall	II
CARDINGTON	
Cardington Number 1 Shed At RAF Cardington High Road	II*
CARLTON AND CHELLINGTON	
Fishers Farm Barn Edens Lane	II
Monument to Sir Robert Darling, 1 1/2 metres from s.e. Corner of chancel, St Nicholas church	II
KEMPSTON	
Threeways Farmhouse West End Road	II

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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
MILTON ERNEST	
Dovecote At Milton Ernest Hall Bedford Road II	II
PODINGTON	
4 Hinwick Village	II
Gatepiers To Drive Entrance, Hinwick Hall	II
RAVENS DEN	
Tilwick Farmhouse Kimbolton Road	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
RISELEY	
Granary At Riseley Lodge Farm North East Of House Bowers Lane	II
ROXTON	
Chawston Lodge	II
ROXTON	
Dovecote At Forty Farm Great North Road	II
Forty Farmhouse Great North Road	II
SHARNBROOK	
Former Farmhouse At Hill Farm Mill Road	II
Magniac Mausoleum St Peter's Churchyard Church Lane	II
STAPLOE	
Dovecote At Number 49 Woodhouse Lane	II
STEWARTBY	
Two Kilns And Four Chimneys At The Stewartby Brickworks	II
THURLEIGH	
Eastern Barn At Rutters Farm Old Milton Road	II
Northern Barn At Rutters Farm Old Milton Road	II
Churchyard Cross Near South Door Of Church High Street	II*
TURVEY	
Great Oaks Farmhouse Bedford Road	II
WILDEN	
Manor Farmhouse High Street	II
WILLINGTON	
Garden Wall At Manor Farm Church End	II
WILSHAMSTEAD	
Granary At Manor Farm Cotton End Road	II
Cawne Close 34 Bedford Road	II

(Source: Bedford Borough Council)

Indicator HB2: Shopfronts and Advertisements in Conservation Areas SPD

SPD objectives	Associated targets	Indicators	Progress
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	10 planning applications decided where policy BE16 of the Borough Local Plan was used, all of which were approved The SPD was referred to in 5 of the above 10 applications
Encourage a higher standard of shopfronts on newer buildings	Improve standard of shopfronts on newer buildings	b) Standard of shopfronts on new buildings	1 application was received in the monitoring period regarding a replacement shopfront in the town centre conservation area. It is not however on a newer building. 2 further applications relating to newer buildings in the town centre were received in which the SPD was referred to. These however were not in the conservation area. All applications were granted permission.
New advertisements should respect	Improve advertisements in terms of	c) Standard of new advertisements	35 planning advertisement applications

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SPD objectives	Associated targets	Indicators	Progress
the character and style of the building and the area in question, in terms of design, materials and location.	respecting local character, design, materials and location		decided where SPD is used, 29 were approved, and 5 refused.

Indicator T1: Level of proposed transport infrastructure set out in the RSS, LTP2 and LTP3 that has been achieved

Proposals in RSS:

Scheme		Funding	Target Date	Achievement at 31/03/2012
1	Bedford Western Bypass A421-A428	Developer Funded	Now open	Completed and open
2	A421 dualling Bedford to M1 junction 13	Highways Agency	Now open	Completed and open Dec 2010
3	Bedford Midland Road Rail Station Improvements	Developer Led (some public sector funding)	N/A	Platform lengthening as part of the Thameslink programme is complete. Government announced electrification of Midland Main Line and East West Rail in July 2012. Redevelopment of station has subsequently been put on hold. Electrification is expected to require remodelling of the station.
4	Elstow (Wixams) new station	Developer Funded (some public sector funding)	End 2015	Planning application approved in February 2012.

Programmed Schemes in Local Transport Plans 2 and 3.

Scheme		Project Lead	Target Date	Achievement at 31/03/2012
1	A421 Improvements Bedford to M1	Highways Agency	Now open	See RSS achievement above (2) Opened Dec

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				2010
2	A6 Wixams Re-Alignment	Developer Led (some public sector funding)	Complete	Complete
3	Bedford Western Bypass A421-A428	Council and English Partnerships led (with subsequent Developer Contributions)	Autumn/ Winter 2009	
4	Bedford Western Bypass A428-A6	Some public sector funding	Phase 2 of the bypass has planning permission.	Compulsory Purchase Order of land pertaining to the road has been published. The Council is currently considering a refreshed application for the Land North of Bromham Road to facilitate delivery of the bypass.
5	East-West Rail Oxford/Aylesbury to Bedford	East West Rail Consortium	East West Rail Consortium scheme under consideration.	<i>The East-West Rail was included in the Government's High Level Output Specification (the investment plans for the rail industry). Delivery of western section due by 2017. Electrification expected by 2019. Majority of funding will be Government, however some developer</i>

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				<i>funding will be required. Electrification of EWR was unexpected but welcomed.</i>
6	Wixams Station	Developer Led (some public sector funding)	end 2015	See RSS achievements above. Application permitted February 2012.
7	Bedford Town Centre Improvements including River Bridge	Bedford Borough Council		Foot/cycle bridge proposed as part of Riverside North development – the planning application was permitted subject to a Planning Obligation at Planning Committee on 25 March 2013 (outside monitoring period). No preferred option for new all vehicle river crossing. Town centre improvements tied up with development opportunities in town
8	Bedford Midland Road Rail Station Improvements	Developer Led (some public sector funding)		See RSS achievements above (3)
9	Park and Ride (Biddenham/Great Denham and Clapham)	Bedford Borough Council	N/A	A parking facility at Great Denham which can serve as a Park and Ride

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				(using the service bus) is under construction and will open in 2013. Clapham P&R is linked with development opportunities as a results of proposed development on land north of Bromham Road and the provision of the bypass Phase II
10	Detrafficking of Bedford High Street	Bedford Borough Council		Form of detrafficking and timescale will depend on other developments under consideration in the town centre.

(Source: Local Transport Plan 2, Local Transport Plan 3, RSS and Bedford Borough Council)

Indicator T2: % of households in the urban area within 400m of a quarter hourly bus service

Target: To increase the proportion of households with public transport access to core services

Progress:

61% of households in the urban area are within 400 metres walking distance of a bus service with a quarter-hourly bus service.

(Source: Bedford Borough Council)

Indicator T3: Rural households within 13 minutes walk of an hourly bus service

Target: To increase the proportion of households with public transport access to core services

Progress:

69% of rural households are within 13 minutes walking distance of an hourly bus service. This demonstrates a generally consistent percentage level of households in the rural area that are within 13 minutes walk of an hourly bus service.

(Source: Bedford Borough Council)

Indicator T4: Amount of new residential development within 30 minutes public transport time of: a GP, hospital, primary school, secondary school, areas of employment and a major retail centre(s)

Regional Target: Increase the proportion of households with public transport access to core services

Progress:

The information has been collected from the sources below and processed using Accession Software. Access to each of the key service areas and to the bus network has been based upon typical time periods when demand for the service is likely to be greatest:

GP/Hospital – 7am to 12pm weekday

School – 7am to 9am weekday (travel to school hours)

Areas of Employment – 7am to 10am weekday (commuting to work hours)

Major Retail Centres – 9am to 12pm weekday

The results were as follows:

96% of the new development sites are within 30 mins public transport time of a GP surgery

82% of the new development sites are within 30 mins public transport time of a hospital

97% of the new development sites are within 30 mins public transport time of a lower school

92% of the new development sites are within 30 mins public transport time of a middle school

86% of the new development sites are within 30 mins public transport time of an upper school

89% of the new development sites are within 30 mins public transport time of an area of employment

83% of the new development sites are within 30 mins public transport time of a major retail destination

(Sources: Bedford Borough Council)

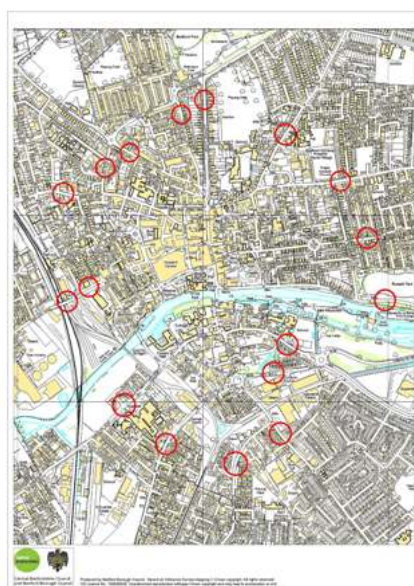
Data for the above indicator was taken from a report compiled by Bedford Borough Council using the following sources:

Data	Source
New residential development	New housing completed in the monitoring period
GP/Hospital locations	GP Surgeries – A list was compiled from the NHS website (www.nhs.uk) and from information by DfT on Transport Statistics website. Hospitals within Bedfordshire were extracted from DfT supplied lists of NHS hospitals in the UK.
Schools locations	Obtained from Education Establishment Guide
Major Retail Centres	Sites in the Local Development Framework and local knowledge
Areas of employment	A spreadsheet of main employment areas was supplied by Bedford Borough Council

Indicator T5: Traffic levels in the town centre

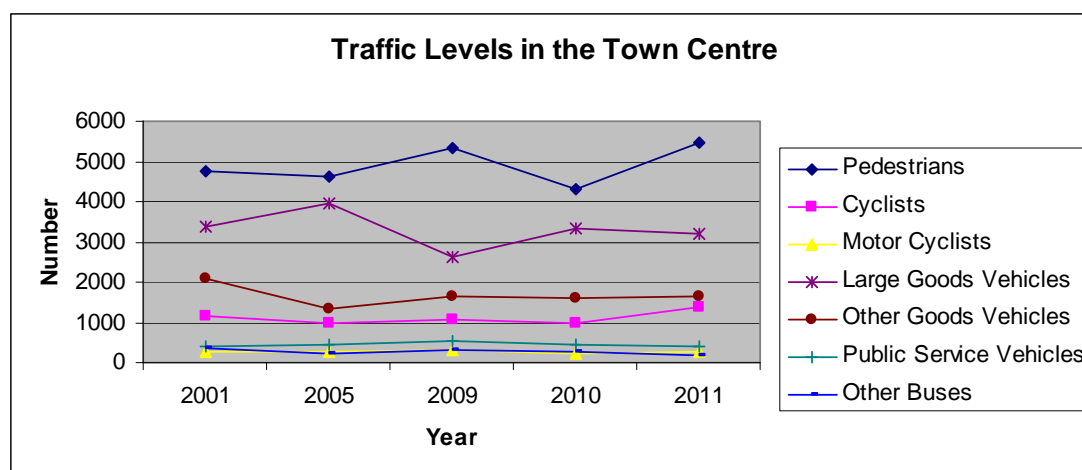
Regional Target: To increase the number and proportion of journeys made by public transport and walking, cycling and other non-motorised transport

Progress:



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Categories	2001	2005	2009	2010	2011
Pedestrians	4772	4606	5325	4299	5453
Cyclists	1157	989	1066	962	1383
Motor Cyclists	287	249	319	216	273
ALL CARS	31666	32626	31929	29798	29156
Large Goods Vehicles	3379	3966	2609	3327	3179
Other Goods Vehicles	2096	1324	1662	1596	1638
Public Service Vehicles	394	460	532	433	396
Other Buses	360	227	321	265	197
TOTAL (incl. Pedestrians)	44111	44447	43763	40896	41675



Figures are collected from each cordon point indicated on the above map. An aggregate is calculated and is represented above for each different mode of transport category. There has been a slight rise in the total traffic, with notable rises in pedestrian and cyclist numbers. The data represent daily figures.

(Source: Bedford Borough Council)

Indicator T6: Footfall levels in the town centre

Target: N/A

Progress:

Average footfall per week:

2011/12 – 144,447

2010/11 – 154,322

Due to changes in data source, these figures are not comparable with previously reported figures. The above figures represent average footfall counts taken on Midland Road in Bedford town centre. A clear drop in footfall can be discerned from 2010/11 to 2011/12, with 9,875 fewer instances in the current reporting year.

(Source: Bedford Town Centre Company)

Indicator T7: Completion/enhancement of cycle routes in the Borough

Cycling schemes:

Over the last year BBC has delivered a number of cycle schemes to add value to programmed maintenance schemes:

- Dame Alice Street contraflow has been implemented giving eastbound cyclists an opportunity to cycle directly from Bromham Road to Goldington Road.
- St Peters Street: cycle lane markings have been introduced to provide eastbound cyclists with a lane to St Cuthberts junction and westbound cyclists a cycle lane leading to a new Advanced Stop Line at High Street junction. These lanes link with the Dame Alice Street lanes.
- The new cycle lanes in Park Avenue (along with new parking enforcement) have been implemented. This provides another link in the orbital "Avenue Route" around Bedford.
- The cycle track leading from Polhill Avenue to Brookfields Road has been resurfaced and improved
- Advanced stop lines and a link to Cardington Road for cyclists has been installed at the west end of Cauldwell Street opposite St Marys Church
- Two sets of Toucan crossings have been installed across Manton Lane, one linking the cycle track from Brickhill Drive to Manton Lane, the other across the main road providing a route from Turner Way to the industrial area.
- A short stretch of cycle lane has been installed along Goldington Road on the westbound approach to the Polhill Avenue signals to help cyclists get nearer to the lights

Local Sustainable Transport Fund (LSTF)

The Council was awarded funding in July 2012 (outside the monitoring period) as part of a thematic bid supported and managed by Sustrans entitled "Access to Stations". The Council is the lead authority and is responsible for putting in claims to the Department for Transport for the whole project and distributing funding to the other 7 authorities. The LSTF award gives the Council the opportunity to invest in infrastructure improvements which would otherwise have been unaffordable at present. Furthermore it provides revenue support for promotional measures to encourage people to change their travel behaviour and make better use of the walking and cycling networks. As part of

LSTF programme, 27 radial cycle routes have been identified leading to Bedford town centre and the rail station.

Much of the £230,000 2012/13 programme has now been drafted. Measures to be installed during this financial year include:

- The lighting of NCN route 51 from Priory Country Park to Aspects – this popular route is dark and unwelcoming during the winter months
- Resurfacing of cycle track route to Clapham alongside rural part of Clapham Road
- Surfacing of cycle route through Russell Park
- Upgrade of Hastingsbury cycle route alongside Kempston Road

(Source: Bedford Borough Council)

Indicator M1: Land North of Bromham Road

Planning permission has been granted for phase II of the bypass to the north of Bedford, continuing the work of the completed section of bypass to the south. Papers have been signed for the compulsory purchase of land pertaining to the road. The council are currently considering a refreshed application for the land North of Bromham Road to facilitate the delivery of the bypass.

Indicator M2: Great Denham and West of Kempston

Objective	Indicator	Great Denham	West of Kempston
To make best and most efficient use of land	Density of residential development (dwellings per hectare)	42 dwellings per hectare on reserved matters application approvals	40 dwellings per hectare on reserved matters application approvals
To encourage energy efficiency, sustainable drainage, waste minimisation and provision of renewable energy within the area	Number of renewable energy schemes	At least 10% of market dwellings will have renewable energy schemes or satisfy the requirement of Core Strategy Policy CP26	At least 10% of market dwellings will have renewable energy schemes or satisfy the requirement of Core Strategy Policy CP26
	Number of homes and buildings built to Ecohomes/ BREEAM standards	All affordable housing to date has been built to code for sustainable homes level 3 through HCA funding. All reserved matters applications are in compliance with the design code in terms of materials, scale, form and detail	All affordable housing to date has been built to code for sustainable homes level 3 through HCA funding All reserved matters applications are in compliance with the design code in terms of materials, scale, form

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		vernacular.	and detail vernacular.
To ensure a well-connected and accessible development	Creation of new vehicular and pedestrian routes into the development	No meaningful data may be recorded for this indicator until the site has been developed further	No meaningful data may be recorded for this indicator until the site has been developed further
To create an attractive development of local distinctiveness and character	Number of Reserved Matters Applications approved	2 new reserved matters applications for a total of 184 dwellings. All reserved matter applications to date are Code compliant in terms of design layout and detail vernacular	1 new reserved matters application for 140 dwellings. All reserved matter applications to date are Code compliant in terms of design layout and detail vernacular
To value and protect the diversity of nature	Creation of integrated network of open space inc. areas managed specifically for ecological interest	the country park is currently under construction	Pilgrim Park is currently under construction and will be available by 2013/14
To strengthen the local community and cultural identity To make opportunities for culture, leisure and recreation readily available to all	Use made of culture, leisure and recreation facilities	The country park is currently under construction	Pilgrim Park is currently under construction. Sports pitches will also be made available as will the country park pavilion by 2013/14
To reduce crime or the fear of crime	Number of recorded crimes per 1000 population	2009/10 – 36 per 1000 population (borough wide)	2009/10 – 36 per 1000 population (borough wide)

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To ensure that everyone has access to a good quality affordable home that meets their needs	Number of new dwellings built on site	159	102
	Number of affordable homes built as a proportion of all new dwellings	56 (35% of new dwellings)	41 (40% of new dwellings)
To create a vibrant local economy	Number of jobs created by the development		Planning permission has been granted for a hotel, which will deliver 56 jobs and outline permission has been granted for a business park with the potential for creating between 159 and 238 jobs

Indicator M3: Wixams

Objective	Indicator	Wixams
To make best and most efficient use of land	Density of residential development (dwellings per hectare)	35 – 40 dwellings per ha.
To create an attractive development of local distinctiveness and character	Number of Reserved Matters Applications approved	1 new reserved matters application for 45 dwellings (subject to S106)
To value and protect the diversity of nature	Creation of integrated network of open space inc. areas managed specifically for ecological interest	Network of open spaces across village 1 in the form of recent completion of Greenway B acting as a buffer between village 1 and village 2.
To strengthen the local community and cultural identity	Use made of culture, leisure and recreation facilities	Greenways will allow leisure routes through village 1 and between village 1 and 2. Village 1 contains community hall recently transferred to the local residents'

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		association.
To make opportunities for culture, leisure and recreation readily available to all		Open space includes formal pitches for public use. Village 1 contains MUGA.
To ensure that everyone has access to a good quality affordable home that meets their needs	Number of new dwellings built on site	496 138 in the monitoring period (45 affordable).
	Number of affordable homes built as a proportion of all new dwellings	189 equal to 21% of total dwelling number on site.
To create a vibrant local economy	Employment floorspace completed in 11/12	Outline approval granted for B8 development in employment area.
	Retail floorspace completed in the monitoring period	Restaurant and hot food takeaway along with main convenience store in village 1 centre.

Indicator I1: Completed infrastructure schemes secured from planning permission legal agreements

Aim: Provide a mechanism for the delivery of infrastructure in tandem with new development

Target: To provide additional/improved infrastructure, amenities or facilities where development would create additional need for services

Finance received 11/12

Highways and Public Transport - £576,428

Green Infrastructure - £590,880

Education (inc. photovoltaic project) – £1,767,194

Green Infrastructure - £590,880

Right of Way - £6,197

Community - £526,338

Staff Fees - £129,076

Total - £3,596,076

(Source: Bedford Borough Council)

Indicator I2: Level of infrastructure improvements secured by means of condition/ S106 agreements or town centre/Plan area sites

Aim: 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.

Target: To provide sufficient levels of affordable housing, landscaping, highway and public transport improvements to account for the impact of development in the town centre and the wider area.

Progress:

No S106 money went towards improving the public realm in the town centre. No relevant applications were determined in the monitoring period that enabled the Council to seek contributions.

(Source: Bedford Borough Council)

Indicator I3: S106 money spent during monitoring period

List of Projects in 2011/12 for which S106 finance was used.

	Project	£
Education	Great Denham New Primary School started Feb.2012	406,060
Education	Improvements at Margaret Beaufort middle school	40,000
Education	Rainbow school, Bromham improvements	2,724
Total		448,784
Greenspace		
Outdoor sports pitch and improvement	Addison Howard Park and Hillgrounds Improvements including additional pitches	116,780
Outdoor sports pitch and improvement	Specialist equipment for pitch enhancement programme	13,116
Outdoor sports pitch and improvement	Mowsbury/Hillgrounds sports hub pitch enhancement programme year 1.	25,000
Outdoor sports pitch and improvement	Improved fertiliser /herbicide regime for pitches year 1.	15,000
Tennis court refurbishment	Tennis court re-furbishment end of phase 1, Russell Park/Mowsbury park	12,030
Tennis court refurbishment	Bedford Park tennis court re-furbishment - phase 2	27,000
MUGA	Replacement Multi Use Games Area at Goldington Green	44,988
Play areas	Play areas (passed to Wootton parish)	7,559
Play areas	Play area improvement, Addison Howard Park	5,000
Public access	Access and interpretation works , Judges Spinney Oakley	6,140
Planting	Marston Vale Trust	195,502
Planting	Planting and landscaping adjacent Hoo Lane Wootton	6,751
Total		474,866
Public transport	Public transport infrastructure and bus service support -extended	143,000

INFRASTRUCTURE

	service, Great Denham	
Public transport	Bus Service improvements to Wootton	26,624
Public transport	New bus shelter, Shortstown	11,754
Public transport	Bus service support extension to Woodlands Park, Bedford	166,029
Public transport	Bus service support -Wixams Extended service and service enhancements	52,145
Total		399,552
Rights of Way	Feasibility and design bridleway bridge near Willington	6,197
Total		6,197
Transport/Miscellaneous		
Footway improvements	Improvements to pedestrian routes, Willington	2,359
Traffic Regulation Order	Traffic Regulation Order to restrict parking adjacent to Bedford Girls School, Bedford	2,300
Traffic Regulation Order	Traffic Regulation Order, to restrict parking The Avenue, Bedford	7,366
Traffic monitoring	Traffic monitoring, Wixams	1,300
Traffic monitoring	Traffic monitoring, Great Denham	4,510
Miscellaneous	Renewable technology Wixams lower school	49,900
Cycleway	Cycleway Marsh Leys to Manor Rd	20,887
Total		88,623
Community	Off site primary care improvements for West Kempston	14,710
Community – indoor sports facilities	Design fees Robinson Pool improvements	8,128
Community - public art	Towards public art feature, Wilstead	1,535
Total		24,373

INFRASTRUCTURE

Staff /monitoring	Towards staff/monitoring costs Wixams and Great Denham	142,000
Total		142,000
Total spent		1,584,395

Source: DCM based on Projects, date authorised report

LOCAL PLAN 2002 INDICATORS

Aim of Local Plan 2002	Conclusion from indicators and proposed actions	Indicators Aim monitored in
1: To move towards more sustainable forms of development	<ul style="list-style-type: none"> • Progress has been made in the delivery of transport infrastructure • A new Local Transport Plan 3 has been adopted, replacing the previous county-wide LTP2 • Housing development and supply is concentrated in the Growth Area • Employment supply is concentrated in the Growth Area. New allocations and designations of employment land are being considered as part of the Allocations and Designations Plan process. • The council is the lead authority on the new 'Local Sustainable Transport Fund', aimed at increasing access to stations and helping to change travel behaviour <p>ACTIONS:</p> <ul style="list-style-type: none"> • Work continues on updating local car parking standards • Consideration continues to be given to the allocation of employment in the Growth Area for qualitative reasons through the Allocations and Designations Plan process. 	H5, B5, T1, T7
2: Protect and enhance the existing built and natural environment and the landscape	<ul style="list-style-type: none"> • 30.97% of SSSI sites are in favourable condition with a further 69% recovering • The amount of woodland coverage is increasing 16.5ha of new woodland planted in the monitoring period. • The number of local at risk buildings has decreased from 36 to 35. Cardington Air Shed 2 remains the only buildings on the national at risk register. • 38.2% of household waste was recycled, with 37.3% of municipal waste recycled, both consistent 	E3, E4, E7, HB1

LOCAL PLAN 2002 INDICATORS

Aim of Local Plan 2002	Conclusion from indicators and proposed actions	Indicators Aim monitored in
	<p>with last year.</p> <ul style="list-style-type: none"> The introduction of recycling schemes to flats is mostly complete and a campaign to increase participation in recycling is being planned 	
3: To meet the needs of the Borough's residents	<ul style="list-style-type: none"> 342 affordable houses were developed in the monitoring period – 269 through Core Strategy policy CP8, 19 through the planning application process, 53 through other mechanisms and 1 through a commuted sum 	H6
4: To maintain and enhance the economic and social well-being of the Borough	<ul style="list-style-type: none"> Self-employment rates have increased by 600 people compared with the same period last year In the monitoring period, 84,000 people were in employment 	B6, B7
5: To protect and enhance Bedford's role within the sub-region	<ul style="list-style-type: none"> Vacant unit level in the town centre in April 2012 was 10.6%, comparable with the east of England and below the national average. Footfall in the town centre decreased in 11/12 to 144,447 from 154,322 in 10/11 Traffic levels in the town centre have however increased slightly 	B9, T5, T6
6: To improve the quality of life for the Borough's residents	<ul style="list-style-type: none"> An updating and Screening Assessment submitted to DEFRA in April 2012 confirmed that NO2 levels in the town centre AQMA exceeded the Government's air quality objective There was a slight reduction in both the amount of waste collected and that recycled in the monitoring year. Plans are in place for a communications campaign to encourage greater participation in recycling Bedford Open Space Study will support the Allocations and Designations DPD which will 	E5, E6, E7

LOCAL PLAN 2002 INDICATORS

Aim of Local Plan 2002	Conclusion from indicators and proposed actions	Indicators Aim monitored in
	include local open space standards	
7: To improve the quality of new development within the Borough	<ul style="list-style-type: none"> New reserved matter applications received for Great Denham and West of Kempston are code compliant in terms of design, layout and detail vernacular. 	M2
8: To improve communications and movement in and out of the Borough	<ul style="list-style-type: none"> Existing cycle ways have been improved. 61% of new houses in the Urban Area are within 400m of a quarter hourly bus service and 69% of houses in the Rural area are within a 13 minute walk of an hourly bus service 	T2, T3, T7
9: To promote equal opportunities	<ul style="list-style-type: none"> 58 mobility homes were completed in 11/12, 6.1% of gross completions A programme of comprehensive Equality Impact Assessments has continued to be implemented for the planning service. 	H9, S1

GLOSSARY

Term	Explanation
Adoption Statement	Statement produced by the Borough Council when a document is adopted which sets out how the sustainability appraisal and consultation influenced the preparation of the document.
AMR	Annual Monitoring Report.
Bedford Development Framework	A collection of documents that contain the spatial planning policies for the Borough. The documents will replace the policies in the Local Plan.
Contextual Indicators	Set of indicators that show the social, economic and environmental circumstances that exist within the Borough.
Core Output Indicators	Set of indicators that are used to measure the implementation of planning policies. The indicators are the same for each Local Authority.
Commencement of Production	When the production of a document begins.
Development Plan Document (DPD)	Spatial planning documents that are subject to independent examination and form part of the development plan for the Borough (along with the Regional Spatial Strategy).
Examination	Examination of a submitted document by an independent inspector to consider whether the document is 'sound'.
Elementary Occupations	Unskilled and/or routine occupations
Growth Area	Bedford, Kempston and the northern Marston Vale portion of Bedford Borough.
Housing Trajectory	A graph that shows the past and anticipated supply of housing over the life-span of a Development Plan Document.
Local Development Scheme	Sets out the programme for preparing documents that will be included in the Bedford Development Framework.
Local Development Orders	A Local Development Order is made by a planning authority in order to extend permitted rights for certain forms of development, with regard to a relevant local development document.
Local Plan	Provides the planning policies for the Borough and was adopted in 2002. The Local Plan will eventually be replaced

GLOSSARY

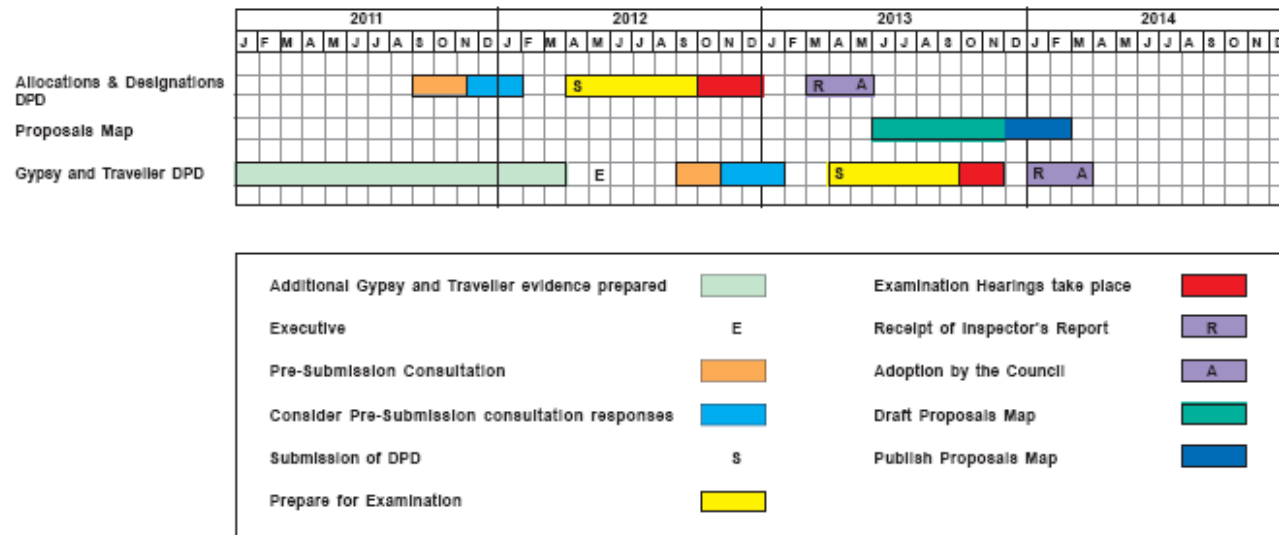
Term	Explanation
	by the documents in the Bedford Development Framework. Until then the majority of Local Plan policies have been saved.
Local Output Indicators	Set of indicators that are used to measure the implementation of planning policies. The indicators are devised to cover local circumstances and issues not covered by the Core Output Indicators.
Managers and Senior Officials	Occupations whose main tasks consist of the direction and co-ordination of the functioning of organisations and businesses including internal departments and sections, often with the help of subordinate managers and supervisors.
Milestones	Milestones are progress targets for the production of documents for the Bedford Development Framework. They are set out in the Local Development Scheme, and monitored in the AMR.
Monitoring Measures	The regular and systematic collection and analysis of information for the Annual Monitoring Report
National Planning Policy Framework (NPPF)	National planning policy guidance document
Pre-hearing Meeting	A meeting between the Independent Inspector and the parties to be involved in the hearing sessions discuss the management of the hearing and procedural matters.
Residual Area / Rural Policy Area	The area of the Borough not in the Growth Area.
Supplementary Planning Documents (SPD)	Provide supplementary information in respect of the policies in Development Plan Documents or Local Plan policies. SPD do not form part of the Development Plan and are not subject to independent examination.
Statement of Community Involvement (SCI)	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of the Bedford Development Framework and in development control decisions.
Scoping Report	The first stage of the Sustainability Appraisal.

GLOSSARY

Term	Explanation
Section 106 Agreement (s106)	Section 106 Agreements are legal agreements that secure community infrastructure to meet the needs of residents in new developments and/or to mitigate the impact of new developments upon existing community facilities.
Sustainability Appraisal	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required to be undertaken for Development Plan Document and in certain cases Supplementary Planning Documents.
Significant Effects Indicators	Set of indicators linked to the sustainability appraisal objectives and indicators, used to monitor the significant effects of the implementation of policy.
Strategic Environmental Assessment Regulations	Requires the environmental assessment of certain plans and programmes including those in the field of planning and land use.
Submission of Development Plan Document	The point at which a Development Plan Document is submitted to the Secretary of State.
Super Output Areas (SOA)	SOAs were introduced in 2004 as a new geography for the collection of small area statistics (such as indices of deprivation). Due to ward sizes and populations varying to large degrees, SOAs were created to provide greater consistencies in size and boundary stability for comparison purposes.
Town Centre Uses	Refers to land uses classified as A1 (shops), A2 (Financial and Professional Services), B1 (a) (Offices, other than a use within Class A2) and D2 (Assembly and leisure).
Use Classes Order	A list of land-use classes. Each land-use (e.g. housing, retail, employment etc) falls within a 'class', either A, B, C, D or sui generis (i.e. of its own kind).

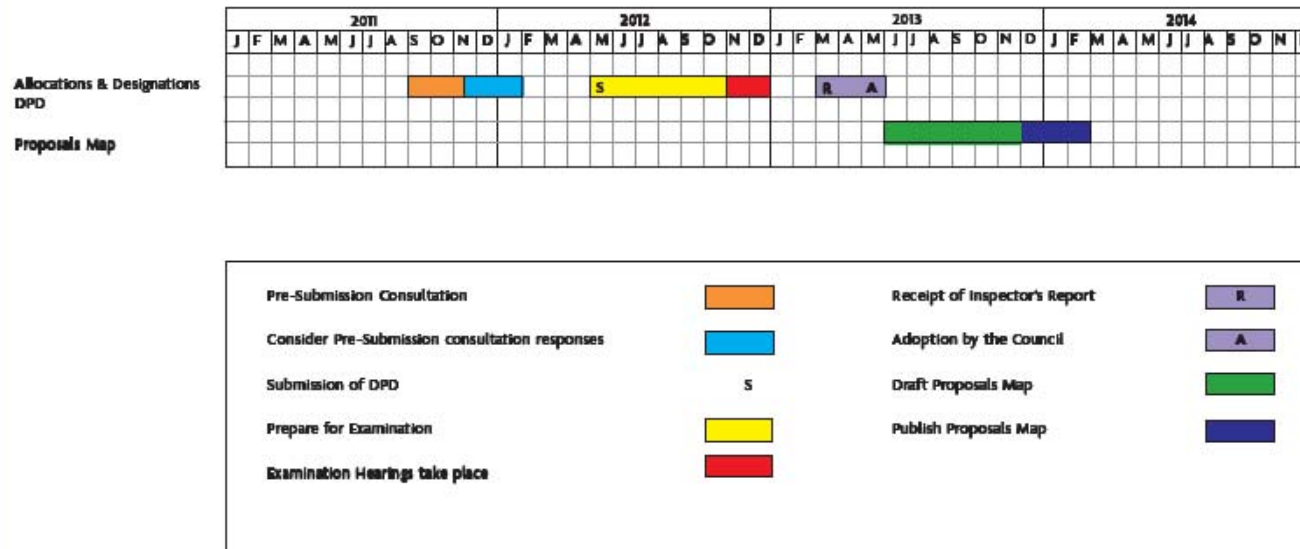
APPENDIX A – Progress against Local Development Scheme Milestones

Local Development Scheme 2011



APPENDIX A – Progress against Local Development Scheme Milestones

Local Development Scheme 2012



APPENDIX B – Use Classes Order 2010

Use Class		Use/Description of development
A1	Shops	Retail sale of goods to the public – Shops, Post Offices, Travel Agencies and Ticket Agencies, Hairdressers, Funeral Director and Undertakers, Domestic Hire Shops, Dry Cleaners, Internet Cafés, Sandwich Bars (where sandwiches and other cold food are to be consumed off the premises)
A2	Financial and Professional Services	Financial Services – Banks, Building Societies and Bureau de Change, Professional Services (Other than Health and Medical Services) – Estate agents and Employment Agencies. Other services which it is appropriate to provide in a shopping area: Betting Shops, (Where the services are provided principally to visiting members of the public)
A3	Restaurants and Cafes	Restaurants and Cafes (i.e. places where the primary purpose is the sale and consumption of food and light refreshment on the premises). This excludes Internet Cafes which are now A1
A4	Drinking Establishments	Public House, Wine Bar or other Drinking Establishments (i.e. premises where the primary purpose is the sale and consumption of alcoholic drinks on the premises).
A5	Hot Food Takeaway	Take-aways (i.e. premises where the primary purpose is the sale of hot food to take-away).
B1	Business	(a) Offices other than in a use within Class A2 (financial services) (b) Research and Development or products or processes (c) Light Industry
B2	General Industrial	General Industry: use for the carrying out of an industrial process other than one falling in class B1.
B8	Storage and Distribution	Use for storage or distribution centre.
C1	Hotels	Use a Hotel, Boarding House or Guest House, where no significant element of care is provided
C2	Residential Institutions	Hospital, Nursing Home or Residential School, College or Training Centre where they provide residential accommodation and care to people in need of care (other than those within C£ dwelling houses).
C2A	Secure Residential Institution	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
C3	Dwelling houses	Use as a dwellinghouse (whether or not as a sole or main residents) by a) a single person or by people to be regarded as forming a single household b) not more than six residents living together as a single household where care is provided for residents; or c) not more than six residents living together as a single household where no care is provided for residents (other than use within C4)
C4:	Dwelling houses	Use as a dwellinghouse by not more than six residents as a “house in multiple occupation”.
D1	Non-Residential Institutions	Clinics and Health Centres, Crèches, Day Nurseries and Day Centres, Museums, Public Libraries, Art Galleries and Exhibition Halls, Law Court, Non-residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls.
D2	Assembly and	Cinemas, Concert Halls, Bingo Halls, Dance Halls, Swimming

APPENDIX B – Use Classes Order 2010

	Leisure	Baths, Skating rinks, Gymnasiums, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.
Sui Generis		<p>A use on its own, for which any change of use will require planning permission. Includes: Theatres, Nightclubs, Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations and Motor Car Showrooms.</p> <p>Casinos – following declassification planning permission is needed for any premises, including D2 premises, to undergo a material change of use to a casino.</p>

APPENDIX C – 5 Year Housing Supply

Growth Area					Current year	Year 1	Year 2	Year 3	Year 4	Year 5
Site location	Capacity	Available	Suitable	Achievable	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Sites with planning permission										
other permissions (net)	131				47	44	43	44	0	0
Bedford, Heron House	55	The site has full planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	23	55				
Bedford, 119-123 Midland Road	0	The site has full planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	The site is near completion	10					
Bedford, 29 Goldington Road	12	The site has full planning permission	The site has full planning permission and accords with the Council's Development Plan policies	Contact with the site agent/owner was sought but no response was achieved.	0		12			
Bedford, Church Lane Local Centre	22	The site has full planning permission	The site has full planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0			22		
Bedford, Norse Road III	197	The site has full planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	Contact with the site agent/owner was sought but no response was achieved.	86	50	50	55	42	
Bedford, Bamford Court (s/c C2) (55-43=12)	0	The site has full planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	The site is near completion	12					
Bedford, 65-67 Newnham Avenue	12	This site has full planning permission	The site has full planning permission	Site agent was contacted and the	0		12			

APPENDIX C – 5 Year Housing Supply

			and accords with the Council's Development Plan policies	projected figures reflect the response						
Kempston, 18 High Street	11	This site has full planning permission	The site has full planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0	11				
Eastcotts, r/o Sheds Shortstown	391	This site has outline planning permission	The site has planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0	50	58	58	58	58
Stewartby, Hostel Site	80	This site has outline planning permission	The site has planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0	30	50			
Wilstead, North End Farm/ Seasons	39	This site has full planning permission	The site has full planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0		30	9		
LP sites with planning permission										
H2 Britannia Works, Phase C	31	This site is allocated under policy H2, has full planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	25	31				
H3 Austin Canons Phase 2	24	This site is allocated under policy H3, and has full planning permission	The site has full planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0	12	12			
H6 Biddenham Loop/Gt Denham	995	This site is allocated under policy H6, has outline and various	The site has various planning permissions and accords with the	Site agent was contacted and the projected figures reflect	104	191	224	153	166	136

APPENDIX C – 5 Year Housing Supply

		reserved matters permissions and is under construction	Council's Development Plan policies	the response						
H7 West of Kempston	948	This site is allocated under policy H7, has outline and various reserved matters permissions and is under construction	The site has various planning permissions and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	157	209	240	130	108	137
H9 Land at Shortstown	751	This site is allocated under policy H9, has outline and various reserved matters permissions and is under construction	The site has various planning permissions and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	77	45	82	80	80	80
H9 Shortstown (Frontier)	110	The site is allocated under policy H9 and has outline permission	The site has planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0	14	16	17	17	16
H10a North of Brickhill	0	The site is allocated under policy H10a, has planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	The site is near completion	25					
H12 Wootton, Fields Rd North	595	The site is allocated under policy H12, has planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	15	85	100	100	100	100
H13 Stewartby	610	This site is allocated under policy H13 and has outline planning permission	The site has planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0	60	100	100	100	100
H14 Wixams, Village 1	360	The site is allocated under policy H14, has outline and various reserved matters permission and is	The site has various planning permissions and accords with the Council's Development	Site agent was contacted and the projected figures reflect the response	135	144	169	47		

APPENDIX C – 5 Year Housing Supply

		under construction	Plan policies							
H14 Wixams, Village 2,3,4	1259	The site is allocated under policy H14 and has outline planning permission	The site has planning permission and accords with the Council's Development Plan policies	Site agent was contacted and the projected figures reflect the response	0		59	145	188	200
A&D sites with planning permission										
AD8 Bedford, former St Bede's School	0	The site has full planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	The site is near completion	104					
LP sites with resolution to grant (S106)										
H8 Land North of Bromham Rd	1300	The site is allocated under policy H8 and has been granted outline permission subject to S106	The site accords with the Council's Development Plan policy	Site agent was contacted and the projected figures reflect the response	0		150	200	200	200
H11 Wootton, Fields Rd South	500	The site is allocated under policy H11 and has been granted outline permission subject to S106	The site accords with the Council's Development Plan policy	Site agent was contacted and the projected figures reflect the response	0		40	50	50	60
TCAAP sites with resolution to grant (s106)										
TC15 Kingsway, Melbourne House	90	The site is allocated under policy TC15 and has been granted outline permission subject to S106	The site accords with the Council's Development Plan policy	Site agent was contacted and the projected figures reflect the response	0	30	30	30		
TC15 Clarence Hotel	13	The site is allocated under policy TC15 and has been granted outline permission subject to S106	The site accords with the Council's Development Plan policy	Site agent was contacted and the projected figures reflect the response	0	13				
A&D sites with resolution to										

APPENDIX C – 5 Year Housing Supply

grant (S106)										
AD6 Bedford, r/o Eastcotts Road	47	The site has draft allocation in the Allocations and Designations Plan	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent was contacted and the projected figures reflect the response	10	30	17			
AD9 Bedford, Warwick Ave	150	The site has draft allocation in the Allocations and Designations Plan	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent was contacted and the projected figures reflect the response	0	34	39	38	39	
Other sites with resolution to grant (s106)										
Other sites (net)					10	15	15	22	12	
LP site without planning permission										
H2 Britannia Works, Phases E & F	205	This site is allocated under policy H2	The site accords with the Council's Development Plan policy	Site agent was contacted and the projected figures reflect the response	0	70	135			
TCAAP sites without planning permission										
TC10 Cecil Higgins	15	The site is allocated under policy TC10	The site accords with the Council's Development Plan policy	Site agent was contacted and the projected figures reflect the response	0	15				
TC11 Riverside Square	100	The site is allocated under policy TC11	The site accords with the Council's Development Plan policy	Site agent was contacted and the projected figures reflect the response	0		30	30	40	
TC16 Lime Street	30	The site is allocated under policy TC16	The site accords with the Council's Development Plan policy	Contact with the site agent/owner was sought but no response was achieved.	0		30			

APPENDIX C – 5 Year Housing Supply

Managed brownfield employment releases										
AD7 Dallas Road	110	The site has draft allocation in the Allocations and Designations Plan	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent was contacted and the projected figures reflect the response	0	30	35	35	10	
A & D Plan Proposed Allocations										
AD2 Wootton, land at Hall End Rd	50	The site has draft allocation in the Allocations and Designations Plan	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent was contacted and the projected figures reflect the response	0	25	25	0	0	0
AD3 Bedford, Old Ford End Rd	10	The site has draft allocation in the Allocations and Designations Plan	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent was contacted and the projected figures reflect the response	0	10	0	0	0	0
AD4 Wixams northern expansion area	1050	The site has draft allocation in the Allocations and Designations Plan	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent was contacted and the projected figures reflect the response	0	0	0	0	35	185
Total deliverable supply in the plan period						1303	1803	1365	1245	1272
MKSM Growth Area 5 year supply = 6988										

RURAL POLICY AREA										
Sites with planning permission										
Planning permissions	87				31	28	30	29	0	0
Turvey Station (s/c C2)	78	The site has outline planning permission	The site has planning permission and accords with the Council's			0	0	25	25	28

APPENDIX C – 5 Year Housing Supply

			Development Plan policies							
Willington, Warren Farm	0	The site has full planning permission and is under construction	The site has full planning permission and accords with the Council's Development Plan policies	The site is near completion	14					
Wymington, 87-89 Rushden Road	17	An application for 26 dwellings has been approved subject to S106				17	0	0	0	0
LP sites with planning permission										
Clapham, Land at Clapham Folly	5	The site is allocated under policy H17 and has full planning permission	The site has full planning permission and accords with the Council's Development Plan policies			5	0	0	0	0
Riseley, Hill View Farm, Keysoe Road	2	The site is allocated under policy H23 and has full planning permission	The site has full planning permission and accords with the Council's Development Plan policies			2	0	0	0	0
Sites with resolution to grant (s106)										
Other sites x 6 (net)	127				10	10	18	30	30	30
LP sites without planning permission										
H23 sites (Stagsden, Swineshead, Upper Dean)	10					2				
A & D Plan Proposed Allocations										
AD19 Gt Barford, land at Bedford Rd	50	The site has draft allocation in the	The site is in a location which will contribute to			0	25	25	0	0

APPENDIX C – 5 Year Housing Supply

		Allocations and Designations Plan	the creation of sustainable mixed communities							
AD21 Renhold, Ravensden Road	2	The site has draft allocation in the Allocations and Designations Plan	The site is in a location which will contribute to the creation of sustainable mixed communities			0	2	0	0	0
Total deliverable supply in the plan period						64	48	84	55	58

APPENDIX D - Local Plan Deleted Policies

Policies not saved through Direction granted in 2007 due to duplicating national policy:

- S8 Supplementary Planning Guidance
- NE1 Sites of Special Scientific Interest
- NE2 Species protected by law
- NE5 Tree Preservation Orders
- NE15 River Protection Area
- NE25 Pollution
- NE26 Agricultural land quality
- NE27 Wildlife habitats v agricultural land
- NE28 Land Contamination
- NE29 Uncertain consequences of proposals
- BE10 Review of Conservation Areas
- BE12 Plans, drawings and cross sections
- BE14 Premature demolition
- BE17 Retaining listed buildings
- BE33 Gateways
- H4 Land at Ford End Road
- H15 Land off Northampton Road, Bromham
- H16 Bromham Hospital
- H17 Clapham Folly
- H19 Land at Yelnow Lane, Sharnbrook
- H20 Land south-east of Sharnbrook Upper School
- H21 Land between A6 and Luton Road, Wilstead
- H22 Land off the Meadway, Harrold
- H35 Gypsy Sites
- H36 Winter quarters for travelling show people
- E3 Land west of Elstow Bypass
- E7 Land at Marsh Leys Farm
- SH1 Regional shopping centres
- TC2 Grant aid

Policies superseded by adoption of Core Strategy and Rural Issues plan 16th April 2008:

- S1 Urban Priority
- S4 South West Bedford Strategic Corridor
- S5 Marston Vale
- S6 Settlement Policy Areas
- S7 Rural Settlement Hierarchy
- S9 Facilities in tandem with development
- NE14 Area of Great Landscape Value
- BE6 Renewable Energy
- H1 Provision of housing land
- H30 Local needs housing in rural areas
- H31 The provision of affordable housing

APPENDIX D - Local Plan Deleted Policies

- H32 The mix and range of housing type and size
- E1 Provision of employment land
- E12 Loss of employment land
- SH2 Shopping development in the town centre
- T1 Strategic road network

Policies superseded by adoption of Town Centre Area Action Plan 8th October 2008:

- SH3 Primary shopping frontage
- SH4 Pilgrim Square
- TC1 Protecting architectural and historic features
- TC3 Environmental improvements
- TC4 Shopfronts and advertisements
- TC5 Riverside enhancements
- TC6 Secondary shopping frontages
- TC7 Living over the shop
- TC9 Office use in Primary Shopping Area
- TC10 Town centre amenity

The partially deleted policies were:

- S2 Opportunity sites
- BE1 Mixed uses
- BE2 Mixed uses in opportunity sites
- T2 Local transportation network improvements
- T13 Pedestrian Routes

The full list of saved policies can be viewed at the Council's web site
http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy/local_plan.aspx

The East of England Plan 2008 (the Regional Spatial Strategy covering Bedford) was revoked in January 2013 (outside the monitoring period), along with the saved policies from Bedfordshire Structure Plan.



BEDFORD DEVELOPMENT FRAMEWORK

Published by

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