



BEDFORD BOROUGH COUNCIL
ANNUAL
MONITORING
REPORT 2008/2009

| December 2009 |



BEDFORD
DEVELOPMENT
FRAMEWORK

Bedford Borough Council

**ANNUAL MONITORING REPORT
2008/09**

(December 2009)

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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 fifth Annual Monitoring Report the Council has produced.
- 1.2 This fifth AMR sets out how the documents that have been adopted as part of the Bedford Development Framework (BDF) have performed in the period 1st April 2008 to 31st March 2009. The documents that have been adopted to date are:
 - Statement of Community Involvement
 - Land North of Bromham Road Design Guide Supplementary Planning Document (SPD)
 - Community Safety Design Guide SPD
 - Shopfronts and Advertisements in Conservation Areas SPD
 - Core Strategy and Rural Issues Plan
 - Bedford Town Centre Area Action Plan
 - Climate Change and Pollution SPD
- 1.3 The AMR also monitors those policies in the Local Plan (2002) that have not been superseded by BDF documents.
- 1.4 On 1st April 2009 Bedford Borough Council became a Unitary Authority. The Council is now solely responsible for all planning issues within the borough, including inheriting the previous County Council's 4(4) status, meaning we are now a statutory consultee on regional spatial issues). The Council also became a Minerals and Waste Planning Authority on 1st April 2009. This is provided as a shared service with Central Bedfordshire and performance on minerals and waste issues is recorded in a separate Annual Monitoring Report.
- 1.5 The global economic down turn in the monitoring period (1st April 2008 to 31st March 2009) has had a severe effect on the development industry. This effect is reflected in the figures reported in this AMR. Surveys have also been carried out to assess the state of the housing supply in the borough.
- 1.6 In the monitoring period, the Council achieved success in exceeding the government targets for determining planning applications, despite a steady increase in the complexity and range of considerations in submitted applications.
- 1.7 The Core Strategy and Rural Issues Plan was formally adopted on the 16th April 2008. The plan sets out the spatial strategy for the borough up to 2021 and replaces some of the Local Plan saved policies. For a list please go to paragraph 3.16.
- 1.8 The Town Centre Area Action Plan was examined by an independent Inspector in April 2008. A number of minor changes were proposed, some by the Council and some as a result of discussions at the hearing

sessions. The Plan was formally adopted on 8th October 2008. It sets out the spatial vision for the town centre area and replaces some of the Local Plan saved policies. For a list please go to paragraph 3.17.

- 1.9 An Issues and Option paper for the Allocations and Designations Plan was published in April 2008 for consultation, seeking views on the issues that may occur through the allocation of sites for future development in the borough and the options to address these issues. Following this consultation and consideration of the responses received, a 'call for sites' was issued in July 2008, requesting the submission of sites across the borough for assessment of their suitability to be included in the final Allocations and Designations DPD. A methodology for the assessment of submitted sites was part of the Issues and Option consultation and can be viewed on the Borough Council's website. Any submitted sites are being assessed against this methodology.
- 1.10 The Climate Change and Pollution SPD was adopted in December 2008, in line with the timetable. Following legal advice, the final stages of the adoption of both the Biddenham Loop and West of Kempston Design Guides have been repeated to allow for re-drafting of the Plans. This was to ensure the design guides were robust and provide the highest quality information.
- 1.11 On 14th September 2007 the Council received a Direction from the Secretary of State which stated that the majority of the 2002 Local Plan policies were to be saved. Some policies were not saved as they were not in line with or duplicated current national or regional policy. The full list of saved policies can be viewed at the Council's web site www.bedford.gov.uk/planning.
- 1.12 In this AMR, the indicators show that the Council is making good progress on a number of fronts. In particular:
 - The Core Strategy and Rural Issues Plan and the saved policies from the Local Plan puts in place a framework for the sustainable development of the Borough. The housing allocations in the Local Plan provide a land supply which goes far beyond the plan's original end date of 2006 and progress is being made on the Allocations and Designations Plan so land will be allocated for future development in the borough.
 - The Town Centre Area Action Plan provides a vision for the town centre area including regeneration and development in key areas.
 - A range of housing needs is being met through the provision of affordable housing, bringing empty homes back into use and new mobility housing.
 - Progress has been made towards addressing the Borough's transport infrastructure needs.
 - Annual Business Inquiry data suggests that the number of people employed in the Borough has increased by nearly 6,000 since 2001, despite the most recent figures displaying a decline.

- 1.13 Core output indicators have highlighted progress which includes:
- The target for 60% housing on previously developed land has been achieved.
 - Affordable housing secured/delivered in the monitoring period has fallen short of the 200 per year target by 10.
 - The housing supply position remains strong with potential for 12,688 dwellings in the next 11 year period for the whole borough however, delivery will depend upon the recovery rate of the current economic down-turn in the Housing Market over the next few years.
 - No planning permissions have been granted contrary to Environment Agency advice.
 - The completion of employment floorspace has decreased by 66% compared with last year – reflective of the general lack of activity in the development sector
 - 30.89% of employment completions in 2008/09 were on previously developed land compared to 70.16% in 2007/08
- 1.14 Local output indicators show the current position of development in the borough:
- Provision of housing continues to be focused in the Growth Area
 - Only 29.4% of SSSI are in favourable condition and 23.9% are recovering. Works are scheduled for December 09 to begin recovery
 - The amount of woodland coverage is increasing and further land has been acquired for the Bedford Green Gateway project
 - Footfall in the town centre remains consistent with last year.
 - There is no increase in the number of listed buildings ‘at risk’ in the Borough and the future of the one building identified as ‘at risk’ is being addressed.
 - A new Air Quality Management Area (AQMA) was declared in the town centre, absorbing the two previous AQMAs. Following the opening of the Great Barford Bypass and the closure of Stewartby Brickworks, these 2 AQMAs were revoked, leaving just one operational in the town centre.
 - The Project Management Protocol is being implemented to aid the delivery of quality developments.
 - The Council has granted planning permission for 4 mobility homes this year and 27 others were built.
 - The number of empty homes brought back into use had exceeded the target of 95 (183) and increased by 70 compared to 2007/08
 - New housing sites have achieved 36.7% affordable housing provision.
 - No barriers to planning services have been identified in relation to any disability, ethnicity or gender issues.

- The proportion of household waste being recycled has increased to 31.0% and 43% of municipal waste in the County was recycled.
- Figures are comparable with last year in the proportion of new dwellings within 30 minutes public transport time of core services. However there has been a 20% decrease in new dwellings within 30 minutes public transport time of an area of employment. There has also been a 10% decrease in new dwellings within 30 minutes of an upper school, however 90% of dwellings are still within 30 minutes public transport time of lower, middle or upper school.
- The average density target for dwellings per hectare on developments over 10 dwellings has been exceeded due to the completion of flat schemes.
- Total number of crimes recorded has fallen since 2007/08 by 1,664
- The number of people employed in the Borough has generally increased despite the most recent information displaying a decrease. This trend is mirrored in the Rural Policy Area, with a general increase in employment but a slight decrease in the most recent data.
- The adopted Supplementary Planning Documents are successfully fulfilling their objectives.

1.15 Overall, the contextual, core and local output indicators show the following should be considered for future monitoring:

- Dwelling completions need to rise to an average 1125 per year in the Growth Area over the next 11 years (the average 2001-2008/09 has been 419 per year)
- Local parking standards need to be updated. The Saved Policy BE35 target of 70 car spaces per hectare has been exceeded, with total density of spaces per hectare at 79.78
- In July 2009 (outside the monitoring period), the single issue review of the regional spatial strategy was approved, requiring 25 Gypsy and Traveller pitches to be provided in the period 2008-2011 and a further 16 up to 2021.
- Consideration needs to be given to the provision/allocation of additional strategic employment sites in the Growth Area. This will be addressed in the Allocations and Designations Plan.
- There is a need for local open space standards in the BDF

1.16 The information contained within this AMR will feed into the Regional AMR to be published by the East of England Regional Assembly in early 2010.

1.17 Some of the information for the National Indicators that relate to Planning is demonstrated through a number of Core and Local Output Indicators. The relevant National Indicator number can be found in brackets next to the Core Output Indicator that demonstrates the

information needed. Due to the fact that some of the National Indicators are not reported through Core Output Indicators, the information can be found in the list below, along with where information for the rest of the National Indicators relating to Planning can be found:

- NI 154 – Core Indicator H2(b)
- NI 155 – Core Indicator H5
- NI 156 is not reported through any core output indicator in the AMR. The average figure for the number of people living in Temporary Accommodation over the monitoring period was 45.8, with 43 people living in temporary accommodation as of March 2009. A target of 50 is in place for the 2009-10 period. This figure was not a National Indicator in the monitoring period.
- NI 159 – Core Indicator H2(c)
- NI 170 – Core Indicator H3 (see note in Indicator box)
- NI 197 – Core Indicator E2
- NI 157 is not reported through any core output indicator in the AMR. The chart below demonstrates the information for this National Indicator:

NI 157 – 2008/09	Major	Minor	Other
1 st Quarter	60%	73%	87%
2 nd Quarter	59%	75%	87%
3 rd Quarter	88%	72%	86%
4 th Quarter	94%	74%	88%

2. Introduction

2.1 The purpose of this report is to set out the monitoring framework for the Bedford Development Framework and the saved policies of the Local Plan 2002.

2.2 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.
- Contextual Indicators – A set of indicators providing information about the Borough as it is today.
- Core Output Indicators – A set of indicators covering business development and town centres, housing, 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. For the 2007/08 monitoring period, Core Output Indicators were revised, replacing previous Indicators with a new set. This will be the second year this new set are used.
- Local Output Indicators – A set of indicators chosen by the Borough Council to measure whether the objectives and targets in the Local Plan and Bedford Development Framework are being achieved.
- Significant Effects Indicators – A set of indicators chosen to assess whether the predicted significant effect of local policy upon the economy, society and the environment, is occurring as forecast.
- Future Monitoring – How the AMR will be updated and improved in the future.

2.3 The Bedford Development Framework is a set of documents, each with their own objectives and policies. During the monitoring period (1st April 2008 to 31st March 2009), the Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan were adopted along with the Climate Change Supplementary Planning Document, superseding some of the policies in the Local Plan. Progress was made on the Allocations and Designations Plan through the publication of an Issues and Options paper, and through the 'call for sites', requesting the submission of sites for consideration in the plan for future allocation.

2.4 Whilst the Bedford Development Framework is being produced, saved policies in the adopted Local Plan are still used to determine planning applications. Therefore, this monitoring report monitors both the adopted Local Plan as well as the adopted documents of the Bedford Development Framework.

2.5 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 an introduction to the revised Local Development Scheme for the period 2007-13

Part 2

This section is concerned with policy targets and 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. A full list of contextual indicators can be found at Appendix B.
- **Core Output Indicators** – information collected by each local authority in England to assess the performance of policies. These were revised in 2007/08, with this being the second year of their use
- **Local Output Indicators** – information relating to progress against the aims of the Bedford Development Framework and the Local Plan, to assess the performance of policies.
- **Significant Effects Indicators** – these indicators are used to assess the significant social, environmental and economic effects of adopted policies. Includes a discussion of how these indicators will be developed and included in future reports.

Part 3

- Future monitoring – a discussion of how subsequent Annual Monitoring Reports will be structured and how the monitoring framework will be developed

2.6 Many policies and targets that influence the borough cover two distinct areas, namely the Growth Area (Bedford, Kempston and the Northern Marston Vale) and the Rural Policy Area (all other areas).

2.7 For this reason, some indicators provide information for the Borough as a whole, whilst some indicators provide information for the Growth Area and the Rural Policy Area individually.

2.8 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 first Local Development Scheme came into effect in April 2005 and covered the 3-year period January 2005 to December 2007. An updated LDS came into effect on the 10th September 2007 covering the period July 2007 to October 2013.
- 3.2 The revised LDS included two new Development Plan Documents (DPDs) and a new Supplementary Planning Document (SPD). These are:
- Allocations and Designations DPD
 - Development Control DPD
 - Climate Change SPD
- 3.3 An Addendum was added to the LDS in December 2007. This added two further Supplementary Planning Documents:
- Biddenham Loop Design Guide SPD
 - West of Kempston Design Guide SPD

The Bedford Development Framework

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

Document	Relationship to BDF and Local Plan
Statement of Community Involvement (adopted May 2006)	All BDF documents produced will have to accord with the consultation arrangements and procedures it sets out.
Core Strategy and Rural Issues Plan DPD (adopted April 2008)	This document sets out the strategic policy for the Borough and each subsequent document in the BDF will accord with its policies. The document replaces certain policies in the Local Plan (see para. 3.16).
Town Centre Area Action Plan DPD (adopted October 2008)	This document conforms to the Core Strategy and Rural Issues Plan DPD and provides detailed policy guidance for the regeneration of the distinctive county town of Bedford. It replaces certain policies in the Local Plan (see para 3.17).
Bedfordshire Community Safety	The document conforms to and

Document	Relationship to BDF and Local Plan
Design Guide SPD (adopted November 2005)	supplements Policy BE45 of the adopted Local Plan.
Shopfronts and Adverts in Conservation Areas Design Guide SPD (adopted November 2005)	The document conforms to and supplements policies BE16 and TC4 of the adopted Local Plan.
Land North of Bromham Road Biddenham Design guide SPD (adopted November 2005)	The document conforms to and supplements Policy H8 of the adopted Local Plan.
Allocations and Designations DPD	The preparation of this DPD began in 2007 and it will replace many saved policies of the Local Plan. Details are included in the LDS.
Development Control Policies DPD	The preparation of this DPD will begin in 2010 and will replace many saved policies of the Local Plan. Details are included in the LDS.
Climate Change SPD (adopted December 2008)	This document supplements adopted policy CP26 of the Core Strategy and Rural Issues Plan.
Great Denham (formerly Biddenham Loop) Design Guide and Code SPD	The document conforms to and supplements policy H6 of the adopted Local Plan
West of Kempston Design Guide and Code SPD	The document conforms to and supplements policy H7 of the adopted Local Plan

Progress on the Bedford Development Framework

- 3.5 The production of 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.
- 3.6 The tables at Appendix A show the key milestones for each document, as set out in the LDS, and the actual progress that has been made towards achieving those milestones within the monitoring period.
- 3.7 Due to the Unitary process, staff resource issues and delays in preparing the necessary evidence base, delays are becoming apparent in the delivery of the LDS timetable. It has been recognised that a new revision of the Local Development Scheme will be required in the next year to account for these circumstances.

Development Plan Documents

- 3.8 Both the Core Strategy and Rural Issues Plan and the Bedford Town Centre Area Action Plan were adopted in the monitoring period, superseding many policies in the Local Plan.

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

Core Strategy and Rural Issues Plan DPD

Milestone	LDS Target	Target achieved
Adoption	December 2007	No (16 th April 2008)

Town Centre Area Action Plan DPD

Milestone	LDS Target	Target achieved
Examination	January 2008	No (April 2008)
Receipt of Inspector's Report	March 2008	No (16 th July 2008)
Adoption	March 2008	No (8 th October 2008)

Allocations and designations Plan DPD

Milestone	LDS Target	Target achieved
Issues and Options	January 2008	Yes
'Call for sites'	July 2008	Yes

3.10 Both the Town Centre AAP and the Core Strategy and Rural Issues Plan were adopted in the monitoring period, outside of the deadlines stated in the Local Development Scheme. Both Plans were submitted to the Secretary of State in July 2006, in accordance with the Local Development Scheme. Following submissions to the Secretary of State, the Planning Inspectorate advised that the two examinations could no longer proceed in parallel as had been anticipated in the LDS and previously agreed by the Planning Inspectorate. This had a knock on effect on the examination programme and as a result the pre-examination meetings and the hearing sessions were delayed.

3.11 The first consultation on the Issues and Options document of the Allocations and Designations Plan took place in April 2008 shortly after the Core Strategy & Rural Issues Plan was adopted. A 'call for sites' was issued in July 2008, inviting submission of sites for consideration of inclusion in the Allocations and Designations Plan. Ongoing assessment of these sites is taking place against policy CP5 in the Core Strategy and Rural Issues Plan as reflected in the site assessment methodology.

Supplementary Planning Documents

3.12 There are currently three SPDs in the Local Development Scheme. The Climate Change SPD was adopted in December 2008, meeting the deadline. A brief summary of each SPD is given below.

Climate Change SPD

Milestone	LDS Target	Target achieved
Draft SPD published for consultation	Between June and November 2008 (2)	Yes

	stages)	
Adoption	December 2008	Yes

Biddenham Loop Design Guide SPD

Milestone	LDS Target	Target achieved
Draft SPD published for consultation	December 2007	Yes (21 st December -1 st February)
Adoption	March 2008	No

West of Kempston Design Guide SPD

Milestone	LDS Target	Target achieved
Draft SPD published for consultation	December 2007	Yes (21 st December -1 st February)
Adoption	March 2008	No

3.13 Following legal advice, the final stages of the adoption of both the Biddenham Loop and West of Kempston Design Guides have been repeated to allow for re-drafting of the Plans. This was to ensure the design guides were robust and provide the highest quality information.

The 'Saved' Local Plan Policies

3.14 When the Planning and Compulsory Purchase Act came into force on 27th September 2004, all policies in the adopted Bedford Borough Local Plan 2002 were 'saved' for three years automatically. This was to ensure that whilst new policies were evolving as part of the Bedford Development Framework, there remained local policies in force to be used to determine planning applications.

3.15 The 'saved' policies were saved initially for three years i.e. until 27th September 2007. In March 2007 the Council requested that the Government continued to 'save' many of its Local Plan policies beyond this date. It is the intention that these will eventually be replaced by policies in the new Development Plan Documents as these are produced. On 14th September 2007 the Council received a Direction from the Secretary of State which stated that the majority of the Local Plan policies were to be saved. Some policies were not saved as they were not in line with or duplicated current national or regional policy. Others were deleted because they related to specific sites that had been developed.

The deleted policies were:

- S8 Supplementary Planning Guidance
- NE1 Sites of Special Scientific Interest
- NE2 Species protected by law
- NE5 Tree Preservation Orders
- NE15 River Protection Area
- NE25 Pollution
- NE26 Agricultural land quality
- NE27 Wildlife habitats v agricultural land

- NE28 Land Contamination
- NE29 Uncertain consequences of proposals
- BE10 Review of Conservation Areas
- BE12 Plans, drawings and cross sections
- BE14 Premature demolition
- BE17 Retaining listed buildings
- BE33 Gateways
- H4 Land at Ford End Road
- H15 Land off Northampton Road, Bromham
- H16 Bromham Hospital
- H17 Clapham Folly
- H19 Land at Yelnow Lane, Sharnbrook
- H20 Land south-east of Sharnbrook Upper School
- H21 Land between A6 and Luton Road, Wilstead
- H22 Land off the Meadway, Harrold
- H35 Gypsy Sites
- H36 Winter quarters for travelling show people
- E3 Land west of Elstow Bypass
- E7 Land at Marsh Leys Farm
- SH1 Regional shopping centres
- TC2 Grant aid

3.16 When the Core Strategy and Rural Issues Plan was adopted on 16th April 2008, some of the remaining policies of the Local Plan were superseded. The deleted Local Plan policies were:

- S1 Urban Priority
- S4 South West Bedford Strategic Corridor
- S5 Marston Vale
- S6 Settlement Policy Areas
- S7 Rural Settlement Hierarchy
- S9 Facilities in tandem with development
- NE14 Area of Great Landscape Value
- BE6 Renewable Energy
- H1 Provision of housing land
- H30 Local needs housing in rural areas
- H31 The provision of affordable housing
- H32 The mix and range of housing type and size
- E1 Provision of employment land
- E12 Loss of employment land
- SH2 Shopping development in the town centre
- T1 Strategic road network

3.17 When the Town Centre Area Action Plan was adopted on the 8th October 2008, more policies of the Local Plan were superseded. The deleted policies were:

- SH3 Primary shopping frontage
- SH4 Pilgrim Square
- TC1 Protecting architectural and historic features

- TC3 Environmental improvements
- TC4 Shopfronts and advertisements
- TC5 Riverside enhancements
- TC6 Secondary shopping frontages
- TC7 Living over the shop
- TC9 Office use in Primary Shopping Area
- TC10 Town centre amenity

The partially deleted policies were:

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

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

Local Development Orders

3.18 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

3.19 Within the 12-month period 1st April 2008 to 31st March 2009 :

- The Core Strategy and Rural Issues Plan was adopted in April 2008, outside the Local Development Scheme target following the delays described in paragraph 3.10.
- The Town Centre Area Action Plan was adopted in October 2008, outside the Local Development Scheme target following the delays described in paragraph 3.10
- Progress has been made on the Issues and Options stage of the Allocations and Designations Plan with a 'call for sites' issued in July 2008 for sites to be considered for inclusion in the final Plan.
- The Climate Change and Pollution SPD was adopted in December 2008

PART 2

4. Contextual Indicators

- 4.1 Contextual indicators provide information that constitutes a profile of the Borough as it is in the monitoring period. The purpose of contextual indicators is to enhance the understanding of the Borough to inform the development of spatial policies.
- 4.2 All the contextual indicators are listed in Appendix B. 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 According to the 2008 mid-year population estimate, the Borough has a total population of almost 155,000 people, a rise of over 7,500 since the 2001 census. Of this population, the largest single group is within the age band 40-49 as opposed to 30-39 in 2001. Approximately 7% 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 According to the 2006 projection, the Borough has a total of nearly 60,000 households with an average household size of 2.4 people. Owner occupation has increased by more than 11% since 2001. Over 83% of properties are now owner occupied, the majority of the remainder are owned by Registered Social Landlords. The majority of dwellings in the Borough are semi-detached. The average price of a semi-detached dwelling at the end of the monitoring period was £171,961 (a fall of £12,401 compared with the same period last year).

Economy

- 4.5 There are a total of 96,300 people of working age in the Borough. Almost 81,000 people in the Borough are economically active (an increase of 1,100 from 2007/08). The Borough employs over 68,000 people, over 69% of which are full-time jobs. In 2008, an average employee working in the Borough earned approximately £23,333 per year. 'Managerial and senior official occupations' are the single largest category of employment. The number of businesses registered in the Borough has slowly increased and is just over 5,500. 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 No additional data on Super Output Areas is available since the last AMR. Relative deprivation levels in the Borough as a whole were largely constant over the period 2004-2007 when compared to national levels. Super Output Areas in Castle, Cauldwell and Harpur wards are among the 10% most deprived areas in England, and Super Output Areas in Castle, Cauldwell, Goldington, Kingsbrook and Kempston North wards are among the 20% most deprived nationally.
- 4.7 As of April 2009, almost 4,100 are claiming job seekers allowance, an increase of over 2000 from April 2008, although the majority of these have been claiming for less than six months. The number of people claiming job seekers allowance for more than 12 months has also increased by 40.
- 4.8 Crime levels in the Borough are at 45 offences per 1000 population (a drop from 52 in the previous year and still below the national average of 50).
- 4.9 Average life expectancy in the Borough is 78.4 years for men and 82 years for women. Both are higher than the national average.

(Source: Bedford Borough Council Unemployment Data spreadsheet, Nomis)

Education

- 4.10 Over 25% of the Borough's population are qualified to NVQ level 4 or above and less than 11% 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 35%. This is greater than the number of pupils who gain 5 or more graded at A* to C including English and Maths, which varies between 99% and 20%.

Transport and Spatial Connectivity

- 4.11 The majority of people in the Borough travel to work by car. A high percentage of people travel to work by foot (nearly 10%) and almost 5% of people cycle. The majority of residents (64%) either work from home or travel less than 5 kilometres to work. The majority of residents (71%) both live and work in the Borough. There has been no new information since the 2001 census.

Environment

- 4.12 The Borough contains over 166 hectares of land designated as Sites of Special Scientific Interest (SSSI). There has been a marked reduction in the percentage of land in favourable condition. This can be

attributed to Odell Great Wood following a survey in Spring 2009. Of the land in unfavourable condition, almost 40 hectares is recovering, consistent with the last reporting year. The Borough currently recycles, composts and reuses nearly 32% of household waste. This is a slight increase over last year.

Summary

- 4.13 The contextual indicators provide information that constitutes a profile of the Borough as it is in the monitoring period, but also provide information that can be monitored each year so a trend can be identified.
- 4.14 Contextual indicators have been collected to highlight the key characteristics and issues in the Borough. The indicators show the following trends from the monitoring period:
- Population has remained generally stable since last year, with only a slight increase however the general trend is that it is increasing
 - Average semi-detached house prices have fallen by nearly £12,500. This can be attributed to the global economic downturn.
 - The number of businesses in the Borough continues to increase
 - The total number of jobs in the Borough has decreased slightly, possibly as a result of the economic downturn.
 - Crime levels have decreased from last year and remain below the national average
 - The number of residents with no qualifications has decreased from last year
 - Educational attainment at GCSE level is increasing
 - Unemployment has increased significantly since last year, indicative of the economic downturn
 - The number of people unemployed for more than 12 months has increased, again as a consequence of the economic downturn.
 - The proportion of household waste being recycled is increasing
 - Land designated as Local Nature Reserves has remained stable since last 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. The core output indicators shown below have been taken from the Regional Spatial Strategy and Local Development Framework Core Output Indicators Update 2/2008, published in July 2008. This update states:

This revised set replaces the *Core Output Indicators for Regional Planning* (March 2005), *Local Development Framework Core Output Indicators Update 1/2005* (October 2005) and Table 4.4 and Annex B of the *Local Development Framework Monitoring: A Good Practice Guide* (March 2005)

Last year was the first year these revised indicators were used. The table below demonstrates which of the old indicators (used in AMRs prior to last year's) can be related to the revised ones.

New Indicator	Previous Indicator
BD1	C1a
BD2	C1c
BD3	C1d
BD4	<i>New</i>
H1	<i>New</i>
H2(a)	<i>New</i>
H2(b)	C2a
H2(c)	C2a
H2(d)	C2a
H3	C2b
H4	L1
H5	C2d
H6	<i>New</i>
E1	C7
E2	C8 (amended)
E3	C9

- 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 and Town Centres

Indicator BD1: Total amount of additional employment floorspace – by type
Regional Target: To ensure that sufficient sites are provided to cater for all relevant business sectors and clusters in order to meet the needs of the local economy as identified in employment land reviews (Policy E1 of the East of England Plan states an indicative target for net growth in jobs of 27,000 in Bedford/Mid Beds)
Amount and type of completed employment floorspace (gross and net) (m2) by type B1 (a), (b), (c), B2 and B8
Data for this indicator is categorised by employment type. Additional categories are also included in the table, to cover those circumstances where planning permissions do not fall into the categories specified in the target.

Indicator BD2: Total amount of employment floorspace on previously developed land – by type
Regional Target: To achieve the overall regional target of 60% housing and employment development on previously developed land
Amount and type of completed employment floorspace (gross) coming forward on PDL (m2 and %) by type B1 (a), (b), (c), B2 and B8
Data for this indicator is categorised by employment type. Additional categories are also included in the table, to cover those circumstances where planning permissions do not fall into the categories specified in the target.

Indicator BD3: Employment land available – by type
Target: n/a
Amount and type of employment land available (allocated sites, sites with planning permission that are not allocated) (hectares) by type B1 (a), (b), (c), B2 and B8
Data for this indicator is categorised by employment type. Additional categories are also included in the table, to cover those circumstances where planning permissions do not fall into the categories specified in the target.

		B1a	B1b	B1c	Unknown B1	Total B1	B2	B1/2	B1/8	B8	B2/8	B1/2/8	Total
BD1	Gross sqm	770		265	3243	4278	2041		269	3020	789	15755	9608
	Net sqm	-2290		265	1935	-90	1211		269	3635	789	15055	4025
BD2	Gross sqm	680			2103	2103	385			480		15755	2968
	% gross on PDL	9.60%				49.16%	18.86%			15.89%		100%	30.89%
BD3	hectares	0.24	5.80		7.60	13.64	-0.60	21.80	1.22	0.12	1.02	64.78	101.98

- 5.3 For a definition of ‘town centre uses’, please refer to the glossary at the end of the document.

Indicator BD4: Total amount of floorspace for ‘town centre uses’
Regional Target: To ensure that sufficient sites are provided to cater for all relevant business sectors and clusters in order to meet the needs of the local economy as identified in employment land reviews (Policy E1 of the East of England Plan states an indicative target for net growth in jobs of 27,000 in Bedford/Mid Beds)
Amount of completed floorspace (gross and net) for town centre uses within (i) the Town Centre and (ii) the Local Authority Area A1, A2, B1 (a) and D2. For A1, the sqm of net tradable floorspace of the total gross internal floorspace should be provided.

BD4		A1	A2	B1a	D2	Total
(i) Town Centre	Gross (sqm)	225	182	0	0	407
	Net (sqm)	-308	-523	-1260	0	-1909
(ii) Local Authority Area	Gross (sqm)	1427	504	770	27	2728
	Net (sqm)	-1756	-119	-2290	27	-4138

Summary

- 5.4 The completion of employment floorspace has fallen significantly this year from 28,000 sqm in 2007/08 to only 9,608 sqm in 2008/9, a fall of 66%. This reflects the lack of activity in the development sector generally. Loss of employment floorspace to other non B1, B2, B8 uses has also fallen to 5,583 sqm (9608 – 4025) in this reporting period from 16,299 sqm last year, also a fall of 66%.
- 5.5 For the first time the recording of B1 completions is split into B1(a), B1(b) and B1(c) (offices, research and development and light industry respectively). Where the type of B1 use that has been completed is unclear, the completion is recorded in a separate ‘unknown B1’ category. This year the majority of B1 floorspace completions are recorded in this fourth ‘unknown B1’ category (76%) with the remainder falling into B1(a) (18%) and B1(c)(6%). No B1(b) completions are recorded.
- 5.6 30.89% of employment completions in 2008/09 were on previously developed land compared to 70.16% in 2007/08. Employment completions on PDL was highest for B1 uses (49%) and lowest for B8 uses (15.8%).
- 5.7 The council continues to assess the suitability of sites submitted for allocation to meet the quantitative and qualitative employment land

requirements to 2021 (as set out in the Core Strategy and Rural Issues Plan).

- 5.8 Whilst there have been completions of A1 and A2 floorspace in the town centre this year, losses of these uses outweighed gains resulting in an overall net loss. No B1(a) or D2 floorspace was completed in the reporting period in the Town Centre area. In fact, a small net loss of B1(a) floorspace occurred.
- 5.9 Looking at the Local Authority area the pattern was very similar, with some completions of A1 and A2 floorspace during the reporting period but a greater amount of floorspace lost. B1(a) losses also outweighed gains.

Housing

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

Indicator H2: (a) Net additional dwellings – in previous years (b) Net additional dwellings – for the reporting year (NI 154) (c) Net addition dwellings – in future years (NI 159) (d) Managed delivery target
Regional Target: Milton Keynes South Midlands Sub-Regional Strategy (MKSM Strategy) requirement of 16,270 dwellings in the Growth Area of the Borough 2001-2021 (1,125 dwellings per annum for the remaining years) East of England Plan requirement of 1,300 dwellings in the remainder of the Borough outside the Growth Area (Rural Policy Area) 2001 – 2021 (4 dwellings per annum)
Milton Keynes South Midlands Sub- Regional Strategy Requirement.

The Council is currently preparing an Allocations and Designations DPD and has undertaken research into the deliverability of Growth Area sites in the current housing market. Developers and landowners were asked a range of questions about the delivery of their sites in the current housing market. In addition interviews were held with representatives of the key strategic sites.

Whilst the credit crunch has had a significant impact on housing delivery, developers are increasingly positive about the performance of their individual sites over the next few years. A summary of the information submitted by developers in response to the survey questionnaire is shown in graph A (i). Detail regarding the sites forecast to be completed in the Growth Area in the period 1st April 2010 to 31st March 2015 is set out in appendix E.

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

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

Graph A (ii) shows the same overall level of completions in the period to 2021 but is 'tempered' so that completions in the period 2009/10 -2015/16 are shown at 65% of the values submitted by developers with the effect that completion rates over the remainder of the plan period rise to compensate. This alternative scenario shows that a reduction of as much as 35% from the developer's estimate would also deliver a 5 year supply

3351 dwellings have been completed in the period 2001-2008/9. To enable the Milton Keynes South Midlands strategy requirement to be met dwelling completions will need to increase to 1125 dwellings per annum in the Growth Area for the 11 years following 2010/11. Achieving the 1125 completions per annum shown in table A(ii) will depend on the housing market and the ability of developers to deliver that development.

In accordance with the Council's adopted Core Strategy the trajectory currently runs only as far as 2020/21. A review of the East of England is however already underway which will extend the development plan to 2031. Early consultation on the review includes a roll forward scenario which proposes a development rate of 898 dwellings per annum in the Growth Area from 2011-2031. This rate of development could well be at the upper limit or beyond what might be achievable in the future and shows how challenging the 1125 completions per annum shown in graph A (ii) would be to achieve and suggests that the delivery of the current housing supply may well extend beyond 2021. This is illustrated in graph A(iii).

East of England Plan Requirement

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

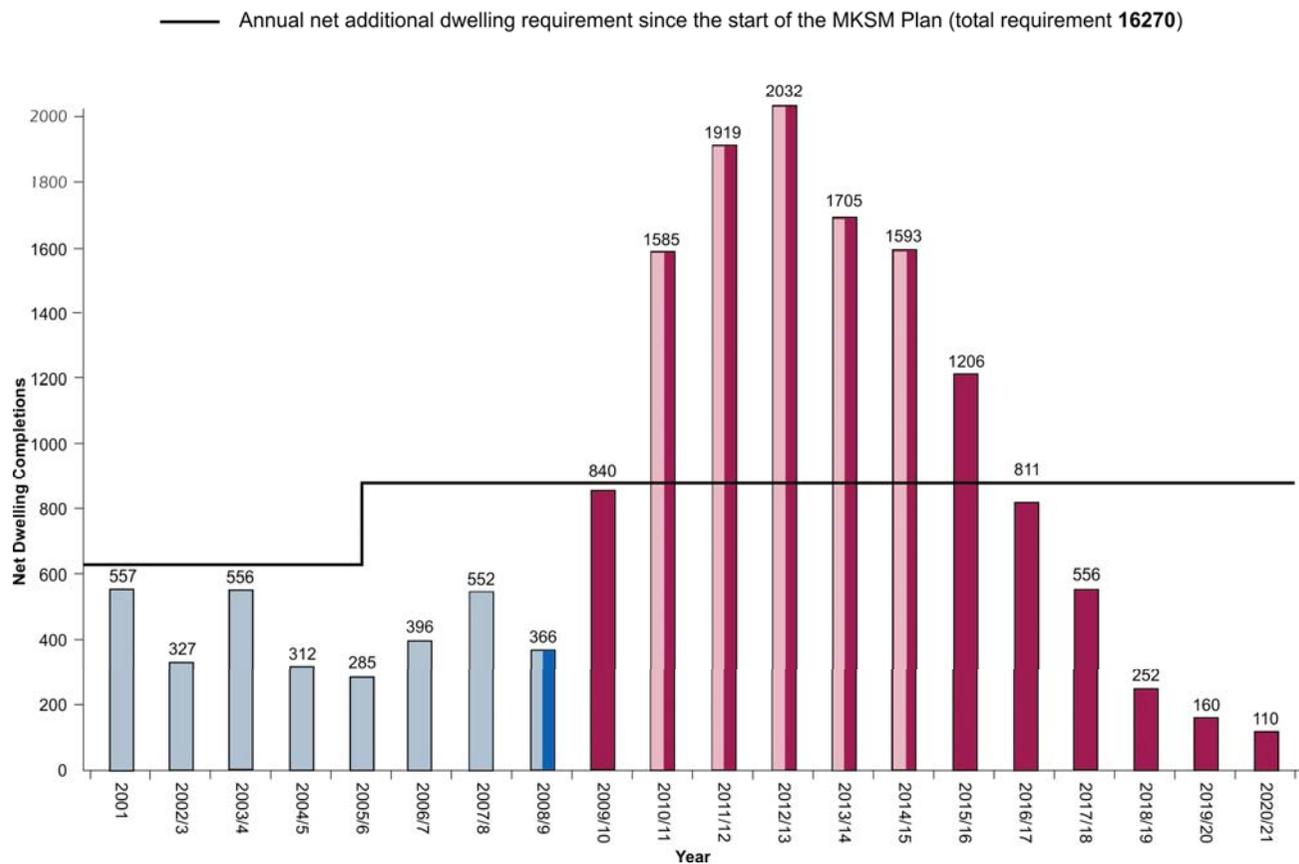
The East of England Plan was finalised in May 2008 with a requirement for 1,300 dwellings to be completed. In previous years, the annual Managed Delivery Target for dwellings has been exceeded and in the period 2001-2008/09, a total of 1,198 dwellings were completed in the Rural Policy Area. The Managed Delivery Target for dwellings in the Rural Policy Area is expected to be exceeded in 2010/11.

Indicator H2 - Growth Area Scenario A(ii)

		2001	02/03	03/04	04/05	05/06	06/07	07/08	08/09 Rep	09/10 Cur	10/11 2	11/12 3	12/13 4	13/14 5	14/15	15/16	16/17	17/18	18/19	19/20	20/21
H2a	Growth Area	557	327	556	312	285	396	552													
H2b	Growth Area								366												
H2c	a) net additions Growth Area									546	1030	1247	1320	1108	1035	784	1139	1139	1139	1139	1139
	b) hectares Growth Area										20.58	24.49	26.63	24.03	21.61						
	c) target Growth Area										1125	1125	1125	1125	1125						
H2d									1077	1125	1134	1122	1097	1095	1106	1170	1178	1190	1216	1293	-

Graph A(i)

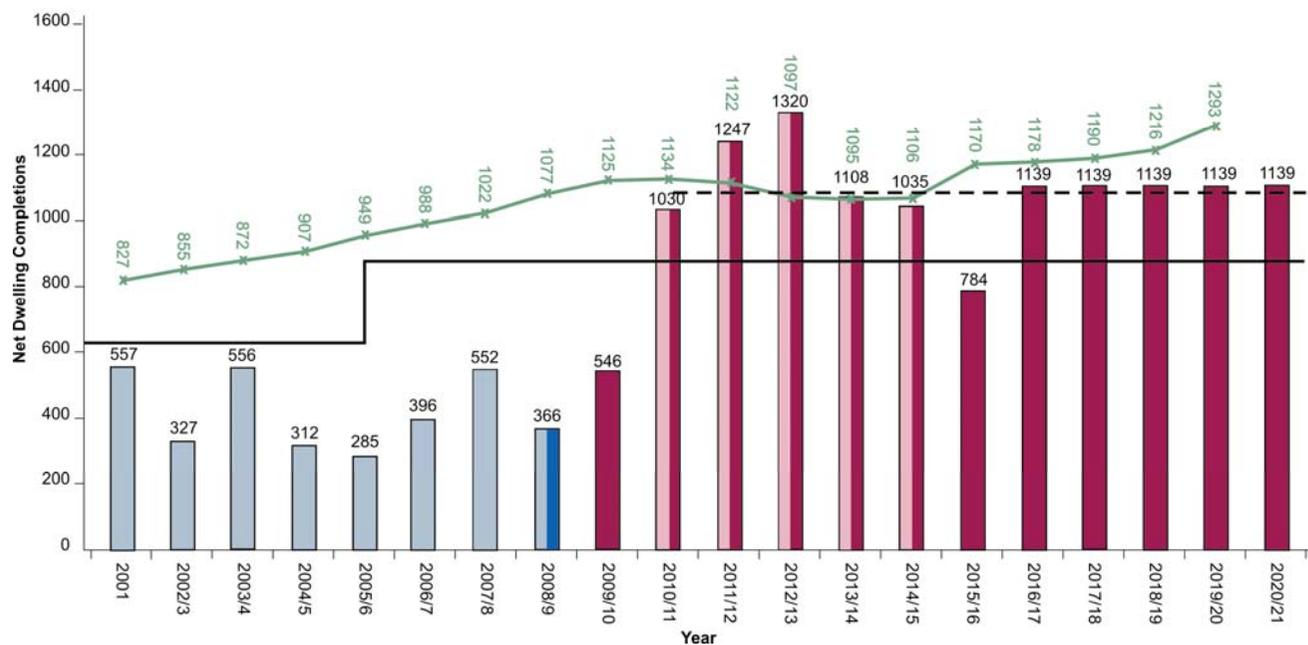
Indicator H2 Housing Trajectory
Milton Keynes & South Midlands Sub-Regional Strategy Growth Area Requirement 2001 - 2021
Current delivery estimate as reported by landowners/developers



Graph A(ii)

Indicator H2(a-d) Housing Trajectory
Milton Keynes & South Midlands Sub-Regional Strategy Growth Area Requirement 2001 - 2021
Current delivery estimate adjusted to take account of market capacity issues

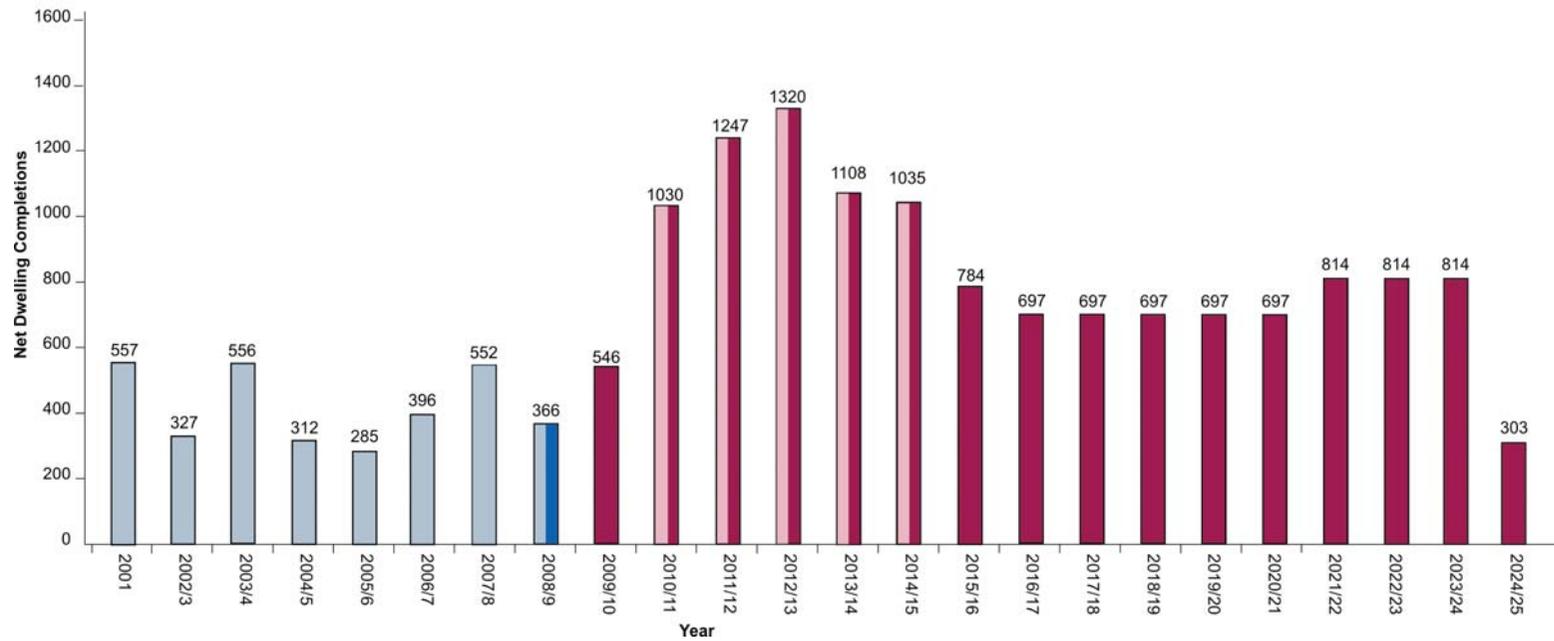
- Annual net additional dwelling requirement since the start of the MKSM Plan (total requirement **16270**)
- H2(a)** Dwellings completed since the start of the MKSM Plan (total **3351**)
- H2(b)** Net additional dwelling completions in 2008/09 (**366**)
- H2(c)** Projected net additional dwelling completions 2010/11 - 2014/15 (5 year supply) (**5740**)
- H2(c)** Projected net additional annual dwelling completions 2009/10 - 2020/21 (total **12765**)
- H2(c)** - - - Annual residual requirement needed to meet overall requirement (**12373** in 2010/11 - 2020/21 or **1125** per annum)
- H2(d)** Managed Delivery Target (residual target taking into account actual completions and expected supply)



Graph A(iii)

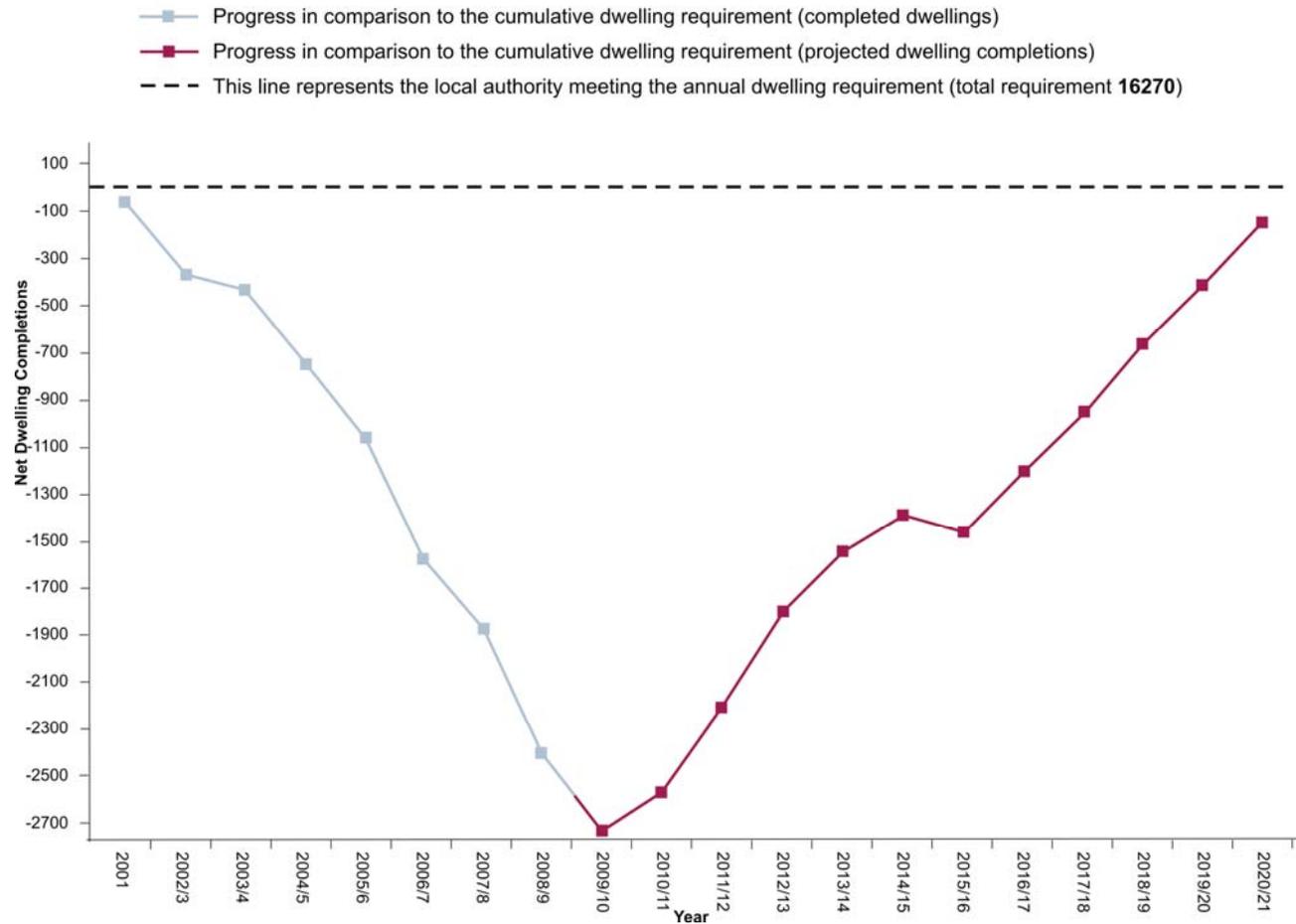
Indicator H2 Housing Trajectory Milton Keynes & South Midlands Sub-Regional Strategy Growth Area 2001 - 2025

Current delivery estimate adjusted to take account of market capacity issues
and future RSS scenario



Graph B

**Progress towards meeting the MKSM target shown in comparison to the cumulative dwelling requirement
Current delivery estimate adjusted to take account of market capacity issues**



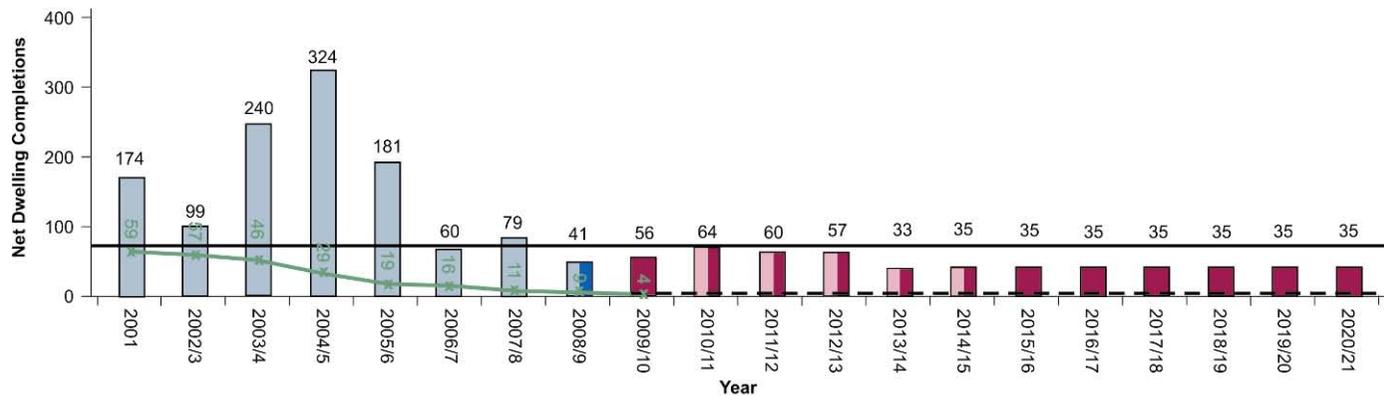
Indicator H2 - Rural Policy Area

		2001	02/03	03/04	04/05	05/06	06/07	07/08	08/09 Rep	09/1 0	10/11 1	11/12 2	12/13 3	13/14 4	14/15 5	15/16	16/17	17/18	18/19	19/20	20/21
H2a	Rural Policy Area	174	99	240	324	181	60	79													
H2b	Rural Policy Area								41												
H2c	a) net additions Rural Policy Area									56	64	60	57	33	35	40	40	35	35	35	35
	b) hectares Rural Policy Area										5.2	4.1	4.1	1.0	1.0						
	c) target Rural Policy Area										4	4	4	4	4						
H2d									9	3											

Graph C

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

- Annual net additional dwelling requirement since the start of the East of England Plan (total requirement **1300**)
- H2(a)** █ Dwellings completed since the start of the East of England Plan (total **1198**)
- H2(b)** █ Net additional dwelling completions in 2008/09 (**41**)
- H2(c)** █ Projected net additional dwelling completions 20010/11 - 2014/15 (5 year supply) (**249**)
- H2(c)** █ Projected net additional annual dwelling completions 2009/10 - 2020/21 (total **525**)
- H2(c)** - - - Annual residual requirement needed to meet overall requirement (**46** in 2010/11 - 2020/21 or **4** per annum)
- H2(d)** — Managed Delivery Target (residual target taking into account actual completions and expected supply)



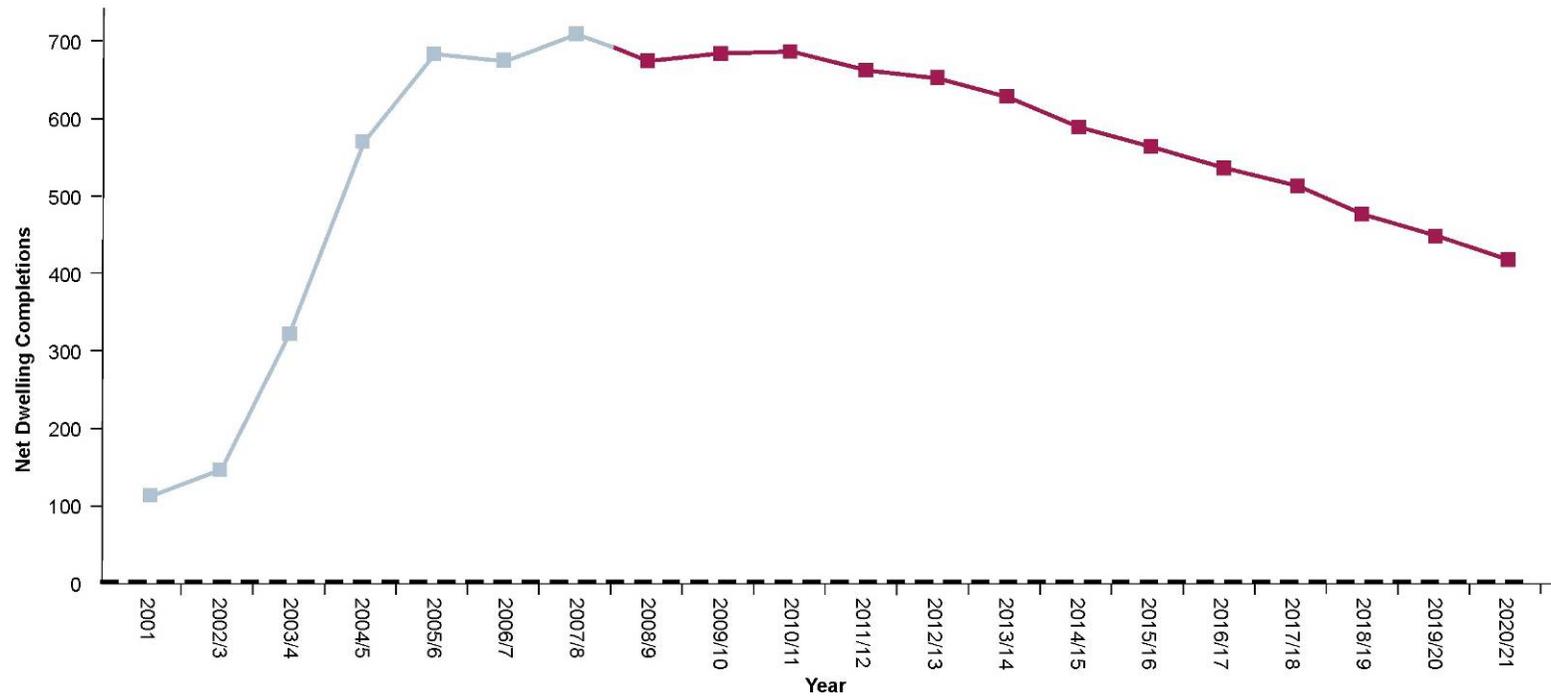
NOTE: The dwelling target of 1300 dwellings is forecast to be met in year 2010/11.

The cumulative additional supply once the target has been met is plotted in graph H2(d)(i)

Graph D

Progress towards meeting the East of England Plan target shown in comparison to the cumulative dwelling requirement

- Progress in comparison to the cumulative dwelling requirement (completed dwellings)
- Progress in comparison to the cumulative dwelling requirement (projected dwelling completions)
- - - This line represents the local authority meeting the annual dwelling requirement (total requirement 1300)



Indicator H3: New and converted dwellings – on previously developed land (PDL)
National Target: 60% new housing on PDL Regional Target: To achieve the overall regional target of 60% of housing and employment on PDL
Number of gross new dwellings being built on PDL (%).
Note: 122Ha (3.74%) previously developed land and buildings have been vacant or derelict for more than 5 years (NI 170)

		Total
H3	Gross	329
	% gross on PDL	74.6

Indicator H4: Net additional pitches (Gypsy and Traveller)
Regional Target: As of the end of the monitoring period (31/03/09) there was no regional target but in July 2009, the single issue review of the Regional Spatial Strategy was approved. It requires 25 pitches to be provided in the period 2008 - 2011 and thereafter for provision to be made on the basis of a 3% annual increase in pitch provision (based on total pitches at 2011). This represents a further 16 pitches up to 2021.
Authorised pitches, permanent and transit to be identified separately.

	Permanent	Transit	Total
H4	0	0	0

Indicator H5: Gross affordable housing completions (NI 155)
Regional Target: To ensure at the overall regional level that some 35% of new dwellings coming forward as a result of planning permissions granted after the adoption of the (East of England) Plan in 2008 is affordable Local Target: Secure/deliver 200 new affordable homes per annum
Total supply of social rent housing and intermediate housing (gross).

	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	70	120	190

Housing Trajectory Conclusion

Milton Keynes and South Midlands Sub-Regional Strategy Requirement

5.10 In the period 2001-2008/09 there has been 3,351 dwellings completed in the Growth Area part of the Borough. This is below the requirement for the period 2001-2008/09 (5758) by 2401. To achieve the target of 16,270 dwellings by 2021, the annual rate of housing completions would need to increase to 1125 dwellings per annum over the next 11 years (assuming 546 completions in the current year). Achieving this rate of development will depend on the rate of recovery in housing market conditions. The Council has granted planning permissions

providing a substantial supply of unimplemented planning consents. Any constraints on delivery will be market rather than supply driven.

5.11 Table A(ii) can be used to assess potential supply over the next five years. Subject to market conditions there is potential for the delivery of 5740 dwellings which equates to 5.1 years of supply.

5.12 The following table is provided for information, and shows the progress on each of the Local Plan allocated sites up to 31/03/2009 (including updates in the final column where progress has been made between this date and the publication of the AMR.)

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/3/09	Outstanding at 31/03/2009	Current progress on development (as at 31/03/2009) (<i>Progress post March 2009 is given in italics</i>)
Britannia Iron Works (H2)	180	311	411	Phase A 107 dwellings completed 2004/05. Phase C 260 dwellings, 24 completed 2006/7, 106 completed 2007/8, 74 completed 2008/09. <i>56 under construction.</i> Phase E resolution to grant permission for 255 dwellings (subject to S106) granted in November 2007. Phase F 100 dwellings. No planning permission
Austin Canons Kempston (H3)	25	24	24	24 dwellings completed 2003/04. Permission granted for a further 24 dwellings.
College Street (H5)	20	56	0	56 dwellings. 20 completed in 2003/04, 36 completed 2007/8.
Biddenham Loop (H6)	1450	249	1500	249 dwellings completed. Outline planning permission for 1500 dwellings, granted 2006/07. (<i>site under construction</i>) Reserved matters for 307 dwellings approved.
Land west of Kempston (H7)	730		1250	Outline planning permission granted in 2006/07. <i>site under construction.</i>
Land north of Bromham Road (H8)	900		1200	Resolution to grant outline planning permission for 1200 dwellings subject to S106. <i>site under construction.</i>
Shortstown (east and west of A600) (H9)	170 + 260	251	1100	251 completions. Outline permission granted on appeal for 970 dwellings. Reserved matters for 309 dwellings approved in

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/3/09	Outstanding at 31/03/2009	Current progress on development (as at 31/03/2009) (<i>Progress post March 2009 is given in italics</i>)
				2007/8. Resolution to grant permission for a further 130 dwellings (subject to S106) granted December 2005. Resolution to grant permission for 425 dwellings (subject to S106) granted in October 2007.
North of Brickhill (H10A)	400	241	259	500 dwellings (revised capacity). Reserved matters approved for 499 dwellings of which 88 were completed in 2006/07, 108 in 2007/8 and 45 in 2008/09.
North of Norse Road (H10B)	200	225	24	250 dwellings (revised capacity). 53 completed 2006/7, 140 completed in 2007/8 and 32 completed in 2008/09.
Cannons Close Wootton (H23)	9	9	0	Permission for 9 dwellings. 9 dwellings completed 2007/8.
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, (<i>target date for completion 2010/11</i>). Design Guide to be prepared.
Land north of Fields Road Wootton (H12)	450		580	Resolution to grant planning permission for 550 dwellings subject to S106. Design Guide to be prepared. Highways Agency scheme for A421 affects proposals, (<i>target date for completion 2010/11</i>). Planning permission has also been granted (subject to a S106) for a further 30 dwellings on the site.
Stewartby (H13)	330		610	Resolution to grant planning permission for 610 dwellings subject to S106. Design Guide in preparation. Highways Agency scheme for A421 affects proposals, (<i>target date for completion 2010/11</i>). <i>Outline planning permission granted 6th August 2009</i>
Wixams (H14)	2250	8	2242	Outline planning permission

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/3/09	Outstanding at 31/03/2009	Current progress on development (as at 31/03/2009) (<i>Progress post March 2009 is given in italics</i>)
				for 2250 dwellings. Reserved matters for 102 approved in 2007/8. Site under construction. 8 dwellings completed. Reserved matters for 638 approved in 2008/09. <i>Reserved matters for 14 approved and 14 under consideration.</i>
TOTALS:	7,714	1374	9700	
		11074		

East of England Plan Requirement Rural Policy Area

- 5.13 In the period 2001-2008/09 the Borough has completed 1,198 dwellings in the Rural Policy Area. This is above the requirement for the 2001-2008/09 period (520) by 678. To achieve the recommended East of England Plan target of 1,300 by 2021, the annual rate of housing completions would need to be 4 dwellings per annum in the period 2010/11 – 2021 (assuming 56 completions in the current year).
- 5.14 Appendix E provides a summary of potential supply over the next five years. Subject to market conditions there is potential for the delivery of 249 dwellings which equates to 62.25 years of supply.
- 5.15 The table below demonstrates that the majority of Local Plan allocated sites in the Rural Policy Area have been completed in the first seven years of the East of England Plan period. As such, during the rest of the plan period, completions are more likely to be on windfall sites rather than allocated sites. The Council may however, make allocations of exceptions sites, to meet any identified need for local needs affordable housing.

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/03/09	Outstanding at 31/03/09	Current progress on development (as at 31/03/2009) (<i>Progress post March 2009 is given in italics</i>)
Land at Northampton Road Bromham (H15)	45	68		68 dwellings. Site completed 2005/06.
Bromham Hospital (H16)	65	65		65 dwellings. Site completed 2001.
Clapham Folly (H17)	170	262	5	262 dwellings. Site completed 2005/06.

Site (Policy)	Site capacity as stated in Local Plan	Completions at 31/03/09	Outstanding at 31/03/09	Current progress on development (as at 31/03/2009) (<i>Progress post March 2009 is given in italics</i>)
				Planning permission for 5 dwellings granted in 2006/7
New Road Great Barford (H18)	25		58	Planning permission 58 dwellings. <i>Site under construction</i>
Yelow Lane Sharnbrook (H19)	25	47		47 dwellings. Site completed 2005/06.
Clay Piece Sharnbrook (H20)	45	86		86 dwellings. Site completed 2004/05.
Luton Road Wilstead (H21)	50	92		92 dwellings. Site completed 2004/05.
Meadway Harrold (H22)	50	62		62 dwellings. Site completed 2005/06.
Cople Road Cardington (H23)	5		5	Permission for 5 dwellings. <i>Site under construction</i>
West End Lane Elstow (H23)	3		3	Permission for 3 dwellings.
Pavenham Road Oakley (H23)	14	37		37 dwellings. 13 complete by 2005/06, Final 24 dwellings completed in 2006/7.
Sandye Lane Swineshead (H23)	2		2	No progress.
Keysoe Road Riseley (H23)	4	2	2	2 completed in 2001. Permission granted for 2 dwellings in 2008/09
School Lane Roxton (H23)	5	8		8 dwellings. Site completed 2003/04.
Village Green Spring Lane Stagsden (H23)	6		6	No progress.
Newton Road Turvey (H23)	14	16		16 dwellings. Site completed 2000.
Old Pond House Upper Dean (H23)	2		2	No progress.
Church Lane Wymington (H23)	15	5		21 dwellings (but loss of 16 flats). Site completed 2001.
Cotton End (H23)	25	23		17 complete by 2005/06, final 6 dwellings completed in 2006/7.
Bedford Road Willington (H23)	5	5	0	6 dwellings. Loss of 1 dwelling. 2 complete 2006/7. 3 complete in 2007/8.
TOTALS:	525	778	83	
		861		

Indicator H6: Housing Quality – Building for Life Assessments
Number and proportion of total new build completions on housing sites reaching very good, good, average and poor rating against Building for Life criteria (sites of at least 10 new dwellings that have been completed).

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

Local Building for Life inspector awaiting accreditation from CABE. 7 sites were identified in the monitoring period as qualifying for assessment once accreditation is obtained.

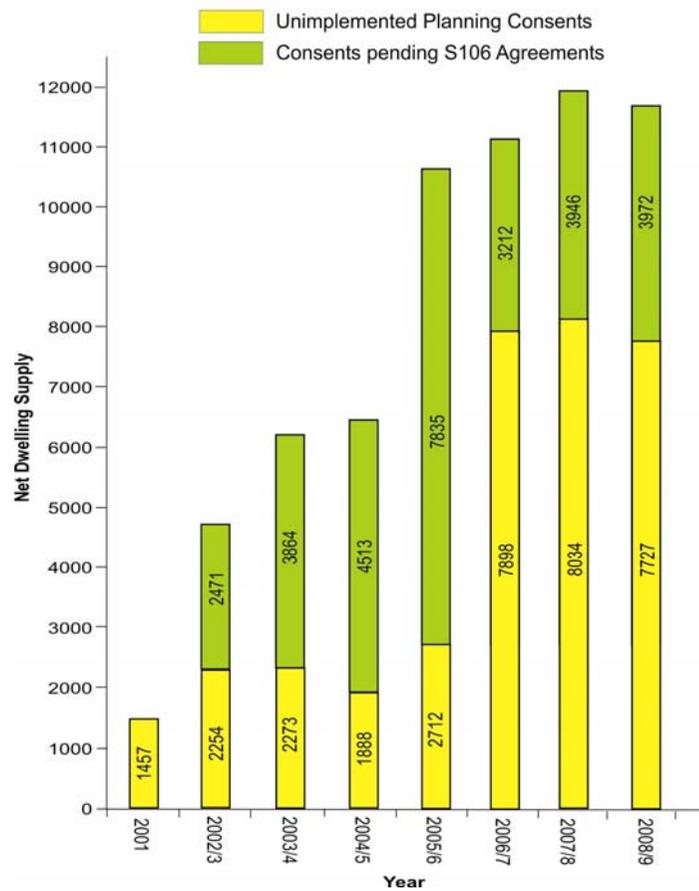
Housing Summary:

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

- 407 dwellings were completed in the Borough during the monitoring period.
- 3351 dwellings have been completed in the Growth Area since 2001. To enable the MKSM Strategy requirement to be met, 1125 dwellings will need to be completed per annum in the forthcoming 11 year period (this does not include the current year). The trajectory shows the potential for the delivery of 12,139 units in this period.
- 1198 dwellings have been completed in the remainder of the borough (Rural Policy Area) to enable the East of England Plan requirement to be met. 4 dwellings will need to be completed per annum in the forthcoming 11 year period. The trajectory shows the potential for the delivery of 459 units in this period.
- The 'roll forward' scenario in the East of England Plan proposes a development rate of 898 dwellings per annum in the Growth Area from 2011-2031. This could be the upper limit or beyond what might be achievable, demonstrating the challenge of the current 1,125 completions per annum required to meet the target set in the period up to 2021.
- The delivery of housing will depend upon the housing market, particularly with regards to the recovering from the current economic down-turn, and the provision of infrastructure by developers.
- The target of 60% of completions on previously developed land has been achieved
- During the monitoring year there were 190 new affordable housing completions which were achieved through the planning process. 149 affordable houses were new built and 41 were as a result of acquisitions (through the Home Buy Initiative).

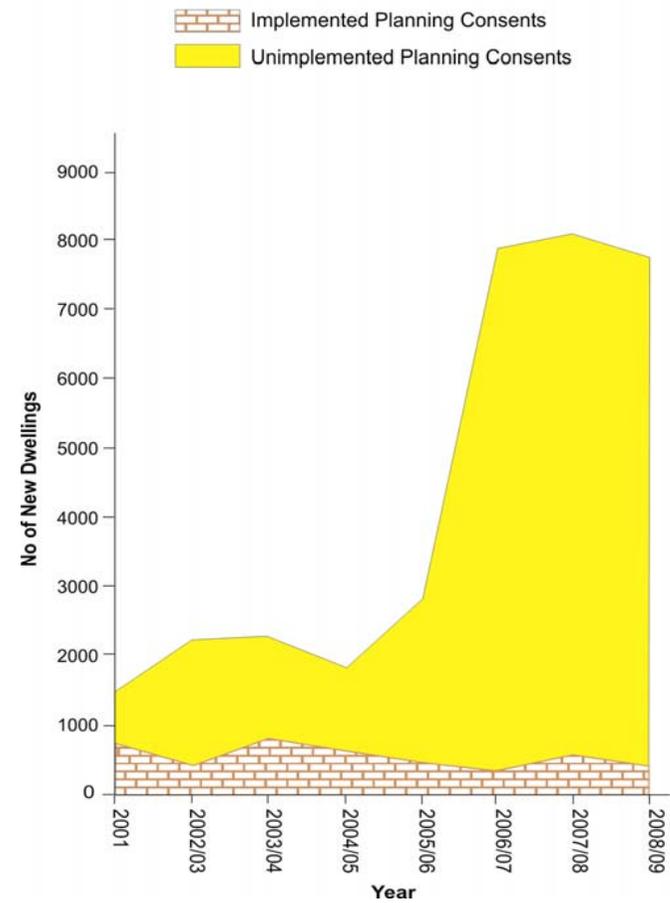
Graph E

Indicator H2
Dwelling supply in Bedford Borough
2001 - 2008/09



Graph F

Indicator H2
Implementation of Planning Permissions
2001 - 2008/09



Environmental Quality

Indicator E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds			
Regional Target: Decrease the amount of development occurring in floodplains, other areas at risk of flooding and where development would increase the risk of flooding elsewhere			
	Flooding	Quality	Total
E1	0	0	0
In the monitoring period there were no planning permissions granted contrary to the advice of the Environment Agency.			

Indicator E2: Change in areas of biodiversity importance (NI197)			
Regional Target: To maintain, restore and create habitats by 2010 in accordance with the East of England priority habitat targets set out in Appendix B of the East of England Plan			
Local Target: Biodiversity Action Plan targets			
The Borough does not contain any internationally designated areas and there are no designated sites of regional or sub-regional significance.			
There are no Biodiversity Action Plan priorities or targets for the Bedfordshire Claylands in Appendix B of the East of England Plan.			
The following is a list of priority habitats that are present in the Borough (the list includes national priority habitats and those identified as local priorities by the Bedfordshire and Luton Biodiversity Forum): Habitats:			
<ul style="list-style-type: none"> Hedgerows Arable 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 Ponds Traditional Orchards 			
The Borough does contain several Sites of Special Scientific Interest (SSSI). SSSI:			
<ul style="list-style-type: none"> Biddenham Pit (0.43ha) Felmersham Gravel Pits (21.52ha) Hanger Wood (23.94ha) Odell Great Wood (85.95ha) Swineshead Wood (21.86ha) Stevington Marsh (7.62ha) Tilwick Meadow (2.57ha) Yelden Meadows (2.84ha) 			
TOTAL – 166.73ha			
The following Local Nature Reserves are of local significance and are statutorily protected.			

Local Nature Reserves:

- Bromham Lake (10.86ha)
- Brickhill Allotments/Park Wood (5.2ha)
- Browns Wood (6.04ha)
- Fenlake Meadows (19.14ha)
- Hill Rise (0.86ha)
- Mowsbury Hill (2.76ha)
- Putnoe Wood (10.34ha)

TOTAL – 55.2ha

(Source: Bedford Borough Council, www.bedsbionet.org.uk)

The Borough also contains county wildlife sites (CWS), these are listed below. These sites are of local importance and are not statutorily protected. No new CWS were designated in the reporting period and no existing CWS were lost. Minor changes were made to the River Great Ouse CWS to add clarity.

County Wildlife Sites:

- | | |
|---|--|
| <ul style="list-style-type: none"> Astey Wood (8.82ha) Austin Cannons Meadow (6.74ha) Barwick Wood (6.14ha) Biddenham Pit (also SSSI) (0.42ha) Birchfield Farm Meadows (2.70ha) Bolnhurst Churchyard (0.57ha) Bowels Wood (8.43ha) Bromham Lake (also LNR) (10.82ha) Bromham Park (4.45ha) Bromham Water Meadows (35.49ha) Brownage and Louse Acre Woods (19.51ha) Brown's Wood (also LNR) (6.03ha) Bushmead Big Wood (29.17ha) Bushmead (13.13ha) Bushmead Meadows (4.42ha) Carltonhall Wood (1.12ha) Castle Dairy Farm Meadows (3.18ha) Chapel End Meadows, Wilstead (1.72ha) Chellington Hill Farm (1.99ha) Claphampark Wood (12.59ha) Cleat Hill (0.52ha) Cockle Spinney (2.50ha) Colworth Thicket (17.30ha) Cople Pits (8.36ha) Coxfield Farm Grassland (2.00ha) Dungee Wood and Odell Plantation (39.26ha) Elstow Pit (31.99ha) Exeter Wood (49.67ha) Felmersham Gravel Pits (also SSSI) (21.57ha) Felmersham Marshy Meadow | <ul style="list-style-type: none"> Mill Rise, Turvey (4.77ha) Milton Ernest Pits (2.98ha) Molliver's Wood (2.84ha) Mowsbury Hill (2.76ha) New Wood (7.32ha) Newton Gorse (6.21ha) Newton Gorse Green Lane (3.58ha) Newton Park Grassland (4.04ha) Northwood Lane Meadows (2.05ha) Nun Wood (17.90ha) Odell Great Wood (106.99ha) Palaceyard Wood (8.71ha) Park Wood (67.19ha) Pavenham Meadow (2.27ha) Penn and Worley's Woods (51.63ha) Pippin Wood (4.74ha) Priory Country Park (66.16ha) Priory Park Railway (12.34ha) Putnoe Wood (10.31ha) Radwell Pits (113.57ha) Ransom's Wood (2.11ha) Round Wood, Sharnbrook (10.85ha) Salem Thrift (7.53ha) Sandy Lane (5.68ha) Sharnbrook Castle Close (10.01ha) Sharnbrook Summit (19.19ha) Spanoak Wood and Tilbrook Bushes (17.45ha) Spencer's Wood (3.97ha) St. John's Station (2.24ha) St. Macute's Wood (7.76ha) Stevington Marsh (10.48ha) Stevington Meadow (4.18ha) Swineshead Wood (34.42ha) Temple Wood (9.82ha) |
|---|--|

(2.05ha) Fenlake Meadows (also LNR) (21.31ha) Forty Acre Woods (27.77ha) Forty Foot Lane (West) (2.24ha) Forty Foot Lane (4.55ha) Foster Hill Road Cemetery (14.62ha) Francroft Wood (10.91ha) Freer's Wood (3.85ha) Galsey Wood (49.22ha) Great and Little Early Groves (15.65ha) Great and Little Woods, Ravensden (13.26ha) Great Barford House Grassland (1.89ha) Great Hayes Wood (42.59ha) Great Oaks Wood (16.70ha) Halsey Wood (29.70ha) Hammerhill Farm Meadow (1.30ha) Hanger Wood and Oxleys (27.27ha) Harrold Country Park (58.53ha) Harrold Lake (13.38ha) High Farm Meadow (2.22ha) Hinwick Roman Road (5.73ha) Hobbs-Green Wood (1.70ha) Holywell March (0.56ha) Honeydon Road Verge (1.02ha) Hook and Home Woods (4.39ha) Hooked Lane Meadows (1.12ha) How Wood (2.23ha) Judge's Spinney (1.82ha) Kangaroo Meadow (0.49ha) Kempston Hardwick Pit (86.58ha) Kempston West End (0.46ha) Kempston Wood (16.31ha) Keysoepark Wood (13.61ha) Lady Wood (9.49) Lambert's Spinney (2.11) Little Barford (29.39) Little Catsey Wood (4.62ha) Manor Wood (4.77ha) Melchbourne Park (28.60ha) Melchbourne Woods (67.93)	Templegrove Spinney (1.72ha) The Slipe (5.37ha) Thurleigh Cutting (6.25ha) Tilwick Meadow (also SSSI) (2.55ha) Tilwick Wood (4.36ha) Turvey – Bromham Disused Railway (18.71ha) Twin Wood (13.92ha) West Wood (82.70ha) Wilden Road Verges (3.33ha) Willington Moat (5.10ha) Wilstead Meadows (6.12ha) Wilstead Wood (67.23ha) Wootton Wood (50.43ha) Wyboston Pits (104.18ha) Wymington Meadow (1.48ha) Yarl's Wood (7.19ha) Yelden Field (4.94ha) Yelden Meadows (2.83ha) Yelnow Lane (6.84ha) Begwary Brook Pits (also in Mid Bedfordshire) (15.80ha) Coronation Pit (also in Mid Bedfordshire) (96.59ha) Great Barford Gravel Pits (also in Mid Bedfordshire) (12.81ha) Keyse's Spinney (also in Mid Bedfordshire) (6.06ha) Old Warden Disused Railway (also in Mid Bedfordshire) (28.06ha) River Great Ouse (also in Mid Bedfordshire) (208.34ha) Rookery Clay Pit (also in Mid Bedfordshire) (153.12ha) Sheerhatch Wood (also in Mid Bedfordshire) (71.05ha)
Regionally Important Geomorphological Sites (RIGS) are designated at: Bromham Bridge RIGS (0.15ha) Quest Pit RIGS (8.6ha, 91.45 total)	

	Loss	Addition	Total
E2	0	1.11	+1.11

NI197 states that as of May 2009, positive conservation management by the Wildlife Trust is being achieved on 53 out of 124 County Wildlife Sites (excluding SSSIs and LNRs), which equates to 42.7%. This is an increase of 11 sites on 2008. (Source: Wildlife Trust BCNP)

Indicator E3: Renewable Energy Generation for (i) renewable energy developments/installations granted permission (ii) completed renewable energy developments/installations
National Target: Generate 10% of UK electricity from renewable energy sources by 2010, 20% by 2020 Regional Target: Installed capacity for renewable energy by 2010 at least 820MW, by 2020 at least 1620 MW Regional Target: 14% electricity from renewable energy sources by 2010 Local Target: By 2010 in Bedfordshire Wind 64 GWh, Biomass 200 GWh, Landfill 303 GWh and PV 7.7 GWh
Installed capacity (in MW - amount of renewable energy generation the development/installation is capable of producing)

E3	Wind onshore	Solar photovoltaics	hydro	biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Permitted installed capacity in MW	0.015	0	0	0	0	0	0	2.65	0	2.66
Completed installed capacity in MW	0	0	0	0	0	0	0	0	0	0

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

Core Output Indicators Summary

5.17 The following is a summary of the data collected for the core output indicators:

- The completion of employment floorspace had decreased by 66% compared with last year – reflective of the general lack of activity in the development sector
- 30.89% of employment completions in 2008/09 were on previously developed land compared to 70.16% in 2007/08
- The majority of employment permissions are for mixed B1/B2/B8 use.
- Further consideration will be given to the provision/allocation of additional strategic employment sites in the Growth Area through the Allocations and Designations DPD
- The number of dwellings built has not met the MKSM Strategy targets for the monitoring period.
- The housing supply position remains strong with potential for 12,688 dwellings in the next 11 year period for the whole borough however, delivery will depend upon the recovery rate of the current economic down-turn in the Housing Market over the next few years.
- The local target for affordable housing provision was not met, falling short by 10 units.
- Targets have been met on the amount of new and converted dwellings on previously developed land
- There has been a net loss of A1 (retail), A2 (financial and professional services) and B1(a) (office) floorspace in the local authority area however there has been a small net gain of D2 (assembly and leisure) floorspace.
- No planning permissions have been granted contrary to Environment Agency advice.
- There has been no change in the areas of biodiversity importance recorded. NI 197 states positive conservation management is being achieved on nearly 43% of the Borough's County Wildlife Sites
- There have been no completions for renewable energy generation this year, but there has been permissions granted for onshore wind and animal biomass schemes for 2.66 MW in total.
- In July 2009 (outside the monitoring period), the single issue review of the regional spatial strategy was approved, requiring 25 Gypsy and Traveller pitches to be provided in the period 2008-2011 and thereafter a provision is to be made for a 3% annual increase in pitches, amounting to a further 16 pitches.

6. Local Output Indicators

- 6.1 The purpose of local output indicators is to measure whether the objectives of the adopted documents within the Bedford Development Framework and the saved policies of the Local Plan are being achieved.
- 6.2 In this report, the local output indicators have been chosen to measure the objectives of the Bedford Development Framework and 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 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.
- 6.4 Some indicators have targets. All the targets that are relevant to Bedford Borough are listed in Appendix C, and reproduced against the relevant indicators.

Local Plan Indicators

- 6.5 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 2002 Local Plan.
- 6.6 The following indicators also relate to aims set out in the Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan. Two new indicators have been added for this year's monitoring report – L33 and L34 – to report on those aims in the Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan that are not already reported on in the existing Local Indicators. A full list of aims as set out in the Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan can be viewed at Appendix C along with the indicators in the AMR that monitor them.

Indicator L2: On sites of over 10 dwellings, those granted planning permission in the monitoring period, which meet car parking standards

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

Progress:

PPS3 states that planning authorities should 'develop residential parking policies'. In addition the Manual for Streets, published in 2007, contains national guidance on the efficiency of different types of parking arrangements.
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The document does not provide a guideline figure of parking spaces per dwelling, a method previously used in PPG3.

The table below shows planning permissions granted in the monitoring period. The table shows that in the monitoring period parking provision was 1.86 per dwelling. With visitor spaces taken into account, the parking provision was slightly higher at 2.00.

Local Plan saved Policy BE35 states that car parking in new residential development should be at a density of up to 70 car spaces per hectare. The table below shows that a total density of 79.78 spaces per hectare was achieved (this figure includes visitor spaces). This target pre-dates the publication of the national guidance on housing densities and the Manual for Streets (which does not include a target). It is anticipated that new parking standards will replace the target in policy BE35 in due course.

(Source: Bedford Borough Council)

Table for Indicator L2

New Planning Permissions 2007/08	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								
0702430MAF	0.43	12	12	1	13	1.00	1.08	30.23
0703715MAF	0.74	24	54	10	64	2.25	2.67	86.49
0703085MAR	1.54	60	122	0	122	2.03	2.03	79.22
0703435MAR	0.13	12	12	3	15	1.00	1.25	115.38
0703436MAR	0.25	15	15	0	15	1.67	1.67	60.00
0703437MAR	0.23	15	18	4	22	1.20	1.47	95.65
0800802MAR	2.70	113	210	30	240	1.86	2.12	88.89
0800892MAR	0.37	15	20	4	24	1.33	1.60	64.86
0800897MAR	0.37	15	30	0	30	2.00	2.00	81.08
0800948MAR	1.80	62	146	9	155	2.35	2.50	86.11
0801152MAR	2.98	109	203	8	211	1.86	1.94	47.41
0801269MAR	1.84	86	147	17	164	1.71	1.91	89.13
0801643MAR	0.37	16	21	4	25	1.31	1.56	67.57
0801675MAR	2.30	83	170	2	172	2.05	2.07	74.78
0801785MAR	2.41	95	182	7	189	1.91	1.99	78.42
0801923MAR	0.35	14	20	5	25	1.43	1.79	71.43
0802005MAR	0.28	15	30	3	33	2.00	2.20	117.86
0803045MAF	0.35	15	30	2	32	2.00	2.13	91.43
TOTALS	19.44	776	1442		1551			
Total site spaces per hectare (1551/19.44) = 79.78				Total spaces per dwelling (1551/776) = 2.00				
Spaces per dwelling (1442/776) = 1.86								

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

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

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

Proposals in RSS:

Scheme	Funding	Target Date
1 Bedford Western Bypass A421-A428	Developer Funded	Finish Autumn/Winter 2009
2 A421 dualling Bedford to M1 junction 13	Highways Agency	2010/11
3 Bedford Midland Road Rail Station Improvements	Growth Areas Fund	Under consideration to 2015/16
4 Elstow (Wixams) new station	Developer Funded	End 2012

Achievement at 31st March 2009:

1. Under construction (*completed December 2009*)
2. Core Strategy Policy CP27 target – Public Inquiry Dec 2007, Environmental works start Sept 2008, main works Jan 2008, programmed completion 2010
3. Planning Application submitted and under consideration
4. Application delayed, likely to be submitted 2010

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

Scheme	Project Lead	Target Date
1 A421 Improvements Bedford to M1	Highways Agency	Finish 2010/11
2 A6 Wixams Re-Alignment	Developer Led (some public sector funding)	Complete
3 Bedford Western Bypass A421-A428	County Council and English Partnerships led (with subsequent Developer Contributions)	Autumn/ Winter 2009
4 Bedford Western Bypass A428-A6	Currently Developer Led	Finish 2012/13 with high risk. Alternative funding mechanisms being explored
5 East-West Rail Oxford/Aylesbury to Bedford	East West Rail Consortium	East West Rail Consortium scheme under consideration.
6 Wixams Station	Developer Led (some	Under

		public sector funding) and Growth Area Fund	consideration to 2011/12
7	Bedford Town Centre Improvements including River Bridge	Local Transport Plan	Under consideration to 2014/15
8	Bedford Midland Road Rail Station Improvements	Developer Led (some public sector funding)	Under consideration to 2015/16
9	Park and Ride (Biddenham and Clapham)	Local Transport Plan	Biddenham – 1 st payment Council due Jan 2010 Clapham – No planning permission has yet been granted

Achievement at 31st March 2009:

1. See RSS achievements above (2)
2. Complete
3. See RSS achievements above (1) (*completed Dec 2009*)
4. Resolution to grant planning permission subject to signing S106 agreement
5. English Partnerships now involved. Consultants appointed to develop operating and business case for the western section.
6. See RSS achievements above.
7. Transportation Study to be commissioned to support major transport scheme bid (LTP)
8. See RSS achievements above (3)
9. Biddenham Section 106 signed, Land North of Bromham Road not signed.

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

Indicator L4: Proportion of completed development within the Growth Area and Rural Policy Area

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

Progress:

Housing development: completions

Growth Area 366 net dwellings (89.9% of total net dwellings)

Rural Area 41 net dwellings (10.1% of total net dwellings)

Housing supply (outstanding planning consents):

Growth Area 7,475 dwellings (96.7% of total supply)

Rural Area 252 dwellings (3.3% of total supply)

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

Growth Area $7475+3954=11,429$ dwellings (97.7% of total supply)
Rural Area $252+18=270$ dwellings (2.3% of total supply)

Housing development in the monitoring period has been more prevalent in the Growth Area than the Rural Policy Area. Outstanding planning consents for housing clearly show that the focus for future development is in the Growth Area. Thus it is anticipated that the target will be achieved in the future.

Employment Development: completions
Growth Area -0.31 hectares net
Rural Area 2.56 hectares net

Employment land supply (outstanding planning consents):
Growth Area 42.22 hectares gross (57% of total supply)
Rural Area 31.56 hectares gross (43% of total supply)

Activity in the Growth Area has significantly reduced this year. The Employment Monitoring Report shows that no B1, B2 or B8 land has been completed and only 855sqm of additional floorspace has been created. Losses of both employment land and floorspace continue though the amount lost is less than the last reporting period. Monitoring shows a net loss this year of both floorspace and land.

In the Rural Policy Area, monitoring information shows that whilst floorspace completions are significantly down on 07/08 (down 54% from 19,069 to 8,753), the completion of land has risen (up by 52% from 1.96ha to 2.98ha).

Looking at the Borough as a whole, the stock of employment land has increased by 2.25ha (net) in this reporting period.

In terms of supply (planning permissions granted), 42.2ha of land are available in the Growth Area and 31.5ha are available in the Rural Policy Area. Adding those sites where there is a resolution to grant planning permission subject to the signing of a S106 agreement (14.4ha) and remaining allocated sites without planning permission (13.8ha), the supply in the Growth Area rises to 72ha whilst the figure for the Rural Policy Area rises only marginally to 32ha.

These figures support the council's strategy which is to focus employment development in Bedford, Kempston and the Northern Marston Vale and also highlights the need to allocate additional sites in this area in order to provide for the required quantity and quality of employment growth to 2021.

(Source: Bedford Borough Council)

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
<p>Progress:</p> <p>Land designated SSSI – 166.73 hectares SSSI in favourable condition – 49.07 (29.4%)</p> <p>The number of sites in favourable condition has not yet met the target of 95% by 2010. Since the last reporting year there has been a marked reduction in the percentage of land in favourable condition. This can be attributed to Odell Great Wood following a botanical survey in Spring 2009, which highlighted that the current management was not meeting the conservation objectives for the SSSI. The site was therefore classed as unfavourable declining. Remedial management has been proposed and agreed in principle to ensure site recovery and this will be formalised under a Forestry Commission Woodland Grant Scheme. These works are due to commence this winter and it is planned that the site will be back into a recovering condition by March 2010.</p> <p>Of the land in unfavourable condition, 39.88 hectares are recovering. This is consistent with the last reporting year. 77.78 hectares are declining, including the land at Odell Great Wood.</p> <p>(Source: Natural England October 2009)</p>

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% unfavourable declining 16% unfavourable recovering
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% unfavourable declining
Yelden Meadows	Neutral grassland-lowland	2.84	100% favourable

Indicator L6: Increase in areas of woodland in the Growth Area

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

Progress:

In the monitoring period (2008/09) a further 14ha of new community woodland was planted at Rectory Wood, Cranfield, this being the fourth phase of the overall 70ha woodland creation project. This site lies outside the administrative area of Bedford Borough, but the activity still delivers against the Local Indicator regarding securing the 30% target for tree cover within the Forest of Marston Vale. A total of 24,000 native trees and shrubs were planted, of which around 7,000 were planted through a series of public, school and corporate events involving around 700 people.

Within Bedford Borough an additional area of 17.65ha of farmland was acquired by the Marston Vale Trust to expand on the Bedford's Green gateway project, increasing the total area of land now secured for community woodland and greenspace to nearly 80ha from an initial 8ha in 2001. The newly acquired land will be converted to a mix of community woodland and open space over the next 5 years, as the necessary funding is secured. The Bedford's Green Gateway project is providing essential green infrastructure for the adjacent expanding communities of Wootton and Kempston, and will provide a greatly enhanced landscape setting to help transform the perception of Bedford when approached from the south-west via the major road corridor.

(Source: Forest of Marston Vale)

Indicator L7: Listed buildings at risk

Target: n/a

Progress:

2009 – 1 entry on the national at risk register Priority B (Cardington Air Shed No. 1 grade II*)

2008 – 1 entry on the national at risk register Priority B (Cardington Air Shed No. 1 grade II*)

2007 – 1 entry on the national at risk register (Cardington Air Shed No. 1 grade II*)

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

Land adjacent to the Air Shed No.1 now benefits from a resolution to grant planning permission for residential development. Provisions in the S106 agreement will secure refurbishment of Shed No.1 in conjunction with this development. Due to the last survey of buildings at risk being completed in 2001, no new information is available at present.

(Source: Bedford Borough Council)

Indicator L8: Household and commercial waste recycling

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

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

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

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

Local Target: Improve recycling performance to meet government targets

Progress:

Household Waste

2008/09 – Total waste 69,502t (22,142t sent for recycling, composting, reuse = 31.9% of waste).

The Borough Council has plans to further increase the amount of waste recycled by employing 5 more door stepping staff to tackle areas of low participation and high contamination, and improving other recycling facilities such as glass banks and town centre litter bins.

Commercial and Municipal Waste

2008/09 – Bedfordshire County Council – municipal waste arisings = 206,901 tonnes (100,966 land filled, 7,918 incineration with EfW, 89,941 recycled/composted)

2007/08 – Bedfordshire County Council – municipal waste arisings = 212,481 tonnes (131,368 land filled, 274 incineration with EfW, 80,753 recycled/composted)

2006/07 – Bedfordshire County Council – municipal waste arisings = 219,055 tonnes (147,693 land filled, 96 incineration with EfW, 71,308 recycled/composted)

In 2008/09 43% of municipal waste in the County was recycled/recovered. This is 7% off the target of 50% by 2010.

Residual waste arisings per head in the Borough are stated as 448.65kg (2008/09 Pl's). This is down by 16.65kg since 2007/08.

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 and reduce the amount going to landfill. In addition to this the Borough has updated it's guidance to developers to ensure adequate space is provided for waste and recycling in new developments.

This guidance was issued in 2008 as part of the Climate Change and Pollution SPD in Appendix C.

(Sources: Bedford Borough Council, DEFRA Municipal Waste Management Statistics 2008/09)

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

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

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

Progress:

In the monitoring period, there has been 1 new planning permission granted for sites of 25 or more dwellings.

Site: Romsey Way, Elstow 36 dwellings, 12 of which affordable = 33.3% affordable

Planning Permission was also granted for Warren Farm, Willington for 24 dwellings, 10 of which are affordable. This equates to 41.7% of the site and would bring the total percentage of affordable housing across the borough to 36.7% on qualifying sites.

(Source: Bedford Borough Council)

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

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

Progress:

65% of households in the urban area are within 400 metres walking distance of a bus service with a quarter-hourly bus service. (Data last year was produced in a different format, meaning no trend can be determined).

(Source: Bedford Borough Council)

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

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

Progress:

70% of rural households are within 13 minutes walking distance of an hourly bus service. (Data last year was produced in a different format, meaning no trend can be determined).

(Source: Bedford Borough Council)

Indicator L12: Number of participants in higher education

Target: n/a

Progress:

DCSF (Department for Children, Schools and Families website) – Number of participants aged 18-20 entering higher education:

2005/06 – 775 full time, 10 part time
1999/2000 – 695 full time, 20 part time.

This indicates an increase of 80 entering full time higher education between the two time periods and a decrease of 10 entering part time higher education.

(Source: DCSF website)

Indicator L13: Self employment rates

Target: n/a

Progress:

Mar 08-Apr 09 – 7,300 self employed
Mar 07-Apr 08 – 11,300 self employed
Jan 07-Dec 07 – 11,500 self employed
Jan 06-Dec 06 – 9,800 self employed

7,300 people are 9% of the economically active workforce, which is a 5% decrease from the same period last year.

(Source: Nomis)

Indicator L14: Numbers of jobs created in the Borough

Regional Target: Indicative target of 27,000 net growth in jobs Bedford/Mid Beds 2001-21 (16,000 Bedford Borough, 11,000 Mid Beds)
Regional Target: Reduce the need to commute to work and ensure a greater supply and demand balance at sub-regional level

Progress:

Year	People working in the borough	Difference +/- from previous year	Cumulative Difference +/- (difference from 2001)
2007	69500	-100	5700
2006	69600	-300	5800
2005	69900	3100	6100
2004	66800	2100	3000
2003	64700	2100	900
2002	62600	-1200	-1200
2001	63800		

According to the Annual Business Inquiry data, a trend can be established of increased job growth in the borough. Since 2001, nearly 6,000 more people have been employed within the borough, although the latest information demonstrates a slight decrease from the previous year.

It should be noted that the information is based on the Annual Business Inquiry (ABI), a sample survey which does not seek to provide accurate employment numbers by authority area and does not include self-employment figures. As such, the above information should be regarded as a general indication only.

(Source: Bedford Borough Council, Nomis)

Indicator L15: Percentage of vacant units within the primary shopping area of Bedford town centre

Target: n/a

Progress:

10.8% vacant units in 2008/09

This is 3.3% higher than in 2007/08

(Source: Bedford Town Centre Company)

Indicator L16: Amount of new residential development within 30 minutes public transport time of: a GP, hospital, primary school, secondary school, areas of employment and a major retail centre(s)

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

Progress:

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

GP/Hospital – 7am to 12pm weekday

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

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

Major Retail Centres – 9am to 12pm weekday

The results were as follows:

90% of the new dwellings were within 30 minutes public transport time of a GP surgery

73% of the new dwellings were within 30 minutes public transport time of a hospital

100% of the new dwellings were within 30 minutes public transport time of a lower school

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

middle school
 78% of the new dwellings were within 30 minutes public transport time of an upper school
 77% of the new dwellings were within 30 minutes public transport time of an area of employment
 75% of the development sites were within 30 minutes public transport time of a major retail destination

(Sources: Bedford Borough Council)

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

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

Indicator L17: Traffic levels in the town centre

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

Progress:

Total vehicles entering the Bedford Inner Cordon (town centre) during the a.m. peak period (7am – 10am):

2007 – 25,378

2006 – 25,481

The annual average daily traffic flow:

	2004	2005	2006	2007	2008	2009
High Street			14,638	14,690	14,696	14,813
Prebend Street	29,399	28,414	27,070	28,915	27,902	27,340
St.			22,132			

Peter's Street						
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Figures for 2008/09 demonstrate a generally consistent amount of traffic entering the town centre compared with previous years.

(Source: Bedford Borough Council)

Indicator L18: Footfall levels in the town centre
Target: n/a
<p>Progress:</p> <p>Average footfall per week: 2005/06 – 117,000 2006/07 – 119,000 (attributed to the opening of Primark store) April 2007 – Jan 2008 – 119,000 From February 2008, electronic counters were introduced. February – March 2008 – 173,000</p> <p>2008/09 – 174,000</p> <p>The footfall levels remain consistent in the town centre compared with last year.</p> <p>(Source: Bedford Town Centre Company)</p>

Indicator L19: Securing local standards for open space provision
National Target: Local Authorities must set robust local space standards
<p>Progress:</p> <p>The Bedford Open Space Study (PPG17 Study) is being published to support the Allocations and Designations DPD which will include local open space standards. The implementation of local standards will be monitored by assessing planning permissions granted. Additionally a Greenspace Strategy is being finalised, which will give additional detail on the quality of open spaces in the Borough and opportunities for improvement both in qualitative and quantitative terms.</p> <p>(Source: Bedford Borough Council)</p>

Indicator L20: Amount and % of total open space managed to green flag award standards
Regional Target: To maintain and increase the region's network of green infrastructure
<p>Progress:</p> <p>The total area of publicly accessible open space is 844ha. Informal Green Space 145 ha Natural Green Space 507 ha Parks and Gardens 166 ha</p>

Recreation Grounds 26 ha

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

Of the Borough Council owned eligible space (572ha), approximately 34.5% of public greenspace has a Green Flag award. This is 5.8% more than the previous year.

However these figures are not directly comparable due to the 137ha increase in total area as a result of the Council adopting unitary authority status. As a direct comparison with the previous year, the award given to Addison Howard Park (Harrold Odell Country Park was previously owned by Bedfordshire County Council) means that 31.8% of the pre-unitary total of 435 ha of public greenspace now has Green Flag status. This is an increase of 3.1% on the previous year.

(Source: Bedford Borough Council)

Indicator L21: Designated air quality management areas

National Target: Meet national air quality targets for 13 different pollutants
Local Target: Monitor air quality against national targets for NO₂ and SO₂ in the relevant AQMAs

Under the provisions of the Environment Act 1995 Part IV Section 83(1) one new Town Centre Air Quality Management Area (AQMA 5) has been produced during this monitoring period for Nitrogen Dioxide. AQMA 5 came into force on 6th November 2009 (outside the monitoring period).

This will incorporate AQMA 2 (Prebend Street) and 3 (High Street). Following the closure of Stewartby brickworks in February 2008, and consequent monitoring during this period AQMA 1 for Sulphur Dioxide was revoked on 6th November 2009 (outside the monitoring period). AQMA 4 for Nitrogen Dioxide in Great Barford was also revoked following the opening of the Great Barford bypass in August 2006 and monitoring over this period.

Following the declaration of AQMA 5 a Further Assessment will be carried out to characterise the source of the pollution so as to enable effective targeting within the Action Plan. The Action Plan will also be revised to detail the measure the Council and its stakeholders are taking to improve air quality within the town centre.

With the closure of Stewartby brickworks, the monitoring station has now been decommissioned. A new continuous monitoring station has been installed on Prebend Street measuring Nitrogen Dioxide and another is due to be installed on Lurke Street to measure Nitrogen Dioxide levels at the High Street.

In April 2008, the Council commenced its 4th round of review and assessment

with the completed of an Updating and Screening Assessment (USA). The USA concluded that the new AQMA 5 will encompass all areas of measured exceedence for Nitrogen Dioxide. For all of the other pollutants it was concluded that there is no significant risk of the national objectives being exceeded within the Borough. Following this report a Progress Report is due April 2010.

The first phase of the Bedford Western bypass is now completed. Once the second phase is completed it is expected to reduce through-traffic within Bedford town centre and therefore reduce excess nitrogen dioxide within the town centre AQMA (Number 5).

(Source: Bedford Borough Council)

Indicator L22: Number of empty homes brought back into use

Local Target: 95 empty homes per annum to habitable standards and ready for occupation

Progress:

In the monitoring period, 183 empty homes were brought back into use. The target of 95 homes brought back into use for 2008/09 has been exceeded.

(Source: Bedford Borough Council)

Indicator L23: Percentage of new dwellings completed at

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

National Target: Minimum density requirement of 30 dwellings per hectare

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

Progress:

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

- i) 10.9% less than 30 dph
- ii) 10.6% between 30 and 50 dph
- iii) 78.5% above 50 dph

In total, housing developments on sites of over 10 dwellings have an average density of 72.95 dwellings per hectare.

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

(Source: Bedford Borough Council)

Indicator L24: Completion/enhancement of cycle routes in the Borough
Local Target: Complete 95% of the strategic network of cycle routes by 2010/11
<p>Progress:</p> <p>The update of existing facilities has included:</p> <p>Park Avenue: Removal of build outs to improved cycle facilities, 600m of on-carriageway cycle lanes marked.</p> <p>Vulcan Street: Cycle bypass constructed at one-way section to provide safer cycle route.</p> <p>Bromham Road, Bedford/ Bromham Road, Biddenham: Widening of footway in area of Beverley Crescent to provide shared use extension to existing off-carriageway cycle route (200m), resurfacing of 1500m of existing cycle track to Bromham</p> <p>Haylands Way – improvements to link between on-carriageway and off-carriageway sections.</p> <p>Caves Lane/ Dawlish Drive – improvements to connect off-carriageway cycle tracks in Caves Lane to Dawlish Drive.</p> <p>Works designed in 2008/09 for completion 2009/10:</p> <p>Union Street: design of on-carriageway cycle lanes, to be implemented in summer 2009 as part of resurfacing.</p> <p>A428 (east of Bedford): Design of Pegasus Crossing of A428 (east of Norse Road) as part of Bedford Green Wheel.</p> <p>A603 (by Priory Business Park): Design of Toucan Crossing of A603 (west of A421 roundabout) to provide improved access to Priory Business Park and as part of Bedford Green Wheel.</p> <p>Goldington Road: Design of extension to westbound cycle lane from Rothsay Gardens to St. Peters Street</p> <p>Source: Bedfordshire Highways</p>

Indicator L25: Mode of transport to work
Regional Target: To increase the number and proportion of journeys made by public transport and walking, cycling and other non-motorised transport
Local Target: 15% increase in bus patronage on local buses
<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. 4.57% of</p>

people travelled by bicycle.

The above information represents a baseline situation against which future levels of bus and car usage can be monitored.

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

Indicator L26: Amount of mobility housing completed each year

Target: 10% of new housing should be mobility housing

Progress:

27 mobility houses were completed in the monitoring period. This equates to 6.1% of the total gross completions, up on the 5.0% in the previous year.

(Source: Bedford Borough Council)

Indicator L27: 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 1 planning permission was granted which used the above policies in the conditions of the planning permission.

A total of 4 mobility units were secured, this equates to 11% of dwellings on the site. 35 mobility units were completed during 2008/09 on 5 sites (gross = 416), which equates to 6% of the total completions.

In addition, 2 mobility units not secured by condition were completed on a site, equating to 14.3% of the total number of dwellings on the site. No new planning permissions were granted in the monitoring period which included provisions of mobility housing but without a condition.

In summary, the Council has granted planning permission for 4 mobility units and a further 27 mobility units were completed.

(Source: Bedford Borough Council)

Indicator L28: Barriers to Council services for the Black and Minority Ethnic or disabled community

Target: n/a

Progress:

The Council continues to implement a programme of Equality Impact Assessments of Planning Services. The specific services which have been assessed are:

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

As a result of these Assessments:

- Monitoring procedures are to be streamlined to give improved data
- A further survey of potential users of the 'Right to Speak' service is planned
- Bedford Diversity Network and Bedford Access Group have been consulted on planning application publication procedures
- The format of information given in leaflets and letters is continually reviewed

These initiatives give customers the opportunity to state whether they feel disadvantaged in relation to any disability, ethnicity or gender issues. Results have not revealed any barriers faced by these community groups.

(Source: Bedford Borough Council)

Local Output Indicators Summary

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

- Local parking standards need to be updated. The Saved Policy BE35 target of 70 car spaces per hectare has been exceeded, with total density of spaces per hectare at 79.78
- Progress is being made towards the targets in indicators L3, L8, L19, L21, L24, and L26
- The targets in indicators L2, L4, L22, and L23 have been met
- Provision of housing continues to be focused in the Growth Area
- Figures are comparable with last year in the proportion of new dwellings within 30 minutes public transport time of core services. However there has been a 20% decrease in new dwellings within 30 minutes public transport time of an area of employment. There has also been a 10% decrease in new dwellings within 30 minutes of an upper school, however 90% of dwellings are still within 30 minutes public transport time of lower, middle or upper school.
- Only 29.4% of SSSI are in favourable condition – a marked decrease from last year. Works are scheduled for December 2009 (outside monitoring period) to begin recovery. 23.9% are recovering, consistent with last year.
- The amount of woodland coverage is increasing and further land has been acquired for the Bedford Green Gateway project
- Footfall in the town centre remained comparable to last year

- The future of the one listed building at risk in the borough is being addressed
- A new Air Quality Management Area (AQMA) was declared in the town centre, absorbing the two previous AQMAs. Following the opening of the Great Barford Bypass and the closure of Stewartby Brickworks, these 2 AQMAs were revoked, leaving just one operational in the town centre.
- The Project Management Protocol is being implemented to aid the delivery of quality developments
- The Council has granted planning permission for 4 mobility homes this year and 27 others were built
- The number of empty homes brought back into use exceeded the target of 95 by 88, resulting in an increased target for next year
- Despite greater completion of employment land falling in the rural area, the focus for the provision of employment land continues to be in the Growth Area
- The average density target for dwellings per hectare on developments over 10 dwellings has been exceeded due to the completion of flat schemes.

6.8 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	Indicators Aim monitored in
1: To move towards more sustainable forms of development	<ul style="list-style-type: none"> • Progress has been made in the delivery of transport infrastructure • Housing development and supply is concentrated in the Growth Area • Employment supply is focussed on 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 for qualitative reasons. 	L2, L3, L4
2: Protect and enhance the	<ul style="list-style-type: none"> • 29.4% of SSSI sites are in favourable condition with a 	L5, L6, L7, L8

Aim of Local Plan	Conclusion from indicators and proposed actions	Indicators Aim monitored in
existing built and natural environment and the landscape	<p>further 23.9% recovering</p> <ul style="list-style-type: none"> • The amount of woodland coverage is increasing and further land has been acquired for the Bedford Green Gateway project • The number of listed buildings at risk remains at one and its future is being addressed • Household waste recycling has increased to 31.9% and 43% of municipal waste in the County was recycled 	
3: To meet the needs of the Borough's residents	<ul style="list-style-type: none"> • An average of 36.6% affordable housing has been secured on those sites of 25 or more dwellings that have been granted planning permission. • 65% of houses in the Urban Area are within 400m of a quarter hourly bus service and 70% of houses in the Rural area are within a 13 minute walk of an hourly bus service 	L9, L10, L11
4: To maintain and enhance the economic and social well-being of the Borough	<ul style="list-style-type: none"> • Self-employment rates have decreased since last year by 5% • The number of people employed in the borough has decreased by 2,500 compared with the same period last year 	L12, L13, L14
5: To protect and enhance Bedford's role within the sub-region	<ul style="list-style-type: none"> • Vacant units in the town centre have increased to 10.8% - 3.3% higher than last year. • Footfall in the town centre remains consistent with last year • Traffic levels in the town centre have remained consistent at just over 	L15, L16, L17, L18

Aim of Local Plan	Conclusion from indicators and proposed actions	Indicators Aim monitored in
	25,000 vehicles during the peak morning period. The annual average daily traffic flow also demonstrates consistency at the monitoring points over the period 2004-2009	
6: To improve the quality of life for the Borough's residents	<ul style="list-style-type: none"> • The Air Quality Action Plan was developed in 2007 introducing schemes and measure to reduce pollution. It is a working document that will be continually reviewed and updated. • Bedford Open Space Study will support the Allocations and Designations DPD which will include local open space standards 	L19, L20, L21
7: To improve the quality of new development within the Borough	<ul style="list-style-type: none"> • Project Management Protocol is being implemented for major development sites • Empty homes have been brought back into use in excess of the local target • In line with the LDS target, the Climate Change SPD was formally adopted in December 2008 	L22, L23
8: To improve communications and movement in and out of the Borough	<ul style="list-style-type: none"> • Existing cycle ways have been improved. 	L24, L25
9: To promote equal opportunities	<ul style="list-style-type: none"> • Mobility Housing has been secured and is currently 6.1% of gross completions • The Council granted planning permission for 4 mobility units in the monitoring period and a further 27 were completed • No barriers to planning services have been identified in relation to any 	L26, L27, L28

Aim of Local Plan	Conclusion from indicators and proposed actions	Indicators Aim monitored in
	<p>disability, ethnicity or gender issues</p> <ul style="list-style-type: none"> • A programme of comprehensive Equality Impact Assessments has continued to be implemented for the planning service. For results of these Assessments and more details see Local Indicator L28 	

6.9 The purpose of the following indicators is to evaluate the progress towards the objectives of the adopted Supplementary Planning Documents and the adopted Statement of Community Involvement.

Indicator L29

6.10 The following indicators are specific to the Land North of Bromham Road Design Guide, identified in the SPD adopted in November 2006.

SPD objective	Site-specific associated targets	Site-specific Indicators	Progress
Local identity and character	Whether design guide standards have been met by the approved Reserved Matters application	a) % of design guide standards met by Reserved Matters approved application	The Section 106 agreement has not yet been signed on the outline planning application and thus a reserved matters application has not been permitted. No monitoring can thus be undertaken for the period 2008/09.
Achieving a mixed and balanced community	Achieve PPG3 density requirements Achieve 1200-1290 dwellings 30% affordable housing	b) Density achieved on site c) Number of dwellings achieved Affordable housing achieved	
Priority to pedestrians, cyclists and public transport	Encourage use of renewable energy	d) Renewable energy projects on site	
Protecting and enhancing the natural environment	Increase open space available to the public Contribute to BAP targets	e) Open space achieved on site f) Impacts on BAP habitats and species on site	

Ensuring energy efficiency	Achieve BREEAM/Ecohome standard	g) Number of dwellings that achieve BREEAM/Ecohome standard	
Community safety	Contribute to lowering crime levels (2004/05 105.0)	h) Number of recorded crimes per 1000 population	
Environmental standards	Achieve BREEAM/Ecohome standard	i) Number of homes on site built to BREEAM/Ecohome standard	
Privacy	Whether privacy standards have been met by the approved Reserved Matters application	j) % of privacy standards met by Reserved Matters approved application	

6.11 No conclusions can be drawn from the indicators as a Reserved Matters application has not been determined.

Indicator L30

6.12 The following indicators were identified in the Community Safety Design Guide SPD adopted in November 2006.

SPD objectives	Associated targets	Indicators	Progress
To assist in planning out crime within existing and new developments	Lower recorded crime levels	a) Borough crime levels	Total number of recorded crimes: 07/08 = 13,279 08/09 = 11,611 A decrease of 1,668
To help ensure that all parties work effectively in partnership at both the strategic and local level	Use of SPD in planning decisions	b) Number of planning permissions in which SPD conditions are used	27 decisions stated policy BE45 in the decision
Every opportunity is taken to create sustainable new communities	Decrease fear of crime in Borough	c) Fear of crime levels	Fear of crime levels –According to the Place Survey (Sept 2008), when asked the question ‘How

SPD objectives	Associated targets	Indicators	Progress
			<p>safe or unsafe do you feel when outside in your local area during the day/after dark?' 48.4% of respondents felt safe after dark and 88.9% felt safe during the day.</p> <p>Due to different data sets and difference in wording of the question, it is difficult to demonstrate a trend in data from last year's information.</p> <p>(Source: Place Survey 2008)</p>

Indicator L31

6.13 The Shopfronts and Advertisements in Conservation Areas SPD was adopted in November 2006.

SPD objectives	Associated targets	Indicators	Progress
To improve the appearance of new shopfronts within conservation areas, where they are introduced into historic areas or old buildings	Improve the appearance of new shopfronts in conservation areas	a) Standard of shopfronts in conservation areas	13 planning applications decided where policy BE16 of the Borough Local Plan was used, 6 approved 6 refused and 1 split decision, approving that part of the application that does not conflict with the policy and refusing that

SPD objectives	Associated targets	Indicators	Progress
			part which does. 20 planning applications decided where SPD is used. All applications are for signage in one form or another.
Encourage a higher standard of shopfronts on newer buildings	Improve standard of shopfronts on newer buildings	b) Standard of shopfronts on new buildings	8 new retail units were completed as part of the Castle Quays development in the monitoring period, where the SPD was used to ensure consistency and quality of design.
New advertisements should respect the character and style of the building and the area in question, in terms of design, materials and location.	Improve advertisements in terms of respecting local character, design, materials and location	c) Standard of new advertisements	27 planning applications decided where SPD is used, 14 approved, 11 refused and 2 split decisions, with approval granted to parts of the application deemed appropriate and refusal recommended for those parts deemed not appropriate.

6.14 The above information shows that the SPD is being used to negotiate with developers on applications for shopfronts and adverts. The SPD has helped to refuse 9 of the 20 applications where the SPD was relevant and been cited in the reason for split decisions in 2 other instances. As a result of the SPD, inappropriate developments are being refused.

Indicator L32

6.15 The SCI was adopted in May 2006. The monitoring of the SCI will focus upon how effective the document is in community engagement in planning activities. The relevant indicators and targets are set out below.

Aim	Target	Indicator	Progress
Community engagement practices in accordance with the SCI	100% of adopted DPDs and SPDs produced in accordance with the SCI.	a) % of adopted DPDs and SPDs produced in accordance with SCI	Both the Core Strategy and Town Centre AAP were adopted in the monitoring period. Both DPDs conformed with guidelines and included various notifications during its adoption process. Whilst the DPD process has been revised since the adoption of the SCI, the consultation methods are still relevant.
More pre-application discussions	Pre-application discussions with 'enquiries' planning officer increasing	b) Number of pre-application discussions with 'enquiries' planning officer	Phone enquiries 2625 Desk enquiries 992 Letters 46
Effective consultation in relation to planning documents	Questionnaire to random respondents regarding effectiveness of the SCI following adoption of a DPD	c) % of people happy with consultation on a DPD following adoption of that DPD	Both the Core Strategy and Town Centre AAP were adopted in the monitoring period. Both DPDs conformed with guidelines and included various notifications during its adoption process.
Pre-application consultation	Increase pre-application consultation by applicants of 'major' schemes	d) % of major schemes undertaking pre-application consultation	Information not available.
Reaching 'hard to	Increase the	e) % response	Best Value Survey

Aim	Target	Indicator	Progress
reach' groups	involvement of hard to reach groups in planning policy consultations	rates from hard to reach groups	Questionnaire Autumn 2006 = 209 responses, 36 were from hard to reach groups, of which 10 had commented on policy consultations. This survey was discontinued and replaced with the Place Survey.
Effective consultation in relation to planning applications	Annual questionnaire to parish councils and random respondents regarding effectiveness of the consultation on planning applications	f) % of people happy with consultation on planning applications	The Right to Speak Survey (June 07) found 53% of respondents were not satisfied they were able to say all they wanted to say, of these the reasons quoted were the limited time allowed and not being able to participate in the discussion at committee, or question officers/applicants. A new survey will be completed for the next AMR.

Indicator L33

6.16 The Core Strategy and Rural Issues Plan was adopted in April 2008. This is the first AMR in which it will be monitored. Data below reports on those indicators in the Plan that are not reported on through existing Local Indicators.

Aim	Target	Indicator	Progress
Encourage key rural communities to become more sustainable places to live and work	To increase the number of jobs created in the Rural Policy Area	Jobs created in the Rural Policy Area	People employed in RPA: 2007 = 14,120 2006 = 14,644 2005 = 14,552 2004 = 13,184 2003 = 12,390
	To decrease proportion of development in Rural Policy Area outside Key Service Centres	Proportion of development in the Rural Policy Area outside of Key Service Centres	Housing – 35 completions (net) = 85% of housing completions in the RPA Employment – 6,135 sq.m, 2.03ha (net) = 79% of employment completions in the RPA
	To maintain services in the Rural Policy Area	Level of services in the Rural Policy Area	Indicator L11 shows that 70% of rural households are within a 13 minute walk of an hourly bus service. There has been a net lost of employment space in the RPA and only very small leisure (D1) completions (Indicator BD4)
Provide a	To provide	Completed	£412,014.64 was

Aim	Target	Indicator	Progress
mechanism for the delivery of infrastructure in tandem with new development	additional/improved infrastructure, amenities or facilities where development would create additional need for services	infrastructure schemes secured from planning permission legal agreements	received through legal agreements in the monitoring period, £399,514.64 for sports related infrastructure and £12,500 for traffic related infrastructure. Information on money spent in the monitoring period is in the chart below.
Protect and enhance the Borough's built, cultural and community assets and the character of settlements and foster the development of the Borough as a destination for heritage and cultural tourism	To highlight the Borough's rich heritage and cultural assets as a place of interest and a destination for tourism	Income from tourism as a % of total GDP	Total Tourism Value for 2007 is calculated at £222,670 based upon Economic Impact of Tourism Report 2007.
Involve the community in the decisions about the planning of the borough so they can influence and shape such decisions	Ensure opportunities for members of the community to be involved in the planning and plan-making processes	Number of respondents to planning consultations	Over 350 sites were submitted for consideration as part of the 'call for sites' issued for the Allocations and Designations Plan. Over 80 responses were received from the Allocations and Designations Issues and

Aim	Target	Indicator	Progress
			Options consultation, held between 30 th April and 16 th June 2008.

S106 money spent in the monitoring period

Contribution Type	Money Spent	Project money spent towards ...
Education	£65,141	Great Barford lower school, new classroom
Transportation	£11,115	Safe routes to school scheme, Oakley
Transportation	£4,078	First stage of bus stop improvements and shelter, High St, Oakley
Transportation	£150,000	Bus Service extension to serve new development, subsidy
Countryside Access	£930	Judges Spinney improvements to access
Rights of Way	£6,000	Improvements to footpath network near Oakley
Transportation	£3,209	Traffic Regulation Order for Castle Lane development
Greenspace	£177,174	Sports and Play area improvements

Indicator L34

6.17 The Town Centre Area Action Plan was adopted in October 2008. This is the first AMR in which it will be monitored. Data below reports on those indicators in the Plan that are not reported on through existing Local Indicators.

Aim	Target	Indicator	Progress
To improve access to the town centre through the provision of new public transport interchanges, new highway infrastructure, public transport priority, when feasible, the use of park and ride facilities for pedestrians, cyclists, taxis and private hire vehicles. Where and when highway capacity can be increased, priority should be given to modes other than private cars.	To help mitigate any effect of increased demand on the road network following development of the town centre	Junction improvements completed	No junction improvements have been completed in the monitoring period.
	To reduce town centre congestion and improve accessibility to the town centre.	Number of river crossings delivered	No river crossings were delivered in the monitoring period
	To provide further Park & Ride facilities to reduce town centre traffic congestion and encourage greater use of public transport. To contribute to greener/ more sustainable methods of transport.	Park & Ride facilities operational	Elstow Park and Ride service has been operational since November 2005.
To achieve a significant growth in town centre living in order to enhance the vitality and viability of the centre	To increase housing completions within the town centre area, providing a mix and range of housing types, tenures and sizes	No. of housing units completed in the Plan area	130 completed

<p>To ensure that new development and other partner agencies contribute to the delivery of the Council's strategy for the town centre as a whole, including the provision of infrastructure.</p>	<p>To provide sufficient levels of affordable housing, landscaping, highway and public transport improvements to account for the impact of development in the town centre and the wider area.</p>	<p>Level of infrastructure improvements secured by means of condition/ S106 agreements or town centre/Plan area sites</p>	<p>As part of the Castle Quays development, £54,140 was secured through obligations for education, £3,327 for traffic regulation orders and £172,134 for green space.</p>
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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 Significant effects indicators were identified in 2006/07 for the two Supplementary Planning Documents Land North of Bromham Road and Community Safety Design Guide for the first time. This information has been updated for the period 1st April 2008 to 31st March 2009 below.

Indicators	Data 07/08	Data 2008/09
% of design guide standards met by the Reserved Matters approved application	1 application for 106 houses was submitted on plot H5 area 1 in the monitoring period but	Applications for 53 houses were submitted on plot H5 in the monitoring period.

Indicators	Data 07/08	Data 2008/09
(Biddenham Loop)	determined in April 08.	
Crime levels and fear of crime levels	<p>Recorded crime rate comparator offences per 1000 population = 52</p> <p>Fear of crime levels – According to the Citizens Panel Summer Survey for 2008, approximately 95% of people felt safe walking alone during the day and 59% after dark</p> <p>(Source: Citizens Panel Summer Survey 2007)</p>	<p>Recorded crime rate comparator offences per 1000 population = 45</p> <p>Fear of crime levels – According to the Place Survey (Sept 2008), when asked the question 'How safe or unsafe do you feel when outside in your local area during the day/after dark?' 48.4% of respondents felt safe after dark and 88.9% felt safe during the day.</p> <p>(Source: Place Survey 2008)</p>

PART 3

8. Future Monitoring

- 8.1 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.
- 8.2 A review of the Contextual Indicators this year saw the vast majority saved to provide an overview of the borough as it is in the monitoring period. However, one indicator was removed (number of unfit dwellings) due to the information for this indicator no longer being available.
- 8.3 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.
- 8.4 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.
- 8.5 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. This will ensure community involvement in the development of the monitoring framework.
- 8.6 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	H2 - Housing Trajectory H5 - Affordable Housing Completions per year
etc	etc	etc	etc

- 8.7 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.
- 8.8 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.
- 8.9 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.
- 8.10 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.
- 8.11 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.

- 8.12 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:
- Continue to refine the collection of B1 information to reflect the B1(a), B1(b) and B1(c) split.
 - Continue to consider how improvements can be made to the way information is collected to show the effectiveness of consultation and how 'hard to reach groups' are engaged in the planning process.
- 8.13 Future monitoring will be done on an annual basis and reported on in future annual monitoring reports. 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 Policy Area. Output indicators and significant effects indicators will be updated as and when Local Development Documents are adopted and Sustainability Appraisals completed.
- 8.14 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.

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 eventually be replaced by the documents in the Bedford Development Framework. Until then the majority of Local Plan policies have been saved.
Local Output Indicators	Set of indicators that are used to measure the implementation of planning policies. The indicators are devised to cover local circumstances and issues not covered by the Core Output Indicators.
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.
PPS3	National planning policy on housing.
PPG13	National planning policy on transport.
Residual Area / Rural Policy Area	The area of the Borough not in the Growth Area.
Supplementary Planning Documents (SPD)	Provide supplementary information in respect of the policies in Development Plan Documents or Local Plan policies. SPD do not form part of the Development Plan and are not subject to independent examination.
Statement of Community Involvement (SCI)	Sets out the standards which authorities will achieve with regard to involving local communities in the preparation of the Bedford Development Framework and in development control decisions.
Scoping Report	The first stage of the Sustainability Appraisal.
Section 106 Agreement (s106)	Section 106 Agreements are legal

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

Appendix B: Contextual Indicators

	Indicator	Output	Comment	Unit	Time Frame	Source
Population Characteristics						
Con1 Population	Total population	155,700	up 800 from 2007	Count	Mid 2008 estimate	Bedford Borough Council
Con2 Age Structure	0-4	9,600		Count	Mid 2008 estimate	Bedford Borough Council
	5-9	9,200		Count	Mid 2008 estimate	Bedford Borough Council
	10-14	10,100		Count	Mid 2008 estimate	Bedford Borough Council
	15-19	10,100		Count	Mid 2008 estimate	Bedford Borough Council
	20-24	9,500		Count	Mid 2008 estimate	Bedford Borough Council
	25-29	9,600		Count	Mid 2008 estimate	Bedford Borough Council
	30-34	10,100		Count	Mid 2008 estimate	Bedford Borough Council
	35-39	11,700		Count	Mid 2008 estimate	Bedford Borough Council
	40-44	12,500		Count	Mid 2008 estimate	Bedford Borough Council
	45-49	11,400		Count	Mid 2008 estimate	Bedford Borough Council
	50-54	9,700		Count	Mid 2008 estimate	Bedford Borough Council
	55-59	9,200		Count	Mid 2008 estimate	Bedford Borough Council

	Indicator	Output	Comment	Unit	Time Frame	Source
	60-64	8,900		Count	Mid 2008 estimate	Bedford Borough Council
	65-69	6,500		Count	Mid 2008 estimate	Bedford Borough Council
	70-74	5,800		Count	Mid 2008 estimate	Bedford Borough Council
	75-79	4,800		Count	Mid 2008 estimate	Bedford Borough Council
	80-84	3,600		Count	Mid 2008 estimate	Bedford Borough Council
	85-89	2,300		Count	Mid 2008 estimate	Bedford Borough Council
	90 and over	1,100		Count	Mid 2008 estimate	Bedford Borough Council
Con3 Births	Live births	2,111	up 183 from 2007/08	Count	2008	ONS
Con4 Deaths		1,598	up 258 from 2007/08	Count	2008	ONS
Con5 Migration	Total migration in/out of Borough	+300	down +800 from 2002/03	Count	2005/06	BCC Population Estimates and Forecasts 2007
Con6 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						
Con7 Number of	Total number of households	65,500	Up 1,800 from	Count	2007	BBC Population

	Indicator	Output	Comment	Unit	Time Frame	Source
households			2006		estimate	Estimates and Forecasts 2007
Con8 Average household size		2.47		Persons	2006	BCC Population Estimates and Forecasts 2007
Con9 Local Authority dwelling stock	Large scale voluntary transfer stock	7,500		Count (approximately)	December 2005	BPHA
Con10 Dwelling tenure	Total stock	64,835	Up 567 from April 2007	Count	April 2008	ONS
	Owner occupied and private rented	53,650	Up 644 from April 2007	Count	April 2008	ONS
	Local Authority Stock	0	Same as April 2007	Count	April 2008	ONS
	RSL Stock	10,725	Down 77 from April 2007	Count	April 2008	ONS
	Other public sector	460	Same as April 2007	Count	April 2008	ONS
Con11 Household type	Detached	27.66		%	2001	Census 2001
	Semi-detached	32.65		%	2001	Census 2001
	Terrace	22.62		%	2001	Census 2001
Con12 Average house price	Detached	316,739		£	April 08-March 09	Land Registry website
	Semi-detached	171,961		£	April 08-March 09	Land Registry website
	Terraced	137,575		£	April 08-March 09	Land Registry website
	Flat/maisonette	87,911		£	April 08-March 09	Land Registry website
Economy						
Con13 Working	Population of working age	96,300	Same as 2007	Count	2008	ONS mid year

	Indicator	Output	Comment	Unit	Time Frame	Source
age people	(16-64 men and 16-59 women)					estimate on Nomis
Con14 Economic activity rates	Economically active persons	80,900	Up 1,100 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
Con15 VAT registered businesses by number of persons employed	0-4 persons employed	4,340	Up 1,000 from 2007	Count	Mar 09	Counts of VAT based enterprises by employment size band Mar 09 (UK Business Activity, Size and Location 2009 publication)
	5-9 persons employed	665	Down 145 from 2007	Count	Mar 09	Counts of VAT based enterprises by employment size band Mar 09 (UK Business Activity, Size and Location 2009 publication)

	Indicator	Output	Comment	Unit	Time Frame	Source
	10-19 persons employed	315	Up 35 from 2007	Count	Mar 09	Counts of VAT based enterprises by employment size band Mar 09 (UK Business Activity, Size and Location 2009 publication)
	20+ persons employed	275	Up 55 from 2007	Count	Mar 09	Counts of VAT based enterprises by employment size band Mar 09 (UK Business Activity, Size and Location 2009 publication)

	Indicator	Output	Comment	Unit	Time Frame	Source
	Total	5,595	Up 1,235 from 2007	Count	Mar 09	Counts of VAT based enterprises by employment size band Mar 09 (UK Business Activity, Size and Location 2009 publication)
Con16 VAT registered businesses	Registrations	550	Up 95 from 2006	Count	2007	VAT registrations by industry 2007
	De-Registrations	400	Up 50 from 2006	Count	2007	VAT registrations by industry 2007
	Stock at end of year	5280	Up 40 from 2006	Count	2007	VAT registrations by industry 2007
Con17 Total employee jobs		69,500	Down 100 from 2006	Count	2007	Nomis – Annual Business Inquiry Employee Analysis
	Full time	48,300	Down 100 from 2006	Count	2007	
	Part time	21,200	Same as 2006	Count	2007	
Con18 Employment by occupation	Managers and senior officials	13,200	Down 200 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09

	Indicator	Output	Comment	Unit	Time Frame	Source
	Professional occupations	11,300	Down 600 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
	Associate professional and technical	8,500	Down 1,100 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
	Administrative and secretarial	4,000	Up 800 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
	Skilled trade occupations	7,800	Down 3,900 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
	Personal service occupations	5,100	Down 1,900 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
	Sales and customer service occupations	9,100	Up 5,300 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
	Process plant and machine operatives	3,100	Down 3,200 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
	Elementary occupations	8,900	Up 2,000 from 2007/08	Count	April 2008 – March 2009	Annual Population Survey 2008/09
Con19 Employment by sector of total employee jobs	Manufacturing	8.9	Down 0.1% since 2006	%	2007	Nomis
	Construction	5.6	Up 0.3% since 2006	%	2007	Nomis
	Distribution, hotels and restaurants	23.6	Down 0.5% since 2006	%	2007	Nomis

	Indicator	Output	Comment	Unit	Time Frame	Source
	Transport and Communications	5.7	Down 0.6 since 2006	%	2007	Nomis
	Finance, IT and other business	19.3	Down 0.2% since 2006	%	2007	Nomis
	Public Administration, education and health	31.7	Up 1% since 2006	%	2007	Nomis
	Other Services	4.3	Down 0.1% since 2006	%	2007	Nomis
	Tourism related	5.8	Down 0.3% since 2006	%	2007	Nomis
Con20 Full time gross annual pay by workplace (median) (Not including the self-employed)	Bedford Borough (Full time)	23,333 Bedford 24,887 East region 24,322 Bedfordshire	Down 2,601 from 2007	£	2008	Annual survey of hours and earnings 2008
	Male (Full time)	24,503 Bedford 27,350 East region 26,406 Bedfordshire	Down 2601 from 2007	£	2008	Annual survey of hours and earnings 2008

	Indicator	Output	Comment	Unit	Time Frame	Source
	Female (Full time)	21,545 Bedford 20,850 East region 21,138 Bedfordshire	Up 514 from 2007	£	2008	Annual survey of hours and earnings 2008
Social/Health						
Con21 Deprivation	Rank of the local authority (1 being most deprived and 354 being the least)	183	Less deprived than in 2004 (rank 167)	Rank	2007	Indices of deprivation 2007
	Rank of people in the district who are employment deprived (1 being most deprived and 354 being the least)	122	More deprived than in 2004 (rank 131)	Rank	2007	Indices of deprivation 2007
	Rank of the number of people in the district who are income deprived (1 being most deprived and 354 being the least)	107	More deprived in 2007 than in 2004 (rank 112)	Rank	2007	Indices of deprivation 2007
	Super Output Areas (SOA) amongst the top 10% most deprived in the country (1=most deprived)	Castle (ID 471) – 1618 Harpur (ID 502) – 2205 Cauldwell (ID 477) - 2593	Ranks in 2004: Cauldwell – 2109 Castle – 2185 Kingsbrook – 2946 Harpur - 2009	Rank out of 32482	2007	Indices of Deprivation for Super Output Areas 2007 (Beds C.C.)

	Indicator	Output	Comment	Unit	Time Frame	Source
Con22 Unemployment	Number of unemployed people	6,600	Up 3,500 from 2007/08	Count	April 2008 – March 2009	Annual Population survey 2008/09
	% unemployed	8.2	Up 4.4% from 2007/08	%	April 2008 – March 2009	Annual Population survey 2008/09
Con23 Job Seekers Allowance claimants	Number of claimants	4,088 (4,075)	Up 2,018 from April 2008	Count	April 2009 (Sept 2009)	ONS Claimant Count
	Duration of claim – up to 6 months	3,125 (2,670)	Up 1,630 from April 2008	Count	April 2009 (Sept 2009)	ONS Claimant Count
	Duration of claim – over 6 up to 12 months	640 (970)	Up 340 from April 2008	Count	April 2009 (Sept 2009)	ONS Claimant Count
	Duration of claim – over 12 months	310 (430)	Up 40 from April 2008	Count	April 2009 (Sept 2009)	ONS Claimant Count
Con24 Crime	Recorded crime rate comparator offences per 1000 population	45	down 7 from 07/08 National average is 50	Offences per 1000 population	2008/09	Home Office Crime Statistics
	Domestic burglaries per 1000 population	5	Down 1 from 07/08 National average is 5	Offences per 1000 population	2008/09	Home Office Crime Statistics

	Indicator	Output	Comment	Unit	Time Frame	Source
Con25 Life expectancy at birth	Males	78.4 (England 77.65)	Up 0.6 from 2004-6	Years	Jan 05-Dec 07	ONS
	Females	82 (England 81.81)	Up 0.2 from 2004-6	Years	Jan 05-Dec 07	ONS
Education						
Con26 Qualifications by working age	No Qualifications	10.9	Up 1 from 2007	%	Jan-Dec 08	Annual population survey 2008
	Other Qualifications	14.9	up 0.1 from 2007	%	Jan-Dec 08	Annual population survey 2008
	NVQ1 and above	74.2	Up 0.9 from 2007	%	Jan-Dec 08	Annual population survey 2008
	NVQ2 and above	59.5	Down 0.5 from 2007	%	Jan-Dec 08	Annual population survey 2008
	NVQ3 and above	42.0	Down 0.9 from 2007	%	Jan-Dec 08	Annual population survey 2008
	NVQ4 and above	25.9	Up 0.3 from 2007	%	Jan-Dec 08	Annual population survey 2008

	Indicator	Output	Comment	Unit	Time Frame	Source
Con27 People achieving 5 or more GCSEs at grades A* to C by school (brackets show 5 grades A* to C inc English and Maths)	Bedford High School for Girls	96 (92)	Down 3 from 2007	%	2007	DCSF Achievement and Attainment Tables
	Bedford Modern	100 (-)	Up 1 from 2007	%	2007	DCSF Achievement and Attainment Tables
	Bedford School	99 (85)	Up 1 from 2007	%	2007	DCSF Achievement and Attainment Tables
	Biddenham Upper School	57 (40)	Up 7 from 2007	%	2007	DCSF Achievement and Attainment Tables
	Dame Alice Harpur School	99 (99)	Down 1 from 2007	%	2007	DCSF Achievement and Attainment Tables
	Hastingsbury Upper School and Business and Enterprise College	42 (28)	Down 3 from 2007	%	2007	DCSF Achievement and Attainment Tables
	John Bunyan Upper School	35 (20)	Up 12 from 2007	%	2007	DCSF Achievement and Attainment Tables

	Indicator	Output	Comment	Unit	Time Frame	Source
	Mark Rutherford Upper School	61 (45)	Up 3 from 2007	%	2007	DCSF Achievement and Attainment Tables
	Rushmoor School	92 (53)	up 8 from 2007	%	2007	DCSF Achievement and Attainment Tables
	Sharnbrook Upper School	81 (72)	Up 1 from 2007	%	2007	DCSF Achievement and Attainment Tables
	St Andrew's School	77 (55)	Same as 2007	%	2007	DCSF Achievement and Attainment Tables
	St Thomas More Catholic School	66 (44)	Up 9 from 2007	%	2007	DCSF Achievement and Attainment Tables
	Wootton Upper School	70 (59)	Down 4 from 2007	%	2007	DCSF Achievement and Attainment Tables
Transport/Spatial connectivity						
Con28 Mode of travel to work	Underground, metro, light rail, tram	0.12		%	2001	Census 2001
	Train	3.89		%	2001	Census 2001
	Bus, mini bus, coach	4.39		%	2001	Census 2001
	Motorcycle, scooter, moped	0.83		%	2001	Census 2001

	Indicator	Output	Comment	Unit	Time Frame	Source
	Driving a car or van	60.37		%	2001	Census 2001
	Passenger in a car or van	5.94		%	2001	Census 2001
	Taxi or minicab	0.33		%	2001	Census 2001
	Bicycle	4.57		%	2001	Census 2001
	On foot	9.64		%	2001	Census 2001
	Other	0.46		%	2001	Census 2001
Con29 Distance to work by residents	Works from home	9,571		Count	2001	Census 2001
	Less than 2km	15,545		Count	2001	Census 2001
	2-5km	16,889		Count	2001	Census 2001
	5-10km	8,343		Count	2001	Census 2001
	10-20km	9,504		Count	2001	Census 2001
	20-30km	4,297		Count	2001	Census 2001
	30-40km	1,353		Count	2001	Census 2001
	40-60km	1,084		Count	2001	Census 2001
60km and over	1,836		Count	2001	Census 2001	
Con30 Place of residence of Bedford's workers	Number of workers who live and work in the Borough	50,164		Count	2001	Census 2001
	Percentage of workers who live and work in the Borough	71.1		%	2001	Census 2001
Environment						
Con31 SSSI	Land designated as SSSI	166.73	Same as 2007/08	Hectares	2008/09	Natural England
	Land designated as SSSI in favourable condition	49.07 29.4%	Down 43.4% from 2008	Hectares %	2008/09	Natural England
Con32 LNR	Area of land designated LNR per 1000 population	0.001		Hectares per 1000 population	2007/08	Natural England
Con33 Waste	% of household waste that	31.9	up 1.05% from	%	2008/09	Bedford

	Indicator	Output	Comment	Unit	Time Frame	Source
recycling	has been recycled, composted or reused		2007/08			Borough Council

Appendix C: National, Regional and Local Targets

Where the target is from	Target	Indicator that will monitor the target
National		
PPS3 (Nov 2006)	60% of new housing should be provided on previously developed land	Core Output Indicator H3
PPS3 (Nov 2006)	Minimum density of 30 dwellings per hectare	Local Output Indicator 23
PPG13 (March 2001)	Maximum car parking standards	No Indicator
PPG17 (July 2002)	Local Authorities must set robust local space standards	Local Output Indicator 19
PPS22 (Aug 2004)	Generate 10% of UK electricity from renewable energy sources by 2010, 20% by 2020	Core Output Indicator E3
Air Quality Strategy for England (July 2007)	National objectives and targets for 13 different pollutants	Local Output Indicator 21
DEFRA Public Service Agreement	Bring into favourable condition by 2010 95% of all nationally important wildlife sites	Local Output Indicator 5
Regional		
RSS Implementation and Monitoring Framework (July 2008)	To concentrate the majority of development in or adjacent to the Key Centres for Development and Change (Bedford, Kempston and the northern Marston Vale)	Local Output Indicator 4
RSS Implementation and Monitoring Framework (July 2008)	To increase the number and proportion of journeys made by public transport and walking, cycling and other non motorised transport	Local Output Indicators 17 & 25
RSS Implementation and Monitoring Framework (July 2008)	To increase the proportion of the region's freight movement carried on rail	No indicator
RSS Implementation and Monitoring Framework (July 2008)	Reduce CO2 emissions below 1990 levels by at least 26% by 2020 and at least 60% by 2050 in line with national targets	No indicator
RSS Implementation and Monitoring Framework (July 2008)	10% (minimum) of energy consumed in new development from renewable sources	No indicator
RSS Implementation and Monitoring Framework (July 2008)	Installed capacity for renewable energy by 2010 at least 820 megawatts, by 2020 at least 1620 megawatts	Core Output Indicator E3
RSS Implementation and Monitoring Framework (July 2008)	Decrease the amount of development occurring in floodplains, other areas of risk	Core Output Indicator E1

Where the target is from	Target	Indicator that will monitor the target
2008)	from flooding and areas where development would increase the risk of flooding elsewhere	
RSS Implementation and Monitoring Framework (July 2008)	Policy H1 target: 19,500 dwellings April 2001-March 2021 in the Growth Area (includes Mid Bedfordshire) and 1300 in the rest of Bedford Borough	Core Output Indicator H1
RSS Implementation and Monitoring Framework (July 2008)	To ensure that some 35% of new dwellings coming forward as a result of planning permissions granted after adoption of the Plan in 2008 is affordable.	Core Output Indicator H5 Local Output Indicator 9
RSS Implementation and Monitoring Framework (July 2008)	Gypsy and traveller pitch provision targets to be determined by single issue review.	Core Output Indicator H4
RSS Implementation and Monitoring Framework (July 2008)	To ensure that sufficient sites are provided to cater for all relevant business sectors and clusters in order to meet the needs of the local economy as identified in employment land reviews. (Policy E1 states an indicative target for net growth in jobs of 27,000 in Bedford/Mid Beds)	Core Output Indicator BD1 Core Output Indicator BD4 Local Output Indicator 14
RSS Implementation and Monitoring Framework (July 2008)	Reduce the need to commute to work and ensure a greater labour supply and demand balance at sub-regional level	Local Output Indicator 14 Contextual Indicator 15
RSS Implementation and Monitoring Framework (July 2008)	To direct priorities for improvements in inter-urban transport to, inter alia, facilitate access to London	Local Output Indicator 3
RSS Implementation and Monitoring Framework (July 2008)	To deliver the transport investment priorities identified as currently programmed in: The current programme by the programmed date, the Regional Investment Strategy	Local Output Indicator 3
RSS Implementation and Monitoring Framework (July 2008)	To improve journey reliability and safety	No indicator
RSS Implementation and Monitoring Framework (July 2008)	To increase the proportion of households with public transport access to core services	Local Output Indicators 10, 11 & 17
RSS Implementation and Monitoring Framework (July 2008)	Housing development no less than 30 dwellings per hectare	Local Output Indicator 23

Where the target is from	Target	Indicator that will monitor the target
2008)		
RSS Implementation and Monitoring Framework (July 2008)	Increase woodland cover in particular in Thames Chase, Watling Chase and Forest of Marston Vale Community Forests by 30% by 2030	Local Output Indicator 6
RSS Implementation and Monitoring Framework (July 2008)	To achieve the overall regional target of 60% of housing and employment development on previously developed land	Core Output Indicator BD2 Core Output Indicator H3
RSS Implementation and Monitoring Framework (July 2008)	To maintain, restore and create habitats by 2010 in accordance with the East of England priority habitat targets set out in appendix B of the East of England Plan.	Core Output Indicator E2
RSS Implementation and Monitoring Framework (July 2008)	To maintain and increase the region's network of green infrastructure	Core Output Indicator E1 & E2 Local Output Indicator 20
RSS Implementation and Monitoring Framework (July 2008)	Per capita day water consumption target to be defined to achieve savings of at least 25% in water use 2006-21 in new development and at least 8% in existing development (to be monitored against a domestic consumption target of 105 litres per head per day)	No indicator
RSS Implementation and Monitoring Framework (July 2008)	To reduce the level of waste imports by 2021 as indicated in Policy WM3	No indicator
RSS Implementation and Monitoring Framework (July 2008)	To plan for the quantity of waste arising shown in Policy WM4	No indicator
RSS Implementation and Monitoring Framework (July 2008)	Recycle/recover 50% of municipal waste by 2010 and 70% by 2015. Recycle/recover 72% of commercial and industrial waste by 2010 and 75% by 2015. Eliminate the land filling of untreated municipal and commercial waste in the region by 2021.	Local Output Indicator 8
RSS Implementation and Monitoring Framework (July 2008)	Reduce waste arising per head and reduce overall waste growth to 1% pa by 2010 and 0.5% pa by 2020.	Local Output Indicator 8
MKSM	16,270 dwellings in the Growth Area in the period 2001-21	Core Output Indicator H1

Where the target is from	Target	Indicator that will monitor the target
A Sustainable Framework for the East of England	14% of electricity from renewable energy sources by 2010	Core Output Indicator E3
Local		
The Bedfordshire Authorities Municipal Waste Management Strategy	Improve recycling performance to meet government targets	Local Output Indicator 8
Renewable Energy Policy and Practice Guidance for Bedfordshire 2002	Targets for 2010: Wind 64 GWh Biomass 200 GWh Landfill 303 GWh PV 7.7 GWh	Core Output Indicator E3
Local Transport Plan 2006/07-2010-11	Complete 95% of the strategic network of cycle routes by 2010/11	Local Output Indicator 24
Local Transport Plan 2006/07-2010-11	15% increase in bus patronage on local buses	Local Output Indicator 25
Housing Strategy 2004-7	Secure/deliver 200 new affordable homes per annum	Core Output Indicator H5
Housing Strategy 2004-7	30 empty homes per annum to habitable standards and ready for occupation	Local Output Indicator 22
Air Quality in Bedford Borough 2007 Final Report	Monitor air quality against national targets for NO ₂ and SO ₂ in the relevant 4 AQMAs.	Local Output Indicator 21
Bedfordshire and Luton Biodiversity Action Plan 2001	Various targets	Core Output Indicator E2
Mobility Housing Planning Guidance (September 2002)	10% of new housing should be mobility housing	Local Output Indicator 26 and 27
Local Plan	Car parking density of up to 70 car spaces per hectare in residential developments	Local Output Indicator 2
Core Strategy and Rural Issues Plan	Deliver the planned growth in Bedford, Kempston and Northern Marston Vale to achieve a step change in the borough's role in the region	Core Output Indicator H2 & H4 Local Output Indicator L4 & L14
Core Strategy and Rural Issues Plan	Ensure future development is based upon sustainable development principles	Local Output Indicator L4
Core Strategy and Rural Issues Plan	Provide guidance on where future growth should occur (in the period up to 2021)	Local Output Indicator L4
Core Strategy and Rural Issues Plan	Provide quality housing to meet current and future needs of all sectors of the community	Core Output Indicator H2, H4 & H5
Core Strategy and	Foster significant employment	Core Output Indicator BD3

Where the target is from	Target	Indicator that will monitor the target
Rural Issues Plan	growth	& H2 Local Output Indicator L14 & L33
Core Strategy and Rural Issues Plan	Direct retail development to the most appropriate locations	Core Output Indicator BD4
Core Strategy and Rural Issues Plan	Foster the regeneration of Bedford town centre to enable it to fulfil a greater role within the region	Core Output Indicator BD4 Local Output Indicator L15 & L17
Core Strategy and Rural Issues Plan	Support the delivery of coordinated transport improvements with the emphasis on non-car modes, improving east-west communications and achieving greater transport interchange	Local Output Indicator L3 & L 23
Core Strategy and Rural Issues Plan	Encourage key rural communities to become more sustainable places to live and work	Core Output Indicator H2 Local Output Indicator L4, L11 & L33
Core Strategy and Rural Issues Plan	Achieve high quality design that takes account of character and local distinctiveness, enables access and promotes community safety	Local Output Indicator L20 & L25
Core Strategy and Rural Issues Plan	Protect and enhance the countryside and the quality and connectivity of green infrastructure in the borough with particular emphasis on enhancing the Marston Vale	Local Output Indicator L5, L6 & L18
Core Strategy and Rural Issues Plan	Minimise the use of energy and encourage greater use of energy from renewable sources	Core Output Indicator E3
Core Strategy and Rural Issues Plan	Provide a mechanism for the delivery of infrastructure (including health, education, transport, community, leisure and recreation facilities) in tandem with new development	Local Output Indicator L3 & L33
Core Strategy and Rural Issues Plan	Protect and enhance the Borough's built, cultural and community assets and the character of settlements and foster the development of the Borough as a destination for heritage and cultural tourism	Local Output Indicator L7, L20 & L33
Core Strategy and Rural Issues Plan	Protect the environment by minimising the risk of flooding and the effects of climate change and facilitating improvements in air quality	Core Output Indicator E1 & E3 Local Output Indicator L19

Where the target is from	Target	Indicator that will monitor the target
Core Strategy and Rural Issues Plan	Involve the community in the decisions about the planning of the borough so they can influence and shape such decisions	Local Output Indicator L33
Town Centre Area Action Plan	To provide a framework for the regeneration of the town centre	Core Output Indicator BD4
Town Centre Area Action Plan	To sustain and enhance the vitality and viability of the town centre as a whole whilst promoting reinvestment in the existing retail centre including the High Street	Core Output Indicator BD4
Town Centre Area Action Plan	To create a more diverse and vital mix of uses including a major increase in the town's retail offer	Core Output Indicator BD4
Town Centre Area Action Plan	To achieve the successful integration of new development with the existing town centre	Core Output Indicator BD4
Town Centre Area Action Plan	To strengthen the economy of the town centre and its role as an employment, administrative and educational centre	Core Output Indicator BD3, BD3 & BD4
Town Centre Area Action Plan	To improve access to the town centre through the provision of new public transport interchanges, new highway infrastructure, public transport priority when feasible, the use of park and ride facilities and improved facilities for pedestrians, cyclists, taxis and private hire vehicles. Where and when highway capacity can be increased, priority should be given to modes other than private cars	Local Output Indicator L2, L17, L24, & L34
Town Centre Area Action Plan	To improve the number and quality of the connections within the town centre, and between the centre and the river and railway station	Local Output Indicator L17, L24 & L34
Town Centre Area Action Plan	To achieve a significant growth in town centre living in order to enhance the vitality and viability of the centre	Local Output Indicator L34
Town Centre Area Action Plan	To provide affordable housing in a managed town centre reflecting the needs of the community with the aim of securing a mixed and balanced	Core Output Indicator H5

Where the target is from	Target	Indicator that will monitor the target
	town centre community	
Town Centre Area Action Plan	To protect, promote and enhance Bedford's natural and built heritage, cultural attractions and role as a tourist destination as an integral part of the strategy to regenerate the town centre	Local Output Indicator L20
Town Centre Area Action Plan	To achieve high quality urban design with high quality materials and finishes	Local Output Indicator L20
Town Centre Area Action Plan	To create a town centre which is safe, attractive and in which people will want to live, shop, work and spend their leisure time	Local Output Indicator L20
Town Centre Area Action Plan	To achieve high quality public realm improvements including provision for management and maintenance	Local Output Indicator L19 & L20
Town Centre Area Action Plan	To ensure that new development and other partner agencies contribute to the delivery of the Council's strategy for the town centre as a whole, including the provision of infrastructure	Local Output Indicator L34

Appendix D: Use Classes Order 2006

Use Class		Use/Description of development
A1	Shops	Retail sale of goods to the public – Shops, Post Offices, Travel Agencies and Ticket Agencies, Hairdressers, Funeral Director and Undertakers, Domestic Hire Shops, Dry Cleaners, Sandwich Bars – Sandwiches or other cold food purchased and consumed off the premises, Internet Cafes
A2	Financial and Professional Services	Financial Services – Banks, Building Societies and Bureau de Change, Professional Services (Other than Health and Medical Services) – Estate agents and Employment Agencies. Other Services – Betting Shops, Principally where services are provided to visiting members of the public.
A3	Restaurants and Cafes	Restaurants and Cafes – Use for the sale of food for consumption on the premises. Excludes Internet Cafes.
A4	Drinking Establishments	Use as a Public House, Wine Bar or other Drinking Establishment.
A5	Hot Food Takeaway	Use for the sale of hot food for consumption on the premises.
B1	Business	(a) Offices other than in a use within Class A2 (b) Research and Development – Laboratories, Studios (c) Light Industry
B2	General Industrial	General Industry (Other than classified as in B1).
B8	Storage and Distribution	Storage or Distribution Centres – Wholesale Warehouses, Distribution Centres and Repositories.
C1	Hotels	Hotels, Boarding Houses and Guest Houses. Development falls within this class if 'no significant element of care is provided'.
C2	Residential Institutions	Hospitals, Nursing Homes, Residential Education and Training Centres. Use for the provision of residential accommodation and care to people in need of care.
C3	Dwelling houses	Dwellings for individuals, families or not more than six people living together as a single household. Not more than six people living together includes – students or young people sharing a dwelling and small group homes for disabled or handicapped people living together in the community.
D1	Non-Residential Institutions	Medical and Health Centres – Clinics and Health Centres, Crèche, Day Nursery, Day Centres and Consulting Rooms (not attached to the Consultants or Doctors house), Museums, Public Libraries, Art Galleries, Exhibition Halls, Non-residential Education and Training Centres, Places of Worship, Religious Instruction and Church Halls.
D2	Assembly and Leisure	Cinemas, Dance and Concert Halls, Sports Halls, Swimming Baths, Skating rinks, Gymnasiums, Bingo Halls and Casinos, Other Indoor and Outdoor Sports and Leisure Uses, not involving motorised vehicles or firearms.
Sui Generis		For example: Retail Warehouse Clubs, Amusement Arcades, Launderettes, Petrol Filling Stations, Taxi Businesses, Car/Vehicle Hire Businesses and the Selling and Displaying of Motor Vehicles, Nightclubs, Theatres, Hostels, Builders Yards, Garden Centres.

Appendix E: 5 Year Housing Supply

SITE LOCATION	CAPACITY	CAPACITY	AVAILABLE	SUITABLE	ACHIEVABLE	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
	at 31/03/09 identified in Housing Monitoring Report (HMR)	Developer assessment where different to HMR				Current	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5
MKSM GROWTH AREA											
Commitments (PP) @ 31/03/09											
Permissions <10	180								50	50	50
Bedford, Former Lincoln Arms PH/adj site, Goldington Green	23		The site has full planning permission.	The site has planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.			23			
Bedford, r/o 120 Goldington Road	14	27	Planning application pending decision. (Full permission since granted for 28)	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	27					
Bedford, r/o 1-11 St Leonard's Street	20		The site has full planning permission	The site has full planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.		20				
Bedford, 15 Shakespeare Road	11		The site has full planning permission	The site has full planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.			11			
Bedford, Heron House	78		The site has full planning permission. The site is under	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	22	23	33			

			construction.										
Bedford, Church Lane	71	25	The site has full planning permission	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	25							
Bedford, r/o 29-45 St Cuthbert's Street	14		The site has full planning permission.	The site has planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.		14						
Kempston, 38-40 Woburn Road	13		The site has outline planning permission	The site has planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.		13						
Elstow, Land off Abbeyfields	12		The site has full planning permission.	The site has planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.		12						
Elstow, land off Romsey Way	36		The site has outline planning permission.	The site has planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.			36					
Norse Road III	320		The site has outline planning permission	The site has outline planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		100	100	100		20		
LP sites with PP @31/03/09													
Bedford, Britannia Works, Phase C	56		The site is allocated underpolicy H2 of the LP and has full planning permission. The site is	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		10	46					

			under construction.									
Kempston Mill, Mill Lane	46		The site has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	40						
Kempston, Austin Canons, Phase 2	24		The site is allocated underpolicy H3 of the LP and has full planning permission.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.			12	12			
Biddenham Loop / Great Denham	1500		The site is allocated underpolicy H6 of the LP and has outline and reserved matters planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	159	163	189	183	158	192	
Land west of Kempston	1250		The site is allocated underpolicy H7 of the LP and has outline and reserved matters planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	12	96	177	229	216	182	

Land at Shortstown	970		The site is allocated underpolicy H9 of the LP and has outline and reserved matters planning permission.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		49	53	60	60	60
North of Norse Road	24		The site is allocated underpolicy H10b of the LP and has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.	24					
North of Brickhill	259		The site is allocated underpolicy H10a of the LP and has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	97	109	25	28		
Wixams	2242		The site is allocated underpolicy H14 of the LP and has outline and reserved matters planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	294	191	90	179	224	304

LDF TCAAP sites with PP @31/03/09											
Bedford, BT Tower	153		The site has full planning permission. The site is under construction.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		107		46		
Bedford, Riverside Square	149		The site is allocated under policy TC11 of the TCAAP and has full planning permission.	The site has full planning permission and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.			74	75		
LP sites with resolution to grant PP (s106) @31/03/09											
Bedford, Britannia Works, Phase E	255		The site is allocated under policy H2 of the LP. Full planning permission granted subject to S106.	The site is allocated in the LP and is in a location which will contribute to the creation of sustainable mixed communities	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		93	70	70	22	
Land north of Bromham Rd, Biddenham	1200		The site is allocated under policy H8 of the LP. Outline planning permission granted subject to S106.	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		100	200	200	200	200
Eastcotts, Shortstown (Frontier)	130		The site is allocated under policy H9 of the LP. Outline planning	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.			30	50	50	

			permission granted subject to S106.									
Wootton, Fields Road North	580		The site is allocated underpolicy H12 of the LP. Outline planning permission granted subject to S106.	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		60	80	105	110	110	
Wootton, Fields Road South	500		The site is allocated underpolicy H11 of the LP. Outline planning permission granted subject to S106.	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		65	85	85	95	95	
Land at Stewartby	610		The site is allocated underpolicy H13 of the LP. Outline planning permission granted subject to S106. (S106 has since been signed)	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.			50	50	100	100	
LDF TCAAP sites with resolution to grant PP (s106) @31/03/09												
Bedford, Progress Ford, The Broadway	90		The site is allocated underpolicy TC17 of the TCAAP and	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.			90				

			has full planning permission subject to S106.									
Other sites with resolution to grant PP (s106) @31/03/09												
Small sites (net)	8							8				
Eastcotts, Shortstown, r/o Sheds	425		The site has outline planning permission subject to S106	The site has planning permission subject to S106 and accords with the Council's Development Plan policy				50	75	100	100	
Stewartby, Hostel site, Amptill Road	80	75	The site has outline planning permission subject to S106. (S106 has since been signed)	The site has planning permission subject to S106 and accords with the Council's Development Plan policy			25	25	25			
Wilstead, North End Farm/Seasons Car Park, Bedford Rd	38	39	The site has outline planning permission subject to S106	The site has planning permission subject to S106 and accords with the Council's Development Plan policy			39					
LP sites without PP @31/03/09												
H2 Britannia Works, Phase F	100	200	The site is allocated underpolicy H2 of the LP.	The site is allocated in the LP and is in a location which will contribute to the creation of sustainable mixed communities				100	100			
LDF TCAAP sites without PP @31/03/09												
Cecil Higgins	20	8	The site is allocated underpolicy TC10 of the TCAAP.					8				

Managed PDL/employment releases											
Bedford, land south of Ford End Road	280	400			Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.			100	100	100	100
Bedford, former St Bede's School	70	91			Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.				50	41	
Bedford, Warwick Avenue	180	219			Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.			100	60	59	
Bedford, Dallas Road	125	130			Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.	130					
Bedford, Ampthill Road (Camfords)	450	500			Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		100	100	100	100	100
Bedford, r/o Eastcotts Road (Hallmark)	75	160			Site agent has been contacted as part of the preparation of the Allocations & Designations Plan. The projected figures reflect these discussions.		160				
MKSM Growth Area completion forecast						840	1585	1919	2032	1705	1593

SITE LOCATION	CAPACITY	CAPACITY	AVAILABLE	SUITABLE	ACHIEVABLE	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
	at 31/03/09 identified in Housing Monitoring Report (HMR)	Developer assessment where different to HMR				Current	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5

RURAL POLICY AREA											
Commitments (PP) @ 31/03/09											
Permissions <10	129					18	23	26	34	33	
Riseley, off Wells Road	3		The site has full planning permission.	The site has full planning permission and accords with the Council's Development Plan policy	The site is under construction.	3					
Willington, Warren Farm, 32 Station Rd	23	18	The site has full planning permission. (REM permission since granted for 19 subject to S106))	The site has outline planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.		6	12			
Wilstead, 1 Cotton End Road	10		The site has outline planning permission	The site has outline planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.				10		
Wymington, 87-89 Rushden Road	17		The site has full planning permission. (Application for 25 since granted consent subject to S106)	The site has full planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.			10	7		
LP sites with PP @31/03/09											
Cardington, adj Summerhill Farm, Cople Rd	5		The site is allocated under policy H23 of the LP and has full planning permission.	The site has outline planning permission and accords with the Council's Development Plan policy	The site is under construction.	5					

Clapham Folly, The Glebe	5		The site is allocated under policy H17 of the LP and has full planning permission	The site has full planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.		5				
Great Barford, College Farm, High St	58		The site is allocated under policy H18 of the LP and has full planning permission. The site is under construction	The site has full planning permission and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.	30	28				
Riseley, Keysoe Road	2		The site is allocated under policy H23 of the LP and has full planning permission.	The site has outline planning permission and accords with the Council's Development Plan policy			2				
LP sites with resolution to grant PP (s106) @31/03/09											
Small sites (net)	6							6			
Eastcotts, r/o 115 High Rd, Cotton End	12		The site has full planning permission subject to S106	The site has planning permission subject to S106 and accords with the Council's Development Plan policy	Contact with the site agent/owner was sought as part of the Allocations & Designations Plan but no response was achieved.			6	6		
Wimdfall											35
Rural Policy Area completion forecast						56	64	60	57	33	35

Boroughwide completion forecast

2001-2008/9

4549

896

1649

1979

2089

1738

1628

Borough wide 5 yr supply	9083
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BEDFORD
DEVELOPMENT
FRAMEWORK



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