



BEDFORD DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT

**For the period
1st April 2005 to 31st March 2006**

DECEMBER 2006

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Glossary

Term	Explanation
Adoption Statement	Statement produced by the Borough Council when a document is adopted which sets out how the sustainability appraisal and consultation influenced the preparation of the document.
AMR	Annual Monitoring Report.
Bedford Development Framework	A collection of documents that contain the spatial planning policies for the Borough. The documents will replace the policies in the Local Plan.
Contextual Indicators	Set of indicators that show the social, economic and environmental circumstances that exist within the Borough.
Core Output Indicators	Set of indicators that are used to measure the implementation of planning policies. The indicators are the same for each Local Authority.
Commencement of Production	When the production of a document begins.
Development Plan Document (DPD)	Spatial planning documents that are subject to independent examination and form part of the development plan for the Borough (along with the Regional Spatial Strategy).
Examination	Examination of a submitted document by an independent inspector to consider whether the document is 'sound'.
Growth Area	Bedford, Kempston and the northern Marston Vale portion of Bedford Borough.
Government Office for the Eastern Region	Regional Government Office to which the Annual Monitoring Report is submitted by December 31 st each year.
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

Term	Explanation
	a relevant local development document.
Local Plan	Provides the planning policies for the Borough and was adopted in 2002. The Local Plan will be replaced by the documents in the Bedford Development Framework.
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.
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-Examination Meeting	A meeting between the Independent Inspector and the parties to be involved in the Examination to discuss the management of the examination and procedural matters.
PPG3	National planning policy on housing.
PPG13	National planning policy on transport.
Residual Area / Rural 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.
Section 106 Agreement (s106)	Section 106 Agreements are legal agreements that secure community infrastructure to meet the needs of

Term	Explanation
	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 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 and published for public consultation for six weeks.
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.

1. 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 second Annual Monitoring Report the Council has produced.

1.2 This second AMR sets out how the policies in the Local Plan (2002) have performed in the period 1st April 2005 to 31st March 2006. The AMR uses a set of indicators to measure whether the aims of the Local Plan are being achieved.

1.3 In the monitoring period, the Council achieved success in exceeding the government targets for determining planning applications, despite continuing increases in workload, and a steady increase in the complexity and range of considerations in all cases. A Planning Delivery Grant of £497,094 was awarded to the authority in recognition of this performance.

1.4 This Annual Monitoring Report states that there are currently six documents contained in the Local Development Scheme. Each document has its own preparation timetable. Within the monitoring period, three Supplementary Planning Documents were adopted:

- Community Safety SPD
- Shopfronts and Adverts SPD
- Land north of Bromham Road, Biddenham SPD

All the SPD were adopted ahead of schedule. The SCI was also completed in the monitoring period, and adopted as soon as was possible following the receipt of the Inspector's Report. The final monitoring measures for the three SPD and the SCI are included in this AMR and will be reported on in next years AMR.

1.5 Both of the Development Plan Documents (DPD) were produced to the published timetable, and each production milestone was met. As such, it is anticipated that the future milestones in the LDS are expected to be met and the first two DPD for the Bedford Development Framework will be adopted before the end of 2007.

1.6 The LDS is to be reviewed in early 2007 to roll the programme forward for the three year period 2007-2009. It is also anticipated that the LDS will be amended during 2007 to include the preparation of Supplementary Planning Documents for up to four of the Local Plan housing sites, namely Land at Stewartby, Land at Wootton, Land west of Kempston and Land at Biddenham Loop.

1.7 In addition to the review of the LDS, the Council will also undertake a review of the 'saved' Local Plan policies. The purpose of this exercise will be to publish a list of which Local Plan policies are to be 'saved' beyond the original three year period which ends on the 27th September 2007. The Council will publish the list by April 2007.

- 1.8 In this AMR, the indicators show that the Council is making good progress towards achieving the aims of the Local Plan. In particular:
- The Local Plan puts in place a framework for the sustainable development of the Borough. Importantly, the housing allocations in the plan provide a land supply which goes far beyond the plan's original end date of 2006. This means that although the annual housing requirement has not been achieved, the Borough has an estimated 15 year dwelling supply of 14,214 dwellings.
 - A range of housing needs are 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.
 - The number of jobs in the Borough is rising as is self-employment.
- 1.9 Overall, the contextual, core and local output indicators show the following should be considered:
- More information is needed on leisure, renewable energy generation and changes in biodiversity for next years AMR
 - Dwelling completions need to rise to an average 948 per year over the next 15 years
 - Need new local parking standards
 - Need up to 10 new pitches for gypsy and traveller needs
 - Need to consider the provision/allocation of additional employment sites in the growth area
 - Need local open space standards in the BDF
- 1.10 National and regional policy documents published within the monitoring period have been reviewed. The implications of these documents have been addressed within the two Development Plan Documents Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan which were both submitted in July 2006.
- 1.11 The information contained within this AMR will feed into the Regional AMR to be published by the East of England Regional Assembly in early 2007.
- 1.12 In the future, the AMR will assess whether policies in the Bedford Development Framework are achieving their objectives. As no policies in the Bedford Development Framework have been adopted as yet, these are not covered by this second AMR.
- 1.13 Annual Monitoring Reports will be published each December, to cover the previous financial year (April to March). Each AMR will cover the following topics:
- The Local Development Scheme (LDS) – An assessment of whether the Council has met the timetable for producing planning documents as set out in the LDS.

- Contextual Indicators – A set of indicators providing information about the Borough as it is today.
- Core Output Indicators – A set of indicators covering business, housing, transport, local services, flood protection and water quality, biodiversity and renewable energy. The indicators are the same for each local authority and will allow for the performance of local authorities to be compared.
- Local Output Indicators – A set of indicators chosen by the Borough Council to measure whether the objectives and targets in the Local Plan or Bedford Development Framework are being achieved. This will include the collection of information on renewable energy schemes.
- Significant Effects Indicators – A set of indicators chosen to assess the impact of local policy upon the economy, society and the environment.
- National and Regional policy published in the monitoring period – A discussion of how new national and regional policy should affect local policy.
- Future Monitoring – How the AMR will be updated and improved in the future.
- Conclusion – Including whether the LDS needs to be revised, whether the indicators show any policies are not performing as expected, whether targets are being met and whether new policies are needed to address new national and regional level policy changes.

2. Introduction

- 2.1 The purpose of this report is to set out the monitoring framework for the Bedford Development Framework.
- 2.2 The Bedford Development Framework is a set of documents, each with their own objectives and policies. During the period 1st April 2005 to 31st March 2006, further progress was made in producing the first documents that will make up the Bedford Development Framework.
- 2.3 Whilst the Bedford Development Framework is being produced, the policies in the adopted Local Plan are still used to determine planning applications. As such, this monitoring report monitors the adopted Local Plan.
- 2.4 In the monitoring period, the Council's planning service has had success in exceeding the government's targets for determining planning applications, despite continuing increases in workload, and a steady increase in the complexity and range of considerations in all cases. A Planning Delivery Grant of £497,094 was awarded to the authority in recognition of this performance.
- 2.5 During the monitoring period the Council has been involved in establishment of a County-wide monitoring group. The purpose of this group is to identify areas of monitoring that can be undertaken by the County Council on behalf of the Bedfordshire districts. Such an approach should enable the collection of consistent information and the use of benchmarking in the County. Benefits would also extend to the regional level, as information from the districts will be collected in a consistent fashion.
- 2.6 This report is structured into the following sections.

Part 1

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

- Local Development Scheme - Summary of progress in producing the documents for the Bedford Development Framework and a discussion of the next Local Development Scheme for the period 2007-09

Part 2

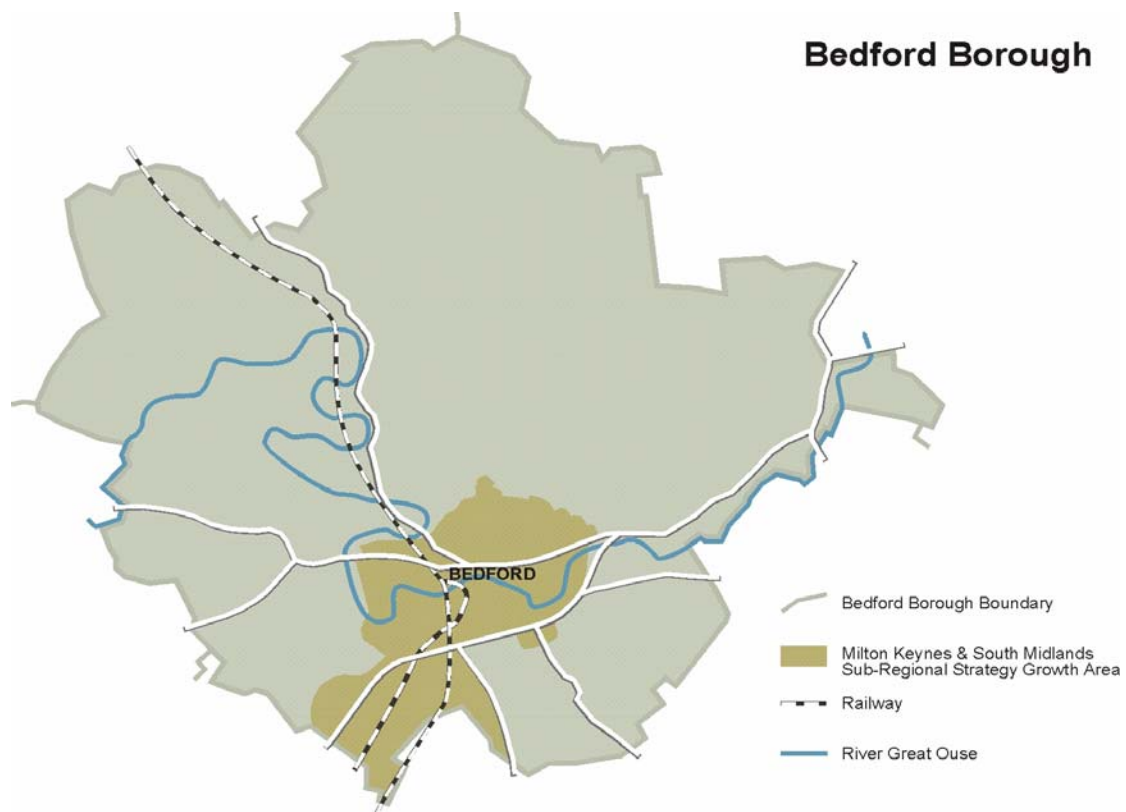
This section is concerned with policy targets. This section includes four types of indicators; contextual, core output, local output and significant effects. Using different types of indicators enables the report to monitor short, medium and long-term trends as well as both national trends and targets 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
- **Local Output Indicators** – information relating to progress against the aims of the adopted Local Plan to assess the performance of policies
- **Significant Effects Indicators** – a discussion of how these indicators will be developed and included in future reports; these indicators will be used to assess the significant social, environmental and economic effects of policies

Part 3

- Future monitoring – a discussion of how subsequent annual monitoring reports will be structured and how the monitoring framework will be developed
- Conclusion – summary of progress against targets and implications for policy

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 residual area (all other areas). The two policy areas are illustrated below.



- 2.8 For this reason, most indicators provide information for the Borough as a whole, whilst some indicators provide information for both the growth area and the residual area.
- 2.9 The information contained in this report will feed into the production of the regional Annual Monitoring Report, produced by the East of England Regional Assembly. The regional AMR monitors the performance of regional planning policy across the East of England.

PART 1

3. 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 Local Development Scheme came into effect in April 2005 and covers the 3-year period January 2005 to December 2007.

3.2 The documents included in the Local Development Scheme are:

- Statement of Community Involvement
- Town Centre Area Action Plan Development Plan Document
- Core Strategy and Rural Issues Plan Development Plan Document
- Bedfordshire Community Safety Design Guide Supplementary Planning Document
- Shopfronts and Adverts in Conservation Areas Design Guide Supplementary Planning Document
- Land north of Bromham Road Biddenham Design Guide Supplementary Planning Document

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

Document	Relationship to BDF and Local Plan
Statement of Community Involvement	All BDF documents produced will have to accord with the consultation arrangements and procedures it sets out.
Core Strategy and Rural Issues Plan DPD	This document will set out the strategic policy for the Borough and following its adoption each subsequent document in the BDF will accord with its policies. The document will also replace certain policies in the Local Plan.
Town Centre Area Action Plan DPD	This document will conform to the Core Strategy and Rural Issues Plan DPD and provide detailed policy guidance for the regeneration of the distinctive county town of Bedford. It will replace certain policies in the Local Plan.
Bedfordshire Community Safety Design Guide SPD	The document conforms to and supplements policy BE45 of the adopted Local Plan.
Shopfronts and Adverts in	The document conforms to and

Document	Relationship to BDF and Local Plan
Conservation Areas Design Guide SPD	supplements policies BE16 and TC4 of the adopted Local Plan.
Land North of Bromham Road Biddenham Design guide SPD	The document conforms to and supplements policy H8 of the adopted Local Plan.

3.3 Each document in the Local Development Scheme 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 to assess the progress in the documents production.

3.4 The tables at Appendix A show the key milestones for each document, as set out in the LDS, and also the actual progress that has been made in achieving those milestones within the 12 months 1st April 2005 to 31st March 2006. The tables also show the expected progress beyond April 2006 and up to December 2006, when this report is to be published. The purpose of doing this is to highlight whether progress on each document will be in accordance with the Council's published timetable.

Statement of Community Involvement

3.5 The Statement of Community Involvement (SCI) is a unique type of document in the Bedford Development Framework and has a unique set of milestones. The progress in the production of this document is set out in Appendix A table 1.

3.6 A summary of the milestones reached in the monitoring period is given below.

Statement of Community Involvement

Milestone	LDS Target	Target achieved
Public participation on draft SCI	June/July 2005	Yes (13 th June-25 July 2005)
Pre-examination meeting	December 2005	Not applicable, written representations
Commencement of examination	February 2006	Yes (February 2006)
Receipt of binding Inspector's Report and adoption	April 2006	No (17 th May 2006)

3.7 The adoption of the document was delayed by the need to take the document to a meeting of the Full Council. Although the document was completed and ready to be adopted in April, the date of the 17th May was the first committee date available.

Development Plan Documents

3.7 There are two Development Plan Documents (DPDs) being produced. The progress in the production of the documents is set out in Appendix A table 2.

3.8 A summary of the key milestones reached in the monitoring period is given below.

Town Centre Area Action Plan DPD

Milestone	LDS Target	Target achieved
Public participation on preferred options	September/October 2005	Yes (October 2005)

Core Strategy and Rural Issues Plan DPD

Milestone	LDS Target	Target achieved
Public participation on preferred options	January/February 2006	Yes (January 2006)

Supplementary Planning Documents

3.9 There are three Supplementary Planning Documents (SPDs) included in the Local Development Scheme. The progress in the production of the documents is set out in Appendix A table 3.

3.10 A summary of the milestones reached for each document in the monitoring period is given below.

Bedfordshire Community Safety Design Guide SPD

Milestone	LDS Target	Target achieved
Initial Sustainability Appraisal Report	n/a	May 2005
Draft SPD and Sustainability Appraisal Report published for public participation	July/August 2005	Yes (25 th July – 5 th September 2005)
Adoption and publication of SPD, adoption statement, publication of monitoring measures	December 2005	Yes (16 th November 2005)

Shopfronts and Adverts in Conservation Areas Design Guide SPD

Milestone	LDS Target	Target achieved
Initial Sustainability Appraisal Report	n/a	June 2005
Draft SPD and Sustainability Appraisal Report published for public participation	July/August 2005	No (30 th September – 28 th October 2005)

Milestone	LDS Target	Target achieved
Adoption and publication of SPD, adoption statement, publication of monitoring measures	December 2005	Yes (16 th November 2005)

Land north of Bromham Road Biddenham Design Guide SPD

Milestone	LDS Target	Target achieved
Initial Sustainability Appraisal Report	n/a	April 2005
Draft SPD and Sustainability Appraisal Report published for public participation	July/August 2005	Yes (15 th August – 26 th September 2005)
Adoption and publication of SPD, adoption statement, publication of monitoring measures	December 2005	Yes (16 th November 2005)

3.11 All three SPD included in the Local Development Scheme were adopted in the monitoring period. The monitoring arrangements for each SPD are included in the AMR (see Appendix B). Now the monitoring arrangements are finalised for the adopted SPD, the next AMR will monitor the performance of the SPD in achieving their aims and objectives.

Revision of the LDS

3.12 Each document that is being produced for the Bedford Development Framework has successfully achieved the milestones for the monitoring period. In addition, as shown in Appendix A, the progress on each document to date indicates that future milestones are expected to be achieved.

3.13 The existing Local Development Scheme covers the three year period 2005-2007. Significant progress has been made in the period 2005-06 in the production of the two Development Plan Documents included in the LDS. As such, the DPDs are expected to be adopted, on schedule, by the end of 2007. In order to continue to make progress in the production of the Bedford Development Framework and the replacement of the Local Plan, the LDS will be reviewed in early 2007 to roll the programme of Development Plan Documents forward for the period 2007-09. The scope of the next DPDs to be included in the LDS will reflect the identified priorities of the Borough. This is discussed in further detail in the conclusion of this document (see section ten), taking account of the results of monitoring undertaken this year.

- 3.14 The existing Local Development Scheme (April 2005) identifies at paragraph 3.3 that further supplementary planning documents will be prepared in conjunction with individual sites. It is anticipated that the Local Development Scheme will be amended during 2007 to include the preparation of Supplementary Planning Documents for up to four of the housing sites in the Local Plan, namely Land at Stewartby (H13), Land at Wootton (H11 & H12), Land west of Kempston (H7) and Land at Biddenham Loop (H6).
- 3.15 The revision of the LDS in early 2007 will also include the consideration of which 'saved' policies in the Local Plan should continue to be 'saved' beyond the original period 27th September 2004 to 27th September 2007. The Borough Council will publish the list of Local Plan policies to be 'saved' post September 2007 by 1st April 2007.

Local Development Orders

- 3.16 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.

Summary

- 3.17 Within the 12-month period 1st April 2005 to 31st March 2006
- All milestones for the two DPDs have been achieved
 - All three SPDs have been adopted ahead of schedule
 - The SCI has been produced according to the milestones in the Local Development Scheme and adopted as soon as was possible
 - There has been no need to make a Local Development Order in the monitoring period

In addition it was found that:

- No document is falling behind its timetable as set out in the Local Development Scheme
- Future milestones as set out in the LDS are expected to be achieved
- There is no need to revise the LDS in relation to existing documents
- The Local Development Scheme will be reviewed in early 2007 and a list of Local Plan policies to be 'saved' post September 2007 will be published by 1st April 2007

PART 2

4. Contextual Indicators

- 4.1 Contextual indicators provide information that constitutes a profile of the Borough as it is today. The purpose of contextual indicators is to enhance the understanding of the Borough to inform the development of spatial policies.
- 4.2 All the contextual indicators are listed in Appendix C. Contextual indicators have been chosen to highlight the key characteristics and issues in the Borough. The following paragraphs provide a profile of the Borough, taken from the information collected for the contextual indicators.

Population

- 4.3 The Borough has a total population of over 150,000 people. Of this population, the majority are within the age group 30-39. Approximately 7% of the population is aged 75 or over. The population of the Borough is increasing, with more births than deaths in recent years. The Borough has a mixed ethnic profile, being nearly 87% white and nearly 8% Asian or Asian British.

Housing and the built environment

- 4.4 The Borough has a total of nearly 60,000 households with an average household size of 2.4 people. The Large Scale Voluntary Transfer (LSVT) undertaken in 1990 transferred ownership of 7,500 former Council owned dwellings to Bedfordshire Pilgrims Housing Association (BPHA). Owner-occupation accounts for over 70% of tenures in the Borough. The majority of dwellings in the Borough are semi-detached. The average price of a semi-detached dwelling is £168,769 (just over 2% lower than the same period last year).

Economy

- 4.5 There are a total of 95,300 people of working age in the Borough. Over 76,000 people in the Borough are economically active. The Borough employs over 80,000 people, over 70% of which are full-time jobs. An average employee working in the Borough earns approximately £22,800 per year. The majority of employees in the Borough are employed in professional, skilled technical or elementary occupations. The number of businesses registered in the Borough has slowly increased and is currently nearly 4,400. The majority of these businesses employ less than 4 people. The jobs available in the Borough are predominantly in the public administration, education and health sectors.

Social/Health

4.6 The Borough as a whole is amongst the least deprived local authorities in the country. However, certain wards (Kingsbrook, Cauldwell and Queens Park) are within the 15% most deprived wards in the country. The number of unemployed people in the Borough is below the national average and below levels in the region. Over 2,000 are claiming job seekers allowance, although the majority of these have been claiming for less than six months. Crime levels in the Borough are at less than 25 offences per 1000 population. Average life expectancy in the Borough is 76.9 years for men and 81 years for women.

Education

4.7 Over 25% of the Borough's population are qualified to NVQ level 4 or above and over 14% have no qualifications. The schools in the Borough show varied levels of attainment by students in terms of GCSE grades. Attainment levels vary between schools from 100% of pupils who gain 5 or more grades at A* to C to a low of 43%.

Transport and Spatial Connectivity

4.8 The majority of people in the Borough travel to work by car. A high percentage of people travel to work by foot (nearly 10%). 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.

Environment

4.9 The Borough contains over 160 hectares of land designated as Sites of Special Scientific Interest (SSSI). The majority of these sites are in favourable condition. The Borough currently recycles 25% of household waste, a large increase from the previous year.

Summary

4.10 The contextual indicators provide information that constitutes a profile of the Borough as it is today, but also provide information that can be monitored each year. In particular, some indicators have related targets. These are summarised in the table below.

Indicator	Target	Comment
CN1: Place of residence of workers and distance travelled to work	Regional Target: Increase proportion of people that work locally	Majority of residents travel less than 5km to work. 71.1% of workers live and work in the Borough.

Indicator	Target	Comment
CN2: % of economically active people unemployed	Regional Target: Reduce unemployment	2.3% are unemployed (compared to the Bedfordshire figure of 4.0%) Unemployment in the Borough has fallen since 2004.

4.11 The above indicators will be monitored to assess progress against the targets. Indicator CN1 is from the Census and thus will be collected every 10 years. Indicator CN2 is annual and thus will be reported upon each year.

5. Core Output Indicators

- 5.1 The purpose of core output indicators is to assess the progress of current policy in the achievement of targets. Core output indicators are the same in every local authority in England. Thus, the performance of the policies can be monitored and compared with other local authorities.
- 5.2 Some indicators have targets. All the targets that are relevant to Bedford Borough are listed in Appendix D, and are reproduced against the relevant indicators.

Business Development

Indicator C1a: Amount of floorspace developed for employment by type	
Target: n/a	
Progress:	
The following information is for use classes B1, B2, B8 and mixed development (a combination of B class uses). The Use Classes are defined in Appendix E. The information provided is completed gross internal floorspace in square metres. The information is for sites over 250sqm. (Note: this does not take account of losses in the monitoring period)	
B1	2,062
B2	274
B1/2	0
B1/8	600
B8	3,800
B2/8	0
B1/2/8	0
Total	6,763 sqm
(Source: Bedford Borough Council)	

Indicator C1b: Amount of floorspace developed for employment by type, in employment or regeneration areas		
Target: n/a		
Progress:		
For this indicator an employment area is taken to be an employment allocation as identified in the Local Plan and a regeneration area is taken to mean the growth area (Bedford, Kempston and the Northern Marston Vale). The information is for sites over 250sqm. (Note: this does not take account of losses in the monitoring period)		
	Growth Area	Allocated Employment Areas
B1	0	0
B2	0	0

B1/2	0	0
B1/8	0	0
B8	0	0
B2/8	0	0
B1/2/8	0	0
Total	0 sqm	0 sqm

It is clear from the above, that in the monitoring period, all employment development has taken place in the area of the Borough outside of the growth area and allocated employment areas.
(Source: Bedford Borough Council)

Indicator C1c: Amount of floorspace developed by employment type, which is on previously developed land.
Target: n/a
Progress:
The following information is for use classes B1, B2, B8 and mixed development (a combination of B class uses). The Use Classes are defined in Appendix E. The information provided is gross internal floorspace in square metres. The information available is for sites over 250sqm.
No employment completions in the monitoring period were made on previously developed land.
(Source: Bedford Borough Council)

Indicator C1d: Employment land available by type (hectares)
(i) sites defined and allocated in the Local Plan/LDF
(ii) sites for which planning permission has been granted
Target: n/a
Progress:
The following information is for use classes B1, B2, B8 and combinations of those uses. The Use Classes are defined in Appendix E. This is quantitative information only and it should not be assumed that in qualitative terms, all the available land is attractive to the market. The information is for sites over 250sqm.
(Note: the following information below is for committed employment development and does not include committed losses i.e. outstanding planning permissions for the loss of employment land)
(i) Sites defined and allocated in the Local Plan without planning permission
B1
B2
B1/2 (4.0 with resolution to grant subject to s106)
B1/8

B8	
B2/8	
B1/2/8	12.76 (plus 28.4 with resolution to grant subject to s106)
Total	12.76 hectares (plus 32.4 with resolution to grant subject to s106)
(ii) Sites for which planning permission has been granted (These figures include Local Plan sites that have been granted planning permission)	
B1	13.62
B2	2.05
B1/2	17.8
B1/8	4.58
B8	2.29
B2/8	0
B1/2/8	32.26 (plus 4.52 with resolution to grant subject to s106)
Total	72.60 hectares (plus 4.52 with resolution to grant subject to s106)
(Source: Bedford Borough Council)	

Indicator C1e: Losses of employment land (hectares) in	
i)	development/regeneration areas and
ii)	LA area
Target: n/a	
Progress:	
(i) In Local Plan defined employment areas: loss 0 hectares In the MKSM growth area: loss 0.59 hectares	
(ii) Total losses in the Borough: loss 0.59 hectares	
(Source: Bedford Borough Council)	

Indicator C1f: Amount of employment land lost to residential development	
Target: n/a	
Progress:	
Losses to residential development in the monitoring period: 0 hectares (Source: Bedford Borough Council)	

5.3 Both completion of employment floorspace (B1, B2 and B8) and loss of employment floorspace to other uses outside the 'B' range have been particularly low this year. However in the region of 33ha (net) of B1, B2 & B8 floorspace currently have planning permission for 'B' uses and a further 16ha (net) have a resolution to grant planning permission subject to the completion of S106 agreements. One strategic local plan site south of Cambridge Road in Bedford is under construction along with a number of smaller sites in the rural area. As a result the amount

of floorspace completed in the next monitoring period is expected to be higher.

- 5.4 Looking back at annual completions over the last 10 years (Employment Monitoring Report Table 1), there is a clear variation in the amount of land completed year by year, often as a direct result of single large sites coming on stream. The low level of completion for the year 2005/6 is not a concern.
- 5.5 Whilst in quantitative terms there appears to be a healthy supply of employment floorspace both available and in the pipeline, the Council must take on board the findings of the Employment Land Review carried out by Halcrow in 2006, particularly as they relate to the quality of space required to deliver the growth in jobs expected in the Borough to 2021.
- 5.6 With the completion of Land South of Cambridge Road, the majority of Employment space allocated in the adopted local plan will have been taken. Only two small sites, E4 and E5, remain undeveloped (4.8ha gross). Further consideration must now be given to the provision/allocation of additional employment sites attractive to the market, to stimulate the economy and deliver the growth in jobs required.

Housing

<p>Indicator C2a: Housing trajectory showing:</p> <ul style="list-style-type: none">i) Net additional dwellings over the previous 5 year period or since the start of the relevant DPD period, whichever is the longerii) Net additional dwellings for the current yeariii) Projected net additional dwellings up to the end of the relevant DPD period or over a 10 year period from its adoption, whichever is the longeriv) The annual net additional dwelling requirementv) Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to the previous years' performance
<p>Local Target: Structure Plan requirement of 16,200 dwellings in the Borough 1991-2011</p> <p>Regional Target: Milton Keynes South Midlands Sub-Regional Strategy requirement of 16,270 dwellings in the growth area of the Borough 2001-2021</p> <p>Draft Regional Target: Draft East of England Plan Panel Report recommended requirement of 1,300 dwellings in the area outside the growth area 2001-21</p>
<p>Progress:</p> <p>Structure Plan Requirement</p> <p>The first two graphs show a housing trajectory for the dwelling requirement set out in the adopted Structure Plan, which covers the period 1991-2011. The Structure Plan dwelling requirement is for the Borough as a whole. The Borough has completed 9,310 dwellings in the period 1991 to 2005/06. At the same time, the Council has brought forward substantial housing supply through its Local Plan. Although the Structure Plan remains part of the Development Plan for the Borough until the East of England Plan is adopted, the housing requirement contained in the Milton Keynes South Midlands Sub-Regional Strategy has already largely replaced the Structure Plan requirement. Its relevance is therefore limited.</p> <p>Milton Keynes South Midlands Sub-Regional Strategy Requirement</p> <p>The third and fourth graphs show a housing trajectory for the dwelling requirement set out in the Milton Keynes South Midlands Sub-Regional Strategy (MKSM Strategy), which covers the period 2001-2021. The MKSM Strategy dwelling requirement is for the growth area of the Borough (Bedford, Kempston and the Northern Marston Vale), and not the Borough as a whole.</p> <p>The Borough has completed 2,037 dwellings in the growth area in the period 2001 to 2005/06. To enable the MKSM Strategy requirement to be met, dwelling completions will need to increase to 948 per annum in the growth area for the 15 year period 2006/07 to 2020/21.</p> <p>The MKSM Strategy requirement was finalised in March 2005. Although the housing completions in recent years are below the requirement, the current</p>

allocations in the Local Plan provide housing land to enable the Borough to meet the projected annual completions in the housing trajectory and accelerate housing delivery in the later years of the plan. Achieving the 948 completions per annum will depend upon the housing market, the provision of infrastructure and the speedy delivery of housing by developers. As stated above, the Council has already put in place a substantial housing supply and is very advanced in the approval of further strategic sites which are vital to achieving the MKSM Strategy requirement. There are two graphs included on the following pages which show the supply position for the Borough as a whole. The graphs show that the supply of planning consents has increased from 2004/05 to 2005/06. All of the strategic housing sites in the growth area either have planning permission or a resolution to grant permission. This early action on the part of the Council means that there is ample time for the development industry to rise to the challenge of achieving a step change in the pace of delivery. The Council is also working on a corporate basis to strengthen the local economy and address the transport infrastructure deficit. In addition, Renaissance Bedford is a delivery vehicle that has been appointed to promote housing delivery in the Borough. New policies in the Core Strategy and Rural Issues Plan will provide a strategic policy basis for housing provision across the Borough, in line with the MKSM Strategy.

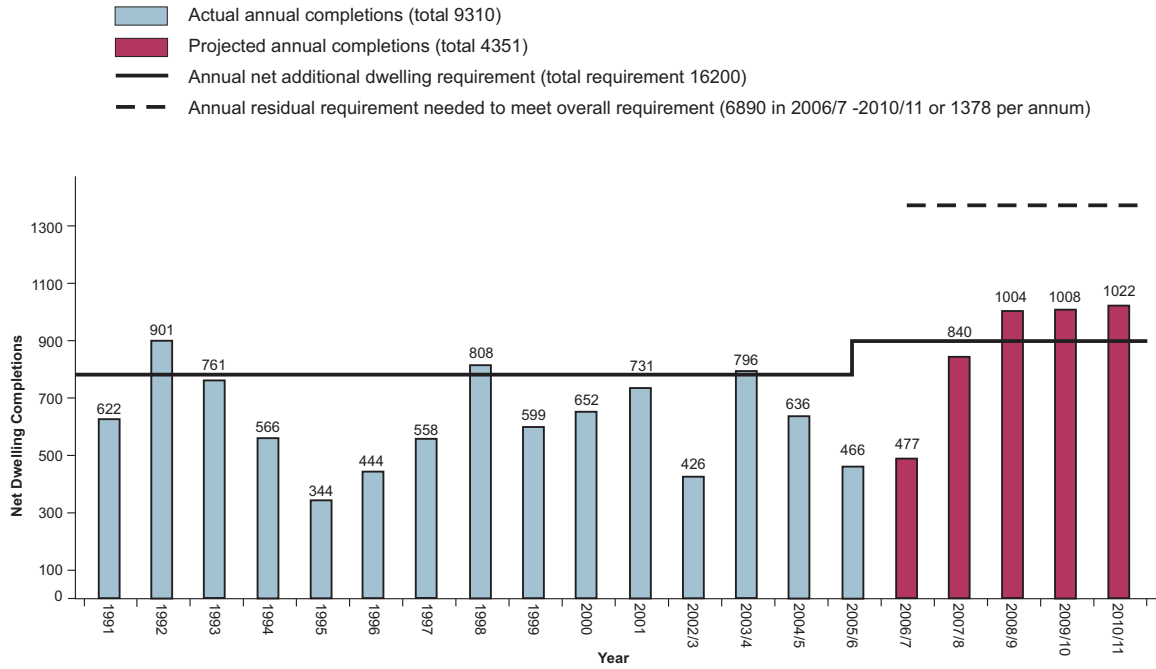
Draft East of England Plan Requirement

The dwelling requirement for the period 2001-2021 for the rest of the Borough (the area not in the growth area) is contained within the Draft East of England Plan, which has not yet been finalised. The Panel Report into the Draft Plan suggests the requirement should be 1,300 dwellings in the period 2001-2021.

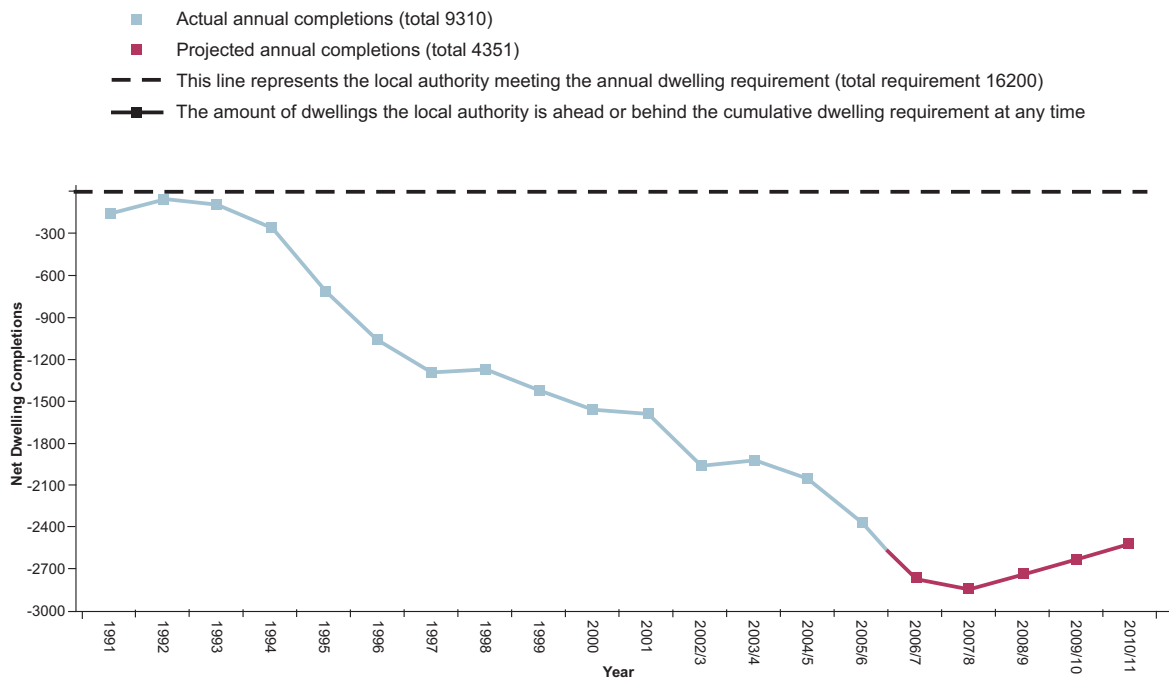
In the period 2001-2005/06 a total of 1018 dwellings were completed in the parts of the Borough outside of the growth area. This total greatly exceeds the cumulative requirement of 325 dwellings in that period. This can be attributed to the rapid completion of many of the Local Plan allocated housing sites in the area outside of the growth area. The allocated sites have also generated over 300 more dwellings than were originally expected, due to the increased density requirements required by national planning policy.

(Source: Bedford Borough Council)

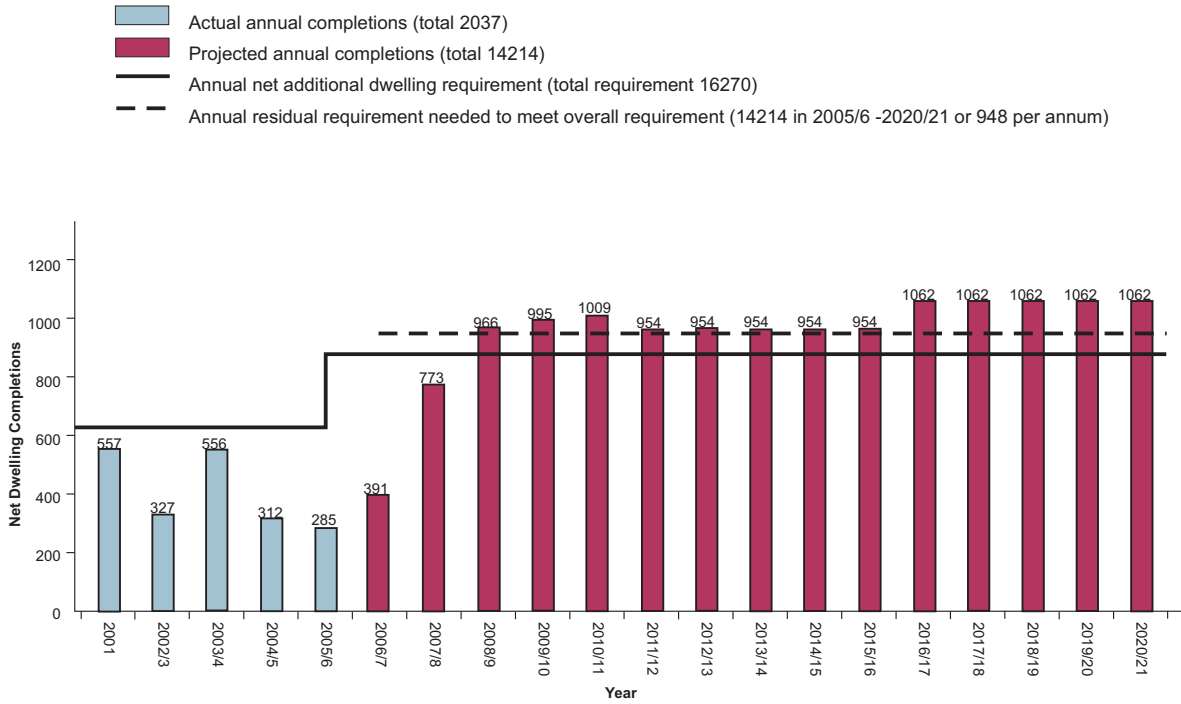
Indicator C2a Housing Trajectory Structure Plan requirement for Bedford Borough 1991 - 2011



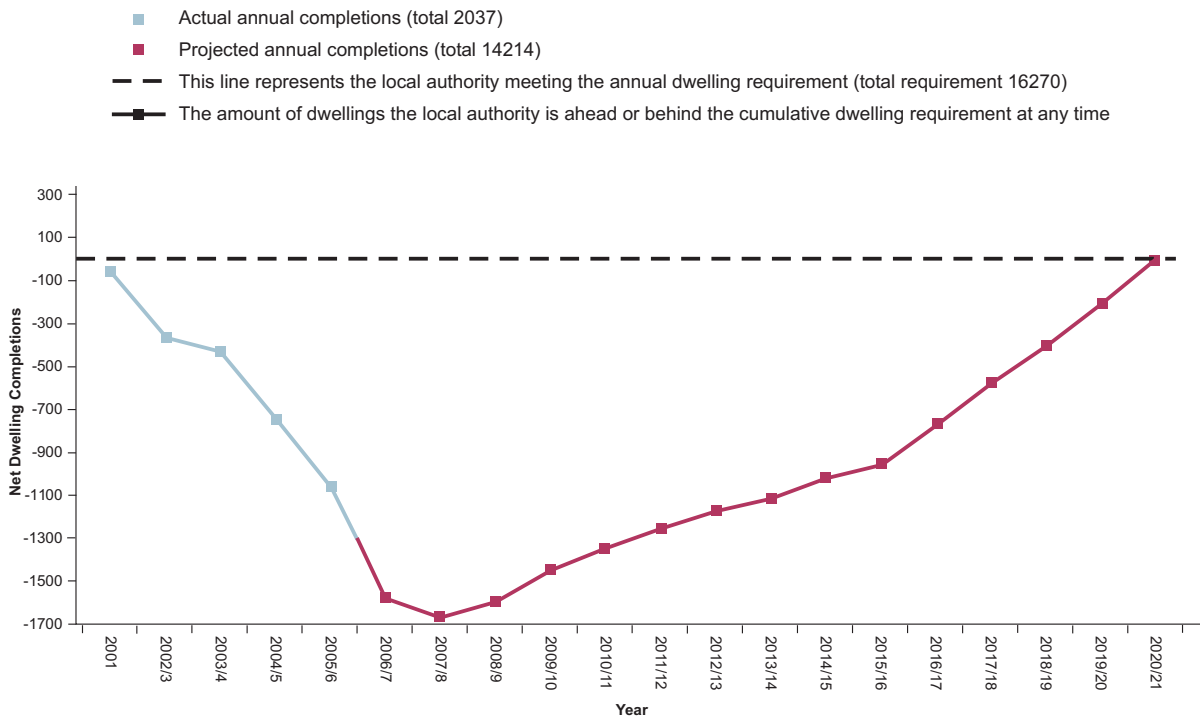
Indicator C2a Housing Trajectory Structure Plan requirement for Bedford Borough 1991 - 2011



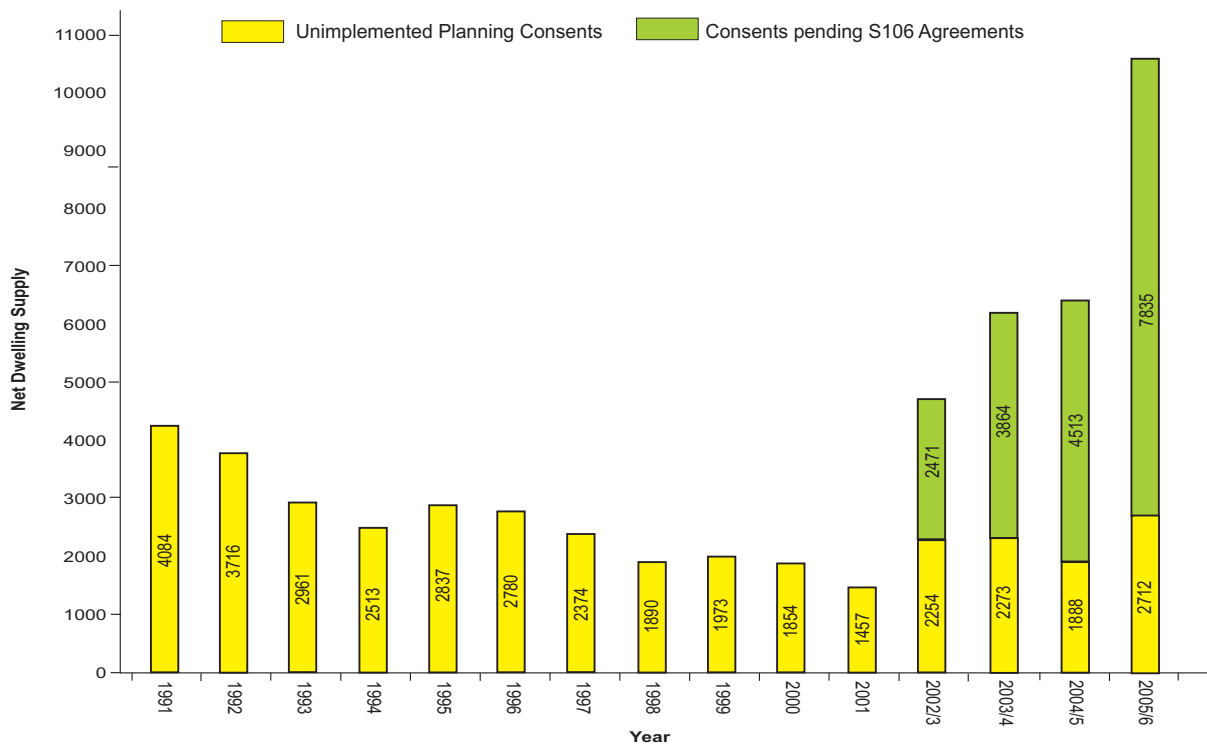
Indicator C2a Housing Trajectory
Milton Keynes & South Midlands Sub-Regional Strategy
Growth Area Requirement 2001 - 2021



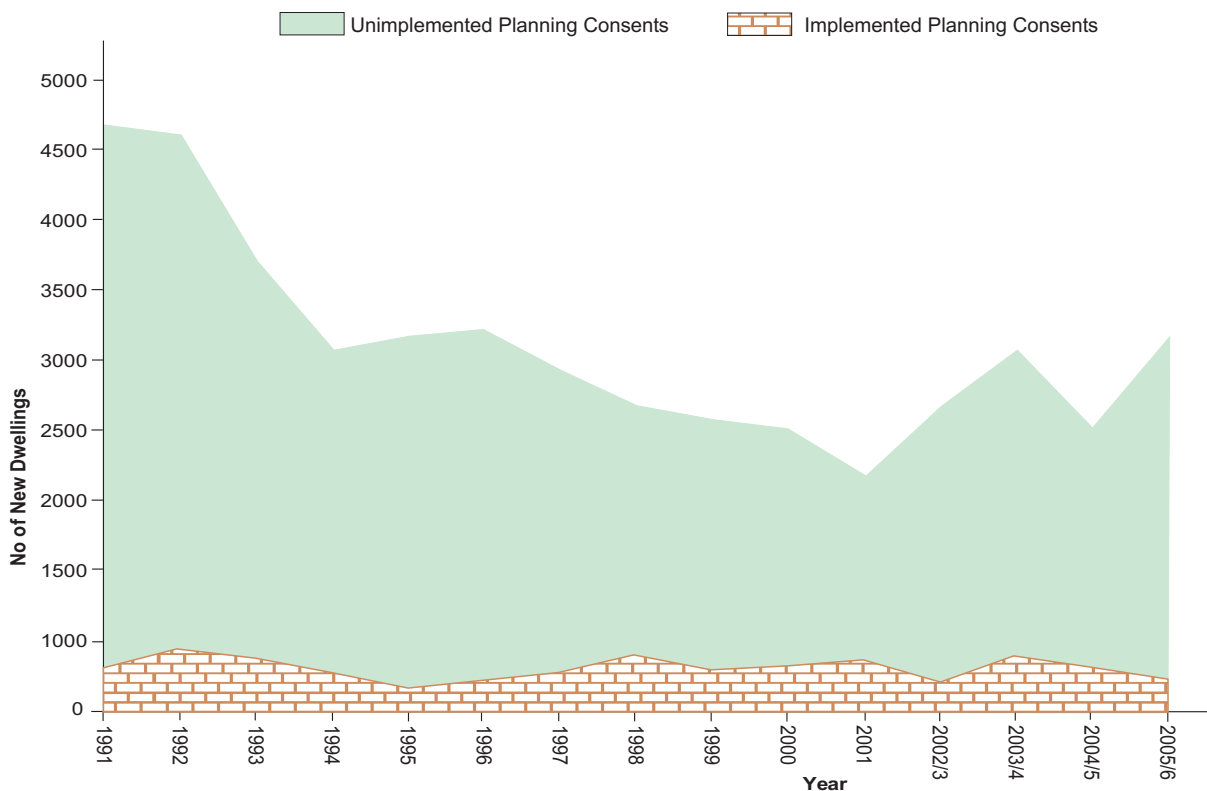
Indicator C2a Housing Trajectory
Milton Keynes & South Midlands Sub-Regional Strategy
Growth Area Requirement 2001 - 2021



Indicator C2a Dwelling supply in Bedford Borough 1991 - 2005/6



Indicator C2a Implementation of Planning Permissions 1991 - 2005/6



Housing Trajectory Conclusion

Structure Plan Requirement

5.7 In the period 1991-2005/06 there has been 9,310 dwellings completed in the Borough. This is below the annual requirement for the period (11,700) by 2,390. Increasing supply beyond that already allocated in the Local Plan will not address the shortfall or increase the rate of house building in the immediate future.

Milton Keynes and South Midlands Sub-Regional Strategy Requirement

5.8 In the period 2001-2005/06 there has been 2,037 dwellings completed in the Borough. This is below the annual requirement for the period (3,130) by 1,093. To achieve the target of 16,270 dwellings by 2021, the annual rate of housing completions would need to increase to 948 dwellings per annum over the next 15 years. This requires a significant improvement in the market and the house building industry's performance.

5.9 The requirement of 16,270 dwellings by 2021 is expected to be achieved over the remaining 15 year period. There are 2,460 dwellings with planning permission and 8085 dwellings with a resolution to grant planning permission subject to a section 106 agreement. This source of new dwellings can be summarised as follows:

Source of dwellings	Predicted Growth Area Dwelling Completions		
	2006/07-2010/11	2011/12-2015/16	2016/17-2020/11
Windfall *	1053	750	750
Local Plan commitments	693	730	360
Local Plan sites with resolution to grant planning permission plus extra identified capacity	1860 + 255	2740 + 250	3180 + 700
Sites allocated in the Town Centre Area Action Plan **	273	300	320
TOTAL	4134	4770	5310
TOTAL	14,214		

*Note: The windfall over the period 2001-2005/06 in the growth area has been an average of 303 dwellings per annum. As at 31/03/2006 there were 803 windfall commitments. The table above anticipates that windfall completions will decline as Local Plan allocations are completed.

**Note: This takes account of the expected loss of 262 dwellings through re-development

5.10 The table above indicates that the total anticipated supply of dwellings will provide a total of 14,214 completions in the next 15 years. This would be a total of 16,251 dwelling completions by 2021, thus being almost exactly the 16,270 target.

5.11 Although the rate of dwelling completions is behind the annual requirement set out in the MKSM Strategy, it has been demonstrated that there is a supply of land and committed dwellings to meet this target (a total of 14,214 over the next 15 years). The following table is provided for information, and shows the progress on each of the Local Plan allocated sites up to 31/03/2006 (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	Site capacity (as at 31/03/2006)	Current progress on development (as at 31/03/2006) (<i>Progress post March 2006 is given in italics</i>)
Britannia Iron Works (H2)	180	(107 completed) 515	Phase A 107 dwellings completed 2004/05. Phase C resolution to grant permission for 260 dwellings, S106 to be signed shortly. Phase E application for 255 dwellings under consideration. Estimate dwelling completions on site 2006/07.
Austin Canons Kempston (H3)	25	(24 completed) 24	24 dwellings completed 2003/04. Permission granted for a further 24 dwellings.
College Street (H5)	20	(20 completed) 36	56 dwellings. 20 completed in 2003/04, 36 not completed.
Biddenham Loop (H6)	1450	(249 completed) 1500	249 dwellings completed, 1 outstanding. Resolution to grant outline planning permission for 1250 dwellings subject to s106. Estimated extra capacity of 250 dwellings. Estimate dwelling completions on site 2007/08.
Land west of Kempston (H7)	730	1250	Resolution to grant outline planning permission for 1000 dwellings subject to s106. Estimated extra capacity of 250 dwellings. Estimate dwelling completions on site 2007/08.
Land north of Bromham Road (H8)	900	1200	Resolution to grant outline planning permission for 1200 dwellings subject to s106. Estimate start on site 2006/07 with dwelling completions 2007/08.
Shortstown (east and west of A600) (H9)	170 + 260	(251 completed) 1100	251 completions. Outline permission granted on appeal for 970 dwellings. Reserved matters under discussion and Bellway is formulating work programme for community liaison. Resolution to grant permission for a further 130 dwellings subject to s106 granted December 2005. Estimate dwelling completions on site 2007/08.
North of Brickhill (H10A)	400	500	Outline permission granted on appeal for 500 dwellings. Development underway, completions due 2006/07.
North of Norse Road	200	250	Has outline permission for 250

Site (Policy)	Site capacity as stated in Local Plan	Site capacity (as at 31/03/2006)	Current progress on development (as at 31/03/2006) (<i>Progress post March 2006 is given in italics</i>)
(H10B)			dwelling and reserved matters approved. <i>(Development has commenced.)</i>
Land south of Fields Road Wootton (H11)	340	500	Resolution to grant planning permission for 500 dwellings subject to s106. Highways Agency scheme for A421 affects proposals. Design Guide to be prepared. Estimate dwelling completions on site 2009/10 (subject to completion of A421 improvements).
Land north of Fields Road Wootton (H12)	450	580	Resolution to grant planning permission for 550 dwellings subject to s106. Highways Agency scheme for A421 affects proposals. Design Guide to be prepared. Planning permission has also been granted (subject to a S106) for a further 30 dwellings on the site. Estimate dwelling completions on site 2009/10 (subject to completion of A421 improvements).
Stewartby (H13)	330	610	Resolution to grant planning permission for 610 dwellings subject to s106. Design Guide in preparation. Estimate dwelling completions on site 2009/10 (subject to completion of A421 improvements).
Wixams (H14)	2250	2750	Resolution to grant subject to s106 for 2250 dwellings. Estimated further 500 dwelling capacity. Estimate dwelling completions on site 2007/08. <i>(Outline planning permission was granted in June 2006 after the s106 was finalised.)</i>
TOTALS:	7,705	(651 completed) 10,815	

5.12 The above table demonstrates that the large urban sites are progressing well through the planning process and many are likely to start on site in 2006/07. Overall, the allocated sites in the growth area are expected to deliver over 3,700 more homes than was originally estimated in the Local Plan.

Draft East of England Plan Requirement

5.13 In the period 2001-2005/06 the Borough has completed 1,018 dwellings in the area of the Borough not within the growth area. This is above the annual requirement for the period (325) by 693. To achieve the recommended East of England Plan target of 1,300 by 2021, the

annual rate of housing completions would need to be 46 dwellings per annum over the next 15 years.

- 5.14 The table below demonstrates that the majority of Local Plan allocated sites in the area outside of the growth area have been completed in the first five years of the East of England Plan period. As such, in the remaining 15 year period, completions are more likely to be on windfall sites rather than allocated sites.

Site (Policy)	Site capacity as stated in Local Plan	Site capacity as at 31/03/2006	Current progress on development (as at 31/03/2006) (<i>Progress post March 2006 is given in italics</i>)
Land at Northampton Road Bromham (H15)	45	(68 completed)	68 dwellings. Site completed 2005/06.
Bromham Hospital (H16)	65	(65 completed)	65 dwellings. Site completed 2001.
Clapham Folly (H17)	170	(262 completed)	262 dwellings. Site completed 2005/06.
New Road Great Barford (H18)	25	58	Planning permission for 25 dwellings. Also permission (subject to s106) for additional 50 dwellings. (<i>Planning permission granted for 58 dwellings in September 2006</i>)
Yelow Lane Sharnbrook (H19)	25	(47 completed)	47 dwellings. Site completed 2005/06.
Clay Piece Sharnbrook (H20)	45	(86 completed)	86 dwellings. Site completed 2004/05.
Luton Road Wilstead (H21)	50	(92 completed)	92 dwellings. Site completed 2004/05.
Meadway Harrold (H22)	?	(62 completed)	62 dwellings. Site completed 2005/06.
Cople Road Cardington (H23)	5	5	Permission for 5 dwellings subject to a s106.
West End Lane Elstow (H23)	3	3	Permission for 3 dwellings.
Pavenham Road Oakley (H23)	14	(13 completed) 24	37 dwellings. 13 complete by 2005/06, 24 not completed.
Sandy Lane Swineshead (H23)	2	2	No progress.
Keysoe Road Riseley (H23)	4	(2 completed) 2	2 completed in 2001. No permission on the remainder of the site.
School Lane Roxton (H23)	5	(8 completed)	8 dwellings. Site completed 2003/04.
Village Green Spring Lane Stagsden (H23)	6	6	No progress.
Newton Road Turvey (H23)	14	(16 completed)	16 dwellings. Site completed 2000.
Old Pond House Upper Dean (H23)	2	2	No progress.
Canons Close Wootton (H23)	9	9	Permission for 9 dwellings.
Church Lane Wymington (H23)	15	(5 completed)	21 dwellings (but loss of 16 flats). Site completed 2001.
Cotton End (H23)	25	(17	23 dwellings. 17 complete by 2005/06,

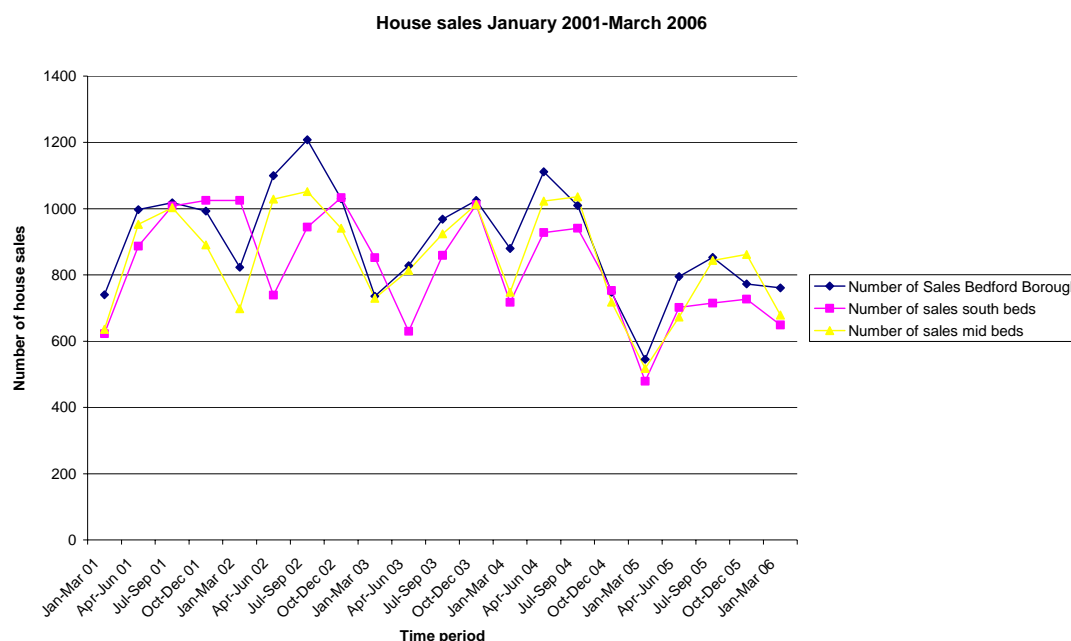
Site (Policy)	Site capacity as stated in Local Plan	Site capacity as at 31/03/2006	Current progress on development (as at 31/03/2006) (<i>Progress post March 2006 is given in italics</i>)
		completed) 6	6 left to be completed.
Bedford Road Willington (H23)	5	5	Permission for 6 dwellings. Loss of 1 dwelling.
TOTALS:	534	(743 completed) 122	

Housing Demand

5.15 As stated above, the Council has already put in place a substantial housing supply and is very advanced in the approval of further strategic sites which are vital to achieving the MKSM Strategy requirement. Achieving the 949 completions per annum over the next 15 years will depend upon the housing market and the speedy delivery of housing by developers.

Housing Market

5.16 Evidence from local housing market indicators in recent years is generally comparable to south and mid Bedfordshire authorities. Bedford Borough is similar in terms of time taken to sell, sales to asking price and number of viewings per sale. The number of sales activity also follows the same pattern as the other Bedfordshire authorities (see below).



(Source: Land Registry)

- 5.17 Longer term market prospects are much more difficult to predict. It is clear however that initiatives such as the revitalisation of the town centre and refocusing of the local economy towards high tech industries have the potential to impact positively on the Borough's housing market.
- 5.18 Renaissance Bedford has undertaken research into the likely delivery timescales of the larger housing sites. This process involved talking to the landowners/developers of the large housing sites. The work is not yet complete, but the preliminary findings show that the developers anticipate delivery at a similar or in some cases faster pace than is shown in the MKSM growth area housing trajectory.

Indicator C2b: Percentage of new and converted dwellings on previously developed land
National Target: 60% on previously developed land
<p>Progress:</p> <p>Completed dwellings (gross) = 429 dwellings Conversions of existing buildings (conversion of existing residential properties + dwellings created through change of use of existing non-residential building) = 23 + 47 = 70 dwellings Total gross dwellings = 499 dwellings, 66.3% on previously developed land</p> <p>The target of 60% has been achieved. (Source: Bedford Borough Council)</p>

Indicator C2c: Percentage of new dwellings completed at
<ul style="list-style-type: none"> i) less than 30 dwellings per hectare (dph) ii) between 30 and 50 dph iii) above 50 dph
National Target: Net density of 30-50 dwellings per hectare
<p>Progress:</p> <p>The following information is for dwellings on sites of more than 10 dwellings.</p> <ul style="list-style-type: none"> i) 15.8% ii) 22.2% iii) 62.0% <p>In total, housing developments on sites of over 10 dwellings have an average density of 34.51 dwellings.</p> <p>The average density figure clearly shows that the density target has been achieved on sites of more than 10 dwellings. (Source: Bedford Borough Council)</p>

Indicator C2d: Affordable housing completions
Regional Target: Affordable housing provision to be 30% of total annual housing provision
Local Target: Secure/deliver 200 new affordable homes per annum
<p>Progress:</p> <p>Total net annual housing provision = 466 dwellings Gross additional affordable housing dwellings = 76 Net additional affordable housing dwellings = 76</p> <p>The figures show that 16.3% of the net annual dwellings completed were affordable. The target of 200 new affordable homes per year secured/delivered has been achieved. The Borough has secured 320 outstanding planning permissions for affordable housing in the Borough (this equates to 30% of permissions granted in the year 2005/06 on sites subject to the affordable housing policy).</p>

The housing sites allocated in the Local Plan are, through the resolutions to grant outline planning permission, all set to deliver 30% affordable housing and achieve the target. To have secured less on these strategic sites would be detrimental to the achievement of the local and regional target and the delivery of affordable homes for the Borough's residents. Such an approach would have put at risk the Council's Housing Strategy and efforts to prevent homelessness. The medium to long-term future in terms of affordable housing supply is now secured.

(Source: Bedford Borough Council)

Housing Summary:

5.19 The following is a summary of the results from the core output indicators on housing:

- The Borough has completed 9,310 of the 16,200 dwellings required under the Structure Plan in the period 1991-2011. At the same time the Council has brought forward substantial housing supply through its Local Plan. Although the Structure Plan remains part of the Development Plan for the Borough until the East of England Plan is adopted, the housing requirement contained in the MKSM SRS has largely replaced the Structure Plan requirement. Its relevance is therefore limited.
- 2,037 dwellings have been completed in the growth area since 2001. To enable the MKSM Strategy requirement to be met, 948 dwellings will need to be completed per annum in the forthcoming 15 year period. The trajectory shows the potential for the delivery of 14,214 units in this period.
- The housing supply graphs show that the number of planning permissions has increased from last year by approximately 1000 dwellings
- The delivery of housing will depend upon the housing market and the provision of infrastructure by developers. Current market indicators are generally positive but longer term prospects are much more difficult to predict.
- The target of 60% of completions on previously developed land has been achieved
- The average density target of 30-50 dwellings per hectare has been achieved.
- During the monitoring year there were 76 new affordable housing completions which were achieved through the planning process and a further 320 affordable dwellings were secured.

Transport

Indicator C3a: Amount of completed non-residential development within Use Class Orders A, B and D complying with car-parking standards set out in the Local Development Framework

National Target: PPG13 maximum car parking standards

Progress:

The Bedford Development Framework does not currently contain any parking standards or draft parking standards for use classes A, B and D. Policy T15 of the adopted Local Plan states that in considering development proposals, the Borough Council will have regard to Supplementary Planning Guidance (SPG) on parking standards. The SPG was adopted in 1996. This guidance has not been updated to accord with national guidance published since that date. The Borough Council is currently working with the County Council to devise new car parking standards to provide up to date car-parking standards in place at the local level.

PPG13 standards are applicable to developments over 1000sqm for A and D2 uses and over 2500sqm for B1 uses. In the monitoring period, there were no completions over 1000sqm in uses classes A1 or A2. In the monitoring period, there were no completions over 2500sqm in use class B1.

(Source: Bedford Borough Council, Bedfordshire County Council)

Indicator C3b: Amount of new residential development with 30 minutes public transport time of: a GP, hospital, primary school, secondary school, areas of employment and a major retail centre(s)

Target: n/a

Progress:

This information has been collected from the sources stated in the table below and processed using Accession Software. As public transport time varies according to the time of day, the following times were chosen:

GP/Hospital – 9am-12pm weekday

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

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

Major retail centres – 9am-12pm weekday

The results were as follows:

279 dwellings were within 30 minutes public transport time of a GP (80.2% of all dwellings on sites of over 0.4 hectares)

230 dwellings were within 30 minutes public transport time of a Hospital (66.1% of all dwellings on sites of over 0.4 hectares)

279 dwellings were within 30 minutes public transport time of a primary school (80.2% of all dwellings on sites of over 0.4 hectares)

308 dwellings were within 30 minutes public transport time of a secondary school (88.5% of all dwellings on sites of over 0.4 hectares)

313 dwellings were within 30 minutes public transport time of a middle school

(89.9% of all dwellings on sites of over 0.4 hectares)
 275 dwellings were within 30 minutes public transport time of an employment site (79% of all dwellings on sites of over 0.4 hectares)
 279 dwellings were within 30 minutes public transport time of a major retail centre (80.2% of all dwellings on sites of over 0.4 hectares)

Comparing the above data to 2004/05 shows the following:

- New dwellings within 30 minutes of a GP has remained the same at over 80%
- New dwellings within 30 minutes of a hospital has fallen by 9%, but remains above 65%
- New dwellings within 30 minutes of a primary school remains above 80%
- New dwellings within 30 minutes of a secondary school has increased by over 40% to above 85%
- New dwellings within 30 minutes of a middle school has increased and remains above 80%
- New dwellings within 30 minutes of an employment site has increased by 18% to 79%
- New dwellings within 30 minutes of a major retail centre remains above 80%

Overall the results show that the majority of new dwellings on sites over 0.4 hectares are within 30 minutes public transport time of amenities. This demonstrates that policies to locate new dwellings in the most sustainable locations are being successful.

Indicator C3b has been completed using the following data:

Data	Source
New residential development	New housing completed in the monitoring period on sites of over 0.4 hectares in size (348 dwellings in total).
GP/Hospital locations	NHS Gateway website
Schools locations	EduBASE from DfES
Major Retail Centres	Designated centres in the adopted Local Plan
Areas of employment	Information from ONS Table Counts of VAT Based Enterprises by Employment Size Band 2005, super output area middle layer.

Local Services

Indicator C4a: Amount of completed retail, office and leisure development

Target: n/a

Progress:

The information on completions for class B1 (a) is not available as many planning permissions and thus completions are not specific about which

section of the B1 use class the permission relates (a, b or c).

Completions in the monitoring period over 100 sqm (gross internal floorspace):

B1 (a,b,c)	18,146 sqm
B1/2/8 mix	9,404 sqm
A1	516 sqm (trading floorspace 860 sqm)
A2	440 sqm
D2	266 sqm

(Source: Bedfordshire County Council and Bedford Borough Council)

Indicator C4b: Amount of completed retail, office and leisure development in town centres

Target: n/a

Progress:

From the information in indicator C4a, the following completions were within the Town Centre. (Note: the 'Town Centre' is taken to be the boundary as in the adopted Local Plan).

Retail: A2 gain 110 sqm (25% of all A2 completions)

Leisure: No completed D2 developments within the monitoring period.

(Bedfordshire County Council and Bedford Borough Council)

Indicator C4c: Amount of eligible open spaces managed to green flag award standard

Target: One park or green space that meets green flag standard in 60% of local authorities

Progress:

The Priory Country Park has again been awarded a Green Flag award. The park is 100ha in size and includes Riverside Meadows. The total eligible space is 435 hectares, so approximately 22% of eligible space actually has a Green Flag award.

The target of one green space to meet green flag standard has been met.

(Source: Bedford Borough Council)

Flood Protection and Water Quality

Indicator C7: Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality

Target: n/a

Progress:

In the monitoring period, no planning permissions have been granted contrary to Environment Agency advice.

(Source: Bedford Borough Council)

Biodiversity

<p>Indicator C8: Change in areas and populations of biodiversity importance, including</p> <ul style="list-style-type: none"> i) change in priority habitats and species (by type) and ii) change in areas designated for their intrinsic environmental value including sites of international, regional, sub-regional or local significance 	
<p>National Target: 95% favourable by 2010 Local Target: Biodiversity Action Plan targets</p>	
<p>Progress:</p> <p>The following information provides baseline statistics against which future changes can be monitored.</p> <ul style="list-style-type: none"> i) Priority habitats and species that are present in the Borough (the list includes national priority habitats and species and those identified as local priorities by the Bedfordshire and Luton Biodiversity Forum): 	
<p>Habitats:</p> <ul style="list-style-type: none"> Ancient and/or species rich hedgerows Cereal field margins Coastal and floodplain grazing marsh Eutrophic standing waters Lowland calcareous grassland Lowland Meadows Lowland wood pasture and parkland Reedbeds Lowland mixed deciduous woodland Wet woodland Marshy grassland, marsh and swamp (local priority) 	<p>Species:</p> <ul style="list-style-type: none"> Great crested newt Skylark Linnet Reed bunting Spotted flycatcher Tree sparrow Grey partridge Bullfinch Turtle dove Song thrush Water vole Barbastelle bat Brown hare European otter Pipistrelle bat Fine lined pea mussel Bordered gothic moth Common fat foot moth Pale shining brown moth Argent and sable moth Shepherds needle Spreading hedge parsley All bat species (local priority) Grey mouse-ear (local priority) Spined loach (local priority)
<ul style="list-style-type: none"> ii) The Borough does not contain any internationally designated areas and there are no sites of regional significance. <p>(Source: Bedfordshire County Council, English Nature, www.bedsbionet.org.uk)</p>	

<p>Local Nature Reserves:</p> <p>Bromham Lake (10.86ha) Brickhill Allotments/Park Wood (5.2ha) Browns Wood (6.04ha) Fenlake Meadows (19.14ha) Hill Rise (0.86ha) Mowsbury Hill (2.76ha) Putnoe Wood (10.34ha)</p> <p>TOTAL – 55.20ha</p>	<p>SSSI:</p> <p>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)</p> <p>TOTAL – 166.73ha</p>
<p>The Borough also contains county wildlife sites, these are listed below, although they are not covered by a statutory designation.</p>	
<p>County Wildlife Sites:</p> <p>Astey Wood Austin Cannons Meadow Barwick Wood Biddenham Pit (also SSSI) Birchfield Farm Meadows Bolnhurst Churchyard Bowels Wood Bromham Lake (also LNR) Bromham Park Bromham Water Meadows Brownage and Louse Acre Woods Brown's Wood (also LNR) Bushmead Big Wood Bushmead Bushmead Meadows Carltonhall Wood Castle Dairy Farm Meadows Chapel End Meadows, Wilstead Chellington Hill Farm Claphampark Wood Cleat Hill Cockle Spinney Colworth Thicket Cople Pits Coxfield Farm Grassland Dungee Wood and Odell Plantation Elstow Pit Exeter Wood Felmersham Gravel Pits (also SSSI) Felmersham Marshy Meadow Fenlake Meadows (also LNR) Forty Acre Woods Forty Foot Lane (West) Forty Foot Lane Foster Hill Road Cemetery Francroft Wood Freer's Wood</p>	<p>Mill Rise, Turvey Milton Ernest Pits Molliver's Wood Mowsbury Hill New Wood Newton Gorse Newton Gorse Green Lane Newton Park Grassland Northwood Lane Meadows Nun Wood Odell Great Wood Palaceyard Wood Park Wood Pavenham Meadow Penn and Worley's Woods Pippin Wood Priory Country Park Priory Park Railway Putnoe Wood Radwell Pits Ransom's Wood Round Wood, Sharnbrook Salem Thrift Sandye Lane Sharnbrook Castle Close Sharnbrook Summit Spanoak Wood and Tilbrook Bushes Spencer's Wood St. John's Station St. Macute's Wood Stevington Marsh Stevington Meadow Swineshead Wood Temple Wood Templegrove Spinney The Slipe Thurleigh Cutting Tilwick Meadow (also SSSI)</p>

<p>Galsey Wood Great and Little Early Groves Great and Little Woods, Ravensden Great Barford House Grassland Great Hayes Wood Great Oaks Wood Halsey Wood Hammerhill Farm Meadow Hanger Wood and Oxleys Harrold Country Park Harrold Lake High Farm Meadow Hinwick Roman Road Hobbs-Green Wood Holywell March Honeydon Road Verge Hook and Home Woods Hoked Lane Meadows How Wood Judge's Spinney Kangaroo Meadow Kempston Hardwick Pit Kempston West End Kempston Wood Keysoepark Wood Lady Wood Lambert's Spinney Little Barford Little Catsey Wood Manor Wood Melchbourne Park Melchbourne Woods</p>	<p>Tilwick Wood Turvey – Bromham Disused Railway Twin Wood West Wood Wilden Road Verges Willington Moat Wilstead Meadows Wilstead Wood Wootton Wood Wyboston Pits Wymington Meadow Yarl's Wood Yelden Field Yelden Meadows Yelow Lane Begwary Brook Pits (also in Mid Bedfordshire) Coronation Pit (also in Mid Bedfordshire) Great Barford Gravel Pits (also in Mid Bedfordshire) Keyse's Spinney (also in Mid Bedfordshire) Old Warden Disused Railway (also in Mid Bedfordshire) River Great Ouse (also in Mid Bedfordshire) Rookery Clay Pit (also in Mid Bedfordshire) Sheerhatch Wood (also in Mid Bedfordshire)</p>
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Through the countywide monitoring group, the local planning authorities in Bedfordshire and Luton are working together to address the challenging requirements of this indicator. Progress this year has focused on putting appropriate procedures in place to deliver the required outputs. Discussions are taking place with staff at the local Biological Records and Monitoring Centre, who already hold a significant amount of local biodiversity data, to ensure the effective and efficient collection and analysis of relevant information. It is hoped that once in place not only will this improve the information available for local AMRs, but it will also assist the monitoring of biodiversity at a regional level.

Progress will continue to be made over the coming year and it is the intention that by the next AMR we will be in a position to report on changes in the habitats, species and areas as a result of development.

Renewable Energy

Indicator C9: Renewable energy capacity installed by type
National and Regional Target: Generate 10% of energy from renewable sources by 2010 and 17% by 2020 (excluding offshore wind) Regional Target: Generate 14% of electricity from renewable sources by 2010. Local Target: Bedfordshire targets for 2010 – Wind 64 GWh, Biomass 200 GWh, Landfill 303 GWh, Photovoltaics 7.7 GWh. Local Target: 10% reduction in carbon emissions (below the normal requirement of building regulations) in all new dwellings and above threshold of 500sqm in new non-residential development.
Progress: Clear Skies grant scheme: 2003/04 = 6,270 kWh pa (6 x solar water heaters) 2004/05 = 14,630 kWh pa (14 x solar water heaters) 2005/06 = 15,821 kWh pa (1 x ground source heat pump) This equates to a total capacity of 36,721 kWh pa. In the monitoring period, there has been one installation of a renewable energy device in Bedford Borough. It will have an annual energy yield of 0.0011MWh. The installation was of a 42 tile 1.47kWp PV700 solar panel system (approximate annual energy yield of 1.1 kWh). In the monitoring period, there have been no installations of bio fuel, onshore wind, water or geothermal energy generators that have required planning permission. The Planning Authority will continue to monitor the planning permissions granted that include elements of renewable energy generation. (Source: Bedford Borough Council)

5.20 The following indicators (L1a to L1e) were suggested by the Government Office for the East of England.

Gypsies and Travellers Indicators

Indicator L1a: Number of authorised public and private sites (both permanent and transit) and numbers of caravans on them over the period monitored, and any changes during the period.
Target: n/a
Progress: There is one authorised site at Kempston Hardwick. There were 22 caravans at July 2006. This is 5 less than last year. There are no private sites. (Source: Bedford Borough Council)

Indicator L1b: The number of unauthorised sites and numbers of caravans on them (broken down if possible by unauthorised encampments, i.e. roadside encampments, and unauthorised developments i.e. land owned by the occupant without planning permission) and any known changes during the period.

Target: n/a

Progress:

There were four caravans reported on the east side of Norse Road in July 2006. Last year two were reported by Oasis Pool.
(Source: DCLG)

Indicator L1c: Details of any permission granted for new public or private sites, or expansion of existing sites, during the monitoring period; and any other unimplemented permissions outstanding at the end of the period.

Target: n/a

Progress:

There are currently no unimplemented planning permissions for gypsy and traveller sites in the Bedford Borough. In the monitoring period, no planning applications for public or private gypsy and traveller sites were received.
(Source: Bedford Borough Council)

Indicator L1d: Progress of any work to assess the housing needs of Gypsies and Travellers in accordance with the requirements of housing legislation and planning policy. If none is underway when this is anticipated to be undertaken and the nature of this work i.e. countywide assessment or jointly with neighbouring authorities.

Target: n/a

Progress:

A 'Gypsy and Traveller Accommodation Needs Assessment' for the Bedfordshire and Luton sub-region was completed in October 2006. The study identified a need of 74 additional pitches to be provided across the County in the period 2006-2011 with up to 10 of these being provided in Bedford Borough.
(Source: 2004 Home Report)

Indicator L1e: More generally, an assessment of the use and performance of existing development plan policies on this issue.

Target: n/a

Progress:

Policy H35 of the adopted Local Plan states criteria against which proposals for the establishment of gypsy sites will be considered.
In the monitoring period no planning applications were received that required the use of policy H35.

The Council's Core Strategy and Rural Issues Plan (submitted July 2006) contains a policy on accommodation for gypsies, travellers and travelling show people which is proposed to replace policy H35 when the plan is adopted.

(Source: Bedford Borough Council)

Summary

5.21 The following is a summary of the data collected for the Core Output Indicators:

- Employment development has predominantly been in the B8 and B1 use classes
- No employment land has been lost to residential development
- The majority of employment permissions are in use classes B1/2, B1 and mix B1/2/8
- Further consideration must be given to the provision/allocation of additional employment sites in the Growth Area
- The number of dwellings built has not met the Structure Plan and MKSM Strategy targets for the period. The housing supply position remains strong with potential for 14,120 dwellings in the next 15 year period.
- Targets have been met for housing indicators C2b, 2c and 2d
- 80% of new housing is within 30 minutes public transport time of a GP, primary and middle schools and retail centres
- Completions in office development far outweigh retail completions (96% to 4% respectively)
- 25% of retail completions were within the town centre
- The target of one open space to be managed to green flag standard has been met
- No planning permissions have been granted contrary to Environment Agency advice
- The monitoring of changes in biodiversity is to be explored through a County Monitoring Group and progress reported upon in the next AMR
- The clear skies grant scheme has installed renewable energy sources with a capacity of 36,721 kWh pa in the past 3 years with totals rising each year
- A need has been identified for up to 10 additional gypsy and traveller pitches in the Borough
- Local parking standards need to be updated

5.22 The following actions are to be taken to ensure the AMR is improved for next year:

- Planning permissions that include elements of renewable energy generation will be monitored
- A County wide monitoring group has been established to coordinate the collection of information on biodiversity for each local authority

6. Local Output Indicators

- 6.1 The purpose of local output indicators is to measure whether the objectives of the documents within the Bedford Development Framework are being achieved.
- 6.2 In this report, the local output indicators have been chosen to measure the objectives of the current 'saved' policies in the Local Plan. The choice of local output indicators reflects the availability and quality of existing data sources and their relevance to the local area.
- 6.3 This report also addresses the documents of the Bedford Development Framework that have been adopted in the period 1st April 2005 to 31st March 2006. In the monitoring period three Supplementary Planning Documents were adopted (see section 3 for details). Appendix B sets out how these documents will be monitored.
- 6.4 Local output indicators monitor local issues and circumstances. The indicators will be developed over time, to reflect changing policy and the availability of resources. Local output indicators will be used to examine medium-term trends. The combination of core and local output indicators will ensure a robust assessment of policy implementation.
- 6.5 Some indicators have targets. All the targets that are relevant to Bedford Borough are listed in Appendix D, and reproduced against the relevant indicators.

Local Plan Policies

- 6.6 The Local Development Scheme (April 2005) identified the policies in the Local Plan that are proposed to be deleted after September 2007. These policies are to be deleted because they repeat national policy or have already been implemented (in the case of a land allocation for example). It is not considered necessary to replace these policies with new policies.
- 6.7 Planning and Compulsory Purchase Act came into force in September 2004 and implemented the change from the Local Plan system to the new Local Development Framework system of development planning. The Act stated that adopted Local Plan policies would be 'saved' for a period of three years (i.e. until 27th September 2007). As this deadline is to be reached in the near future and many Local Plan policies have not been replaced by new Bedford Development Framework policies as yet, the Borough Council will identify in early 2007 which policies it intends to 'save' beyond September 2007. This approach should ensure that the Borough continues to have a robust framework of policies for planning purposes.

Local Plan Indicators

6.8 The following indicators have been chosen as they are considered to be an appropriate measure of whether the overall aims of the Local Plan are being met. The aims of the Borough's development strategy are set out in paragraph 2.18 of the Local Plan.

6.9 **Aim 1: To move towards more sustainable forms of development – ensuring that development meets the needs of the present without compromising the ability of future generations to meet their own needs.**

Indicator L2: On sites of over 10 dwellings, those granted planning permission in the monitoring period, which meet car parking standards
National Target: Parking provision should be 1.5 or less off-street car spaces per dwelling Local Target: Car parking density of up to 70 car spaces per hectare in residential developments
Progress: The national target is taken from PPG3. This was clarified in July 2003 by the Planning Minister who stated that the target should not be applied to all developments, but the 1.5 figure should reflect an average across a Local Authority's area. The table below shows planning permissions granted in the monitoring period. The table shows that in the monitoring period parking provision was 1.4 per dwelling. Even with visitor spaces taken into account, the parking provision was under the 1.5 target at 1.49 per dwelling. Thus, in the period, the national target has been achieved. Local Plan 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 79.62 spaces per hectare was achieved (this figure includes visitor spaces). However, as this target pre-dates the publication of the national target in PPG3 (March 2001) in the Council's opinion this target is no longer appropriate. The Borough council is currently working with Bedfordshire County Council to devise new car parking standards. It is anticipated that these new standards will replace the target in policy BE35. (Source: Bedford Borough Council)

Table for Indicator L2

Planning Permission	Site Area (ha)	Gross dwellings	Car spaces	Visitor spaces	Total spaces	Spaces per dwelling	Spaces per whole site	Spaces per hectare
Bedford Urban Area Sites								
05/02779/FUL	0.06	20	14		14	0.7	0.7	233.3
05/00561/FUL	0.19	22	22	1	23	1	1.05	121
05/00062/FUL	0.03	2	2	1	3	1	1.5	100
05/00063/REM	0.83	58	74	3	77	1.27	1.33	92.77
04/03324/FUL	0.11	12	12	2	14	1	1.17	127.27
05/01628/S73	0.3	30	30	1	31	1	1.27	103.3
04/00217/FUL	0.5	24	48	3	51	2	2.13	96
05/00152/REM	0.81	46	47	11	58	1.02	1.26	71.6
05/00574/REM	0.21	10	20		20	2	2	95.23
Village Sites								
05/00623/FUL	0.34	18	30	2	32	1.66	1.78	94.12
05/00650/REM	0.05	6	6		6	1	1	120
04/02867/OUT	0.77	26	44		44	1.69	1.69	57.14
04/03188/FUL	0.59	14	30		30	2.14	2.14	50.84
05/00345/FUL	0.99	37	68	6	74	1.83	2	74.74
04/00621/FUL	0.65	17	35		35	2.06	2.06	53.85
TOTALS	6.43	342	482		512	21.37	23.08	1491.16

Indicator L3: Level of proposed transport infrastructure set out in the RSS and LTP2 that has been achieved

Regional Target: Achieve proposed transport infrastructure programme

Progress:

Proposals in Draft RSS:

- i) A421 dualling M1 to Bedford (DfT Targeted Programme of Improvements, committed 2011-15)
- ii) E/W rail Bedford/Cambridge/Stanstead/Norwich/Ipswich Phase 1 (Strategic Rail Authority, under investigation 2011-15 first priority)
- iii) E/W rail Bedford/Cambridge/Stanstead/Norwich/Ipswich Phase 2 (Strategic Rail Authority, under investigation 2016-20 second priority)
- iv) Bedford Western Bypass (LHA/Local Transport Plan)
- v) Wixams Station (LHA/Strategic Rail Authority, proposed for investigation 2000-10 third priority)

Achievement:

- i) Committed and the preferred route has been determined and the contract let.
- ii) The recommendation of the Panel report December 2004, stated that 'there appears little prospect of establishing a new heavy rail link in the near future' and that the final RSS should be based on currently approved and prioritised transport projects in the region.
- iii) As (ii) above.
- iv) Planning permission implemented, funding agreement with English Partnerships nearing completion. Due to open 2008/09.
- v) Resolution to grant planning permission subject to a section 106

legal agreement. Funding deficit of £7m. No design has been agreed. Renaissance Bedford involved, with other key stakeholders, in moving the project forward.

Proposals in Local Transport Plan 2006/07 – 2010/11:

- i) Bedford Western Bypass (start 2006/07 finish 2008/09)
- ii) Bedford Town Centre Improvements (including River Bridge) (start 2011/12 finish 2012/13)

Achievement:

- i) Programmed to start 2006/07
- ii) The project has been included in the submitted Town Centre Area Action Plan (July 2006). A consultants report is to be prepared and is estimated to be completed in February 2007.

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

Indicator L4: Proportion of development within the growth area and rural area

Regional Target: Urban areas will be the main focus of development in the region

Progress:

Housing development:

Growth Area 285 net dwellings (61% of total net dwellings)

Rural Area 181 net dwellings (39% of total net dwellings)

Housing supply (outstanding planning consents):

Growth Area 2,460 dwellings (91% of total supply)

Rural Area 252 dwellings (9% of total supply)

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

Growth Area 10,240 dwellings (97.6% of total supply)

Rural Area 257 dwellings (2.4% of total supply)

Employment Development:

Growth Area -0.59 hectares net

Rural Area 1.55 hectares net

Employment land supply (outstanding planning consents):

Growth Area 34.62 hectares gross (48% of total supply)

Rural Area 37.98 hectares gross (52% of total supply)

Housing development in the monitoring period has been more prevalent in the growth area than other areas of the Borough. The development in the growth area has increased since 2004/05. Outstanding planning consents for housing clearly show that the focus for future development is in the growth area. Thus it is anticipated that the target will be achieved in the future.

Employment development in the monitoring period has been focused outside

the growth area. Employment development has decreased in the growth area since 2004/05. The number of outstanding planning consents for employment development show employment land supply in both the growth and rural area remains approximately 50/50. As the urban areas and the growth area are to be the main focus for development in the Borough (see policy CP5 of the submitted Core Strategy and Rural Issues Plan), the data highlights the need for new employment provision/allocations in the growth area.
(Source: Bedford Borough Council)

6.10 Aim 2: To protect and enhance the existing built and natural environment and the landscape – giving greater emphasis to improving environmental quality and the conservation of existing assets.

Indicator L5: Percentage of land in nationally important wildlife sites (Sites of Special Scientific Interest) which are in favourable condition
National Target: Bringing into favourable condition by 2010 95% of all nationally important wildlife sites
Progress: Land designated SSSI – 166.73 hectares SSSI in favourable condition – 121.07 ha (72.6%) The number of sites in favourable condition has not yet met the target of 95% by 2010. Since 2004/05 there has been a decrease of 1.6% of land in favourable condition. It is worth noting that of the land in unfavourable condition, 26.2 hectares are recovering and just 2.94 hectares are declining. (Source: Bedford Borough Council, English Nature)

Table for Indicator L5:

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	84% favourable 16% unfavourable no change
Stevington Marsh	Neutral grassland-lowland	4.68 + 2.94	61% unfavourable recovering 39% unfavourable declining
Swineshead Wood	Broadleaved, mixed and yew woodland-lowland	9.01 + 12.85	100% favourable
Tilwick Meadow	Neutral grassland-lowland	2.57	100% favourable
Yelden Meadows	Neutral grassland-lowland	2.84	100% unfavourable no change

Indicator L6: Increase in areas of woodland in the growth area
Regional Target: Increase provision of new woodland in priority areas
<p>Progress:</p> <p>New woodland created = 25 hectares at Cotton End, assisted by Growth Area funding as it will benefit growth area objectives. New woodland has been created in the priority area of the Marston Vale. There has been over 6 hectares more woodland created in this year than in 2004/05. (Source: Forest of Marston Vale)</p>

Indicator L7: Listed buildings at risk
Target: Decrease numbers of listed buildings at risk
<p>Progress:</p> <p>2006 – 1 entry on the national at risk register (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</p> <p>The number of listed buildings at risk has fallen in the period 2000 to 2006 and thus the target is being met. (Source: Bedford Borough Council, English Heritage)</p>

Indicator L8: Household and commercial waste recycling
Regional Target: Household waste recycling 50% by 2010, commercial waste recycling 75% by 2015
Local Target: Improve recycling performance to meet government targets
<p>Progress:</p> <p>2005/06 – Recycling and composting of household waste 25% 2005/06 – Commercial waste 10,868 tonnes (Bedfordshire County). Figures are not available for Bedford borough. 100% of commercial waste is landfilled as it could be contaminated and as yet, no facilities are available to sort the waste for recycling purposes.</p> <p>The Borough Council is making further progress towards the household waste-recycling target of 50% by 2010. The recycling of household waste has increased from 17.5% in 2004/05 to 25% in 2005/06.</p> <p>Bedfordshire County Council has produced an SPD 'Managing Waste in New Developments' (April 2006). The guidance states that for developments of 10 or more dwellings, a waste audit statement should be submitted. The purpose of the document is to give guidance to developers that will increase the recycling of construction waste, reduce the amount going to landfill and ensure that developments are designed so that occupiers are encouraged to recycle more of the waste they produce. This indicator will be used to determine whether the SPD has led to an increase in recycling.</p>

(Source: Bedford Borough Council, Bedfordshire County Council)

6.11 Aim 3: To meet the needs of the borough's residents – enabling the provision of sufficient houses, jobs and other facilities

Indicator L9: Percentage of affordable houses secured on sites of 25 or more dwellings

Regional Target: 30% affordable housing

Progress:

In the monitoring period, there have been 3 new planning permissions granted for sites of 25 or more dwellings.

Site: 04/02867/OUT Green End Road, Great Barford, 26 dwellings, 8 of which will be affordable = 30% affordable

Site: 05/00345/FUL Land at Pavenham Road, Oakley, 37 dwellings, 11 of which will be affordable = 30% affordable

Site: 02/01920/OUT Land at RAF Cardington, Shortstown, 970 dwellings, 271 of which will be affordable = 28% affordable

A total of 290 extra affordable homes have been secured.

(Source: Bedford Borough Council)

Indicator L10: % of households in the urban area within 400m of a quarter hourly bus service

Target: Increase levels of public transport accessibility

Progress:

The County Council have no revised public transport information available to enable a revision of the information that was published last year. As such the progress remains the same as 2004/05.

81% of households in the urban area are within 400m of a quarter hourly bus service. There are a total of 41,865 households in the urban area (61.6% of the Borough's households). Public transport accessibility in the urban area will be monitored each year against the baseline figure of 61.6% stated above.

(Source: Bedfordshire County Council)

Indicator L11: Rural households within 13 minutes walk of an hourly bus service

Regional Target: Increase levels of public transport accessibility

Progress:

The County Council have no revised public transport information available to enable a revision of the information that was published last year. As such the progress remains the same as 2004/05.

77% of rural households are within 13 minutes walk of an hourly bus service. There are 26,085 households in the rural area (38.4% of the Borough's households).

Public transport accessibility in the rural area will be monitored each year against the baseline figure of 38.4% stated above.
(Source: Bedfordshire County Council)

6.2 Aim 4: To maintain and enhance the economic and social well being of the Borough – by attracting additional investment and encouraging the full use of existing resources

Indicator L12: Number of participants in higher education
Target: n/a
Progress: 2001 Census – 4,714 aged 18-74 and 3,127 aged 16-17 This is 0.73% of the people aged 16-74 in the Borough. (Source: 2001 Census)

Indicator L13: Self employment rates
Target: n/a
Progress: 2005/06 – 12,300 self employed This is 14.9% of the economically active workforce. This is 2,300 more people than in 2004/05. (Source: Nomis)

Indicator L14: Numbers of jobs created in the Borough
Regional Target: Provision of 11,400 jobs in Bedford Borough 2001-21 (Panel Report has recommended this figure be increased to 16,000)
Progress: Mar 2001-Feb 2002 = 75,000 people employed Mar 2002-Feb 2003 = 78,000 people employed Mar 2003-Feb 2004 = 76,500 people employed Jan 2004-Dec 2004 = 76,800 people employed Apr 2004-Mar 2005 = 76,400 people employed Apr 2005-Mar 2006 = 80,600 people employed In the period 2001 to March 2006 a total of 5,600 more people are now employed in the Borough, this is further progress towards the MKSM Strategy target. (Source: Nomis)

6.3 Aim 5: To protect and enhance Bedford’s role within the sub-region – encouraging the town centre to develop a stronger competitive edge and identity, together with improved attractiveness and convenience

Indicator L15: Percentage of vacant units within the primary shopping area of Bedford town centre
Target: n/a
Progress: 5% vacant units in 2005/06.

This is the same as in 2004.
(Source: Bedford Town Centre Company)

Indicator L16: Traffic levels in the town centre

Regional Target: Stabilise traffic levels

Progress:

The 2004/05 annual average daily traffic flow:
A428 St Peters Street – 21,899
A6 High Street – 19,761
Prebend Street – 27,577

In second week of September 2005 average daily traffic flow:
Prebend Street – 29,286

Monitoring shows that traffic levels on Prebend Street have increased by over 1700 vehicles. However, the data for 2005 is not an annual average and only represents one week so the data is not directly comparable. Traffic levels will vary each week depending upon many variables (weather, school holidays, market day etc).

(Source: Bedford Borough Council, Bedford County Council)

Indicator L17: Footfall levels in the town centre

Target: n/a

Progress:

Footfall per week on Midland Road:
2002 – 78,000
2003 – 81,000
2004 – 111,000
2005 – 115,000

The footfall levels continue to rise, which signifies that the popularity of the town centre is increasing.

(Source: Bedford Town Centre Company)

6.4 Aim 6: To improve the quality of life for the Borough's residents – combating pollution, creating additional facilities and ensuring access for all

Indicator L18: Securing local standards for open space provision

National Target: Local Authorities must set robust local space standards

Progress:

The Bedford Open Space Study is nearing completion. The study recommends local standards for open space provision which will be incorporated into the Bedford Development Framework in due course. The implementation of local standards will be monitored by assessing planning permissions granted.

(Source: Bedford Borough Council)

Indicator L19: Designated air quality management areas

National Target: Meet national air quality targets

Local Target: Monitor air quality against national targets and prepare Action Plans

Progress:

Under the provisions of the Environment Act 1995 Part IV Section 83(1) Air Quality Management Areas (AQMAs) have been declared as follows –

AQMA Order No 1, May 2005 – sulphur dioxide, Stewartby.

AQMA Order No 2, June 2005 – nitrogen dioxide, Prebend Street, Bedford

AQMA Order No 3, June 2005 – nitrogen dioxide, High Street, Bedford

AQMA Order No 4, June 2005 – nitrogen dioxide, Bedford Road, Great Barford.

In line with the continuing duties of the Environment Act, Bedford Borough Council commissioned the Environmental Research Group at Kings College London to produce a Progress Report and updated monitoring data on local air quality. The resulting Air Quality Progress Report was published in June 2005. The report concluded that the air quality in the designated areas remains in excess of the national standards and reiterated the need for further assessments at these locations.

Based on the findings of the 2005 progress report the Council will continue its local air quality actions as follows:

1. Prepare a further assessment of air quality in respect of its AQMAs for sulphur dioxide and nitrogen dioxide.
2. Produce an Air Quality Action Plan for sulphur dioxide.
3. Produce an Air Quality Action Plan for nitrogen dioxide and integrate this within the Local Transport Plan that is produced by the Bedfordshire County Council.
4. Continue and expand its passive air quality monitoring resources, particularly for those sites with high monitoring results.
5. Continue and expand its real time air quality monitoring resources.
6. To prepare for the next round of air quality review and assessment in 2006.

An air quality progress report for 2006 was published for consultation in October 2006. This recommends that further detailed monitoring be undertaken with a view to declaring new AQMAs for nitrogen dioxide in Bedford and expanding the existing two AQMAs in the town centre. Once the further assessments have been completed, the Council will finalise two Action Plans which, when implemented, will work towards the achievement of the current national standards for both nitrogen dioxide and sulphur dioxide.

The A421 Great Barford Bypass was opened to traffic in August 2006 and will greatly reduce traffic flows within Great Barford thus dramatically reducing nitrogen dioxide exceedences within the declared AQMA.

A Bedford – Kempston Western Bypass is proposed as a necessary element of infrastructure to deliver strategic housing development. This is expected to

reduce through-traffic within Bedford town centre when it is completed and therefore reduce excess nitrogen dioxide within the two town centre declared AQMAs. Construction work on the Western Bypass has commenced and the road is expected to open in 2008/09.

(Source: Bedford Borough Council)

6.15 Aim 7: To improve the quality of new development within the borough – striving for a noticeably higher standard of design and finish in all developments and in the sensitivity of their setting

Indicator L20: Quality of new development in terms of design and landscaping and respecting local character

Target: n/a

Progress:

The Council has produced a 'Project Management Protocol' for major housing development sites. The purpose of this document is to provide pre-application agreed standards and principles for large projects with the intention of identifying potential problems, producing better quality developments and improving the speed of decisions and delivery.

The Council, in collaboration with respective developers, is intending to produce Supplementary Planning Documents and/or appraisals by condition for the major development sites identified in the Local Plan. A SPD for Land North of Bromham Road has been produced, and further SPDs are expected to be developed shortly. The Local Development Scheme is expected to be updated to include these documents during 2007.

(Source: Bedford Borough Council)

Indicator L21: Number of empty homes brought back into use

Local Target: 30 empty homes per annum to habitable standards and ready for occupation

Progress:

In the monitoring period, 77 empty homes were brought back into use. The target of 35 homes brought back into use for 2005/06 per annum has been exceeded. The target for 2006/07 is 45. This has already been achieved. The Council is achieving a consistent supply of previously empty homes being brought back into use due to a range of new initiatives. The Council has increased the number of empty homes brought back into use from 29 in 2004/05 to 77 in 2005/06.

(Source: Bedford Borough Council)

6.16 Further indicators will be added to monitor this aim in the next AMR. New indicators will monitor the achievements of the Borough in limiting the impacts of climate change, such as the use of renewable energy installations.

6.17 Aim 8: To improve communications and movement in and out of the Borough – achieving improved levels of mobility, accessibility, convenience and personal safety consistent with environmental, economic and development considerations

Indicator L22: Length of cycle routes in the Borough
Local Target: Complete the strategic network of cycle routes by 2011
<p>Progress:</p> <p>0.2km of the cycle network has been completed in the Borough during the monitoring period. Responsibility for cycleway provision and improvement changed hands during this monitoring period (from the Borough to the County Council) and that has had an impact on the programme of delivery. The Council expects an increase in the amount of new cycleway provision in the next monitoring period.</p> <p>(Source: Bedfordshire County Council)</p>

Indicator L23: Mode of transport to work
Regional Target: Increase journeys by non-car modes to 35% in 2020 Target: Double the current level of bus usage
<p>Progress:</p> <p>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. The above information represents a baseline situation against which future levels of bus and car usage can be monitored.</p> <p>(Source: Census 2001)</p>

6.18 Aim 9: to promote equal opportunities – the local plan must contribute to ensuring that access to opportunities is not dependent upon age, culture, literacy or mobility. Positive action is required.

Indicator L24: Amount of mobility housing completed each year
Target: 10% of new housing should be mobility housing
<p>Progress:</p> <p>26 mobility houses were completed in the monitoring period. This equates to 5.2% of the total gross completions. This is an increase from 2004/05 and is a positive trend towards reaching the 10% target.</p> <p>(Source: Bedford Borough Council)</p>

Indicator L25: Planning permissions granted with conditions relating to good access provision for disabled people
Target: 10% of new housing should be mobility housing
Progress:

The Local Plan 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. In the monitoring period 30 planning permissions were granted which used the above policies in the conditions of the planning permission. A total of 116 mobility units were secured, this equates to 10.3% of relevant sites.
(Source: Bedford Borough Council)

Indicator L26: Barriers to Council services for the Black and Minority Ethnic or disabled community

Target: n/a

Progress:

A Best Value User Survey was undertaken in October 2006. The results of this survey will be available in January 2007. The 2003/4 Survey revealed that 6% of service users were from the Black and Minority Ethnic community, and no barriers to the service were identified.

6-monthly surveys are conducted of disabled people using Planning Reception services. These have not revealed any barriers to disabled service users.

The Borough Council has implemented a programme of Equality Impact Assessments of the planning service. Over the next monitoring period, Equality Impact Assessments will be carried out for planning reception desk services, pre-application planning advice and the 'right to speak' scheme at planning committee. The results of these assessments will be reported upon in the next AMR. Further areas of work have also been identified for the period 2007/08.

(Source: Bedford Borough Council)

Summary

6.19 The following conclusions can be drawn from the Local Output Indicators:

- Progress is being made towards the targets in indicators L3, 5, 8, 14, 19, 22, 24 and 26
- The targets in indicators L2, 4, 6, 7, 9, 21 and 25 have been met
- Housing is being focused in the growth area
- Over 72% of SSSI are in favourable condition and 15.7% are recovering
- Woodland is increasing
- There is a decline in the number of listed buildings at risk
- Air Quality Action Plans are being produced
- The Project Management Protocol has been produced to aid the delivery of quality developments
- The number of mobility homes completed continues to increase towards the 10% target

- The number of empty homes brought back into use is double the target of 35

6.19 The following table indicates whether the aims of the Local Plan are being achieved, by summarising what the local output indicators have shown. The table includes any actions the indicators have suggested should be taken.

Aim of Local Plan	Conclusion from indicators and proposed actions
1: To move towards more sustainable forms of development	<ul style="list-style-type: none"> • PPG3 car parking standards have been met • Progress has been made in the delivery of transport infrastructure • Housing supply is concentrated in the growth area • Employment supply is evenly spread between within and outside of the growth area <p>ACTIONS:</p> <ul style="list-style-type: none"> • Local car parking standards should be updated • Consideration should be given to the provision/allocation of employment in the growth area
2: Protect and enhance the existing built and natural environment and the landscape	<ul style="list-style-type: none"> • 72.6% of SSSI sites are in favourable condition with a further 115.7% recovering • Woodland is increasing in the growth area • The number of listed buildings at risk has reduced to one • Household waste recycling has increased to 25%
3: To meet the needs of the Borough's residents	<ul style="list-style-type: none"> • New housing sites have achieved 30% affordable housing provision • Other indicators show a baseline situation, no trend is available.
4: To maintain and enhance the economic and social well-being of the Borough	<ul style="list-style-type: none"> • Self-employment rates have increased to 14.9% of the active workforce • The number of people employed in the borough has increased to over 80,000
5: To protect and enhance Bedford's role within the sub-region	<ul style="list-style-type: none"> • Vacant units in the town centre remain stable at 5% • Traffic flow on Prebend Street has increased • Footfall in the town centre has increased
6: To improve the quality of life for the Borough's residents	<ul style="list-style-type: none"> • Air Quality Management Areas have been declared and Action Plans are being formulated <p>ACTIONS:</p> <ul style="list-style-type: none"> • Include local open space standards in the Bedford Development Framework
7: To improve the	<ul style="list-style-type: none"> • Project Management Protocol has been

Aim of Local Plan	Conclusion from indicators and proposed actions
quality of new development within the Borough	<p>produced for major development sites</p> <ul style="list-style-type: none"> • Empty homes have been brought back into use in excess of the local target <p>ACTIONS:</p> <ul style="list-style-type: none"> • Supplementary Planning Documents are to be produced for major housing development sites • Future monitoring will include reference to renewable energy developments and permissions
8: To improve communications and movement in and out of the Borough	<ul style="list-style-type: none"> • Further lengths of the cycle network has been completed
9: To promote equal opportunities	<ul style="list-style-type: none"> • Mobility Housing has been secured and is currently over 5% of gross completions • No barriers to planning services have been identified for the disabled or black and minority ethnic communities • A programme of Equality Impact Assessment have been established for the planning service

7. Significant Effects Indicators

- 7.1 The purpose of significant effects indicators is to assess the effects of policy implementation on sustainability. The monitoring of 'significant environmental effects of the implementation of each plan' is a requirement of the Environmental Assessment of Plans and Programmes Regulations 2004. In addition to the assessment of environmental effects, the overall sustainability of policies i.e. their environmental, social and economic impact, is assessed during the production of each policy document. This is called the Sustainability Appraisal. As each document is produced, the Sustainability Appraisal develops objectives, targets and indicators for how the policies will be monitored within the Annual Monitoring Report. These indicators enable a comparison to be made between the predicted effects of the policies and their actual effects measured during the plan's implementation.
- 7.2 Significant Effects Indicators will be derived from the Sustainability Appraisals. The objectives of the Sustainability Appraisal will have indicators, and will be monitored. In addition, indicators will also be identified where a sustainability appraisal has predicted:
- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused; or
 - Significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken.
- 7.3 The significant effects indicators will cover all the plans that form the Bedford Development Framework, not each different document individually. Also, monitoring can cover all plans that are covered by the Environmental Assessment of Plans and Programmes Regulations 2004 (such as the Housing Strategy), and their monitoring can be included in the AMR.
- 7.4 The level of information required for the indicators will depend upon the characteristics and level of detail of the plan and the forecasted effects.
- 7.5 During the period 1st April 2005 to 31st March 2006, three Supplementary Planning Documents were adopted. The monitoring arrangements for these documents are included in Appendix B. The indicators identified in the appendix will be monitored in next year's AMR.

8. National and Regional Policy Published in the Monitoring Period

8.1 The Local Plan was adopted in October 2002 and the Council began producing the Bedford Development Framework (BDF) in December 2004. Since that time, many elements of national and regional policy have been reviewed and revised documents have been published. The following tables discuss the national and regional documents that have been produced during the monitoring period 1st April 2005 to 31st March 2006 and whether local policies need changing to reflect changes in national and regional policy.

National

Document Published	Impact on local policy and action required
Planning for Biodiversity and Geological Conservation: A guide to good practice (March 2006)	This document requires that the BDF should develop a comprehensive information base on biodiversity and geology and the Core Strategy should incorporate strategic objectives for biodiversity and geological conservation. The broad policy basis upon which further policy can be developed are included in the Core Strategy and Rural Issues Plan.
Circular 01/06: Planning for Gypsy and Traveller Caravan Sites (February 2006)	The document states that 1) the Core Strategy should set out criteria for the location of gypsy and traveller sites and 2) a gypsy and traveller accommodation assessment should be undertaken. The Core Strategy and Rural Issues Plan included such a policy and an assessment has been undertaken at a sub-regional level (Bedfordshire and Luton).
Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their impact within the planning system (August 2005)	The document does not require the review of any current local policies.
PPS9: Biodiversity and Geological Conservation (August 2005)	This document requires that the BDF should 1) indicate the location of designated sites for biodiversity and geodiversity and 2) identify any areas or sites for the restoration or creation of new priority habitats. The broad policy basis upon which such policy can be based is included in the Core Strategy and Rural Issues Plan.
PPS10: Planning for Sustainable Waste Management (July 2005)	The document does not require the review of any current Borough

Document Published	Impact on local policy and action required
	policies, but does influence future policies produced by the County Council and at Regional level.
Circular 05/05: Planning Obligations (July 2005)	This document provides guidance on the use of planning obligations and does not require the review of any current local policies.
Environmental Quality in Spatial Planning: Incorporating the natural, built and historic environment and rural issues in plans and strategies (June 2005)	The document does not require the review of any current local Borough policies, but provides useful guidance and a checklist for when developing policy.

Regional

Document Published	Impact on local policy and action required
Bedfordshire Local Transport Plan 2006/07-2010/11 (submitted March 2006)	The document states the transport priorities over the forthcoming 5 year period. These have been taken into account when drafting the Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan.
Sustainable Futures, the Integrated Regional Strategy for the East of England (October 2005)	The document draws together existing regional plans and thus does not require any further review of any current local Borough policies.

Summary

- 8.2 Policy changes at a national level have been identified and have already influenced the development of policy in the Core Strategy and Rural Issues Plan. Also, in light of new documents, a gypsy and traveller accommodation assessment has been produced at a sub-regional level. Also, the Council is working with the County Council to coordinate a consistent and comprehensive information base on biodiversity and geology.
- 8.2 Policy changes at the regional level have influenced the contents of the submitted Town Centre Area Action Plan, which includes reference to transport schemes that are included in the Local Transport Plan.

PART 3

9. Future Monitoring

- 9.1 For this and future reports to be successful in their monitoring, the indicators chosen should provide sufficient information to assess policy implementation and its significant effects, having regard to available resources. This is the key to the development of the indicators.
- 9.2 A systematic review of the contextual indicators will be undertaken every 5 years, although in the meantime they will be updated as information becomes available. In particular, further information will be sought for the growth area and the residual area, to provide a context for the development of policies at a sub-area level.
- 9.3 Output indicators will be reviewed on a regular basis. Indicators will, where possible, reflect the reporting period 1st April to 31st March. Where a target or indicator is not quantifiable, qualitative information will be used. For example, information on the quality of design in new developments could be sought using a survey of residents' views.
- 9.4 The significant effects indicators will be updated every time a Sustainability Appraisal is published following the adoption of a document in the Bedford Development Framework. The Final Sustainability Appraisal will also set out how the predicted significant effects of the policies in the DPD will be monitored using the significant effects indicators. The indicators will be used to assess whether the predicted sustainability effects were accurate, whether the policies are contributing to the achievement of the sustainability objectives and targets and whether mitigation measures are successful. Adverse effects will be noted in the annual monitoring report and remedial action proposed if necessary.
- 9.5 Monitoring arrangements for Development Plan Documents (DPD) are only finalised once a document is adopted. As such, no monitoring of a Development Plan Document can be done until it is adopted. The Council will involve stakeholders in the development of indicators and targets during the production of the DPD. In particular, at preferred options stage, the proposed contextual indicators, significant effects indicators and output indicators and related targets will be consulted upon. This will ensure community involvement in the development of the monitoring framework.
- 9.6 Once adopted, the Council will set out how the objectives of Development Plan Documents, their associated policies and the core and output indicators are linked. A similar process will also be undertaken for the Sustainability Appraisal objectives and their associated indicators and targets. This could be done as follows:

DPD objective	DPD policies related to the objective	Associated Targets	Indicators
Provide housing to meet the needs of residents	Policies H1, H2, H3	100 dwellings completed per year 30% of dwellings should be affordable dwellings	C2a - Housing Trajectory C2d - Affordable Housing Completions per year
etc	etc	etc	etc

- 9.7 It is recognised that the objectives and targets set out in the Bedford Development Framework (BDF) and the Sustainability Appraisals will only be achieved as a result of a complex interaction between different policies, circumstances and delivery agents. Also, the policies in the BDF and the process of producing the documents may also influence other policy makers and delivery agents. In such circumstances, qualitative information (surveys, focus groups etc) will be useful.
- 9.8 Over the medium term (3-5 years) analysis can begin of the output indicators to examine patterns and directions of change (i.e. trend analysis). Over the longer term (5-10 years) trend analysis can be developed to assess the extent to which baseline indicators, established at the beginning of the production of the Bedford Development Framework, have changed. Also, comparison will be made between the trends in contextual indicators and changes in the other indicators. This will assess the degree to which policy implementation is helping achieve wider policy goals such as the creation of sustainable communities.
- 9.9 Benchmarking will be used to compare performance with other authorities. In the Milton Keynes and South Midlands Sub-Regional Strategy area, other authorities within the sub-area will be used as benchmarking authorities. Other authorities with similar characteristics (such as other authorities with both an urban and rural population) will also be relevant benchmarks.
- 9.10 Indicator bundles may also be used for specific topic themes, such as housing, the environment or employment, to give a profile of the Borough and provide baseline information for individual documents. For example, for a housing allocations development plan document, all housing indicators would be collated to provide a summary of housing information and progress against relevant targets.
- 9.11 The Borough's AMR will be a useful source of information for the Borough Council itself, other local agencies and the regional planning body. The Council will develop links with the monitoring of the Borough's Community Plan to ensure the sharing of information and

efficient use of resources. Through the county-wide monitoring group, the Council will also develop links with the work of the regional planning body to ensure that the methods of analysis used in the Bedford Development Framework AMR are consistent with those used at the regional level. This will ensure the information collected can be utilised by all and not lead to duplication or the unnecessary use of resources.

9.12 The report has highlighted the need for further information to be included in the next AMR. The following is a list of those additions identified:

- Information on planning permissions that include elements of renewable energy generation
- Changes in biodiversity within the Borough for core indicator 8

10. Conclusion

- 10.1 The Local Development Scheme (LDS) was approved in April 2005. In the monitoring period, three Supplementary Planning Documents were adopted, one month ahead of schedule. Monitoring measures for these documents have been finalised (see Appendix B). All milestones for Development Plan Documents have been achieved. Each document will achieve the timetable set out in the LDS.
- 10.2 A review of the Local Development Scheme will be undertaken in early 2007. The purpose of this review is to roll the programme of Development Plan Documents forward for the three year period 2007-2009. It is anticipated that the Local Development Scheme will also be amended during 2007 to include the preparation of Supplementary Planning Documents for up to four of the housing sites in the Local Plan (Land at Stewartby, Land at Wootton, Land west of Kempston and Land at Biddenham Loop).
- 10.3 In addition to the review of the Local Development Scheme, the Council will also undertake a review of the 'saved' Local Plan policies (listed in the current Local Development Scheme). The purpose of this exercise will be to publish a list of which Local Plan policies are to be 'saved' beyond the original three year period which ends on the 27th September 2007. The Council will publish the list by April 2007.
- 10.4 Contextual indicators have been collected to highlight the key characteristics and issues in the Borough. The indicators show the following trends from last year:
- Population is increasing
 - Average semi-detached house prices have fallen by over £3000
 - The number of businesses in the Borough continues to increase
 - Average earnings have fallen slightly
 - Crime levels have fallen
 - The number of residents with no qualifications has increased
 - Educational attainment at GCSE level is increasing
 - Unemployment has fallen and is below the regional and national average
 - Recycling of household waste is increasing
- 10.4 The core output indicators have highlighted progress which includes:
- The target for housing on previously developed land has been achieved
 - The target for housing density has been achieved
 - The affordable housing target has been achieved
 - No planning permission have been granted contrary to Environment Agency advice
 - The clear skies grant scheme has increased the capacity of renewable energy schemes in the Borough
 - There is a 15 year dwelling supply of 14,214 dwellings

- 10.5 Local output indicators show that Local Plan policies have enabled progress towards the nine stated aims of the Local Plan. Significant progress includes:
- Increase in the proportion of housing development in the growth area
 - Increase in woodland in the growth area
 - Decrease in the number of listed buildings at risk
 - Increase in household waste recycling
 - Achievement of the affordable homes target
 - Increase in the rates of self-employment
 - Increase in the number of jobs available
 - Increase in GCSE attainment levels
 - Increase in the number of empty homes being brought back into use
 - Increase in the number of mobility homes completed
 - Action Plans are being produced for the Air Quality Management Areas
 - A Project Management Protocol has been produced which aims to provide better quality developments
 - 72.6% of SSSI are in favourable condition, with a further 15.7% recovering
- 10.6 Overall, the contextual, core and local output indicators show the following should be considered:
- Need more information on renewable energy generation and changes in biodiversity for next years AMR
 - Dwelling completions need to rise to an average 948 per year over the next 15 years
 - Need new local parking standards
 - Need up to 10 new pitches for gypsy and traveller needs
 - Need to consider the provision/allocation of additional employment sites in the growth area
 - Need local open space standards in the BDF
- 10.7 Significant effects indicators have been devised for the Supplementary Planning Documents that were adopted in the monitoring period (see Appendix B). These indicators will be reported on in next year's AMR.
- 10.8 Many national and regional policy documents were published in the monitoring period. The submission Core Strategy and Rural Issues Plan takes account of these documents at a strategic level and provides the basis upon which detailed policies can be developed.
- 10.9 Future monitoring will be done on an annual basis and reported on in future annual monitoring reports. New monitoring procedures have been put in place for the Supplementary Planning Documents that were adopted in the monitoring period (see Appendix B) and will be included in next year's AMR. Contextual indicators will be updated as information becomes available, in particular, further information will be

sought for the distinct policy areas of the growth area and the rural area. Output indicators and significant effects indicators will be updated as and when Local Development Documents are adopted and Sustainability Appraisals completed.

- 10.10 Future annual monitoring reports will examine patterns and trends in the indicators. This will assess the degree to which policy and sustainability objectives are being achieved.

Appendix A Table 1: Statement of Community Involvement

	2004				2005				2006				2007																							
	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
LDS timetable																																				
Actual progress																																				












- Issues and Options
- Public participation on draft SCI
- Consider representations made draft SCI and prepare submission SCI
- Submit SCI to Government Office
- Consider consultation responses
- Examination
- Receipt of Inspector's Report
- Adoption of document

Key Milestones

- C Commencement of production
- D Public participation on draft SCI
- P Pre-examination meeting
- E Commencement of examination
- IR Receipt of binding Inspector's Report
- A Adoption and publication of the SCI

Appendix A table 2: Development Plan Documents

		2004				2005					2006					2007																			
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	
Core Strategy and Rural Issues	LDS timetable									C					PO				S																
	Actual progress									C	SR				PO				S																
Town Centre Area Action Plan	LDS timetable									C					PO				S																
	Actual progress									C	SR				PO				S																

- | | |
|--|---|
|  Pre-production evidence gathering | Key milestones |
|  Issues and Options | C Commencement of production |
|  Public participation on preferred option (includes publication of Sustainability Appraisal Report) | SR Sustainability Appraisal Scoping Report |
|  Consider representations made on preferred option and prepare submission DPD | PO Public participation on preferred options |
|  Submit DPD and Final Sustainability Appraisal Report to Government Office | S Submission of DPD |
|  Publication of alternative sites | P Pre-examination meeting |
|  Consider consultation responses | E Commencement of examination |
|  Examination | IR Receipt of binding Inspector's Report |
|  Inspector completes the Report | A Adoption and publication of DPD, proposals map, adoption statement and publication of monitoring measures |
|  Receipt of Inspector's Report | |
|  Adoption of document | |

Appendix B - Final Monitoring Measures

Supplementary Planning Documents

Land north of Bromham Road Design Guide SPD (November 2005)

- B1 The SPD provides supplemental guidance to policy H8 of the Local Plan. The guide covers a specific site allocated for residential development in the Local Plan. The site is located to the north of Biddenham village between Bromham Road and the River Great Ouse. The development will create a new edge to the urban area of Bedford. The document was produced by the Borough Council.
- B2 Appendix 3 of the Sustainability Appraisal for this document sets out a list of indicators (economic, social and environmental) and targets where appropriate. These have been developed into the local output and significant effects indicators given below.

Local output indicators – site specific to Land North of Bromham Road

- B3 The SPD stated a series of objectives specific to the Bromham Road site development. The following table sets out the targets and indicators that will be used to measure the objectives of the SPD.

SPD objective	Site-specific associated targets	Site-specific Indicators
Local identity and character	Whether design guide standards have been met by the approved Reserved Matters application	% of design guide standards met by Reserved Matters approved application
Achieving a mixed and balanced community	Achieve PPG3 density requirements Achieve 1200-1290 dwellings 30% affordable housing	Density achieved on site Number of dwellings achieved Affordable housing achieved
Priority to pedestrians, cyclists and public transport	Encourage use of renewable energy	Renewable energy projects on site
Protecting and enhancing the natural environment	Increase open space available to the public Contribute to BAP targets	Open space achieved on site Impacts on BAP habitats and species on site
Ensuring energy efficiency	Achieve BREEAM/Ecohome standard	Number of dwellings that achieve BREEAM/Ecohome standard
Community safety	Contribute to lowering crime levels (2004/05 105.0)	Number of recorded crimes per 1000 population
Environmental standards	Achieve BREEAM/Ecohome standard	Number of homes on site built to BREEAM/Ecohome standard
Privacy	Whether privacy standards have been met by the approved Reserved Matters	% of privacy standards met by Reserved Matters approved application

SPD objective	Site-specific associated targets	Site-specific Indicators
	application	

Significant effects

B4 The Sustainability Appraisal predicted one significant environmental effect of the SPD.

SA objective	Predicted significant effect
ENV - To create an attractive mixed use development of local distinctiveness and character	Major positive effect in short term. SPD expected to create high quality development.

Predicted significant effect	Nature of predicted effect	Indicators	When should remedial action be taken	What remedial action should be taken and by whom
Create high quality development at Bromham Road Biddenham	Major positive effect in the short term. Site specific.	% of design guide standards met by Reserved Matters approved application	If less than 50% of design guide standards are not met	Review of SPD by Borough Council as soon as identified

Community Safety Design Guide SPD (November 2005)

B5 The SPD is supplemental to policy BE45 of the Local Plan. The guide has been produced to assist in 'developing out crime' within existing and new development in Bedfordshire. The document was produced by the Community Safety Working Group which included the Local Authorities in the County, Bedfordshire Police and the Government Office for the East of England.

B6 Appendix 3 of the Sustainability Appraisal for this document sets out a list of indicators (social and environmental) and targets where appropriate. These have been developed into the local output and significant effects indicators given below.

Local output indicators

B7 The following table sets out the targets and indicators that will be used to measure the objectives of the SPD.

SPD objectives	Associated targets	Indicators
To assist in planning out crime within existing and new developments	Lower recorded crime levels	Borough crime levels
To help ensure that all parties work effectively in partnership at both the strategic and local	Use of SPD in planning decisions	Number of planning permissions in which SPD conditions are used

SPD objectives level	Associated targets	Indicators
Every opportunity is taken to create sustainable new communities	Decrease fear of crime in Borough	Fear of crime levels

Significant effects

B8 The SA predicted one significant social effect of the SPD.

SA objective	Predicted significant effect
SOC - To reduce crime and the fear of crime	Major positive effect in the short, medium and the long term. SPD expected to have a direct impact on crime levels and the fear of crime.

Predicted significant effect	Nature of predicted effect	Indicators	When should remedial action be taken	What remedial action should be taken and by whom
Reduction in crime levels and the fear of crime	Major positive effect in short, medium and long term. Borough wide.	Crime levels Fear of crime levels	If crime/fear of crime levels increase by 25% or more	As soon as identified, meet with Police Authority and Citizen's Panel

Shopfronts and Advertisements in Conservation Areas SPD (November 2005)

B9 The SPD is supplemental to policies TC4 and BE16 of the Local Plan. The document aims to provide detailed design guidance on shopfronts and advertisements particularly in Bedford town centre and sensitive locations such as Conservation Areas. A set of principles is established that is also applicable throughout the Borough.

Contextual indicators

B10 Appendix 3 of the Sustainability Appraisal for this document sets out a the results of a survey undertaken in August 2005, these results will be used as contextual indicators against which the success of implementation of the SPD can be measured.

B11 Contextual Information (August 2005)

- 6.5% of shopfronts are original, 33.8% incomplete
- 59.7% of original shopfronts have been removed
- 14.3% of fascias are original, 62.8% are harmful
- 39% of pillars/pilasters are original, 36.4% are harmful
- 26% of glazing proportions are original, 49.4% are harmful
- 19.5% shopfront materials are original, 49.4% are harmful
- 2.6% of signage/adverts are original, 63.6% are harmful

- 24.7% of stallrisers are original, 46.8% are harmful
- 31.2% of shopfront colour schemes are harmful
- 41.6% of shopfronts and advertisements relate to the building

Local output indicators

B12 The following table sets out the targets and indicators that will be used to measure the objectives of the SPD.

SPD objectives	Associated targets	Indicators
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	Standard of shopfronts in conservation areas
Encourage a higher standard of shopfronts on newer buildings	Improve standard of shopfronts on newer buildings	Standard of shopfronts on new buildings
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	Standard of new advertisements

Significant effects

B13 The SA predicted no significant effects of the SPD, neither positive or negative.

Statement of Community Involvement

B14 The Bedford Development Framework Statement of Community Involvement (SCI) was Adopted on the 17th May 2006. The document states that the effectiveness of the SCI will be monitored, and reviewed as necessary to respond to changes in legislation or local circumstances.

B15 In terms of legislation changes, section 8 of the AMR deals with this issue. The change in local circumstances is identified through the various indicators that are monitored in the AMR and the conclusion (see section 10) identifies any documents that need to be reviewed in light of the evidence in the AMR.

B16 Therefore, the monitoring of the SCI will be focused upon how effective the document is in community engagement in planning activities. The relevant targets and indicators are set out in the table below.

Aim	Target	Indicator
Community engagement practices in accordance with	100% of adopted DPDs and SPDs produced in accordance	SCI1. % of adopted DPDs and SPDs produced in accordance

Aim	Target	Indicator
the SCI	with the SCI.	with SCI
More pre-application discussions	Pre-application discussions with 'enquiries' planning officer increasing	SCI2. Number of pre-application discussions with 'enquiries' planning officer
Effective consultation in relation to planning documents	Questionnaire to random respondents regarding effectiveness of the SCI following adoption of a DPD	SCI3. % of people happy with consultation on a DPD following adoption of that DPD
Pre-application consultation	Increase pre-application consultation by applicants of 'major' schemes	SCI4. % of major schemes undertaking pre-application consultation
Reaching 'hard to reach' groups	Increase the involvement of hard to reach groups in planning policy consultations	SCI5. % response rates from hard to reach groups
Effective consultation in relation to planning applications	Annual questionnaire to parish councils and random respondents regarding effectiveness of the consultation on planning applications	SCI6. % of people happy with consultation on planning applications

Appendix C: Contextual Indicators

	Indicator	Output	Comment	Unit	Time Frame	Source
Population Characteristics						
Population	Total population	153,000	up 3100 from 2003	Count	Mid 2005 estimate	Nomis
Age Structure	0-4	9310		Count	2001	Census 2001
	5-9	9662		Count	2001	Census 2001
	10-14	9737		Count	2001	Census 2001
	15-19	9503		Count	2001	Census 2001
	20-24	9221		Count	2001	Census 2001
	25-29	10439		Count	2001	Census 2001
	30-34	11440		Count	2001	Census 2001
	35-39	11459		Count	2001	Census 2001
	40-44	10402		Count	2001	Census 2001
	45-49	9455		Count	2001	Census 2001
	50-54	10321		Count	2001	Census 2001
	55-59	8197		Count	2001	Census 2001
	60-64	6787		Count	2001	Census 2001
	65-69	6067		Count	2001	Census 2001
	70-74	5581		Count	2001	Census 2001
	75-79	4604		Count	2001	Census 2001
	80-84	3052		Count	2001	Census 2001
85-89	1793		Count	2001	Census 2001	
90 and over	881		Count	2001	Census 2001	
Births	Live births	1922	up 118 from 2003	Count	2005	ONS
Deaths		1345	down 35 from 2003	Count	2005	ONS
Migration	Total migration	+200	down +600	Count	2004/05	ONS

	Indicator	Output	Comment	Unit	Time Frame	Source
			from 2002/03			
Ethnicity	White	86.98		%	2001	Census 2001
	Mixed	1.97		%	2001	Census 2001
	Asian or Asian British	7.74		%	2001	Census 2001
	Black or Black British	2.60		%	2001	Census 2001
	Chinese or other ethnic group	0.70		%	2001	Census 2001
	Housing and built environment					
Number of households	Total number of households	59,597		Count	2001	Census 2001
Average household size		2.44		Persons	2001	Census 2001
Local Authority dwelling stock	Large scale voluntary transfer stock	7,500		Count (approximately)	December 2005	BPHA
Unfit dwellings	Estimated percentage of unfit dwellings in the private sector stock	3.6		%	2001	Private sector stock condition survey
Dwelling tenure	Owner occupied	71.61		%	2001	Census 2001
	Rented from Local Authority	1.41		%	2001	Census 2001
	Rented from Housing Association or Registered Social Landlord	14.39		%	2001	Census 2001
	Private rented	8.84		%	2001	Census 2001
	Rented from other	3.00		%	2001	Census 2001
Household type	Detached	27.66		%	2001	Census 2001
	Semi-detached	32.65		%	2001	Census 2001
	Terrace	22.62		%	2001	Census 2001

	Indicator	Output	Comment	Unit	Time Frame	Source
Average house price	Detached	285,815	down 20,321 from Jan/March 2005	£	Jan-March 2006	Land Registry
	Semi-detached	168,769	down 3,902 from Jan/March 2005	£	Jan-March 2006	Land Registry
	Terraced	142,445	up 2,469 from Jan/March 2005	£	Jan-March 2006	Land Registry
	Flat/maisonette	117,440	up 14,732 from Jan/March 2005	£	Jan-March 2006	Land Registry
	Overall	179,366	down 3,462 from Jan/March 2005	£	Jan-March 2006	Land Registry
Economy						
Working age people	Population of working age (16-64 men and 16-59 women)	95,300	up 2,300 from 2003	Count	2005	Mid 2005 estimate
Economic activity rates	Economically active persons	82,500	Up 6,100 from 2004/05	Count	April 05-Mar 06	Annual Population Survey 2005
VAT registered businesses by number of persons employed	0-4 persons employed	3235		Count	2005	Counts of VAT based enterprises by employment

	Indicator	Output	Comment	Unit	Time Frame	Source
						size band 2005
	5-9 persons employed	525		Count	2005	Counts of VAT based enterprises by employment size band 2005
	10-19 persons employed	255		Count	2005	Counts of VAT based enterprises by employment size band 2005
	20+ persons employed	210		Count	2005	Counts of VAT based enterprises by employment size band 2005
	Total	4225		Count	2005	Counts of VAT based enterprises by employment size band 2005
VAT registered	Registrations	500	up 45 from	Count	2005	VAT

	Indicator	Output	Comment	Unit	Time Frame	Source
businesses			2004			registrations by industry 2005
	De-Registrations	395	up 50 from 2004	Count	2005	VAT registrations by industry 2005
	Stock at end of year	4,380	up 145 from 2004	Count	2005	VAT registrations by industry 2005
Total employee jobs		67,500	up 516 from 2003	Count	2004	Nomis
	Full time	47,300	up 1,398 from 2003	Count	2004	Nomis
	Part time	20,100	Down 982 from 2003	Count	2004	Nomis
Employment by occupation	Managers and senior officials	9,400	down 1,600 from 2004/05	Count	Apr 05-Mar 06	Annual Population Survey 2005
	Professional occupations	10,600	Down 800 from 2004/05	Count	Apr 05-Mar 06	Annual Population Survey 2005
	Associate professional and technical	9,500	up 1,000 from 2004/05	Count	Apr 05-Mar 06	Annual Population Survey 2005
	Administrative and secretarial	9,400	Up 200 from 2004/05	Count	Apr 05-Mar 06	Annual Population Survey 2005
	Skilled trade occupations	10,400	Down 500 from 2004/05	Count	Apr 05-Mar 06	Annual Population

