

BEDFORD BOROUGH COUNCIL

ANNUAL  
MONITORING REPORT  
2010 - 2011



BEDFORD  
DEVELOPMENT  
FRAMEWORK

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## EXECUTIVE SUMMARY

- 1.1 The purpose of the Annual Monitoring Report (AMR) is to set out how the borough council's planning policies are performing. This is the seventh Annual Monitoring Report the council has produced.
- 1.2 This seventh AMR sets out how the documents that have been adopted as part of the Bedford Development Framework (BDF) have performed in the period 1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011 (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- 1.3 The AMR also monitors those policies in the Bedford Borough Local Plan (2002) that have not been superseded by BDF documents.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 1<sup>st</sup> 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 1<sup>st</sup> April 2009. This is provided as a shared service with Central Bedfordshire 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 achieved success in exceeding the government targets for determining major, minor and other applications.
- 1.7 A consultation was held on the Draft Allocations and Designations Plan between 31 May 2010 and 19 July 2010. The purposes of the consultation was to provide the opportunity for the public and other interested parties to comment on the content, policies and principles emerging from the Plan.

- 1.8 On 14<sup>th</sup> 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](http://www.bedford.gov.uk/planning). (A list of superseded policies can be found at appendix E).
- 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.
  - 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 (outside the monitoring period). This replaces Local Transport Plan 2 (LTP2), which previously covered the former county.

### **The Local Development Scheme**

- 1.10 Within the monitoring period:
- A Draft Allocations and Designations Plan was produced and publicly consulted on between 31 May 2010 and 19 July 2010 in accordance with the Statement of Community Involvement. Over 4,000 responses were received.
  - A Strategy for Bedford High Street was adopted in July 2010 to support the bid for lottery funding to regenerate Bedford's High Street.

### **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 has increased by nearly 3000 according to the mid-year estimates, continuing the general trend over the last few years.
  - Average semi-detached house prices have risen by nearly £10,000.

- The number of VAT registered businesses in the Borough decreased slightly, possibly as a result of the continuing economic downturn.
- 78,500 people were in employment in the monitoring period.
- Crime levels (comparator offences per 1000 population) have decreased by 9% compared with last year and remain comparable with the national average.
- The number of residents with qualifications has generally increased from last year.
- Educational attainment at GCSE level is on average increasing across the borough
- Unemployment has decreased since last year but remains higher than pre 2007-08 levels.
- The number of people claiming job seekers allowance decreased slightly compared with the last monitoring period.
- Land designated as Local Nature Reserves remains consistent with last year. In the previous monitoring period, Harrold-Odell Country Park was designated, which increased total land designated as Local Nature Reserves to 114.56ha.

## Employment and Business

### 1.12 Completions

- Borough-wide, gross completions in employment floorspace this monitoring period are 21,408 sq m (up on last year's 16,268 sq m), however there have been more losses than gains resulting in an overall net loss of 17,380 sq m. This is largely due to the recording of the loss of employment floorspace on the former Camfords site in Ampthill Road (-23,000 sq m) and former Allens office block in Queens Park (-2276 sq m).
- As a result the Growth Area saw a net loss of 23,985sqm whilst the Rural Policy Area experienced a small net gain of 6,605sqm.
- This is the 3<sup>rd</sup> 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(b) category at 5,287 sq m, compared with B1(a) having the greatest completions last year. 2,076 sq m has been lost from the unknown B1 category. A net total of 6,241 sq m of B1 floorspace has been completed in the borough.
- There has been 156 sqm of new A1 floorspace in the town centre this year but a net loss of 269 sqm. There has however been a net gain of A2 use. No B1(a) or D2 floorspace was completed in the reporting period in the town centre area.
- Despite a number of A1 completions borough-wide, overall there has been a net loss of A1 floorspace. A2 and B1a uses have experienced a net gain in the Local Authority Area, whilst there were no D2 completions in the monitoring period.

### 1.13 Supply

- A drop in employment land supply is attributed to the expiry of a B1/B2 permission at Thurleigh Airfield. This also accounts for a shift in the distribution of the supply of employment land with 66.2% now in the Growth Area and 33.8% in the Rural Policy Area (as opposed to a rough 50/50 split in previous years).
- 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

- 60.8% of employment completions in 2010/11 were on previously developed land, meeting the regional target of 60%.

## Housing

### 1.15 Completions

- 634 dwellings were completed in the borough during the monitoring period.
- 4345 dwellings have been completed in the Growth Area since 2001. To enable the MKSM Strategy requirement to be met, 1217 dwellings will need to be completed per annum in the forthcoming 9 year period (this does not include the current year) (the average 2001-2010/11 has been 565 per year). The trajectory shows the potential for the delivery of 9649 units in this period. Delivery will depend upon the recovery rate of the current economic downturn in the housing market.
- 1304 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 274 new affordable housing completions, which were achieved through the planning process. An extra 37 were acquired through New Build Homebuy.
- The council has granted planning permission for 104 mobility homes this year and 43 others were built. Whilst only 5.94% of total gross housing completions in the monitoring period were for mobility housing, on those sites that were deemed suitable for a condition 13.7% of completions on those sites were mobility units. A further 6 mobility units not secured through condition were also completed, bringing the total to 13.9% of gross completions on those sites.
- The average density target for dwellings per hectare on developments over 10 dwellings has been exceeded.
- 2 new housing sites came forward in the monitoring period that would have been required to provide affordable housing (under Core Strategy policy CP8). However, both sites were for 100% affordable housing, meaning CP8 was not required. They provided 123 affordable houses.

### 1.16 Supply

- There is potential for the delivery of 390 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.

### 1.17 Previously Developed Land

- The target of 60% of completions on previously developed land has not been achieved. This is due to a number of allocated green field sites commencing and a reduction in supply as brownfield sites are developed. The downturn in the demand for flats continues to have an affect on sites for this type of accommodation. Many of these sites are on previously developed land, which has led to a decrease in completions in this category.
- 228 empty homes have been brought back into use, exceeding the target of 105

## Environment and Open Spaces

### 1.18 In the monitoring period:

- 2 planning permissions have been granted contrary to Environment Agency advice, 1 against flooding advice, which was recommended for refusal but granted planning permission at Planning Committee and one against potential contamination of a nearby aquifer, which was granted on appeal with conditions attached.
- The amount of land designated as County Wildlife Sites and Local Nature Reserves has remained consistent with the last monitoring period.
- Due to the amount of renewable energy installations that do not require planning permission and the absence of meaningful data on generation, no significant information can be collected in relation to renewable energy generation.
- Only 29.4% of Sites of Special Scientific Interest are in favourable condition, the same as last year however 69% are recovering, an increase of 45.1%.
- Despite a disrupted planting season, the amount of woodland coverage is increasing with 6.5 hectares planted within the forest of Marston Vale. A further 13 hectares of new woodland were planted at Shocott Spring, Eastcotts, which was the last phase of a 52ha woodland creation project at this location.
- An air quality and action plan progress report submitted to Defra in April 2010 demonstrated an exceedance of NO<sub>2</sub> levels in the Air Quality Management Area that covers the town centre.
- The proportion of household waste recycled in the monitoring period was 39.1%, largely consistent with last year and indicates

the council may have reached a performance ceiling with its current household recycling scheme. 38% of municipal waste in the borough was recycled, again consistent with last year.

- 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:

- No barriers to planning services have been identified for the people protected by the Equality Act 2010.
- Total number of crimes recorded in the monitoring period is 11,469, a decrease of 487 on last year.
- There were 22,533 instances of student registration at the University of Bedfordshire in April 2011, 2039 more than 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 39 to 36.
- Cardington Air Shed (grade II\*) remains the only building in the borough on the national at risk register.

## **Traffic and Transport**

1.21 In the monitoring period:

- There has been a general increase in the proportion of new dwellings within 30 minutes public transport time of core services (indicator L31). In particular 98% of new dwellings are within 30 minutes of a lower school, 97% within 30 minutes of a middle school and 82% within 30 minutes of an upper school.
- Work on updating local parking standards is in progress. The Saved Policy BE35 target of 70 car spaces per hectare has been exceeded, with total density of spaces per hectare at 86.73.
- Progress is being made towards transport infrastructure targets (L28). The dualling of the A421 was completed in the monitoring period and an application was received for the Wixams train station. A new Transport Plan was adopted in April 2011 (outside the monitoring period), replacing Local Transport Plan 2 (LTP2) which covered the former county.
- The percentage of households in the urban area within 400m of a quarter-hourly bus service has decreased since last year.
- Traffic levels in the town centre have reduced, in line with a downward nationwide trend.

## **Major Projects**

1.23 In the monitoring period:



## EXECUTIVE SUMMARY

- 2 new reserved matters applications were received for Great Denham totalling 139 dwellings and 3 new reserved matter applications were received for West of Kempston totalling 194 dwellings.
- 150 new dwellings were built on Great Denham and 43 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 HCA funded to sustainable homes code level 3.

## Infrastructure

1.24 In the monitoring period:

- Nearly £3 million was received from planning permission legal 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 (L42).

1.25 Some of the information for the National Indicators that relate to Planning is demonstrated through a number of Core and Local Output Indicators. The relevant National Indicator number can be found in brackets next to the Core Output Indicator that demonstrates the information needed. Due to the fact that some of the National Indicators are not reported through Core Output Indicators, the information can be found in the list below, along with where information for the rest of the National Indicators relating to Planning can be found:

- NI 154 – Core Indicator H2(b)
- NI 155 – Core Indicator H5
- NI 156 is not reported through any core output indicator in the AMR. The average figure for the number of households living in Temporary Accommodation over the monitoring period was 27.
- NI 159 – Core Indicator H2(c)
- NI 197 – Core Indicator E2
- NI 157 is not reported through any core output indicator in the AMR. The chart below demonstrates the information for this National Indicator:

NI 157 – 2010/11	Major	Minor	Other
1 <sup>st</sup> Quarter	86%	77%	88%
2 <sup>nd</sup> Quarter	85%	70%	87%
3 <sup>rd</sup> Quarter	33%	77%	85%
4 <sup>th</sup> Quarter	42%	70%	86%

- 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 Annual Monitoring Reports are published each December, to cover the previous financial year (April to March).
- 2.3 **During the monitoring period, the East of England Plan (2008) continued to be in force. The regional targets referred to in this Annual Monitoring Report are contained within that Plan.**
- 2.4 The Bedford Development Framework is a set of documents, each with their own objectives and policies. During the monitoring period (1<sup>st</sup> April 2010 to 31<sup>st</sup> March 2011), a strategy for Bedford High Street was adopted as a Supplementary Planning Document (SPD) in July 2010. This contributed to the successful bid for a Townscape Heritage Initiative scheme to regenerate Bedford High Street. A draft Allocations and Designations Plan was produced and went out to consultation between 31 May 2010 and 19 July 2010 in accordance with the Local Development Scheme, garnering over 4000 responses.
- 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 the rest of the borough.

**Social and Community**

Monitors community safety, any identified barriers to council 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 state of the cycling network. 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 three different types of indicators used in this report; contextual, core output and local output. 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.
- **Core Output Indicators** – information collected by each local authority in England to assess the performance of policies. These were revised in 2007/08, with this being the fourth year of their use. Core Output Indicators are prescribed in guidance by the Government and are identified in this report with the use of a blue banner.

- **Local Output Indicators** – information relating to progress against the aims of the Bedford Development Framework and the Local Plan, to assess the performance of policies. Local Output Indicators are indicators considered by the council to provide additional information that may be of use. They are identified in this report with the use of a yellow banner.
- 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.

## LOCAL DEVELOPMENT SCHEME

- 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 and covered the 3-year period January 2005 to December 2007. The LDS has been updated three times since then, the first update being in September 2007, the second occurring in the monitoring period, December 2009 and a third in September 2011 (outside the monitoring period). The LDS sets out the timetable for the production of Development Plan Documents (DPDs) to 2014.
- 3.2 The current LDS 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 DPDs following changes to Government advice and procedures that will 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	Proposed date for adoption	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 E).
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

## LOCAL DEVELOPMENT SCHEME

Document	Proposed date for adoption	Relationship to BDF and Local Plan
		Plan (see appendix E).
Bedfordshire Community Safety Design Guide SPD	Adopted November 2005	The document conforms to and 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	The preparation of this DPD began in 2007. 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.
Gypsy and Traveller Sites Plan	March 2014	The preparation timetable for this document is set out in the latest LDS revision, which occurred outside the monitoring period. A call for sites occurred in October 2011 (outside the monitoring period), which is the beginning stage of this document's preparation.
Development Management Policies DPD	N/A	The scope and timetable of this document will be confirmed once more information is available through the Localism Act.
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	Adopted	The document conforms to and

## LOCAL DEVELOPMENT SCHEME

Document	Proposed date for adoption	Relationship to BDF and Local Plan
Guide and Code SPD	Jan 2010	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 latest revision of the LDS, which took place in September 2011, whilst the second Gantt chart is from the LDS that was in force during the monitoring period.

### 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.

#### Allocations and Designations Plan DPD

Milestone	LDS Target	Target achieved
Issues and Options	January 2008	Yes
Site Assessment Methodology	N/A	May 2008
'Call for sites'	July 2008	Yes
SPA methodology	N/A	July 2008
Draft Plan consultation	N/A	31 May 2010 – 19 July 2010
Submission Consultation	January – March 2011	No September 2011 (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 is taking 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. However, following changing Government guidelines on climate change, as well as the implications of the Court of Appeal case involving CALA Homes (outside the monitoring period), 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 pursuing them in a separate development plan document. This caused a delay to the pre-submission consultation, which has had a knock on effect on the timetable.

### **Supplementary Planning Documents**

- 3.9 A Strategy for Bedford High Street was adopted in July 2010. Along with the Town Centre Area Action Plan, this strategy sets out the vision for Bedford High Street, the regeneration of which has been aided by the establishment of the Townscape Heritage Initiative funded by both the borough council and the Heritage Lottery Fund.
- 3.10 Under a change to the Town and Country Planning Regulations, there is no longer a requirement to include Supplementary Documents in the Local Development Scheme.

### **The 'Saved' Local Plan Policies**

- 3.11 When the Planning and Compulsory Purchase Act came into force on 27<sup>th</sup> September 2004, all policies in the adopted Bedford Borough Local Plan 2002 were 'saved' for three years automatically (until 27<sup>th</sup> 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 14<sup>th</sup> 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 16<sup>th</sup> April 2008 and the Town Centre Area Action Plan on 8<sup>th</sup> October 2008. A list of the deleted Local Plan Policies can be found at Appendix E. Further policies will be superseded with the adoption of the Allocations and Designations Plan in 2013.

### **Local Development Orders**

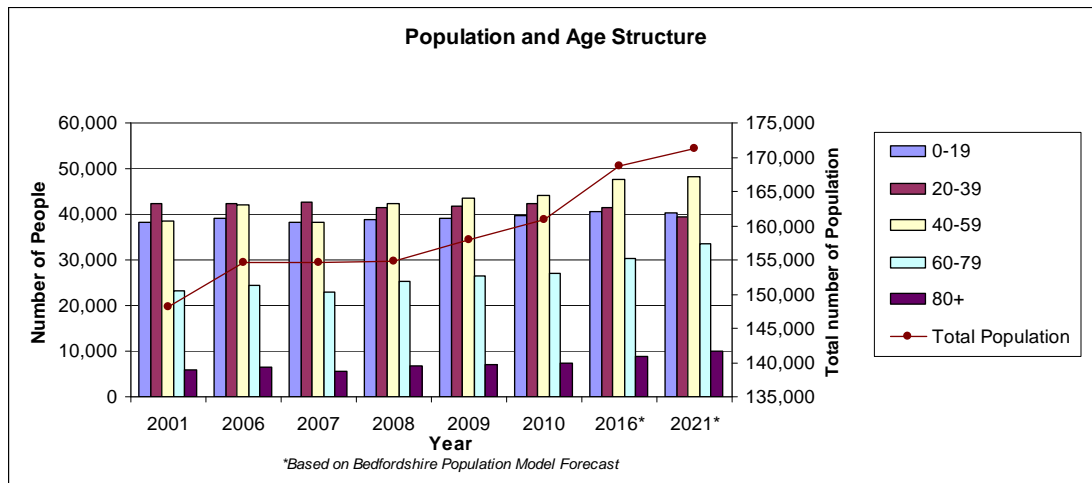
- 3.12 A Local Development Order may be made by a planning authority in order to extend permitted rights for certain forms of development, with regard to a relevant local development document. The borough council has not found the need to make any Local Development Orders in the monitoring period.

CONTEXTUAL INDICATORS

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.

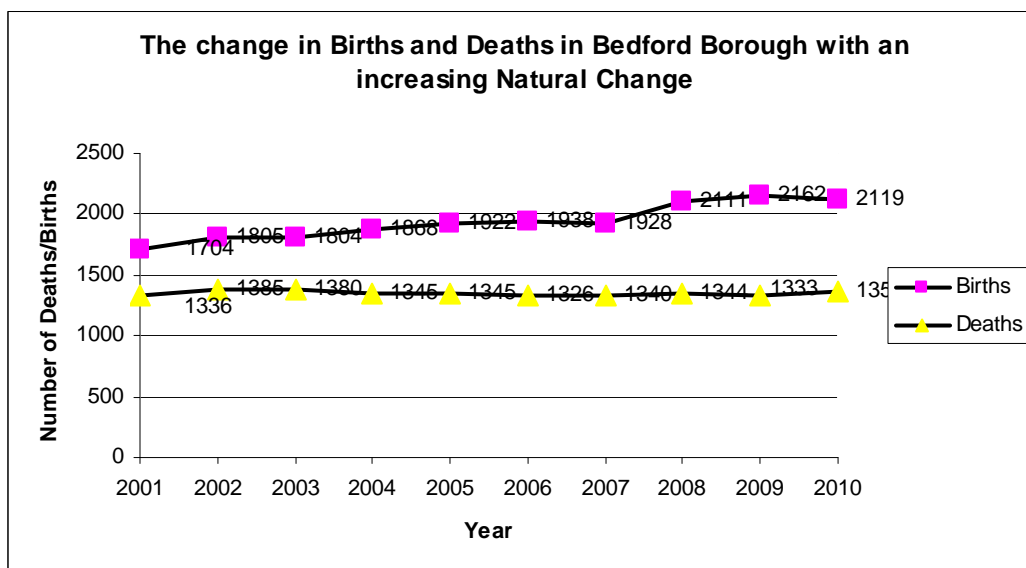
**Population**

4.2 According to the 2010 mid-year population estimate, the borough has a total population of 160,800 people, a rise of over 12,000 since the 2001 census. Of this population, the largest single group is within the age band 40-49 as opposed to 30-39 in 2001. Approximately 7.5% of the population is aged 75 or over. (Office of National Statistics estimate)



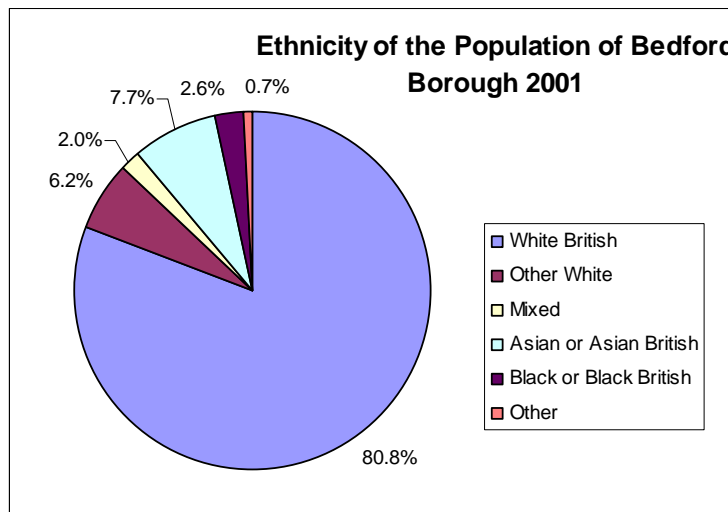
\*Bedfordshire Population Model 2010

4.3 The population of the borough is increasing, with more births than deaths in recent years.



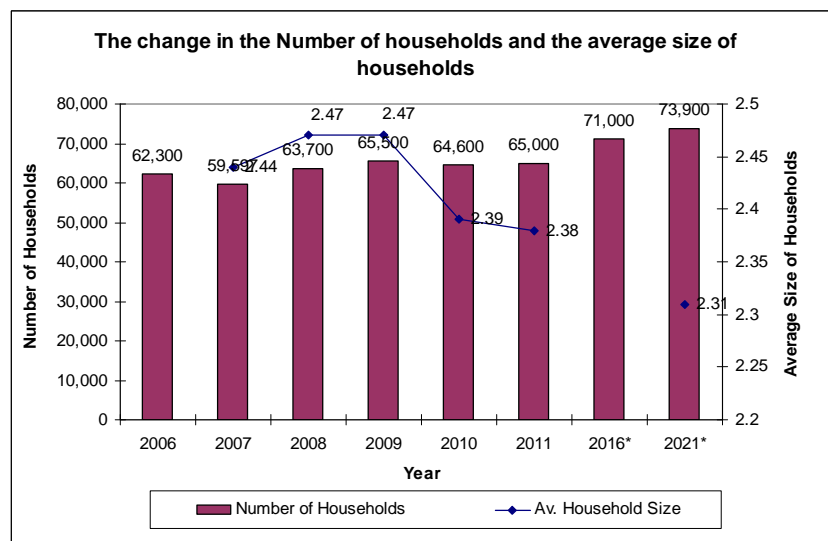
CONTEXTUAL INDICATORS

- 4.4 The borough has a mixed ethnic profile, with the 2001 census indicating that 19.2% of the population was from Black and Minority Ethnic (BME) groups (defined as all other groups other than White British). Within the borough, the BME population is concentrated in the urban areas of Bedford and Kempston. (2001 census)
- 4.5 It is likely that the borough’s BME population has increased since 2001, with ONS statistics estimating that it rose from 19.2% in 2001 to 22.5% in 2009, an increase of approximately 7,000 people. (Bedford Borough Council, ONS)



Housing and the built environment

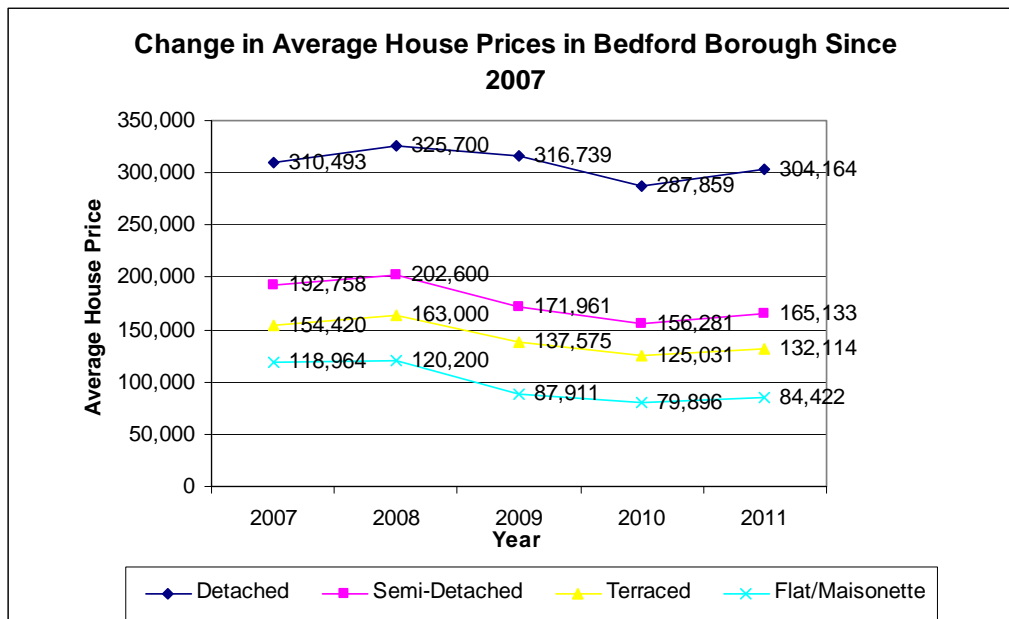
- 4.6 According to the 2011 Bedford Borough Profile, the Borough has an estimated number of 65,000 households with an average household size of 2.38 people. (Bedford Borough Council mid-2011 estimate)



\*Bedfordshire Population Model 2010

## CONTEXTUAL INDICATORS

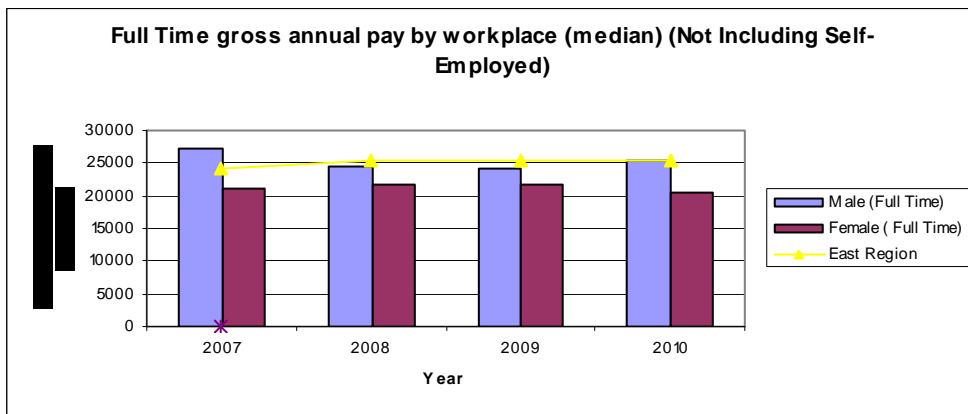
- 4.7 Owner occupation and private renting accounted for 83% of properties in the monitoring period according to Bedford's House Condition Survey 2011. The majority of dwellings in the borough are semi-detached. The average price of a semi-detached dwelling (according to the Land Registry website) at the end of the monitoring period was £165,134 (an increase of £8,853 compared with the same period last year).



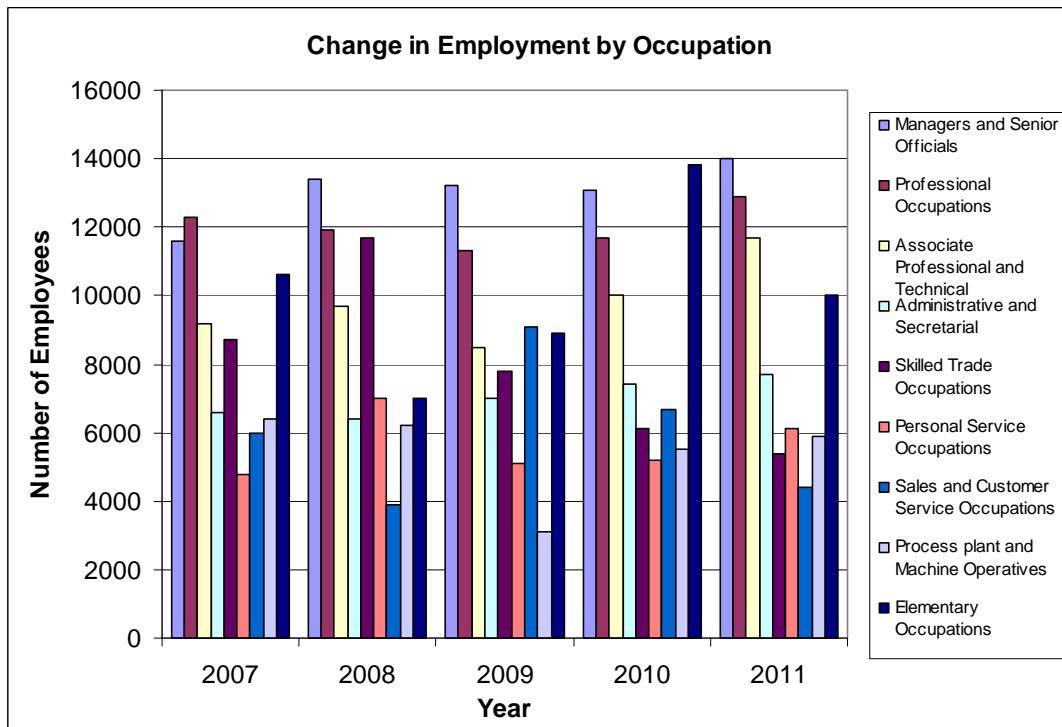
## Economy

- 4.8 There are a total of 104,400 people of working age in the borough, an increase of 1,800 on the last monitoring period. These figures will not match figures reported in previous monitoring reports because of a change in the way the number is calculated. The age bracket for women of working age is now 16 to 65, where as before it was 16 to 59. 83,000 people in the borough are economically active. (Source: ONS annual population survey)
- 4.9 In the monitoring period, 78,500 people were in employment. In 2010, an average employee working in the borough earned approximately £24,000 per year (Source: ONS annual population survey. Figures for previous years may not match figures reported in previous reports due to adjustment by ONS).

CONTEXTUAL INDICATORS



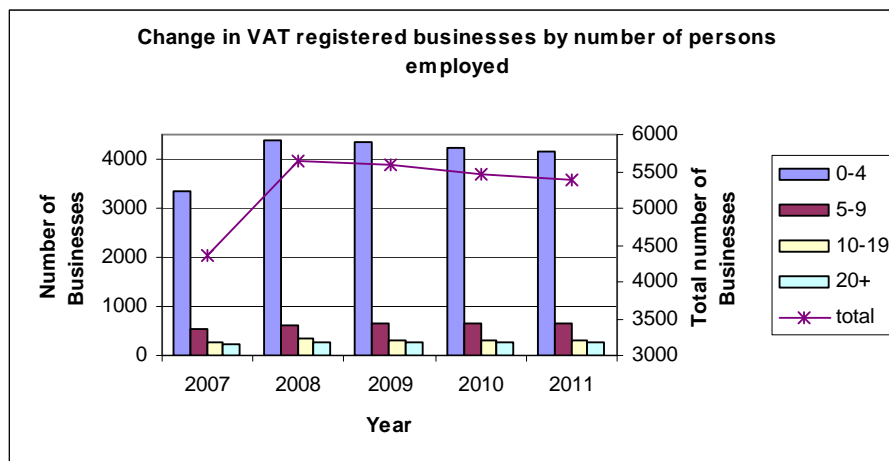
4.10 'Manager and Senior Official' occupations (see glossary) is the single largest category, consistent with most previous years (last year however, elementary occupations was the single largest category).



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

4.11 The number of VAT registered businesses in the borough is 5,380, a decrease of 75 from the same period last year, continuing a steady downward trend since 2008. (Source: ONS UK Business: Activity, Size and Location 2011).

## CONTEXTUAL INDICATORS



## Social/Health

- 4.12 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. (Source: Bedford Borough Council)
- 4.13 As of April 2011, 3971 are claiming job seekers allowance, a decrease of 195 on April 2010. The number of people claiming job seekers allowance for over 6 months in April 2011 was 1,360, 34% of all claimants, a decrease on last year's 1,545 (37% of all claimants) but still significantly higher than 575 in April 2008, which is reflective of the effects of the ongoing economic situation. (Source: ONS, Bedford Borough Council)
- 4.14 The number of unemployed fell in the monitoring period to 4,400 (for ages 16-64). This is 300 less 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)
- 4.15 Crime levels in the borough are at 42 offences per 1000 population (less than the 45 in the previous year and comparable with this year's national average of 41). (Source: ONS; Bedford Borough Council)
- 4.16 Average life expectancy in the Borough is 78.8 years for men and 82.5 years for women. Both are higher than their respective national averages. (Source: ONS)

## Education

- 4.17 Over 32% of the Borough's population are qualified to NVQ level 4 or above – an increase on last year - and only 8% have no qualifications – a percentage decrease of 3.6% on last year. The schools in the borough show varied levels of attainment by students in terms of GCSE grades. Attainment levels vary between schools from 100% of pupils who gain 5 or more grades at A\* to C to a low of 65%. This is greater than the number of pupils who gain 5 or more graded at A\* to C including English and Maths, which varies between 99% and 29%. The borough average for those who gained 5 or more A\* to C grade GCSEs is 75.6%.

### **Transport and Spatial Connectivity**

- 4.18 The majority of people in the borough travel to work by car. A high percentage of people travel to work by foot (nearly 10%) and almost 5% of people cycle. The majority of residents (64%) either work from home or travel less than 5 kilometres to work. The majority of residents (71%) both live and work in the borough. These results are based on the 2001 census. Results from the 2011 census are not expected until 2012-13.

### **Environment**

- 4.19 The borough contains over 166 hectares of land designated as Sites of Special Scientific Interest (SSSI). The percentage of land in favourable condition remains consistent with last year. Of the land in unfavourable condition, over 115 hectares are recovering, a significant increase on last year. Only 2.57 hectares are in a declining condition. 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.

**Core 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 MKSM 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)

**Core Indicator H2: (a) Net additional dwellings in previous years  
(b) Net additional dwellings for reporting year (NI 154)  
(c) Net additional dwellings in future years (NI 159)  
(d) Managed delivery target**

**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)

**Milton Keynes South Midlands Sub- Regional Strategy Requirement.**

The council's annual survey of residential sites in which developers are asked to give an assessment of the future performance of their individual sites showed that expectations for housing delivery over the next five years remain high.

The anticipated total housing delivery in the period up to 2021 has again fallen in comparison to the previous year and shows a deficit of 1302 dwellings in relation to the East of England Plan target. This reflects the impact of the economic downturn on a number of schemes which are now expected to deliver more slowly or with a lower capacity than previously anticipated.



A summary of the responses submitted by developers is shown in graph A(i). Detail regarding the sites forecast to be completed in the Growth Area in the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016 is set out in appendix D.

Graph A(i) shows the aggregated totals of developers' aspirations for their individual sites. As has been the case in previous surveys, in focussing purely on their own sites developers did not take in to account the impact of competing sites coming forward at the same time. In reality completion rates will almost certainly not reach the levels shown in the early years of the remaining plan period due to market saturation.

With this in mind estimates for future housing delivery need to be tempered in order to take account of market capacity factors which will effectively cap completion rates and produce a smoother curve to the trajectory. Although there are a range of factors which will affect the rate of housing delivery; what is clear is that the Growth Area has sufficient housing supply to deliver a 5 year supply of housing should market conditions permit.

Graph A(ii) shows the same overall level of completions in the period to 2021 but is 'tempered' so that completions in the period 2011/12 -2016/17 are shown at 85% of the values submitted by developers with the effect that completion rates over the remainder of the plan period rise to compensate. This alternative scenario shows that a reduction of as much as 15% from the developer's estimate would also deliver a 5 year supply.

4345 dwellings have been completed in the period 2001 -2010/11. To enable the Milton Keynes South Midlands strategy requirement to be met dwelling completions will need to increase to 1217 dwellings per annum in the Growth Area for the 9 years following 2011/12. Achieving the 1217 completions per annum shown in table A (below) will depend on the housing market and the ability of developers to deliver that development.

### **East of England Plan Requirement**

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.

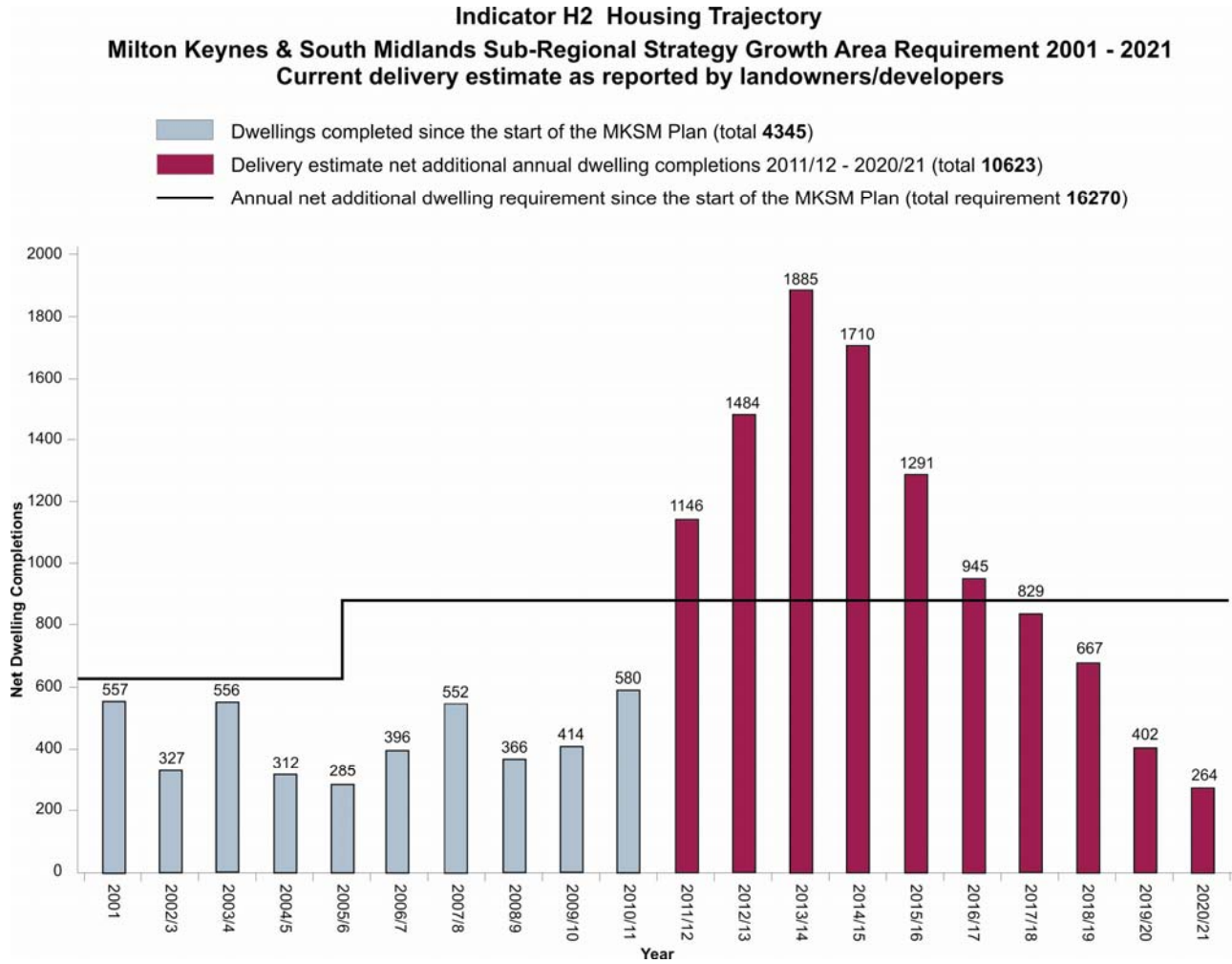
The East of England Plan was finalised in May 2008 with a requirement for 1,300 dwellings to be completed. In the first 10 years of the plan period 1304 dwellings have been completed which means that the East of England Plan target has been met.

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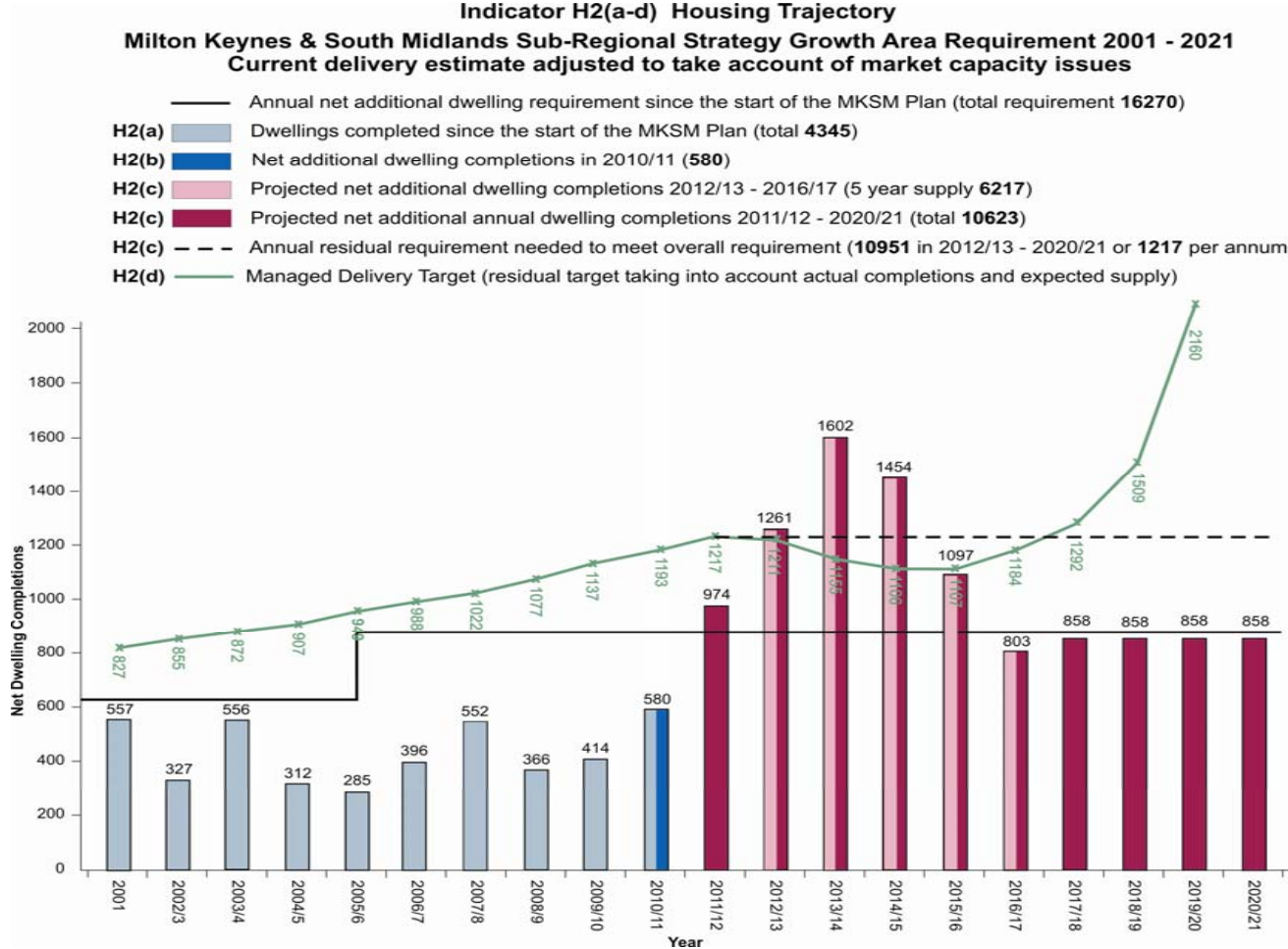
**Table A – Growth Area as illustrated in Graph A(ii)**

		2001	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11 Rep	11/12 Cur	12/13 1	13/14 2	14/15 3	15/16 4	16/17 5	17/18	18/19	19/20	20/21
H2a	Growth Area	557	327	556	312	285	396	552	366	414											
H2b	Growth Area										580										
H2c	a) net additions Growth Area											974	1261	1602	1454	1097	803	858	858	858	858
	b) target Growth Area											1217	1217	1217	1217	1217					
H2d	Managed Delivery Target										1193	1217	1211	1155	1106	1107	1184	1292	1509	2160	-

Graph A(i)



Graph A(ii)



## HOUSING

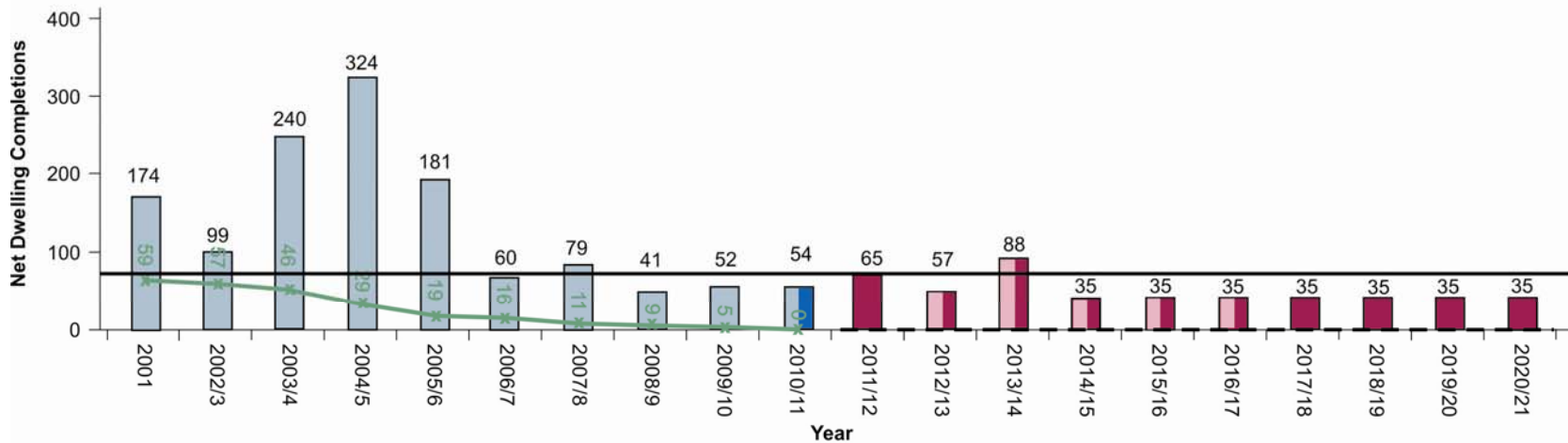
Table B – Rural Policy Area

		2001	02/0 3	03/0 4	04/0 5	05/0 6	06/0 7	07/0 8	08/0 9	09/10	10/11 Rep	11/1 2 Cur	12/1 3 1	13/1 4 2	14/1 5 3	15/1 6 4	16/1 7 5	17/1 8	18/1 9	19/2 0	20/2 1
H2 a	Rural Policy Area	174	99	240	324	181	60	79	41	52											
H2 b	Rural Policy Area										54										
H2c	a) net additions Rural Policy Area											65	57	88	35	35	35	35	35	35	35
	b) target Rural Policy Area											0	0	0	0	0					
H2 d	Managed Delivery Target											0	0	0	0	0	0	0	0	0	0

Graph B

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

- Annual net additional dwelling requirement since the start of the East of England Plan (total requirement **1300**)
- H2(a)** ■ Dwellings completed since the start of the East of England Plan (total **1304**)
- H2(b)** ■ Net additional dwelling completions in 2010/11 (**54**)
- H2(c)** ■ Projected net additional dwelling completions 2012/13 - 2016/17 (5 year supply) (**250**)
- H2(c)** ■ Projected net additional annual dwelling completions 2011/12 - 2020/21 (total **455**)
- H2(c)** - - - Annual residual requirement needed to meet overall requirement (**0** in 2012/13 - 2020/21 or **0** per annum)
- H2(d)** — Managed Delivery Target (residual target taking into account actual completions and expected supply)



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

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

*National Target: 60% new housing on PDL*

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

	Total
Gross	269
% gross on PDL	37.2

**Core 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.

	Permanent	Transit	Total
H4	0	0	0

**Core Indicator H5: Gross affordable housing completions (NI 155)**

*Regional Target: To ensure at the overall regional level that some 35% of new dwellings coming forward as a result of planning permissions granted after the adoption of the (East of England ) Plan in 2008 is affordable*

*Local Target: Secure/deliver 200 new affordable homes per annum*

Total supply of social rent housing and intermediate housing (gross).

	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	203	71	274

Housing Trajectory Conclusion**Milton Keynes and South Midlands Sub-Regional Strategy Requirement**

5.1 In the period 2001-2010/11 there has been 4345 dwellings completed in the Growth Area part of the borough. This is below the requirement for the period 2001-2010/11 (7510) by 3165. To achieve the target of 16,270 dwellings by 2021, the annual rate of housing completions would need to increase to 1217 dwellings per annum over the final 9 years of the plan (assuming 974 completions in the current year). 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 as although the number of dwellings forecast to be delivered does not meet the target at 2021 increasing the supply of housing sites is likely to have little impact on the number of houses which can be delivered by 2021.

- 5.2 Table A (page 25) can be used to assess potential supply over the next five years. Subject to market conditions there is potential for the delivery of 6217 dwellings which equates to 5.1 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 31/03/2011 (including updates in the final column where progress has been made between this date and the publication of the AMR.)

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/3/11	Outstanding at 31/03/2011	Current progress on development (as at 31/03/2011) ( <i>Progress post March 2011 is given in italics</i> )
Britannia Iron Works (H2)	722	311	411	Phase A 107 dwellings completed 2004/05. Phase C 260 dwellings, 24 completed 2006/7, 106 completed 2007/8, 74 completed 2008/09. <i>56 under construction.</i> Phase E resolution to grant permission for 255 dwellings (subject to S106) granted in November 2007. Phase F 100 dwellings. No planning permission
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	491	1258	249 dwellings completed in 2003. Outline planning permission for 1500 dwellings, granted 2006/07. Reserved matters for 516 dwellings approved total. Site under construction. 242 dwgs completed <i>Reserved matters for 6127 dwellings approved.</i>
Land west of	1250	43	1207	Outline planning permission



## HOUSING

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/3/11	Outstanding at 31/03/2011	Current progress on development (as at 31/03/2011) ( <i>Progress post March 2011 is given in italics</i> )
Kempston (H7)				granted in 2006/07. Reserved matters for 403 dwellings approved. Site under construction. 43 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)	1785	300	1485	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	412	87	500 dwellings (revised capacity). Reserved matters approved for 499 dwellings 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
North of Norse Road (H10B)	249	243	6	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 12 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)	584 + 34	1	583	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

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/3/11	Outstanding at 31/03/2011	Current progress on development (as at 31/03/2011) ( <i>Progress post March 2011 is given in italics</i> )
Stewartby (H13)	610	0	610	Outline planning permission for 610 dwellings was granted in August 2009 Design Guide in preparation.
Wixams (H14)	2250	356	1894	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
TOTALS:	7,714	2246	9265	
		11511		

#### East of England Plan Requirement Rural Policy Area

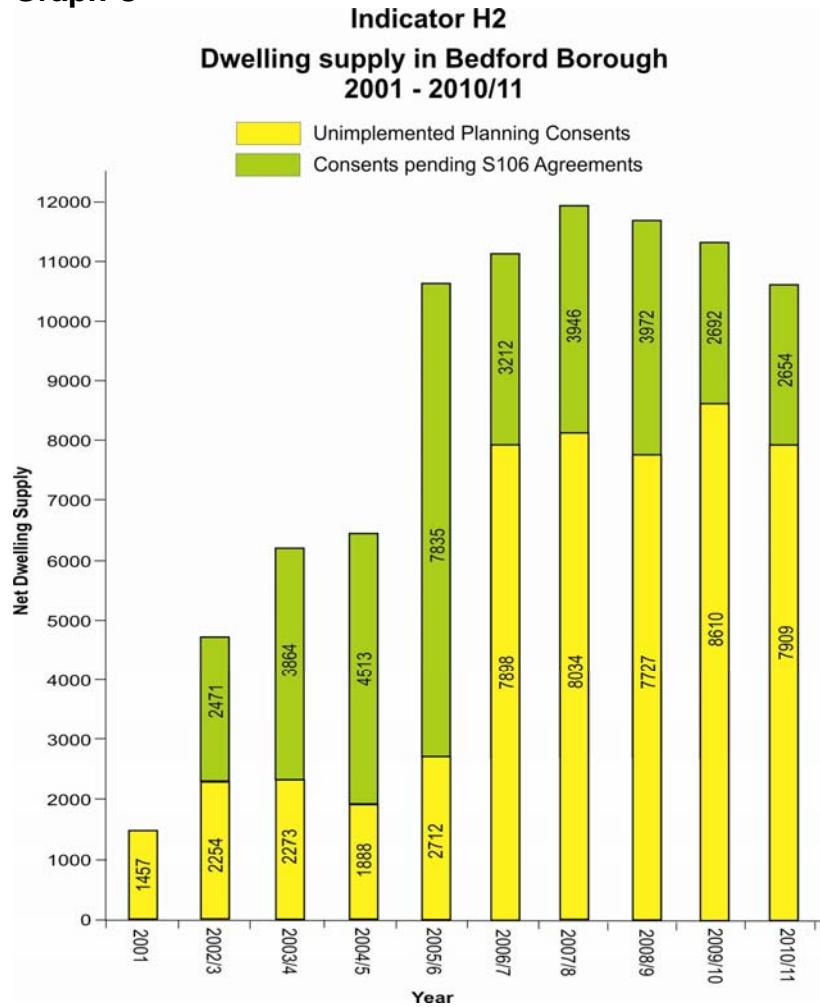
- 5.4 In the period 2001-2010/11 the borough has completed 1304 dwellings in the Rural Policy Area. This is above the requirement for the 2001-2010/11 period (650) by 654. The recommended East of England Plan target of 1,300 dwellings by 2021 has been met.
- 5.5 Appendix D provides a summary of potential supply over the next five years. Subject to market conditions there is potential for the delivery of 250 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		68 dwellings. Site completed 2005/06.
Bromham Hospital (H16)	65	65		65 dwellings. Site completed 2001.
Clapham Folly	170	262	5	262 dwellings. Site

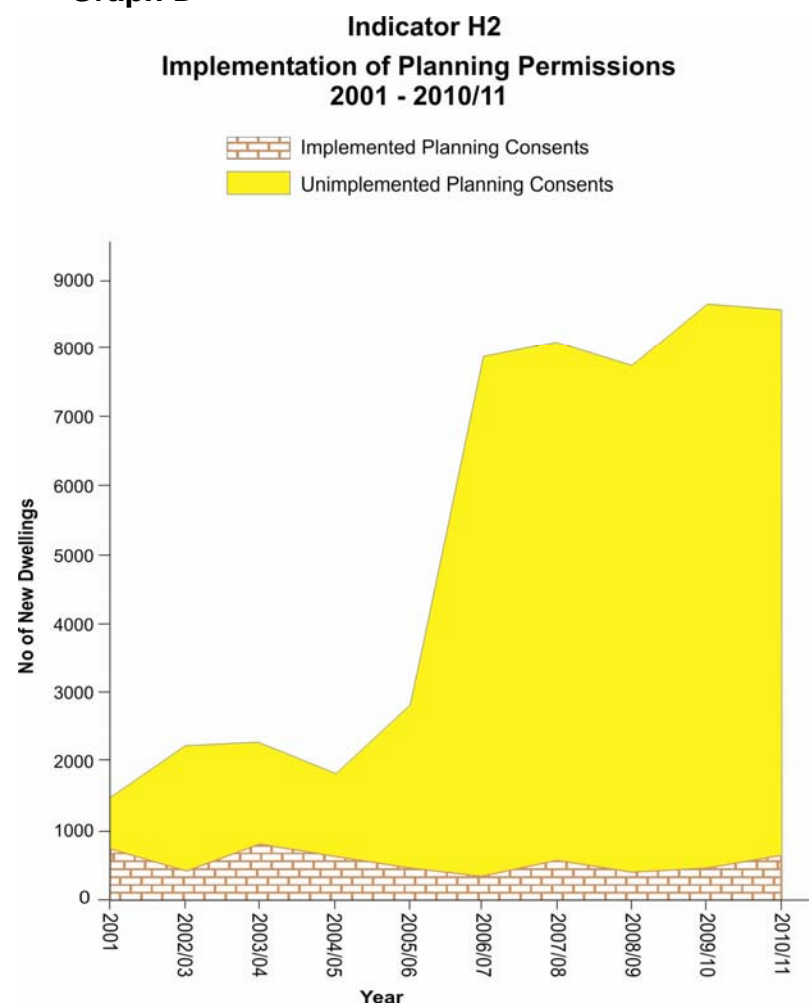
## HOUSING

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> )
(H17)				completed 2005/06. Planning permission for a further 5 dwellings granted in 2006/7.
New Road Great Barford (H18)	25	48	10	Planning permission 58 dwellings. 31 dwellings completed 2009/10, 17 in 2010/11
Yelow Lane Sharnbrook (H19)	25	47		47 dwellings. Site completed 2005/06.
Clay Piece Sharnbrook (H20)	45	86		86 dwellings. Site completed 2004/05.
Luton Road Wilstead (H21)	50	92		92 dwellings. Site completed 2004/05.
Meadway Harrold (H22)	50	62		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 2006/7.
Sandy 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.
<b>TOTALS:</b>	<b>575</b>	<b>831</b>	<b>30</b>	
		<b>861</b>		

Graph C



Graph D



### Core Indicator H6: Housing Quality – Building for Life Assessments

Number and proportion of total new build completions on housing sites reaching very good, good, average and poor rating against Building for Life criteria (sites of at least 10 new dwellings that have been completed).

	Number of sites with a Building for life assessment of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with a Building for Life assessment of 14 to 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of dwellings with a Building for life assessment of 10 to 14	Number of dwellings on those sites	% of dwellings of 10 to 14	Number of dwellings with a Building for life assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10	Total number of housing sites (or phases of housing sites)	Number of dwellings on those sites
H6														

No accreditation for a local Building for Life Inspector has been received from CABE.

### **Local Indicator L1: 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 579 net dwellings (91.32% of total net dwellings)

Rural Policy Area 55 net dwellings (8.68% of total net dwellings)

Housing supply (outstanding planning permissions):

Growth Area 7,738 dwellings (97.8% of total supply)

Rural Policy Area 171 dwellings (2.2% of total supply)

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

Growth Area 7738+2618=10,356 dwellings (98.04% of total supply)

Rural Policy Area 171+36=207 dwellings (1.96% of total supply)

### **Proportion of housing development in RPA outside Key Service Centres:**

Housing – 31 completions (net) = 56.4% 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. Thus it can be expected that the target will continue to be met in the future.

### **Local Indicator L2: % 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 1 new planning permission was granted for a site that would be subject to Core Strategy Policy CP8:

Site: Former St Bedes School, Bromham Road, Bedford, 104 extra care (classified C3) dwellings, 100% affordable.

Due to the size of the proposed development the site would have been subject to Core Strategy policy CP8, meaning at least 30% affordable housing would have been required. However, the whole site is being developed with affordable housing.

Also in the monitoring period, another site was allowed on appeal:  
Site: Harrier Way, Kempston, 19 dwellings, 100% affordable.

The site would also have been subject to Core Strategy policy CP8 however all dwellings on site were purchased by a Housing Association off plan making the site 100% affordable.

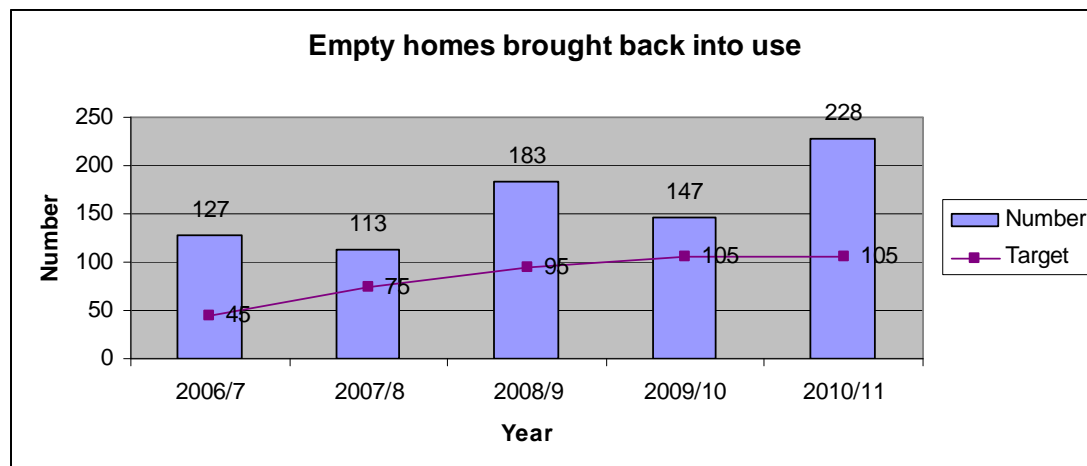
(Source: Bedford Borough Council)

### Local Indicator L3: Number of empty homes brought back into use

*Local Target: 105 empty homes per annum to habitable standards and ready for occupation*

Progress:

In the monitoring period, 228 empty homes were brought back into use. The target of 105 homes brought back into use for 2010/11 has been exceeded.



(Source: Bedford Borough Council)

**Local Indicator L4: 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:

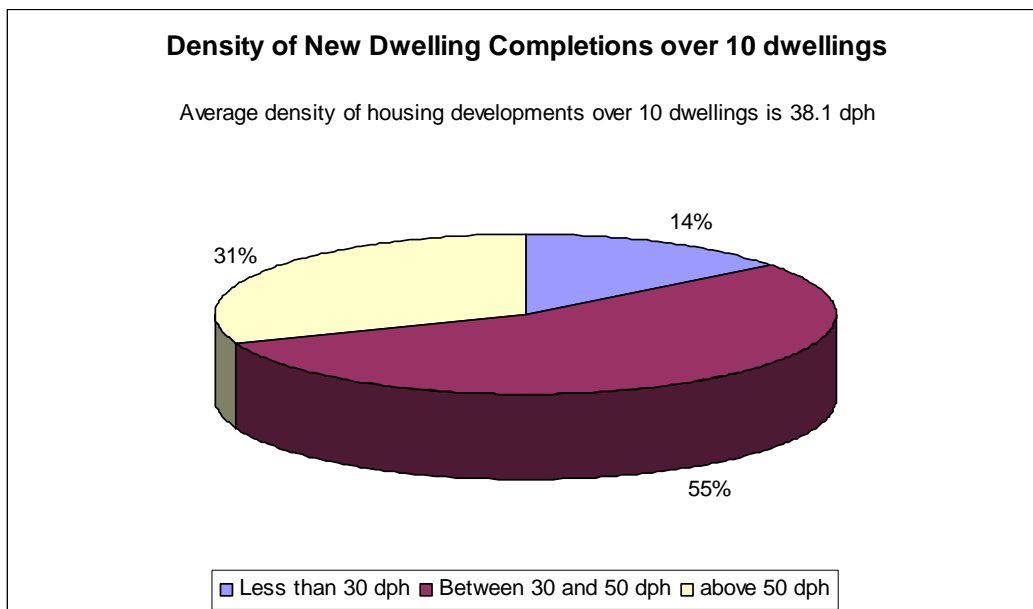
In June 2010, Planning Policy Statement 3 was amended to remove the density requirement.

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

- i) 14.4% less than 30 dph
- ii) 54.7% between 30 and 50 dph
- iii) 30.9% above 50 dph

In total, housing developments on sites of over 10 dwellings have an average density of 35.04 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)



**Local Indicator L5: Amount of mobility housing completed each year**

*Target: 10% of new housing should be mobility housing*

Progress:

43 mobility units were completed in the monitoring period. This equates to 5.94% of the total gross completions.

37 mobility units secured by condition were completed during 2010/11 on 7 sites (gross completions = 270), which equates to 13.7% of the completions on these sites.

In addition, 6 mobility units not secured by condition were completed on 2 sites (gross completions = 39), equating to 15.4% of the total number of dwellings on those sites.

The above demonstrates that 13.9% of gross completions on appropriate sites were mobility housing.

1 new planning permission was also granted in the monitoring period for 104 mobility units without a condition. This was 100% of the permission.

(Source: Bedford Borough Council)

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**Local Indicator L6: Planning permissions granted with conditions relating to good access provision for disabled people**

*Target: 10% of new housing should be mobility housing*

Progress:

The Bedford Borough Local Plan 2002 requires good access provision for disabled people in all new developments (policies BE48 and BE49). This is achieved through negotiation with developers and conditions applied to planning approvals.

The council has granted planning permission for 104 mobility units in total and 43 mobility units were completed in the monitoring period.

(Source: Bedford Borough Council)

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**Local Indicator L7: 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:

16 completed

(Source: Bedford Borough Council)

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## EMPLOYMENT AND BUSINESS USE

**Core Indicator BD1: 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.

**Core Indicator BD2: 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.

**Core Indicator BD3: 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
<b>Emp completions</b>	<b>BD1</b>	<b>Gross sq m</b>	2267	5287	763	680	<b>8897</b>	4637	0	2486	4805	0	483	<b>21408</b>
<b>by floorspace sq m</b>		<b>Net sq m</b>	2267	5287	763	-2076	<b>6241</b>	-23675	-483	2486	866	-1180	-1635	<b>-17380</b>

## EMPLOYMENT AND BUSINESS USE

Emp completions on PDL sq m	BD2	Gross sq m	310	5287	0	680	<b>6277</b>	2499	0	2486	1268	0	483	<b>13013</b>
		%PDL	13.67	100		100	<b>69.77</b>	53.89		100	26.39		100	<b>60.79</b>

Emp land supply Ha	BD3	Has (net)	-0.64	5.8	0	11.89	<b>17.05</b>	3.35	0	0.9	5.68	3.01	14.38	<b>44.37</b>
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5.7 For a definition of 'town centre uses', please refer to the glossary at the end of the document.

### Core Indicator BD4: 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.

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

BD4		A1	A2	B1a	D2	Total
(i) Town Centre	Gross (sqm)	156	365	0	0	521
	Net (sqm)	-269	197	0	0	-72
(ii) Local Authority Area	Gross (sqm)	1397	500	2267	0	4164
	Net (sqm)	-245	168	2267	0	2190

### Local Indicator L8: Proportion of completed 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 2010/11

Area (ha)

Growth Area 0.57 hectares net

Rural Policy Area 0.68 hectares net

Floorspace (sqm)

Growth Area-23,985 sq.m floorspace (net)

Rural Policy Area 6,605 sq.m floorspace (net)

Borough-wide there has been another small gain in the amount of employment land completed this reporting year. However, the figures show a significant loss of floorspace owing to the recording of the demolition of floorspace at the Allens office block in Queens Park, Bedford and the buildings at Camford Works on Ampthill Road, Bedford. This is the first recorded net loss of floorspace completions since the recording of floorspace began in 2005/6. 100% of completions in the Rural Policy Area were outside key service centres.

### **Supply**

Growth Area 29.38 hectares net

Rural Policy Area 14.99 hectares net

The loss of 17.8ha of supply in the Rural Policy Area (Thurleigh Business Park) has led to a significant reduction based on last year's figures whilst the supply in the Growth Area has stayed almost the same as the last reporting period.

Borough-wide there has been a fall in the net land supply this year of 17.46ha. This represents a reduction of 28% since last year.

In terms of floorspace, the supply has also fallen by 27% when compared with last year's availability.

As the majority of this year's loss of land was in the Rural Policy Area this has resulted in a shift in distribution of employment land supply, with 33.8% now in the Rural Policy Area and 66.2% in the Growth Area. In recent years the split has been roughly 50/50. The current split is a better reflection of the spatial strategy and operation of policies in the Core Strategy and Rural Issues Plan.

In terms of floorspace the balance follows a similar pattern with 36% of availability in the Rural Policy Area and 64% in the Growth 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.

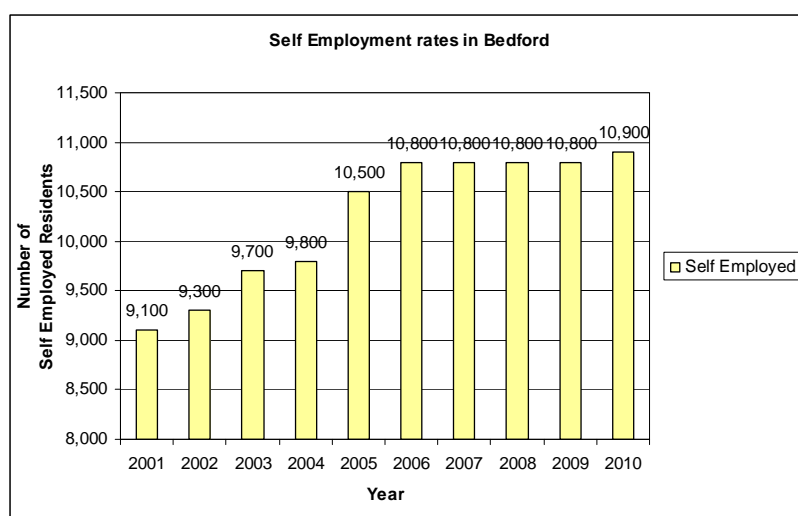
(Source: Bedford Borough Council)

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**Local Indicator L9: 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 (Autumn 2010) run of the model area as follows:



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

**Local Indicator L10: 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	Revised	Annual Growth	Cumulative Growth (from 2001)
2010	80,200	81,400	0	+7,300
2009	80,800	81,400	-300	+7,300
2008	81,500	81,700	+1500	+7,600
2007	80,200		-200	+6,100
2006	80,400		-1,100	+6,300
2005	81,400	81,500	+3,100	+7,400
2004	78,400		+2,600	+4,300

## EMPLOYMENT AND BUSINESS USE

2003	75,700	75,800	+2,700	+1,700
2002	73,100		-1,000	-1,000
2001	74,100			

Revisions to the statistics above (demonstrated in their own column) support the trend of increased job growth in the borough. Since 2001, over 7,000 more people have been employed within the borough, although the latest information demonstrates a decrease over the last two years (figures for 2009 and 2010 are estimates only whereas figures from 2001 to 2008 are survey based actual figures). This may be attributed to the current economic climate.

Figures for 2010 include those that are self employed. In previous years, this has not been the case. The source of the information has also changed with a more consistent outcome.

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

### Local Indicator L11: 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 (Annual Business Survey)	Self Employed (43%* x EEFM Self Employed Totals)	Total Jobs
2008	14,900	4,600	19,500
2007	14,100	4,600	19,000
2006	14,600	4,600	19,200
2005	14,600	4,500	19,100
2004	13,200	4,500	17,100
2003	12,400	4,200	16,600
2002	13,000	4,000	17,000
2001	12,600	3,900	16,500

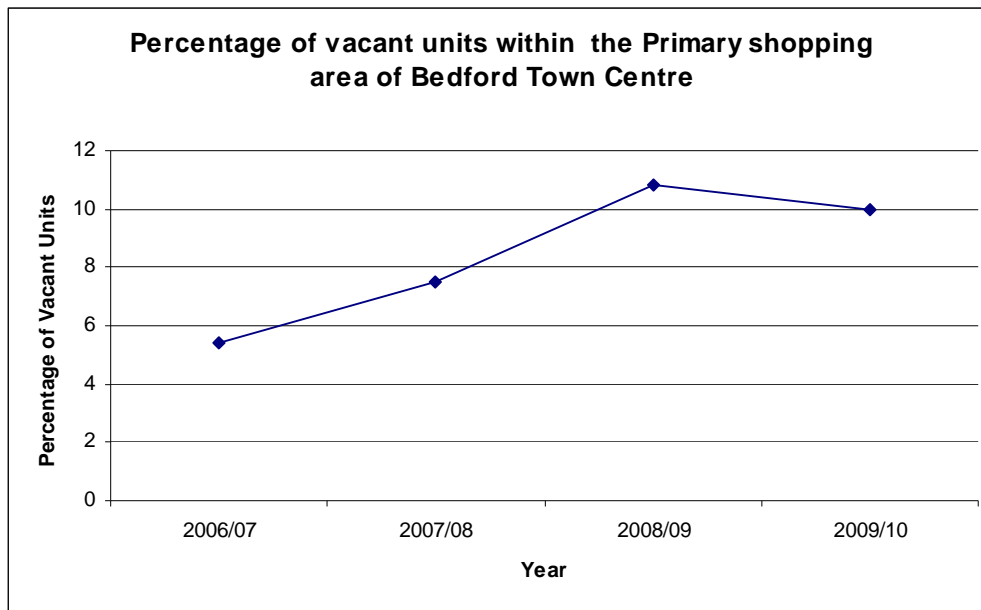
### Local Indicator L12: Percentage of vacant units within the primary shopping area of Bedford town centre

Progress:

10% vacant units in 2009/10

This is 0.8% lower than in 2008/09. Information for 2010/11 is unavailable.

## EMPLOYMENT AND BUSINESS USE



(Source: Bedford Town Centre Company)

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**Local Indicator L13: Income from tourism as a % of total GDP**

Total tourism value for 2009 is calculated at £227,823,000.

(Source: Economic Impact of Tourism Report 2009)

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**Local Indicator L14: Number of participants in higher education**

Progress:

At the 1st April 2011 the University of Bedfordshire had 22,533 instances of student registration.

List of campuses:

Bedford Campus  
 Luton Campus  
 Putteridge Bury Campus  
 Buckinghamshire Campus (hospital education)  
 Butterfield Park campus (hospital education)

Based on the location of their chosen course of study, student registration numbers can be broken down into:

Taught at one of the main University Campuses:	16,430
Taught Overseas:	2,596
Taught at a Partnership*:	3,507

Of those 16,430 registrations taught on campus, 4,056 are noted as being at the Bedford Campus.

\*Partnerships include FE colleges such as Bedford, Grantham, Milton Keynes etc. Also larger institutes such as the National Childbirth Trust and the British School of Osteopathy.

Based on student information provided, the geographic representation can be seen as:

Overseas students:	7,429
Channel Isles:	8
EU:	957
Local**:	7,540
Other UK:	6,599

\*\* Local students defined by given Home Postcode - not by location of study.

(Source: University of Bedfordshire 2010)

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### Local Indicator L15: Barriers to Council services for the people protected by the Equality Act 2010

#### Progress:

The council continues to implement a programme of Equality Analysis of Planning, Strategic Transport and Housing Services. The specific services which have been assessed are:

- Pre-application Advice
- Reception Desk Services
- The 'Right to Speak' at Planning Committee
- Access Improvement Grants
- Neighbourhood notification procedures
- Allocations and Designations Plan

A continuous survey of service users gives the opportunity to state whether they feel disadvantaged in relation to any equality issues. Results have not revealed any difficulties faced by protected community groups.

(Source: Bedford Borough Council)

### Local Indicator L16: 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	A Strategy for Bedford High Street SPD was adopted in July 2010 following consultation and as part of the Townscape Heritage Initiative bid by the council to improve the High Street. The SPD was adopted in accordance with the SCI.
More pre-application discussions	Pre-application discussions with 'enquiries' planning officer increasing	b) Number of pre-application discussions with 'enquiries' planning officer	Phone enquiries 2645 (2641 in 2009/10, an increase of 4) Desk enquiries 812 (920 in 2009/10, a decrease of 108) Written preapp enquiries 173

## SOCIAL AND COMMUNITY

Aim	Target	Indicator	Progress
Effective consultation in relation to planning documents	Questionnaire to random respondents regarding effectiveness of the SCI following adoption of a DPD	c) % of people happy with consultation on a DPD following adoption of that DPD	<p>During the monitoring period, consultation occurred on a draft Allocations and Designations Plan. Over 4000 responses were received. These responses were considered and where appropriate, the Plan amended. A consultation on the Plan for Submission version of the Plan is scheduled in the next monitoring period. Planning workshops were held to provide information to local councils and Members on the progress of the Allocations and Designations Plan in May 2010. A survey of attendees after demonstrated that when asked the question 'Overall, how would you rate the workshop?' 72% (mean average) responded with '4' or '5' (where 5 is highest and 1 is lowest).</p> <p>Additional workshops were held in September 2010 to provide more general Planning information to new councillors and parish councils. When asked 'Overall, how would you rate this workshop?' 79%</p>

## SOCIAL AND COMMUNITY

Aim	Target	Indicator	Progress
			(mean average) responded with '4' or '5' (where 5 is the highest). These figures should be used as guidance.
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 989 preapp enquiries, an increase of 183 on last year – no distinction is made at the preapp stage on if any resulting application will be major or minor
Reaching 'hard to reach' groups	Increase the involvement of hard to reach groups in planning policy consultations	e) % response rates from hard to reach groups	No surveys were undertaken in the monitoring period.
Effective consultation in relation to planning applications	Annual questionnaire to parish councils and random respondents regarding effectiveness of the consultation on planning applications	f) % of people happy with consultation on planning applications	No surveys were completed in the monitoring period.

### Local Indicator L17: 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  A decrease of 487

## SOCIAL AND COMMUNITY

SPD objectives	Associated targets	Indicators	Progress
			<p>Recorded crime rate comparator offences per 1000 population:</p> <p>07/08 = 52  08/09 = 45  09/10 = 46  10/11 = 42</p>
To help ensure that all parties work effectively in partnership at both the strategic and local level	Use of SPD in planning decisions	b) Number of planning permissions in which SPD conditions are used	25 decisions stated policy BE45 in the decision
Every opportunity is taken to create sustainable new communities	Decrease fear of crime in Borough	c) Fear of crime levels	<p>Fear of crime levels – Place Tracker Survey 2009/10 when asked the question ‘How safe or unsafe do you feel when outside in the borough after dark?’ 36.4% of respondents (out of 955) said they felt safe.</p> <p>These results have been weighted. Weighting is a statistical process whereby the responses are aligned with the population according to characteristics. In the case of the place tracker the characteristics are gender, age, ethnicity and number of people living in accommodation.</p> <p>Citizen’s Panel Survey Winter 2009/10  When asked ‘how safe or unsafe do you feel when walking alone in your neighbourhood after dark?’ 65% (out of 557) said they felt very or fairly safe. When asked the same question</p>

## SOCIAL AND COMMUNITY

SPD objectives	Associated targets	Indicators	Progress
			about the town centre 26% (out of 554) said they felt very or fairly safe but 28% said they felt very or fairly unsafe and a further 21% said they did not visit the town centre after dark.

## ENVIRONMENT QUALITY AND OPEN SPACE

**Core 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	Quality	Total
E1	1	1	2

In the monitoring period 2 planning permissions were granted contrary to the advice of the Environment Agency, one against advice on flooding and one on advice against potential contamination of an aquifer near the property. The first was recommended for refusal however permission was granted at Planning Committee and the second was granted on appeal, with the Inspector commenting that conditions attached to the planning permission could control any potential contamination.

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

*Regional Target: To maintain, restore and create habitats by 2010 in accordance with the East of England priority habitat targets set out in Appendix B of the East of England Plan*

*Local Target: Biodiversity Action Plan targets*

The borough does not contain any internationally designated areas and there are no designated sites of regional or sub-regional significance.

There are no Biodiversity Action Plan priorities or targets for the Bedfordshire Claylands in Appendix B of the East of England Plan.

The following is a list of priority habitats that are present in the borough (the list includes national priority habitats and those identified as local priorities by the Bedfordshire and Luton Biodiversity Forum):

Habitats:

- Hedgerows
- Arable field margins
- Floodplain grazing marsh
- Lowland calcareous grassland
- Lowland Meadows
- Lowland wood pasture and parkland
- Reedbeds
- Woodland
- Wet woodland
- Ponds
- Traditional Orchards
- Lowland dry acid grassland
- Lowland heathland

The borough does contain several Sites of Special Scientific Interest (SSSI).

SSSI:

- Biddenham Pit (0.43ha)
- Felmersham Gravel Pits (21.52ha)
- Hanger Wood (23.94ha)
- Odell Great Wood (85.95ha)
- Swineshead Wood (21.86ha)
- Stevington Marsh (7.62ha)
- Tilwick Meadow (2.57ha)
- Yelden Meadows (2.84ha)

TOTAL – 166.73ha

The following Local Nature Reserves are of local significance and are statutorily protected.

Local Nature Reserves:

- Bromham Lake (10.86ha)
- Brickhill Allotments/Park Wood (5.2ha)
- Browns Wood (6.04ha)
- Fenlake Meadows (19.14ha)
- Harrold-Odell Country Park (59.38ha)
- Hill Rise (0.84ha)
- Mowsbury Hill (2.76ha)
- Putnoe Wood (10.34ha)

TOTAL – 114.56ha

(Source: Bedford Borough Council, [www.bedsbionet.org.uk](http://www.bedsbionet.org.uk))

The borough also contains county wildlife sites (CWS), these are listed below. These sites are of local importance and are not statutorily protected.

- |   |                                  |
|---|----------------------------------|
| Astey Wood (8.82ha)                     | Manor Wood (4.77ha)              |
| Austin Cannons Meadow (6.74ha)          | Melchbourne Park (28.60ha)       |
| Barwick Wood (6.14ha)                   | Melchbourne Woods (67.93)        |
| Biddenham Pit (also SSSI) (0.42ha)      | Mill Rise, Turvey (4.77ha)       |
| Birchfield Farm Meadows (2.70ha)        | Milton Ernest Pits (2.98ha)      |
| Bolnhurst Churchyard (0.57ha)           | Molliver's Wood (2.84ha)         |
| Bowels Wood (8.43ha)                    | Mowsbury Hill (2.76ha)           |
| Bromham Lake (also LNR) (10.82ha)       | New Wood (7.32ha)                |
| Bromham Park (4.45ha)                   | Newton Gorse (6.21ha)            |
| Bromham Water Meadows (35.49ha)         | Newton Gorse Green Lane (3.58ha) |
| Brownage and Louse Acre Woods (19.51ha) | Newton Park Grassland (4.04ha)   |
| Brown's Wood (also LNR) (6.03ha)        | Northwood Lane Meadows (2.05ha)  |
| Bushmead Big Wood (29.17ha)             | Nun Wood (17.90ha)               |
| Bushmead (13.13ha)                      | Odell Great Wood (106.99ha)      |
| Bushmead Meadows (4.42ha)               | Palaceyard Wood (8.71ha)         |
| Carltonhall Wood (1.12ha)               | Park Wood (67.19ha)              |
|   | Pavenham Meadow (2.24ha)         |



## ENVIRONMENT QUALITY AND OPEN SPACE

Castle Dairy Farm Meadows (3.18ha)	Penn and Worley's Woods (51.63ha)
Chapel End Meadows, Wilstead (1.72ha)	Pippin Wood (4.74ha)
Chellington Hill Farm (1.99ha)	Priory Country Park (66.16ha)
Claphampark Wood (12.59ha)	Priory Park Railway (12.34ha)
Cleat Hill (0.52ha)	Putnoe Wood (10.31ha)
Cockle Spinney (2.50ha)	Radwell Pits (113.57ha)
Colworth Thicket (17.30ha)	Ransom's Wood (2.11ha)
Cople Pits (8.22ha)	Round Wood, Sharnbrook (10.85ha)
Dungee Wood and Odell Plantation (39.26ha)	Salem Thrift (7.53ha)
Elstow Pit (31.99ha)	Sandye Lane (5.68ha)
Exeter Wood (49.67ha)	Sharnbrook Castle Close (8.52ha)
Felmersham Gravel Pits (also SSSI) (21.57ha)	Sharnbrook Summit (19.19ha)
Felmersham Marshy Meadow (2.05ha)	Spanoak Wood and Tilbrook Bushes (17.45ha)
Fenlake Meadows (also LNR) (21.31ha)	Spencer's Wood (3.97ha)
Forty Acre Woods (27.77ha)	St. John's Station (2.24ha)
Forty Foot Lane (West) (2.24ha)	St. Macute's Wood (7.76ha)
Forty Foot Lane (4.55ha)	Stevington Marsh (10.48ha)
Foster Hill Road Cemetery (14.62ha)	Stevington Meadow (4.18ha)
Francroft Wood (10.91ha)	Swineshead Wood (34.42ha)
Freer's Wood (3.85ha)	Temple Wood (9.82ha)
Galsey Wood (49.22ha)	Templegrove Spinney (1.72ha)
Great and Little Early Groves (15.65ha)	The Slipe (5.37ha)
Great and Little Woods, Ravensden (13.26ha)	Thurleigh Cutting (6.25ha)
Great Barford House Grassland (1.89ha)	Tilwick Meadow (also SSSI) (2.55ha)
Great Hayes Wood (42.59ha)	Tilwick Wood (4.36ha)
Great Oaks Wood (16.70ha)	Turvey – Bromham Disused Railway (18.71ha)
Halsey Wood (29.70ha)	Twin Wood (13.92ha)
Hanger Wood and Oxleys (27.27ha)	West Wood (82.70ha)
Harrold Country Park (58.53ha)	Wilden Road Verges (3.33ha)
Harrold Lake (13.38ha)	Willington Moat (5.10ha)
High Farm Meadow (2.22ha)	Wilstead Meadows (6.12ha)
Hinwick Roman Road (5.73ha)	Wilstead Wood (67.23ha)
Hobbs-Green Wood (1.70ha)	Wootton Wood (50.43ha)
Holywell March (0.56ha)	Wyboston Pits (104.18ha)
Honeydon Road Verge (1.02ha)	Wymington Meadow (1.48ha)
Hook and Home Woods (4.39ha)	Yarl's Wood (7.19ha)
Hooked Lane Meadows (1.12ha)	Yelden Field (4.94ha)
How Wood (2.23ha)	Yelden Meadows (2.83ha)
Judge's Spinney (1.82ha)	Yelow Lane (6.84ha)
Kangaroo Meadow (0.49ha)	Begwary Brook Pits (also in Central Bedfordshire) (15.80ha)
	Coronation Pit (also in Central Bedfordshire) (96.59ha)
	Great Barford Gravel Pits (also in Central Bedfordshire) (12.81ha)
	Keyse's Spinney (also in Central Bedfordshire)

## ENVIRONMENT QUALITY AND OPEN SPACE

Kempston Hardwick Pit (86.58ha)	Bedfordshire) (6.06ha)
Kempston West End (0.46ha)	Old Warden Disused Railway (also in
Kempston Wood (16.31ha)	Central Bedfordshire) (28.06ha)
Keysoepark Wood (13.61ha)	River Great Ouse (also in Central
Knapwell Bank (2.2ha)	Bedfordshire) (208.34ha)
Lady Wood (9.49)	Rookery Clay Pit (also in Central
Lambert's Spinney (2.11)	Bedfordshire) (153.12ha)
Little Barford (29.39)	Sheerhatch Wood (also in Central
Little Catsey Wood (4.62ha)	Bedfordshire) (71.05ha)
Local Geological Sites are designated at:	
Bromham Bridge (0.15ha)	
Quest Pit (also in Central Bedfordshire) (8.6ha, 91.45 total)	

	Loss	Addition	Total
E2	0	0	0

- 5.8 NI197 states that as of March 2010, positive conservation management by the Wildlife Trust is being achieved on 70 out of 122 County Wildlife Sites (excluding SSSIs, LNRs and sites mostly in Central Bedfordshire), which equates to 57.4%. This is an increase of 7 sites on 2010. (Source: Wildlife Trust BCNP)
- 5.9 Harrold-Odell Country Park was designated as a Local Nature Reserve in the previous monitoring period, increasing the total to 114.58ha.

**Core Indicator E3: Renewable Energy Generation for**

- (i) renewable energy developments/installations granted permission**
- (ii) completed renewable energy developments/installations**

*National Target: Generate 10% of UK electricity from renewable energy sources by 2010, 20% by 2020*

*Regional Target: Installed capacity for renewable energy by 2010 at least 820MW, by 2020 at least 1620 MW*

*Regional Target: 14% electricity from renewable energy sources by 2010*

*Local Target: By 2010 in Bedfordshire Wind 64 GWh, Biomass 200 GWh, Landfill 303 GWh and PV 7.7 GWh*

Installed capacity (in MW - amount of renewable energy generation the development/installation is capable of producing)

E3	Wind onshore	Solar photovoltaics	hydro	biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	-	-	-	-	-	-	-	-	-	-
Completed installed capacity in MW	-	-	-	-	-	-	-	-	-	-

5.10 Indicator E3 does not include renewable energy installations that were not the subject of a planning application, either because they were permitted development or they were required as a condition of planning permission. Neither is it totally comprehensive because many applications provide no information regarding manufacturer or capacity. As such, no meaningful data is available for this indicator.

**Local Indicator L18: Percentage of land in nationally important wildlife sites (Sites of Special Scientific Interest) which are in favourable condition**

*National Target: Bringing into favourable or recovering condition by 2010 95% of all nationally important wildlife sites*

Progress:

Land designated SSSI – 166.73 hectares

SSSI in:

Favourable condition – 49.07ha (29.43%)

Recovering – 115.09ha (69.03%)

Unfavourable – 2.57ha (1.54%)

Of the land in unfavourable condition, 115.09 hectares are recovering. This is greater than the last reporting year. Only 2.57ha are in a declining condition (on one site at Tilwick Meadow).

Management operations have been undertaken at Odell Great Wood and Stevington Marsh, which were in declining condition last year, in order to address the ecological issues at these SSSI. Following this, Natural England records that 98.5% of SSSI area has been brought into target condition as set by the Government's Public Service Agreement.

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% recovering
Stevington Marsh	Neutral grassland-lowland	4.68 + 2.94	100% recovering
Swineshead Wood	Broadleaved, mixed and yew woodland-lowland	9.01 + 12.85	100% favourable
Tilwick Meadow	Neutral grassland-lowland	2.57	100% unfavourable declining
Yelden Meadows	Neutral grassland-lowland	2.84	100% favourable

(Source: Natural England July 2011, Natural England website [www.naturalengland.org.uk](http://www.naturalengland.org.uk))

### **Local Indicator L19: 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:

Winter 2010/11 proved to be one of the most disrupted planting seasons in the last decade, with adverse weather conditions preventing any planting during November, December and early January, effectively consuming over 50% of the available planting season. However, much was still achieved in the concentrated timescale going beyond what was achieved in the last monitoring period. In the monitoring period (2010/11) a further 13ha of new community woodland was planted at Shocott Spring, Eastcotts, this being the final phase of this overall 52ha woodland creation project between the communities of Shortstown and Cotton End. A total of over 20,000 native trees and shrubs were planted, of which around 5,000 were planted through a series of public, school and corporate events involving around 400 people. An additional area of 6.5ha 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. A total of 10,500 native trees and shrubs were planted, with some 5,000 planted through public and corporate events involving around 300 people. When combined with the Shocott Spring planting scheme, this brings the total area of woodland delivered within the monitoring period 2009/10 to 19.5 hectares, actively involving around 700 people.

(Source: Forest of Marston Vale)

### **Local Indicator L20: Securing local standards for open space provision**

*National Target: Local Authorities must set robust local space standards*

Progress:

The Bedford Open Space Study (PPG17 Study) has been published to support the Allocations and Designations DPD. The draft DPD was out for consultation in May-July 2010 and includes local open space standards. The implementation of local standards will be monitored by assessing planning permissions granted.

Further review work has been done on the council's Greenspace Strategy and the final 2011 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)

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**Local Indicator L21: Amount and % of total open space managed to green flag award standards**

*Regional Target: To maintain and increase the region's network of green infrastructure*

Progress:

The total area of publicly accessible open space is 844ha.

Informal Green Space 145 ha

Natural Green Space 507 ha

Parks and Gardens 166 ha

Recreation Grounds 26 ha

The total area of eligible space owned by the Borough Council is 572 hectares. Priory Country Park (100ha), Harrold Odell Country Park (59ha), Bedford Park (25ha) and Addison Howard Park (13.5 ha) have been given Green Flag awards.

Of the borough council owned eligible space (572ha), approximately 34.5% of public greenspace has a Green Flag award. This has not changed since last year.

(Source: Bedford Borough Council)

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**Local Indicator L22: 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 NO<sub>2</sub> and SO<sub>2</sub> 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 (NO<sub>2</sub>) was declared in Bedford town's centre on 6<sup>th</sup> November 2009.

The new AQMA 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 (SO<sub>2</sub>) following the closure of Stewartby brickworks in February 2008 and AQMA 4 for NO<sub>2</sub> 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 is in the process of being produced and the plan will go through a series of consultation with the FA before being agreed at committee by Members and submitted to Defra. It is hoped the revised Action Plan will link closely with 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 NO<sub>2</sub> within the town centre. This data is used to inform modelling and future work carried out within the borough.

In April 2010 the council fulfilled its part in the Local Air Quality Management Process (LAQM) by submitting an Air Quality and Action Plan Progress Report to Defra. The report confirmed that the Government's air quality mean objective for NO<sub>2</sub> was widely exceeded within the town centre AQMA and therefore the council will continue to maintain AQMA 5. No other area out of the AQMA was found to exceed Government objectives and therefore the council will produce an Updating and Screening Assessment in 2012 at the 5<sup>th</sup> round of review and assessment. Another progress report will be due in April 2011.

(Source: Bedford Borough Council)

### **Local Indicator L23: 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*

*Local Target: Recycle, reuse or compost 40% of waste generated 09/10*

Progress:

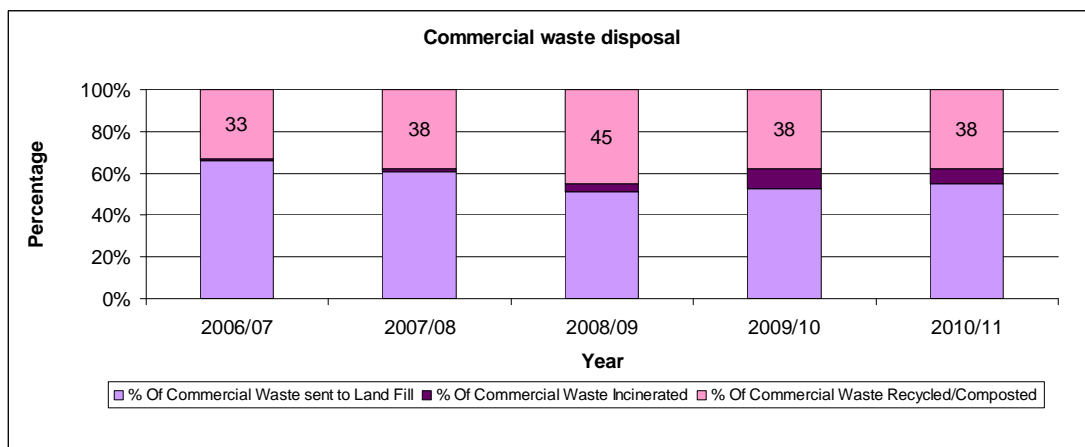
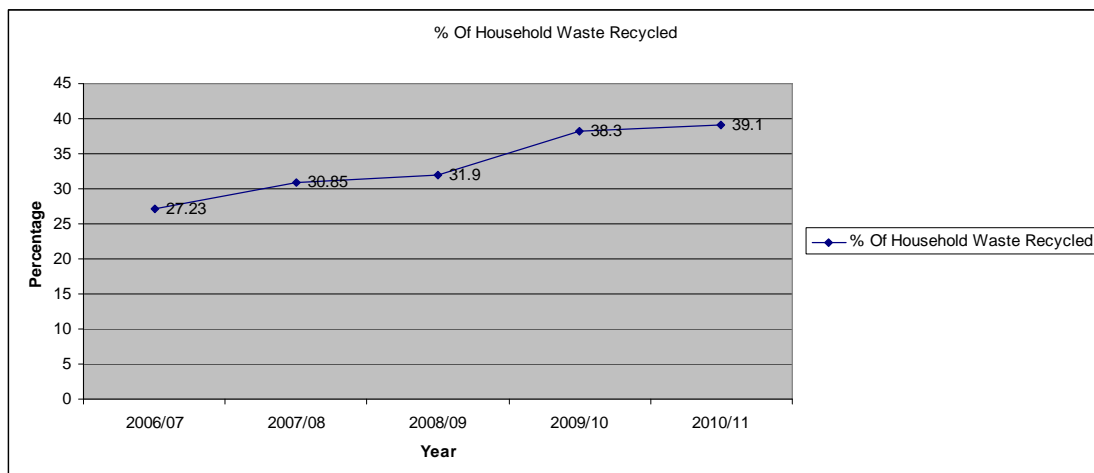
2010/11

Household Waste

Total waste 74,353t (29,060t for recycling, composting, reuse = 39.1% waste)

Commercial and Municipal Waste – Bedford Borough Council – municipal waste arisings = 82,770t (45,285t land filled, 5,654t incineration with Energy from Waste, 31,707 recycled/composted)

## ENVIRONMENT QUALITY AND OPEN SPACE



The introduction of recycling facilities to flats is now mostly complete and the council is working on a similar scheme for Houses of Multiple Occupation. The refurbishment of the council's bring-site facilities has progressed with over 200 1100 litre bring bank bins now refurbished; the council is now commencing work on renewing its glass skips. Last year's performance indicates that the council may have reached the performance 'ceiling' of the current opt-in recycling collection schemes. The Waste Services Team is now therefore looking at the options available to the council to amend the scheme to encourage greater participation and help reduce the amount of waste produced at source. Work is also progressing on identifying potential long term solutions to divert the residual element of our waste stream away from costly landfill.

(Sources: Bedford Borough Council, DEFRA Municipal Waste Management Statistics 2010/11)



**Local Indicator L24: Listed buildings at risk**

## Progress:

2011	1 entry on the national at risk register (Cardington Air Shed No. 1 grade II*) 36 entries on the local at risk register
2010	1 entry on the national at risk register (Cardington Air Shed No. 1 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 Air Shed No. 1 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. The number of buildings on the local at risk register has been reduced from 39 to 36.

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

Site	Grade
<b>BEDFORD</b>	
Bedford Hospital (Main South Block) Kimbolton Road	II
Buildings Occupied By County Architect's Department Saint Paul's Square	II
Sketchley Dye Works 80a High Street	II
<b>BOLNHURST AND KEYSOE</b>	
Buryfields Farmhouse	II
<b>BROMHAM</b>	
School House Bromham Hall	II
<b>CARDINGTON</b>	
Cardington Number 1 Shed At Raf Cardington High Road	II*
<b>CARLTON AND CHELLINGTON</b>	
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
<b>KEMPSTON</b>	
Threeways Farmhouse West End Road	II
<b>KEMPSTON RURAL</b>	
Meadow Farmhouse West End Road	II
<b>KNOTTING AND SOULDROP</b>	
Barns At Strawberry Hill Farm	II

## HERITAGE AND BUILT ENVIRONMENT

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

(Source: Bedford Borough Council)

### Local Indicator L25: 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	11 planning applications decided where policy BE16 of the Borough Local Plan was used, 10 approved and 1 refused  The SPD was referred to in 9 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	4 applications were received in the monitoring period regarding the alteration of shopfronts in the town centre conservation area on newer buildings where the Shopfronts and Advertisements in Conservations Areas SPD was referred to
New advertisements should respect the character and style of the building and the area in question, in terms of design, materials and location.	Improve advertisements in terms of respecting local character, design, materials and location	c) Standard of new advertisements	28 planning advertisement applications decided where SPD is used, 22 approved, 4 refused and 2 split decisions, with approval granted to parts of the application deemed

## HERITAGE AND BUILT ENVIRONMENT

SPD objectives	Associated targets	Indicators	Progress
			appropriate and refusal recommended for those parts deemed not appropriate.

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**Local Indicator L26: On sites of over 10 dwellings, those granted planning permission in the monitoring period, which meet car parking standards**

*Local Target: Car parking density of up to 70 car spaces per hectare in residential developments*

Progress:

PPS3 states that planning authorities should 'develop residential parking policies'. In addition the Manual for Streets, published in 2007, contains national guidance on the efficiency of different types of parking arrangements. Manual for Streets 2 was published during the monitoring period, which explains how the principles in Manual for Streets can be applied more widely. The document does not provide a guideline figure of parking spaces per dwelling, a method previously used in PPG3.

The table below shows planning permissions granted in the monitoring period. The table shows that in the monitoring period parking provision was 1.615 per dwelling, compared with 1.29 from last year. With visitor spaces taken into account, the parking provision was slightly higher at 1.79 compared with 1.49 from last year.

Local Plan saved Policy BE35 states that car parking in new residential development should be at a density of up to 70 car spaces per hectare. The table below shows that a total density of 86.73 spaces per hectare was achieved (this figure includes visitor spaces). This target pre-dates the publication of the national guidance on housing densities and the Manual for Streets (which does not include a target). It is anticipated that new parking standards will replace the target in policy BE35 in due course.

(Source: Bedford Borough Council)

New Planning Permissions 2010/11		Site Area (ha)	Gross dwellings	Car spaces for gross dwgs	Spaces per dwelling	Visitor spaces	Total spaces for whole site (inc. visitor spaces)	Spaces per dwelling for whole site (inc. visitor spaces)	Spaces per hectare
Bedford Urban Area Sites									
10/02453/MAR	St Bede's School, Bromham	0.98	104	0	0.00	41	41	0.39	41.84
09/00816/MAF	Land north of Harrier Way	0.41	19	37	1.95	4	41	2.16	100.00

## TRANSPORT AND TRAFFIC

10/01465/MAR	Off Cemetery Road H12	1.11	49	99	2.02	2	101	2.06	90.99
10/01968/MAR	Off Cemetery Road H24	2.97	145	258	1.78	6	264	1.82	88.89
10/02313/REM	Land off Romsey Way	0.74	28	48	1.71	8	56	2.00	75.68
10/00947/MAR	Off Greenkeeper's Road (H5ii) (CP8)	1.96	67	164	2.45	5	169	2.52	86.22
10/02711/MAR	Off Greenkeeper's Road (H2 & H4) (CP8)	1.76	72	144	2.00	24	168	2.33	95.45
10/01916/MAR	Wixams Village One F1a/F2a	2.01	104	185	1.78	7	192	1.85	95.52
10/00742/MAR	Land of Field's Road North	0.87	34	67	1.97	1712	79	2.32	90.80
TOTALS		12.81	622	1002			1111		
Total site spaces per hectare (1111 ÷ 12.81) 86.73 spaces per hectare				Total spaces per dwelling (1111 ÷ 622) 1.79 spaces per dwelling					
Spaces per dwelling (1002 ÷ 622) 1.61 spaces per dwelling									

### Local Indicator L27: Level of proposed transport infrastructure set out in the RSS and LTP2 that has been achieved

*Regional Target: Deliver the transport investment priorities identified as currently programmed in the current programme by the programme date and the Regional Investment Strategy*

*Regional Target: To direct priorities for improvement in the inter-urban transport to, inter alia, facilitate access to London*

Proposals in RSS:

Scheme		Funding	Target Date	Achievement at 31/03/2011
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	Work on extending platform lengths commenced as part of Thameslink program Dec

## TRANSPORT AND TRAFFIC

				2010
4	Elstow (Wixams) new station	Developer Funded (some public sector funding)	End 2013/14	Application submitted December 2010

## Programmed Schemes in Local Transport Plan 2006/07 – 2010/11:

Scheme		Project Lead	Target Date	Achievement at 31/03/2011
1	A421 Improvements Bedford to M1	Highways Agency	Finish 2010/11	See RSS achievement above (2) Opened Dec 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	See RSS achievement above (1) Completed and Opened Dec 2009
4	Bedford Western Bypass A428-A6	Some public sector funding	Planning application submitted  Planning application for the development site submitted	<i>Existing resolution to grant planning permission subject to signing S106 agreement but detailed redesign now underway (autumn 2011).</i>
5	East-West Rail Oxford/Aylesbury to Bedford	East West Rail Consortium	East West Rail Consortium scheme under consideration.	Consultants reported on operating and business case for the western section. <i>Government investment in a rail link between Bedford and Oxford was announced in the Autumn Budget</i>

## TRANSPORT AND TRAFFIC

				<i>Statement 2011</i>
6	Wixams Station	Developer Led (some public sector funding)	Under consideration to 2013/14	See RSS achievements above. Planning application submitted Spring 2011. Construction likely to start 2014
7	Bedford Town Centre Improvements including River Bridge	Bedford Borough Council	Under consideration to 2014/15 (now 2021)	Transportation Study to be commissioned to support possible major transport scheme bid (LTP3)
8	Bedford Midland Road Rail Station Improvements	Developer Led (some public sector funding)	Under consideration to 2017/18	See RSS achievements above (3)
9	Park and Ride (Biddenham/Great Denham and Clapham)	Bedford Borough Council	N/A	Site at Clapham Rd considered as part of planning application for H8 (see above) Great Denham Section 106 signed

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

### Local Indicator L28: % 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:

69% of households in the urban area are within 400 metres walking distance of a bus service with a quarter-hourly bus service. This is a percentage decrease of 17% from the previous year.



(Source: Bedford Borough Council)

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**Local Indicator L29: 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:

70% 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)

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**Local Indicator L30: 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:

98% of the new dwellings were within 30 minutes public transport time of a GP surgery

93% of the new dwellings were within 30 minutes public transport time of a hospital

98% of the new dwellings were within 30 minutes public transport time of a lower school

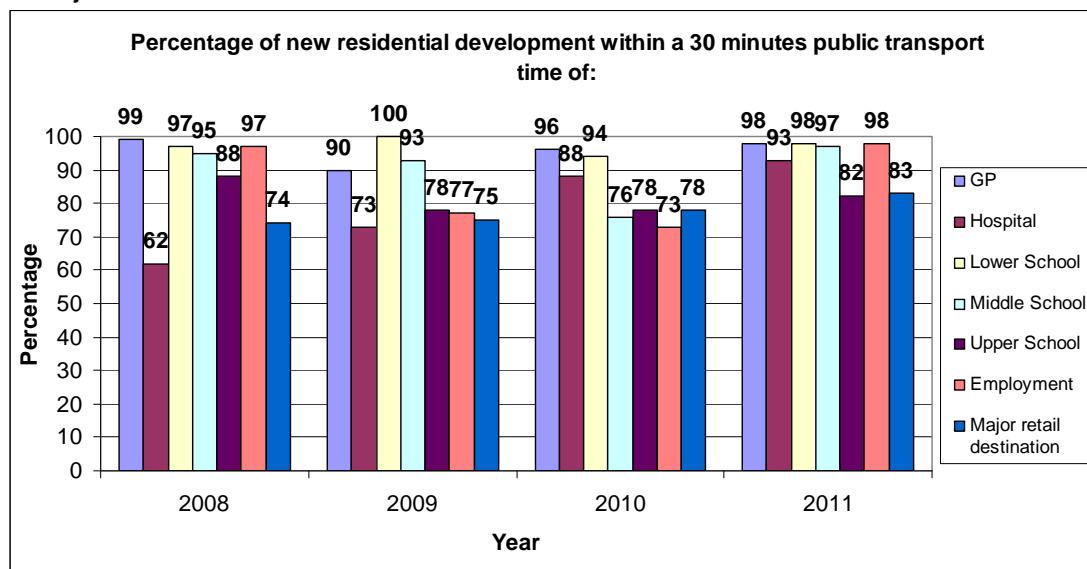
97% of the new dwellings were within 30 minutes public transport time of a middle school

## TRANSPORT AND TRAFFIC

82% of the new dwellings were within 30 minutes public transport time of an upper school

98% of the new dwellings were within 30 minutes public transport time of an area of employment

83% of the development sites were within 30 minutes public transport time of a major retail destination



(Sources: Bedford Borough Council)

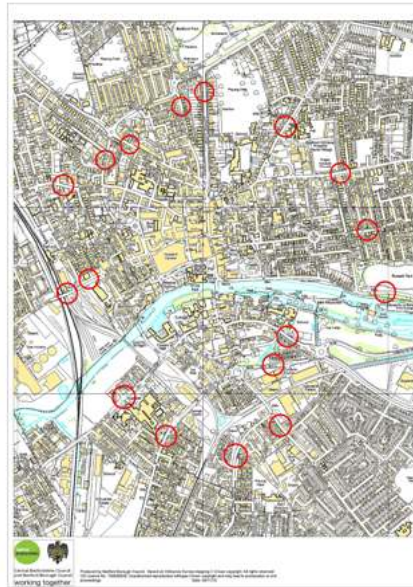
Data for the above indicator was taken from a report compiled by Bedford Borough Council using the following sources:

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 ( <a href="http://www.nhs.uk">www.nhs.uk</a> ) 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 Sustainable School Travel Team
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

**Local Indicator L31: Traffic levels in the town centre**

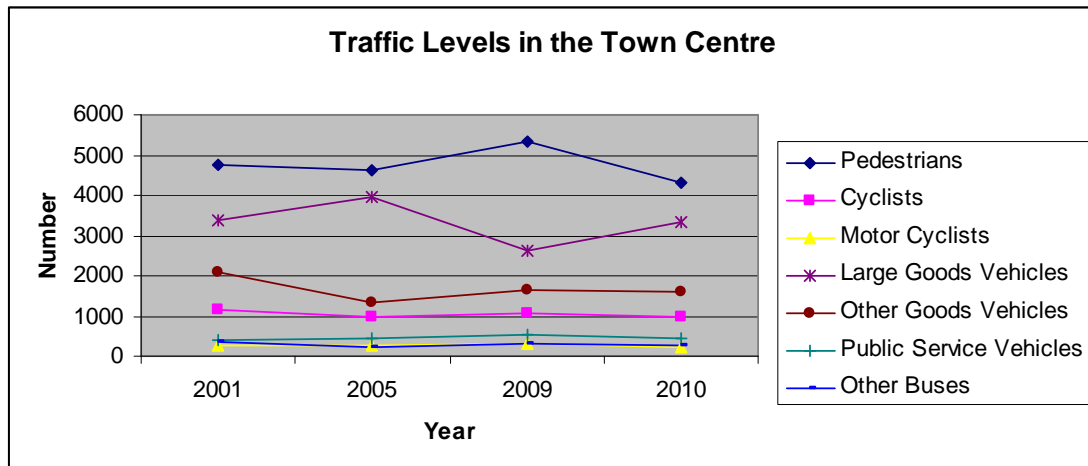
*Regional Target: To increase the number and proportion of journeys made by public transport and walking, cycling and other non-motorised transport*

Progress:



Categories	2001	2005	2009	2010
Pedestrians	4772	4606	5325	4299
Cyclists	1157	989	1066	961
Motor Cyclists	287	249	319	216
ALL CARS	31666	32626	31929	29777
Large Goods Vehicles	3379	3966	2609	3323
Other Goods Vehicles	2096	1324	1662	1595
Public Service Vehicles	394	460	532	433
Other Buses	360	227	321	264
TOTAL (incl. Pedestrians)	44111	44447	43763	40868

## TRANSPORT AND TRAFFIC



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. The drop in total traffic on last year was reflected nationwide.

(Source: Bedford Borough Council)

### Local Indicator L32: Footfall levels in the town centre

Target: N/A

Progress:

Average footfall per week:

2009/10 – 174,500

2008/09 – 174,000

From February 2008, electronic counters were introduced.

February – March 2008 – 173,000

April 2007 – Jan 2008 – 119,000

2006/07 – 119,000 (attributed to the opening of Primark store)

2005/06 – 117,000

The footfall levels in 2009/10 demonstrated a slight rise from the previous monitoring period. Information for 2010/11 is unavailable.

(Source: Bedford Town Centre Company)

**Local Indicator L33: Completion/enhancement of cycle routes in the Borough****Schemes for construction 2010/11**

Raised crossing points on Williamson - now complete

Goldington Rd – A scheme to convert the southern footway to shared use from Polhill Ave along to the Toucan crossing outside Tesco's – due to be implemented Mar/Apr – now complete

Goldington Rd – additional section outside public house to ensure cycles and peds no longer need to travel between cars and the hedge – now complete.

Dame Alice Street Contra flow cycle lane and additional facilities – contribution to larger scheme. Will be complete by March end 2012.

Biddenham Turn – scheme to develop cycling facilities at the junction with Bromham Rd – Complete

Marsh Leys – completion of cycle track through lay-by and alone de-trunked A421.

Section of Green Wheel completed between Norse Rd Cemetery and St Neots St

Widening of riverside path from Honey Hill Rd west along the north side of the river bank.

(Source: Bedfordshire Highways, Bedford Borough Council)

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**Local Indicator L34: Mode of transport to work**

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

*Local Target: 15% increase in bus patronage on local buses*

Progress:

In 2001, the main mode of transport to work was by car (60%). A total of 4.39% of people chose to travel to work by bus, minibus or coach. 4.57% of people travelled by bicycle. This information represents a baseline situation against which future levels of bus and car usage can be monitored.

(Source: Census 2001 – this remains the most up to date information available)

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**Local Indicator L35: Junction improvements completed in town centre area**

*Aim: To improve access to the town centre through the provision of new public transport interchanges, new highway infrastructure, public transport priority, when feasible, the use of park and ride facilities for pedestrians, cyclists, taxis and private hire vehicles. Where and when highway capacity can be increased, priority should be given to modes other than private cars.*

*Target: To help mitigate any effect of increased demand on the road network following development of the town centre*

Progress:

No junction improvements have been completed in the monitoring period.

(Source: Bedford Borough Council)

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**Local Indicator L36: Number of river crossings delivered**

*Aim: As above*

*Target: To reduce town centre congestion and improve accessibility to the town centre.*

Progress:

No river crossings were delivered in the monitoring period

(Source: Bedford Borough Council)

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**Local Indicator L37: Park & Ride facilities operational**

*Aim: As above*

*Target: To provide further Park & Ride facilities to reduce town centre traffic congestion and encourage greater use of public transport. To contribute to greener/ more sustainable methods of transport.*

Progress:

Elstow Park and Ride service has been operational since November 2005.

The emerging Allocations and Designations Plan continues to make reference to the provision of Park and Ride facilities in the borough. 2 potential Park and Ride sites have been identified on the maps accompanying the Allocations and Designations Plan

(Source: Bedford Borough Council)

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**Local Indicator L38: Land North of Bromham Road**

SPD objective	Site-specific associated targets	Site-specific Indicators	Progress
Local identity and character	Whether design guide standards have been met by the approved Reserved Matters application	a) % of design guide standards met by Reserved Matters approved application	The Section 106 agreement has not yet been signed on the outline planning application and thus a reserved matters application has not been permitted.
Achieving a mixed and balanced community	Achieve PPG3 density requirements Achieve 1200-1290 dwellings 30% affordable housing	b) Density achieved on site c) Number of dwellings achieved Affordable housing achieved	
Priority to pedestrians, cyclists and public transport	Encourage use of renewable energy	d) Renewable energy projects on site	No monitoring can thus be undertaken for the period 2010/11.
Protecting and enhancing the natural environment	Increase open space available to the public Contribute to BAP targets	e) Open space achieved on site	
		f) Impacts on BAP habitats and species on site	
Ensuring energy efficiency	Achieve BREEAM/Ecohome standard	g) Number of dwellings that achieve BREEAM/Ecohome standard	
Community safety	Contribute to lowering crime levels (2004/05 105.0)	h) Number of recorded crimes per 1000 population	
Environmental standards	Achieve BREEAM/Ecohome standard	i) Number of homes on site built to BREEAM/Ecohome standard	
Privacy	Whether privacy standards have been met by the approved Reserved Matters application	j) % of privacy standards met by Reserved Matters approved application	

**Local Indicator L39: 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)	37.5 dwellings per hectare on reserved matters application approvals	47.5 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 in the form of solar, photovoltaics and air source heat pumps in line with the Design Code.	At least 10% of market dwellings will have renewable energy schemes in the form of solar, photovoltaics and air source heat pumps in line with the Design Code
	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 vernacular.	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 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	No meaningful data may be recorded for this indicator until the site



## MAJOR PROJECTS

		has been developed further	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 139 dwellings. All reserved matter applications to date are Code compliant in terms of design layout and detail vernacular	3 new reserved matters applications for 194 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	Development not yet carried out. Country Park will be developed when occupation levels reach 700 (currently approx 317)	No development completed in monitoring period. Pilgrim Park will be developed when occupation levels reach 700 (currently approx 80)
To create or enhance spaces, places and buildings that wear, look and work well	Survey of residents'/users' opinions of places and buildings	No surveys yet commissioned	No surveys yet commissioned
To make settlements more 'human' in scale and form	Survey of residents'/users' opinions of places and buildings	No surveys yet commissioned	No surveys yet commissioned
To value, enhance and protect the diversity and local distinctiveness of the Borough	Number of Reserved Matters Applications approved	2 new reserved matters for a total of 139 dwellings	3 new reserved matters applications for 194 dwellings
	Awards/commendations in architectural/planning/design competitions	N/A	N/A

## MAJOR PROJECTS

	(West of Kempston only)		
To strengthen the local community and cultural identity	Use made of culture, leisure and recreation facilities	Facilities not yet developed	Facilities not yet developed
To consider the social and community impacts of our decisions	Number of complaints from existing residents	Data unavailable	Data unavailable
To reduce crime or the fear of crime	Number of recorded crimes per 1000 population	2009/10 – 42 per 1000 population (borough wide)	2009/10 – 42 per 1000 population (borough wide)
To make opportunities for culture, leisure and recreation readily available to all	Use made of culture, leisure and recreation facilities	Facilities not yet developed	Facilities not yet developed
To ensure that everyone has access to a good quality affordable home that meets their needs	Number of new dwellings built on site	150	43
	Number of affordable homes built as a proportion of all new dwellings	65 (43% of new dwellings)	19 (44% of new dwellings)
To create a vibrant local economy	Number of jobs created by the development	No employment floorspace is proposed as part of this development	Development will include 2ha of employment land which has not yet been implemented

### Local Indicator L40: 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 10/11

Highways and Public Transport - £323,451  
 Green Infrastructure - £225,320  
 Education (inc. photovoltaic project) – £2,178,257  
 Green Infrastructure - £225,320  
 Community - £57,377  
 Staff Fees - £109,533  
**Total - £2,893,938**

(Source: Bedford Borough Council)

### Local Indicator L41: 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:

£50,000 was secured for a improving the public realm in the town centre, particularly Silver Street in the monitoring period.

(Source: Bedford Borough Council)

### Local Indicator L42: S106 money spent during monitoring period

Contribution type	Money spent	Project used towards
<b>Education</b>		
	£2,081,524	Phase 2 Wixams village 1 lower school
	£27,105	Design fees – Great

## INFRASTRUCTURE

		Denham primary school
	£50,000	Design fees – Shortstown primary school
	<b>£2,158,629</b>	
<b>Transport /misc.</b>		
Public transport	£69,961	Bus service support, new service Norse Rd
Public transport	£120,460	New bus service, to serve Woodlands Park
Public transport	£10,227	Bus service support, Wixams
Public Transport	£126,700	Bus shelters, real time information, partially implemented
Traffic management on future bus route	£51,370	Havelock St, land for car park
Bus shelters	£3,260	Oakley bus shelter improvements completion of scheme
Highway safety/safe routes to schools	£1,200	To complete traffic calming scheme and gateways, Great Barford
Traffic calming	£20,672	Traffic calming and gateways, Manor Rd, Kempston Hardwick
Traffic regulation order	£3,500	Parking restrictions, Henley Rd, Bedford
Traffic regulation order	£3,369	Speed limit A600, Shortstown
Traffic monitoring	£3,420	Biddenham/Kempston area and Wixams
	<b>£414,139</b>	
<b>Greenspace</b>		
Sports facilities	£5,000	Sports Pitch Assessment to develop costed priorities
Sport facilities	£16,899	Bedford Tennic Court re-furbishment phase 1
MUGA Cotton End	£48,852	Passed to Eastcotts Parish Council (£31,657+£16,995)
MUGA Goldington Green	£4,103	Preliminary work replacement MUGA
Marston Vale Trust	£5,240	For green gateway scheme and other planting

## INFRASTRUCTURE

	<b>£80,274</b>	
<b>Community</b>		
CCTV	£1,188	Queens Park, CCTV equipment alterations
Health	£10,540	Off site surgery improvements St Johns St, Kempston
	<b>£11,728</b>	
<b>Staff fees</b>		
Staff fees	36,743	Great Denham
Project officer	£63,257	Wixams
	<b>£100,000</b>	
<b>TOTAL SPENT</b>	<b>£2,764,770</b>	

Source: DCM based on Projects, date authorised report

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## LOCAL PLAN INDICATORS

Aim of Local Plan	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"> <li>• Progress has been made in the delivery of transport infrastructure</li> <li>• Housing development and supply is concentrated in the Growth Area</li> <li>• 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.</li> </ul> <p>ACTIONS:</p> <ul style="list-style-type: none"> <li>• <b>Work is underway on updating local car parking standards</b></li> <li>• <b>Consideration continues to be given to the allocation of employment in the Growth Area for qualitative reasons through the Allocations and Designations Plan process.</b></li> </ul>	L26, L27, L1, L8
2: Protect and enhance the existing built and natural environment and the landscape	<ul style="list-style-type: none"> <li>• 29.4% of SSSI sites are in favourable condition with a further 69% recovering</li> <li>• The amount of woodland coverage is increasing with 13 hectares planted at Shocott Spring, Eastcotts. A further 6.15 hectares of new native woodland were planted as part of the ongoing creation of Bedford River Valley Park</li> <li>• The number of local at risk buildings has decreased from 39 to 26. Cardington Air Shed 2 remains the only buildings on the national at risk register.</li> <li>• 39.1% of household waste was recycled, with 38.3% of municipal waste recycled, both consistent with last year</li> </ul>	L18, L19, L23, L24
3: To meet the needs of the Borough's residents	<ul style="list-style-type: none"> <li>• 2 sites were given permission for 100% affordable housing in the monitoring period providing 104 extra care houses and 19</li> </ul>	L2

## LOCAL PLAN INDICATORS

Aim of Local Plan	Conclusion from indicators and proposed actions	Indicators Aim monitored in
	affordable houses	
4: To maintain and enhance the economic and social well-being of the Borough	<ul style="list-style-type: none"> <li>• Self-employment rates have increased by 100 people compared with the same period last year</li> <li>• The number of people employed in the borough in 2008 was nearly 71,000</li> </ul>	L14, L9, L10
5: To protect and enhance Bedford's role within the sub-region	<ul style="list-style-type: none"> <li>• Vacant unit level in the town centre in 2009/10 was 10%. Information is unavailable for 2010/11</li> <li>• Footfall in the town centre remained consistent in 2009/10 with the previous year. Information for 2010/11 is unavailable.</li> <li>• Traffic levels in the town centre have declined, following a national trend</li> </ul>	L13, L30, L31, L32
6: To improve the quality of life for the Borough's residents	<ul style="list-style-type: none"> <li>• An air quality and action plan progress report was submitted to Defra in April 2010 demonstrated an exceedance of NO2 levels in the Air Quality Management Area that covers the town centre</li> <li>• Bedford Open Space Study will support the Allocations and Designations DPD which will include local open space standards</li> </ul>	L20, L21, L22
7: To improve the quality of new development within the Borough	<ul style="list-style-type: none"> <li>• Empty homes have been brought back into use in excess of the local target</li> <li>• The Strategy for Bedford High Street was adopted in the monitoring period.</li> </ul>	L3, L4
8: To improve communications and movement in and out of the Borough	<ul style="list-style-type: none"> <li>• Existing cycle ways have been improved.</li> <li>• 69% of new houses in the Urban Area are within 400m of a quarter hourly bus service and 70% of houses in the Rural area are within a 13 minute walk of an hourly bus service</li> </ul>	L28, L29, L33, L34

## LOCAL PLAN INDICATORS

Aim of Local Plan	Conclusion from indicators and proposed actions	Indicators Aim monitored in
9: To promote equal opportunities	<ul style="list-style-type: none"> <li>• Mobility Housing has been secured and is currently 5.94% of gross completions</li> <li>• The council granted planning permission for 104 mobility units in the monitoring period and 43 were completed</li> <li>• No barriers to planning services have been identified in relation to any disability, ethnicity or gender issues</li> <li>• A programme of comprehensive Equality Impact Assessments has continued to be implemented for the planning service.</li> </ul>	L5, L6, L15



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

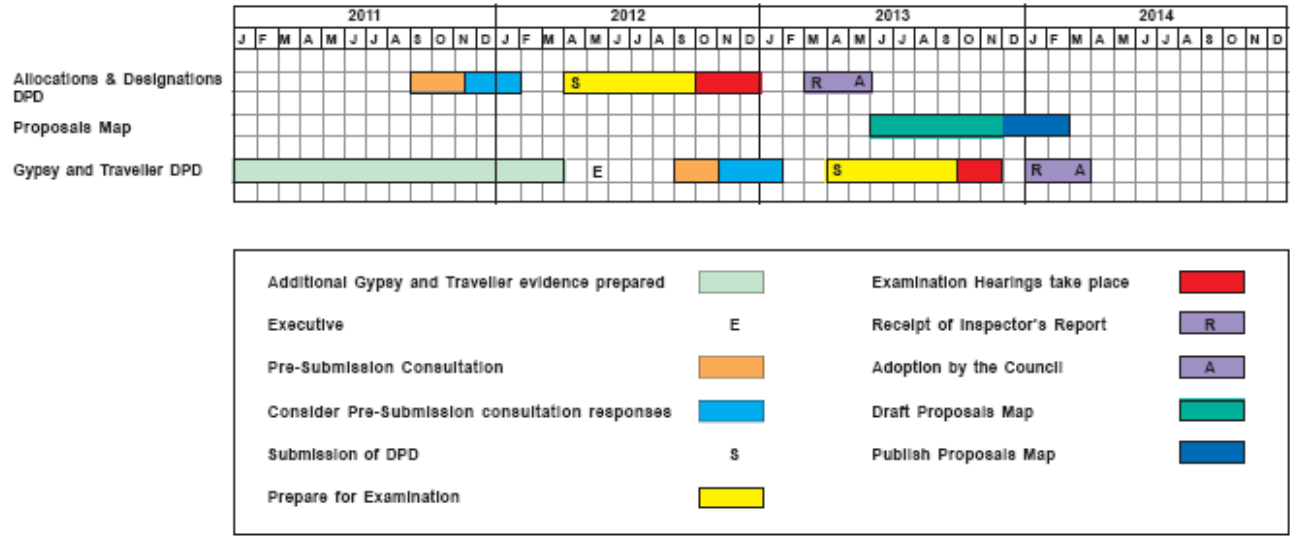
## GLOSSARY

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
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.
PPS3	National planning policy on housing.
PPG13	National planning policy on transport.
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.

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).

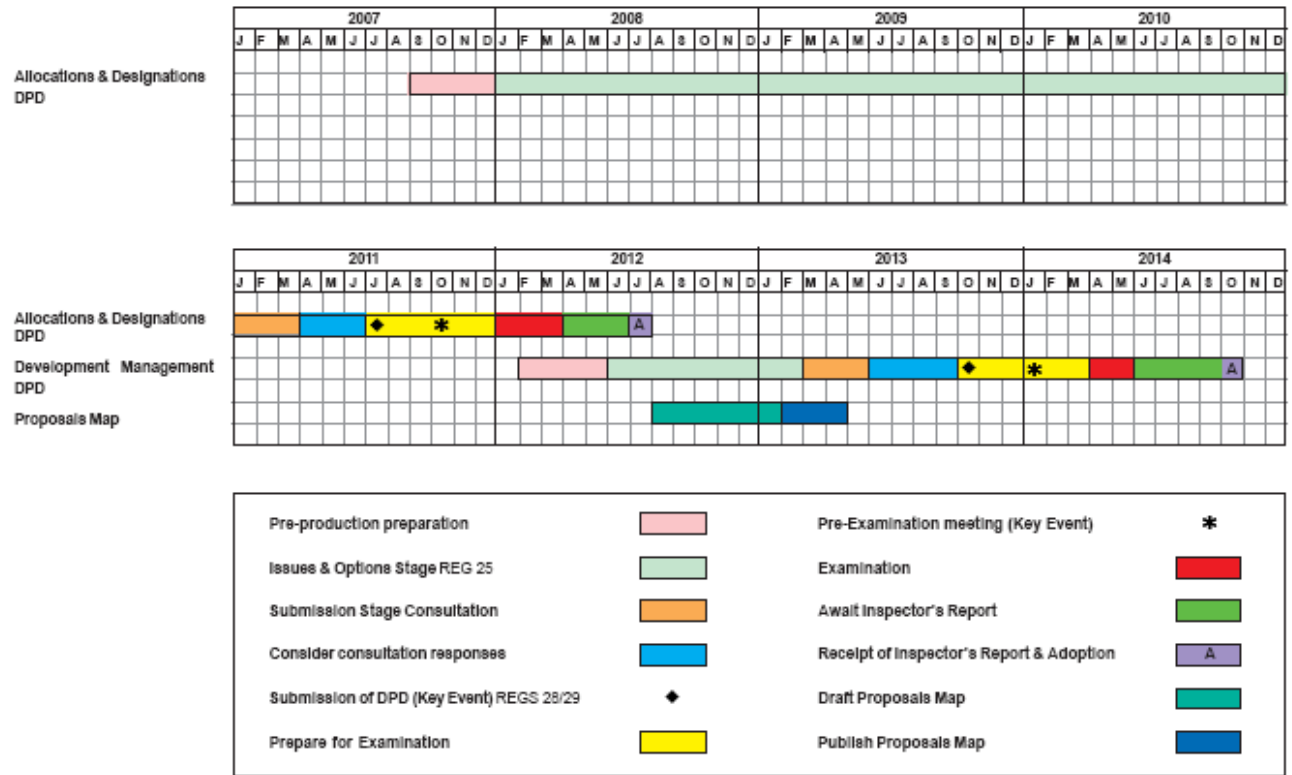
APPENDIX A – Progress against Local Development Scheme Milestones

Local Development Scheme 2011 Development Plan Document Programme



APPENDIX A – Progress against Local Development Scheme Milestones

Local Development Scheme 2009 Development Plan Document Programme



## APPENDIX B – National, Regional and Local Targets

Where the target is from	Target	Indicator that will monitor the target
<b>National</b>		
PPS3 (Nov 2006)	60% of new housing should be provided on previously developed land	Core Output Indicator H3
PPS3 (Nov 2006) In June 2010, Planning Policy Statement 3 was amended to remove the density requirement.	Minimum density of 30 dwellings per hectare	Local Output Indicator 4 and 21
PPG13 (March 2001)	Maximum car parking standards	No Indicator
PPG17 (July 2002)	Local Authorities must set robust local space standards	Local Output Indicator 20
PPS22 (Aug 2004)	Generate 10% of UK electricity from renewable energy sources by 2010, 20% by 2020	Core Output Indicator E3
Air Quality Strategy for England (July 2007)	National objectives and targets for 13 different pollutants	Local Output Indicator 22
DEFRA Public Service Agreement	Bring into favourable condition by 2010 95% of all nationally important wildlife sites	Local Output Indicator 18
<b>Regional</b>		
RSS Implementation and Monitoring Framework (July 2008)	To concentrate the majority of development in or adjacent to the Key Centres for Development and Change (Bedford, Kempston and the northern Marston Vale)	Local Output Indicator 1
RSS Implementation and Monitoring Framework (July 2008)	To increase the number and proportion of journeys made by public transport and walking, cycling and other non motorised transport	Local Output Indicators 31 and 34
RSS Implementation and Monitoring Framework (July 2008)	To increase the proportion of the region's freight movement carried on rail	No indicator
RSS Implementation and Monitoring Framework (July 2008)	Reduce CO2 emissions below 1990 levels by at least 26% by 2020 and at least 60% by 2050 in line with national targets	No indicator
RSS Implementation and Monitoring Framework (July 2008)	10% (minimum) of energy consumed in new development from renewable sources	Local Output Indicator 39
RSS Implementation	Installed capacity for renewable	Core Output Indicator E3

## APPENDIX B – National, Regional and Local Targets

Where the target is from	Target	Indicator that will monitor the target
and Monitoring Framework (July 2008)	energy by 2010 at least 820 megawatts, by 2020 at least 1620 megawatts	
RSS Implementation and Monitoring Framework (July 2008)	Decrease the amount of development occurring in floodplains, other areas of risk from flooding and areas where development would increase the risk of flooding elsewhere	Core Output Indicator E1
RSS Implementation and Monitoring Framework (July 2008)	Policy H1 target: 19,500 dwellings April 2001-March 2021 in the Growth Area (includes Mid Bedfordshire) and 1300 in the rest of Bedford Borough	Core Output Indicator H1
RSS Implementation and Monitoring Framework (July 2008)	To ensure that some 35% of new dwellings coming forward as a result of planning permissions granted after adoption of the Plan in 2008 is affordable.	Core Output Indicator H5 Local Output Indicator 2
RSS Implementation and Monitoring Framework (July 2008)	Gypsy and traveller pitch provision targets to be determined by single issue review.	Core Output Indicator H4
RSS Implementation and Monitoring Framework (July 2008)	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 states an indicative target for net growth in jobs of 27,000 in Bedford/Mid Beds)	Core Output Indicator BD1 Core Output Indicator BD4 Local Output Indicator 10
RSS Implementation and Monitoring Framework (July 2008)	Reduce the need to commute to work and ensure a greater labour supply and demand balance at sub-regional level	Local Output Indicator 10
RSS Implementation and Monitoring Framework (July 2008)	To direct priorities for improvements in inter-urban transport to, inter alia, facilitate access to London	Local Output Indicator 27
RSS Implementation and Monitoring Framework (July 2008)	To deliver the transport investment priorities identified as currently programmed in: The current programme by the programmed date, the Regional Investment Strategy	Local Output Indicator 27
RSS Implementation and Monitoring Framework (July 2008)	To improve journey reliability and safety	No indicator

## APPENDIX B – National, Regional and Local Targets

Where the target is from	Target	Indicator that will monitor the target
2008)		
RSS Implementation and Monitoring Framework (July 2008)	To increase the proportion of households with public transport access to core services	Local Output Indicators 28, 29 and 31
RSS Implementation and Monitoring Framework (July 2008)	Housing development no less than 30 dwellings per hectare	Local Output Indicator 4
RSS Implementation and Monitoring Framework (July 2008)	Increase woodland cover in particular in Thames Chase, Watling Chase and Forest of Marston Vale Community Forests by 30% by 2030	Local Output Indicator 19
RSS Implementation and Monitoring Framework (July 2008)	To achieve the overall regional target of 60% of housing and employment development on previously developed land	Core Output Indicator BD2 Core Output Indicator H3
RSS Implementation and Monitoring Framework (July 2008)	To maintain, restore and create habitats by 2010 in accordance with the East of England priority habitat targets set out in appendix B of the East of England Plan.	Core Output Indicator E2
RSS Implementation and Monitoring Framework (July 2008)	To maintain and increase the region's network of green infrastructure	Core Output Indicator E1 & E2 Local Output Indicator 21
RSS Implementation and Monitoring Framework (July 2008)	Per capita day water consumption target to be defined to achieve savings of at least 25% in water use 2006-21 in new development and at least 8% in existing development (to be monitored against a domestic consumption target of 105 litres per head per day)	No indicator
RSS Implementation and Monitoring Framework (July 2008)	To reduce the level of waste imports by 2021 as indicated in Policy WM3	No indicator
RSS Implementation and Monitoring Framework (July 2008)	To plan for the quantity of waste arising shown in Policy WM4	No indicator
RSS Implementation and Monitoring Framework (July 2008)	Recycle/recover 50% of municipal waste by 2010 and 70% by 2015. Recycle/recover 72% of commercial and industrial waste by 2010 and	Local Output Indicator 23



## APPENDIX B – National, Regional and Local Targets

Where the target is from	Target	Indicator that will monitor the target
	75% by 2015. Eliminate the land filling of untreated municipal and commercial waste in the region by 2021.	
RSS Implementation and Monitoring Framework (July 2008)	Reduce waste arising per head and reduce overall waste growth to 1% pa by 2010 and 0.5% pa by 2020.	Local Output Indicator 23
MKSM	16,270 dwellings in the Growth Area in the period 2001-21	Core Output Indicator H1
A Sustainable Framework for the East of England	14% of electricity from renewable energy sources by 2010	Core Output Indicator E3
Local		
The Bedfordshire Authorities Municipal Waste Management Strategy	Improve recycling performance to meet government targets	Local Output Indicator 23
Renewable Energy Policy and Practice Guidance for Bedfordshire 2002	Targets for 2010: Wind 64 GWh Biomass 200 GWh Landfill 303 GWh PV 7.7 GWh	Core Output Indicator E3
Local Transport Plan 2006/07-2010-11	Complete 95% of the strategic network of cycle routes by 2010/11	Local Output Indicator 33
Local Transport Plan 2006/07-2010-11	15% increase in bus patronage on local buses	Local Output Indicator 34
Housing Strategy 2004-7	Secure/deliver 200 new affordable homes per annum	Core Output Indicator H5
Housing Strategy 2004-7	30 empty homes per annum to habitable standards and ready for occupation	Local Output Indicator 3
Air Quality in Bedford Borough 2007 Final Report	Monitor air quality against national targets for NO <sub>2</sub> and SO <sub>2</sub> in the relevant 4 AQMAs.	Local Output Indicator 22
Bedfordshire and Luton Biodiversity Action Plan 2001	Various targets	Core Output Indicator E2
Mobility Housing Planning Guidance (September 2002)	10% of new housing should be mobility housing	Local Output Indicator 5 and 6
Local Plan	Car parking density of up to 70 car spaces per hectare in residential developments	Local Output Indicator 26
Core Strategy and Rural Issues Plan	Deliver the planned growth in Bedford, Kempston and Northern Marston Vale to achieve a step	Core Output Indicator H2 & H4 Local Output Indicator 1, 8

## APPENDIX B – National, Regional and Local Targets

Where the target is from	Target	Indicator that will monitor the target
	change in the borough's role in the region	and 10
Core Strategy and Rural Issues Plan	Ensure future development is based upon sustainable development principles	Local Output Indicator 1 and 8
Core Strategy and Rural Issues Plan	Provide guidance on where future growth should occur (in the period up to 2021)	Local Output Indicator 1 and 8
Core Strategy and Rural Issues Plan	Provide quality housing to meet current and future needs of all sectors of the community	Core Output Indicator H2, H4 & H5
Core Strategy and Rural Issues Plan	Foster significant employment growth	Core Output Indicator BD3 & H2 Local Output Indicator 8, 10 and 11
Core Strategy and Rural Issues Plan	Direct retail development to the most appropriate locations	Core Output Indicator BD4
Core Strategy and Rural Issues Plan	Foster the regeneration of Bedford town centre to enable it to fulfil a greater role within the region	Core Output Indicator BD4 Local Output Indicator 13 and 31
Core Strategy and Rural Issues Plan	Support the delivery of coordinated transport improvements with the emphasis on non-car modes, improving east-west communications and achieving greater transport interchange	Local Output Indicator 4 and 27
Core Strategy and Rural Issues Plan	Encourage key rural communities to become more sustainable places to live and work	Core Output Indicator H2 Local Output Indicator 1, 8, 11 and 29
Core Strategy and Rural Issues Plan	Achieve high quality design that takes account of character and local distinctiveness, enables access and promotes community safety	Local Output Indicator 20 and 33
Core Strategy and Rural Issues Plan	Protect and enhance the countryside and the quality and connectivity of green infrastructure in the borough with particular emphasis on enhancing the Marston Vale	Local Output Indicator 18, 19, 32
Core Strategy and Rural Issues Plan	Minimise the use of energy and encourage greater use of energy from renewable sources	Core Output Indicator E3
Core Strategy and Rural Issues Plan	Provide a mechanism for the delivery of infrastructure (including health, education, transport, community, leisure	Local Output Indicator 27, 40, 41 and 42

## APPENDIX B – National, Regional and Local Targets

Where the target is from	Target	Indicator that will monitor the target
	and recreation facilities) in tandem with new development	
Core Strategy and Rural Issues Plan	Protect and enhance the Borough's built, cultural and community assets and the character of settlements and foster the development of the Borough as a destination for heritage and cultural tourism	Local Output Indicator 12 21 and 24
Core Strategy and Rural Issues Plan	Protect the environment by minimising the risk of flooding and the effects of climate change and facilitating improvements in air quality	Core Output Indicator E1 & E3 Local Output Indicator 20
Core Strategy and Rural Issues Plan	Involve the community in the decisions about the planning of the borough so they can influence and shape such decisions	
Town Centre Area Action Plan	To provide a framework for the regeneration of the town centre	Core Output Indicator BD4 Local Output Indicator 41
Town Centre Area Action Plan	To sustain and enhance the vitality and viability of the town centre as a whole whilst promoting reinvestment in the existing retail centre including the High Street	Core Output Indicator BD4
Town Centre Area Action Plan	To create a more diverse and vital mix of uses including a major increase in the town's retail offer	Core Output Indicator BD4 Local Output Indicator 13
Town Centre Area Action Plan	To achieve the successful integration of new development with the existing town centre	Core Output Indicator BD4
Town Centre Area Action Plan	To strengthen the economy of the town centre and its role as an employment, administrative and educational centre	Core Output Indicator BD3, BD3 & BD4
Town Centre Area Action Plan	To improve access to the town centre through the provision of new public transport interchanges, new highway infrastructure, public transport priority when feasible, the use of park and ride facilities and improved facilities for pedestrians, cyclists, taxis and private hire vehicles. Where and when highway capacity can be increased, priority should be	Local Output Indicator 27, 31, 33 and 41

## APPENDIX B – National, Regional and Local Targets

Where the target is from	Target	Indicator that will monitor the target
	given to modes other than private cars	
Town Centre Area Action Plan	To improve the number and quality of the connections within the town centre, and between the centre and the river and railway station	Local Output Indicator 31, 33 and 41
Town Centre Area Action Plan	To achieve a significant growth in town centre living in order to enhance the vitality and viability of the centre	Local Output Indicator 41
Town Centre Area Action Plan	To provide affordable housing in a managed town centre reflecting the needs of the community with the aim of securing a mixed and balanced town centre community	Core Output Indicator H5
Town Centre Area Action Plan	To protect, promote and enhance Bedford's natural and built heritage, cultural attractions and role as a tourist destination as an integral part of the strategy to regenerate the town centre	Local Output Indicator 21
Town Centre Area Action Plan	To achieve high quality urban design with high quality materials and finishes	Local Output Indicator 21
Town Centre Area Action Plan	To create a town centre which is safe, attractive and in which people will want to live, shop, work and spend their leisure time	Local Output Indicator 21
Town Centre Area Action Plan	To achieve high quality public realm improvements including provision for management and maintenance	Local Output Indicator 20 and 21
Town Centre Area Action Plan	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	Local Output Indicator 41

## APPENDIX C – Use Classes Order 2006

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, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes
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 – Betting Shops, Principally where services are provided to visiting members of the public.
A3	Restaurants and Cafes	Restaurants and Cafes – Use for the sale of food for consumption on the premises. Excludes Internet Cafes.
A4	Drinking Establishments	Use as a Public House, Wine Bar or other Drinking Establishment.
A5	Hot Food Takeaway	Use for the sale of hot food for consumption on the premises.
B1	Business	(a) Offices other than in a use within Class A2 (b) Research and Development – Laboratories, Studios (c) Light Industry
B2	General Industrial	General Industry (Other than classified as in B1).
B8	Storage and Distribution	Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres and Repositories.
C1	Hotels	Hotels, Boarding Houses and Guest Houses. Development falls within this class if 'no significant element of care is provided'.
C2	Residential Institutions	Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.
C3	Dwelling houses	Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.
D1	Non-Residential Institutions	Medical and Health Centres – Clinics and Health Centres, Crèche, Day Nursery, Day Centres and Consulting Rooms (not attached to the Consultants or Doctors house), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls.
D2	Assembly and Leisure	Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating rinks, Gymnasiums, Bingo Halls and Casinos, Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicles or firearms.
Sui Generis		For example: Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations, Taxi Businesses, Car/Vehicle Hire Businesses and the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Garden Centres.

## APPENDIX D – 5 Year Housing Supply

SITE LOCATION	CAPACITY	CAPACITY	AVAILABLE	SUITABLE	ACHIEVABLE	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
	at 31/03/11 identified in Housing Monitoring Report (HMR)	Developer assessment where different to HMR				Current Year	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
<b>MKSM GROWTH AREA</b>											
<b>Commitments (PP) @ 31/03/11</b>											
Permissions <10	173					46	64	63			
Bedford, Church Lane Local Centre	71	22	The site has full planning permission	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.		22				
Bedford, former St Bede's School	104	104	The site has full planning permission. (The site is under construction)	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent has been contacted and the projected figures reflect the response.		104				
Bedford, Heron House, 49-53 Goldington Rd	78	78	The site has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	23	55				
Bedford, Norse Road III	321	321	The site has full planning permission. The site is under construction	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	80	86	50	50	55	
Kempston, r/o Harriers Way	19	19	The site has full planning permission. The site is under construction	The site has planning permission and accords with the Council's Development Plan policy	The site is near completion	19					
Eastcotts, Shortstown, r/o Sheds	425	391	The site has outline planning permission. (MAR for 371 pending consideration)	The site has planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.			75	112	112	92

## APPENDIX D – 5 Year Housing Supply

Stewartby, Hostel site, Ampthill Road	80	80	The site has outline planning permission.	The site has planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.		30	50					
<b>LP sites with PP @31/03/11</b>													
Elstow, Land off Abbeyfields (Site 5)	12	12	The site has full planning permission.	The site has planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.			12					
Elstow, land off Romsey Way (Site 5)	28	28	The site has full planning permission. The site is under construction	The site has planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	28							
Kempston Mill, Mill Lane K/H3	39	46	The site has full planning permission. The site is under construction	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	39							
H2 Bedford, Britannia Works, Phase C	56	56	The site is allocated under policy H2 of the LP and has full planning permission. The site is under construction	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	56							
H3 Kempston, Austin Canons, Phase 2	24	24	The site is allocated under policy H3 of the LP and has full planning permission.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.		12	12					
H6 Great Denham/Biddenham Loop	1258	1464	The site is allocated under policy H6 of the LP and has outline and reserved matters planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	209	196	186	221	184	156		

## APPENDIX D – 5 Year Housing Supply

H7 Land west of Kempston	1208	1205	The site is allocated under policy H7 of the LP and has outline and reserved matters planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	100	251	364	264	70	60
H9 Land at Shortstown	921	970	The site is allocated under policy H9 of the LP and has outline and reserved matters planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	100	100	100	100	100	100
H9 Land at Shortstown (Frontier)	108	110	The site is allocated under policy H9 of the LP. The site has outline planning permission. (MAR for 110 pending consideration).	The site has planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	25	60	25			
H10a North of Brickhill	87	81	The site is allocated under policy H10a of the LP and has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	57	30				
H10b North of Norse Road	12	18	The site is allocated under policy H10b of the LP and has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	The site is near completion	12					
H12 Wootton, Fields Road North	33	34	The site is allocated under policy H12 of the LP and has full planning permission. The site is under construction.	The site has planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	33					
H13 Land at Stewartby	610	610	The site is allocated under policy H13 of the LP. The site has outline planning permission.	The site has planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.		50	100	100	110	100



## APPENDIX D – 5 Year Housing Supply

H14 Wixams, Village 1	632	793	The site is allocated under policy H14 of the LP and has outline and reserved matters planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	124	117	173	134	20	20
H14 Wixams, Villages 2, 3 and 4	1258	1310	The site is allocated under policy H14 of the LP and has outline planning permission.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.			59	145	188	200
<b>LDF TCAAP sites with PP @31/03/11</b>											
Bedford, BT Tower	153	107	The site has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought but no response was achieved.	107					
<b>LP sites with resolution to grant PP (s106) @31/03/11</b>											
H2 Bedford, Britannia Works, Phase E	255	229	The site is allocated under policy H2 of the LP. Full planning permission granted subject to S106. (An appeal has since been dismissed)	The site is allocated in the LP and is in a location which will contribute to the creation of sustainable mixed communities	Site agent has been contacted and the projected figures reflect the response.	68	68	93			
H8 Biddenham, land north of Bromham Rd	1200	1200	The site is allocated under policy H8 of the LP. Outline planning permission granted subject to S106.	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.		30	142	142	142	39
H11 Wootton, Fields Road South	500	500	The site is allocated under policy H11 of the LP. Outline planning permission granted subject to S106.	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.			40	50	50	60
H12 Wootton, Fields Road North	550	610	The site is allocated under policy H12 of the LP. Outline planning permission granted subject to S106.	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	20	70	100	100	100	100

## APPENDIX D – 5 Year Housing Supply

<b>LDF TCAAP sites with resolution to grant PP (s106) @31/03/11</b>										
	0									
<b>Other sites with resolution to grant PP (s106) @31/03/11</b>										
Small sites x 3 (net)	36							12	14	10
Wilstead, North End Farm /Seasons Car Park, Bedford Rd	39		The site has outline planning permission subject to S106 (now signed)	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.		30	9		
<b>LP sites without PP @31/03/11</b>										
	0									
<b>LDF TCAAP sites without PP @31/03/11</b>										
TC10 Cecil Higgins	20	15	The site is allocated under policy TC10 of the TCAAP.	The site accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.			15		
TC11 Riverside Square	155	150	The site is allocated under policy TC11 of the TCAAP.		Site agent has been contacted and the projected figures reflect the response.				100	50
TC13 Bedford, Station Quarter	180	12	The site is allocated under policy TC13 of the TCAAP.		Site agent has been contacted and the projected figures reflect the response.					18
TC16 Lime Street	10	30	The site is allocated under policy TC16 of the TCAAP.		Site agent has been contacted and the projected figures reflect the response.			30		
<b>Managed PDL/employment releases</b>										
Bedford, land south of Ford End Road	200	250	The site has draft allocation in the LDF Allocations and Designations Plan	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent has been contacted and the projected figures reflect the response.			50	100	100

APPENDIX D – 5 Year Housing Supply

Bedford, Warwick Avenue	180	155	The site has draft allocation in the LDF Allocations and Designations Plan (Application since submitted for 155 C3 - pending)	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent has been contacted and the projected figures reflect the response.		56	56	43			
Bedford, Dallas Road	122	100	The site has draft allocation in the LDF Allocations and Designations Plan. (Application since submitted for 122 - pending)	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent has been contacted and the projected figures reflect the response.		30	35	35			
Bedford, r/o Eastcotts Road (Hallmark)	50	57	The site has draft allocation in the LDF Allocations and Designations Plan. (Application since submitted for 57 - pending)	The site is in a location which will contribute to the creation of sustainable mixed communities	Site agent has been contacted and the projected figures reflect the response.		23	34				
<b>MKSM Growth Area completion forecast</b>							<b>1146</b>	<b>1484</b>	<b>1885</b>	<b>1710</b>	<b>1291</b>	<b>945</b>

MKSM Growth Area 5 year supply **7315**

SITE LOCATION	CAPACITY	CAPACITY	AVAILABLE	SUITABLE	ACHIEVABLE	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
	at 31/03/11 identified in Housing Monitoring Report (HMR)	Developer assessment where different to HMR				Current	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
<b>RURAL POLICY AREA</b>											
<b>Commitments (PP) @ 31/03/11</b>											
Permissions <10	112					34	39	39	35	35	35
Riseley, off Wells Road	3		The site has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	The site is near completion	3					

## APPENDIX D – 5 Year Housing Supply

Willington, Warren Farm, 32 Station Rd	23	24	The site has full planning permission. The site is under construction.	The site has outline planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	18	6				
Wymington, 87-89 Rushden Road	17	26	The site has full planning permission. (Application for 26 gross since granted consent subject to S106)	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.			26			
<b>LP sites with PP @31/03/11</b>											
Clapham Folly, The Glebe	5		The site is allocated under policy H17 of the LP and has full planning permission	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.		5				
Great Barford, College Farm, High St	10		The site is allocated under policy H18 of the LP and has full planning permission. The site is under construction	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted and the projected figures reflect the response.	10					
Riseley, Keysoe Road	2		The site is allocated under policy H23 of the LP and has full planning permission.	The site has full planning permission and accords with the Council's Development Plan policy	No contact was achieved.		2				
<b>LP sites with resolution to grant PP (s106) @31/03/11</b>											
Small sites x 6 (net)	26						5	21			
<b>LP sites without PP @31/03/11</b>											
H23 sites x 3	10							2			
<b>Windfall</b>											
<b>East of England/Rural Policy Area completion forecast</b>						<b>65</b>	<b>57</b>	<b>88</b>	<b>35</b>	<b>35</b>	<b>35</b>

E of E/Rural Policy Area 5 year supply	<b>250</b>
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## APPENDIX E - 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 16<sup>th</sup> 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 E - 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 8<sup>th</sup> 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](http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy/local_plan.aspx)



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