



**BEDFORD**  
BOROUGH COUNCIL

# BEDFORD BOROUGH MONITORING REPORT

2012-13

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- 1.1 The purpose of the Bedford Borough Monitoring Report (BBMR) is to set out how the borough council's planning policies are performing.
- 1.2 This ninth Monitoring Report sets out how adopted local development documents have performed in the period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013 (the monitoring period). The documents that have been adopted to date are:
  - Core Strategy and Rural Issues Plan Development Plan Document (DPD) 2008
  - Bedford Town Centre Area Action Plan DPD 2008
  - Statement of Community Involvement 2013
  - Land North of Bromham Road Design Guide Supplementary Planning Document (SPD) 2005
  - Community Safety Design Guide SPD 2005
  - Shopfronts and Advertisements in Conservation Areas SPD 2005
  - Climate Change and Pollution SPD 2008
  - A Strategy for Bedford High Street SPD 2010
  - West of Kempston Design Guide SPD2009
  - Great Denham (formerly Biddenham Loop) Design Guide SPD 2009
- 1.3 The monitoring report also monitors those policies in the Bedford Borough Local Plan (2002) that have not been superseded by more recently adopted Local Development Documents.
- 1.4 On 1<sup>st</sup> April 2009 Bedford Borough Council became a Unitary Authority. The council is now solely responsible for all planning issues within the borough. The council also became a Minerals and Waste Planning Authority on 1<sup>st</sup> April 2009. This is delivered as a shared service with Central Bedfordshire and Luton Borough Council and performance on minerals and waste issues is recorded in a separate Annual Monitoring Report which can be found on [Central Bedfordshire Council's website](#).
- 1.5 In the monitoring period, the council did not meet the government targets for determining major or minor planning applications but did exceed the target for determining 'other' applications.
- 1.6 The Allocations and Designations Local Plan was submitted to the Secretary of State for formal examination on 25 May 2012. Public hearing sessions were held in November and December 2012 and January 2013. Modifications to the plan were suggested as a result of those sessions and consulted on in January 2013. The Inspector's Report was received by the council in June 2013 (outside the monitoring period) and the plan adopted by the council in July 2013 (also outside the monitoring period).
- 1.7 On 14<sup>th</sup> September 2007 the council received a Direction from the Secretary of State which stated that the majority of the Bedford

Borough Local Plan 2002 policies were to be saved. Some policies were not saved as they were not in line with or duplicated current national or regional policy. The full list of saved policies can be viewed at the council's web site [www.bedford.gov.uk/planning](http://www.bedford.gov.uk/planning). (A list of superseded policies can be found at Appendix D).

- 1.8 In this monitoring report, the indicators show that the council is making good progress on a number of fronts. In particular:
- The Core Strategy and Rural Issues Plan and the saved policies from the Bedford Borough Local Plan 2002 provide a framework for the sustainable development of the borough. The housing allocations in the Local Plan 2002 provide a land supply which goes far beyond the plan's original end date of 2006 and the Allocations and Designations Local Plan proposes sites to provide additional capacity for both housing and employment development.
  - The Bedford 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 by ensuring the provision of a proportion of all new housing as affordable housing, bringing empty homes back into use and new mobility housing.
  - Progress has been made towards addressing the borough's transport infrastructure needs. A new Local Transport Plan was adopted on 1 April 2011. This replaces Local Transport Plan 2 (LTP2), which previously covered the former county.
  - The Allocations and Designations Local Plan was submitted to the Planning Inspectorate for an independent examination. Public hearings were held in November and December 2012 and January 2013. The Plan was adopted on 17<sup>th</sup> July 2013 (outside the monitoring period).

### **Borough Baseline**

- 1.9 Contextual indicators have been collected to highlight the key characteristics and issues in the borough and show the following trends from the monitoring period:
- Population estimates in the borough have been revised following the 2011 census. The borough's population is 259,207 according to the 2012 mid-year estimate.
  - Average semi-detached house prices have fallen by nearly £5000.
  - 85,300 people were in employment in the monitoring period.
  - The number of residents with qualifications has generally increased from last year.
  - Unemployment remains largely consistent with last year.
  - The number of people claiming job seekers allowance decreased slightly compared with April 2012.

### **Employment and Business**

### 1.10 Completions

- Borough-wide, gross completions in employment floorspace this monitoring period are 20,505 sq m which is almost a three-fold increase on last year's gross completions of 7,443 sqm. There have also been losses of 16,302 sq m but this results in an overall net gain of 4,203 sq m borough-wide which is an increase on the 894 sq m recorded in the last monitoring period and is the highest level since 2009/10.
- There has been a net loss of 567 sqm of A1 floorspace in the town centre this year, with a borough wide net loss of 905 sqm. There have been small net gains of A2 floorspace both in the town centre (38 sqm) and in the borough (37 sqm). Despite a gain of 933 sqm of B1a floorspace in the borough, a loss of 2975 sqm in the Bedford Town Centre Area Action Plan area (which includes areas of the town not in the town centre boundary) has led to a net loss of 2042 sqm.

### 1.11 Supply

- There has been a decrease in net employment land supply from 56ha last year to 46.10ha this reporting period. The loss is largely attributable to the removal of employment land at the former Camford works on Amphill Road, Bedford (11.78ha) from the B1, B2, B8 stock.

## Housing

### 1.12 Completions

- 654 dwellings were completed in the borough during the monitoring period.
- 5832 dwellings have been completed in the Growth Area since 2001.
- 1390 dwellings have been completed in the remainder of the borough (Rural Policy Area).
- During the monitoring year there were 169 new affordable housing completions.
- 58 mobility units were completed in the monitoring period, equating to 8.1% of completions. 1 further unit was secured on a new planning permission for 10 dwellings, equating to 10%.
- 65 empty homes were brought back into use exceeding the target of 50.

### 1.13 Supply

- There is a supply of 9,275 dwellings in the Growth Area through existing planning permissions and sites with consents subject to S106 agreements. In the Rural Policy Area there is a supply of 382 dwellings.

- The delivery of housing will depend upon the housing market, particularly with regards to recovering from the current economic down-turn, and the provision of infrastructure by developers.
- Provision of housing continues to be focused in the Growth Area with 96% of supply focussed here.

## **Environment and Open Spaces**

1.14 In the monitoring period:

- No planning permissions have been granted contrary to Environment Agency advice
- 30.97% of Sites of Special Scientific Interest are in favourable condition. The remaining 69.03% are considered to be in a recovering position with none in a declining position. This is consistent with last year.
- A new County Wildlife Site was designated in the monitoring period at Oakley Little Wood, bringing the total in the borough to 131. Adjustments were also made to the boundaries at Great Barford Gravel Pit and Great Oak Woods, and the reason for Little Catsey Wood being a County Wildlife Site was revised due to the change in nature of the site.
- An air quality and action plan progress report submitted to Defra in April 2013 stated that new monitoring of Ampthill Road found Government targets for NO<sub>2</sub> levels may be exceeded.
- The proportion of household waste recycled in the monitoring period was 39.12%, largely consistent with last year. 38.2% of municipal waste was recycled last year.
- Local open space standards have been addressed as part of the Allocations and Designations Plan process, based on the evidence in the Bedford Open Space Study. An Open Space supplementary planning document, allowing developers to determine open space requirements in new developments was adopted in September 2013 (outside the monitoring period).

## **Social and Community**

1.15 In the monitoring period:

- Various services in planning were subject to Equality Analysis as part of a continuing three year programme that ensures the activities and services of the council reflect the diverse needs of the community
- Crime levels for the Bedfordshire Police force are at 56.51 offences per 1000 population. This is less than the 60.5 in 2011-12. Figures for the borough alone are no longer recorded. Bedfordshire Police force covers Bedford Borough, Central Bedfordshire and Luton.

## **Heritage and Built Environment**

1.16 In the monitoring period:

- The number of buildings on the local at risk register has been reduced this monitoring period from 35 to 28.
- 2 buildings now appear on the national at risk register – Cardington Air Ship Shed No. 1 (grade II\*) and Church of all Saints in Little Staughton (grade I), which was added during the monitoring period.

## Traffic and Transport

1.17 In the monitoring period:

- A high proportion of new development sites continue to be within 30 minutes public transport time of core services. Particularly 96% of new development sites are within 30 minutes of a GP surgery and 92% within 30 minutes of a middle school.
- The application for the Wixams train station was approved in the previous monitoring period. Development has not yet started. A parking facility at Great Denham, which can serve as a park and ride has been constructed and opened.
- Platform lengthening at the train station as part of the Thameslink programme has been completed.
- In July 2012, the Government announced the electrification of the Midland Mainline north of Bedford and the development of an East-West rail line (Oxford to Cambridge, through Bedford).
- A new foot/cycle bridge is proposed as part of the Riverside North development, which was granted planning permission in March 2013.
- 58% of households in the urban area are within 400m of a quarter-hourly bus service and 63% of households in the rural area are within 13 minutes walk of an hourly bus service
- Vehicle levels in the town centre have increased slightly in the monitoring period compared with 2011, particularly cars. In the last four years however there has been a slight decrease in the vehicles entering the town.
- The number of people in total entering the town has fallen slightly, with decreases in the number of pedestrians and people entering by sustainable journeys (foot/bus/cycle) since 2011. The percentage of sustainable journeys has fluctuated over the last four years between 18-22% with no discernible pattern.

## Major Projects

1.18 In the monitoring period:

On Great Denham and West of Kempston:

- 71 new dwellings were built on Great Denham and 144 were built on West of Kempston.
- All reserved matters have so far been in compliance with the design codes for the sites, with all affordable housing being constructed to sustainable homes code level 3.
- Country parks are under construction in both Great Denham and West of Kempston

On Wixams:

- 113 dwellings were built in the monitoring period (609 in total).

On Shortstown:

- 34 dwellings were built in the monitoring period (134 in total)
- 1 reserved matters application was granted permission for 18 dwellings, a doctor's surgery and a commercial unit.

## **Infrastructure**

1.19 In the monitoring period:

- Over £4.7 million was received from S106 agreements for infrastructure schemes in the monitoring period.
- S106 money was spent on a mixture of infrastructure projects during the monitoring period including education, transport, green space and community initiatives. Over £6 million was spent.

- 2.1 The purpose of this report is to set out the monitoring framework for local development documents. It covers the period 1<sup>st</sup> April 2012 to 31<sup>st</sup> March 2013 (the monitoring period).
- 2.2 **Towards the end of the monitoring period, the East of England Plan (2008) and Milton Keynes and South Midlands Sub-regional Strategy were revoked (January 2013).**
- 2.3 The guidance regarding the content of Annual Monitoring Reports was withdrawn in the monitoring period, removing many of the requirements governing what should be included in each report (most notably the Core Output Indicators). The indicators contained in this Monitoring Report therefore are those considered to provide relevant information on the production and monitoring of Bedford Borough Council's Local Development Documents. The regulations setting out the time period Monitoring Reports will cover in the future, and the requirement of Local Authorities to submit their Monitoring Reports to the Secretary of State have also been withdrawn. Amendments made to the 2004 Planning and Compulsory Purchase Act by the Localism Act 2011 state that authorities are now required to make their Monitoring Reports publicly available, and for them to cover an appropriate period of time for the purposes of transparency.
- 2.4 The Allocations and Designations Local Plan went through independent examination in the monitoring period, which included public hearing sessions held in November and December 2012 and January 2013. The plan was adopted in July 2013 (outside the monitoring period) following a number of modifications made by the Inspector (which were consulted on) to make the plan 'sound'.
- 2.5 Saved policies in the adopted Local Plan 2002 are still used to determine planning applications whilst newer planning policy documents are drafted. As new documents are adopted they replace the corresponding older policies in the 2002 Local Plan. Therefore, this monitoring report monitors both the adopted Bedford Borough Local Plan 2002 as well as more recently adopted Local Development Documents such as the Core Strategy and Rural Issues Plan and the Bedford Town Centre Area Action Plan.
- 2.6 This report is structured into the following themed sections:

**Local Development Scheme**

This section is concerned with progress targets, i.e. progress against the timetable to produce Local Development Documents.

**Borough Baseline**

Provides a snapshot of how the borough is today.

**Housing**

Information on housing completions and supply within the borough, comparing the current situation within the borough with targets set out in the Core Strategy and Rural Issues Plan.

**Employment**

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

**Social and Community**

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

**Environment Quality and Open Spaces**

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

**Heritage and Built Environment**

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

**Transport and Traffic**

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

**Major Projects**

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

**Infrastructure**

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

**2.7 Indicators**

There are two different types of indicators used in this report; contextual indicators and output indicators. Using different types of indicators enables the report to monitor short, medium and long-term trends as well as both national trends and targets and local circumstances. Thus, the report will provide a comprehensive basis upon which to monitor the implementation of policy.

- **Contextual indicators** – baseline information, which describes the social, environmental and economic background of the borough against which policy operates.
  - **Output Indicators** – information collected to assess the performance of policies. Indicators included are those considered by the Local Planning Authority to provide useful data on the progress of the Local Development Documents.
- 2.8 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).
- 2.9 For this reason, some indicators provide information for the borough as a whole, whilst some indicators provide information for the Growth Area and the Rural Policy Area individually.

# 3

## LOCAL DEVELOPMENT SCHEME

3.1 The purpose of this section is to set out the progress made on local development documents the council is producing. Each document has a timetable, which is set out in the Local Development Scheme (LDS). The LDS is periodically updated to reflect the latest timetables for documents. The first LDS came into effect in April 2005, with updates occurring in September 2007, December 2009, September 2011, October 2012 and October 2013 (outside the monitoring period). The LDS is constantly monitored to ensure it reflects the range and programme of work undertaken by the planning service.

### Local Development Documents

3.2 The following table shows progress on local development documents.

Document	Progress	Description of Document
Statement of Community Involvement	Adopted May 2006  (updated October 2013 – outside monitoring period)	All documents produced must accord with the consultation arrangements and procedures it sets out.
Core Strategy and Rural Issues Plan DPD	Adopted April 2008	This document sets out the strategic policy for the borough and replaces certain policies in the 2002 Local Plan (see Appendix C).
Bedford Town Centre Area Action Plan DPD	Adopted October 2008	This document conforms to the Core Strategy and Rural Issues Plan and provides detailed policy guidance for the regeneration of the distinctive county town of Bedford. It replaces certain policies in the 2002 Local Plan (see appendix C).
Bedfordshire Community Safety Design Guide SPD	Adopted November 2005	The document conforms to and supplements Policy BE45 of the adopted 2002 Local Plan.
Shopfronts and Adverts in Conservation Areas Design Guide SPD	Adopted November 2005	The document conforms to and supplements policies BE16 and TC4 of the adopted 2002 Local Plan.
Land North of Bromham	Adopted	The document conforms to and

## LOCAL DEVELOPMENT SCHEME

Document	Progress	Description of Document
Road Biddenham Design guide SPD	November 2005	supplements Policy H8 of the adopted 2002 Local Plan.
Allocations and Designations Local Plan	Adopted July 2013 (outside monitoring period)	Identifies development sites to meet the growth targets in the Core Strategy and Rural Issues Plan and also make specific designations. It replaces many saved policies of the Bedford Borough Local Plan 2002. (See appendix C)
Climate Change SPD	Adopted December 2008	This document supplements adopted policy CP26 of the Core Strategy and Rural Issues Plan.
Great Denham (formerly Biddenham Loop) Design Guide and Code SPD	Adopted Jan 2010	The document conforms to and supplements policy H6 of the adopted 2002 Local Plan.
West of Kempston Design Guide and Code SPD	Adopted Jan 2010	The document conforms to and supplements policy H7 of the adopted 2002 Local Plan.
A Strategy for Bedford High Street	July 2010	The document conforms to and supplements policy TC8 of the adopted Bedford Town Centre Area Action Plan.
Planning Obligations SPD	Adopted July 2013 (outside monitoring period)	This document sets out council's policy on securing obligations from new developments.
Open Spaces SPD	Adopted September 2013 (outside monitoring period)	This document expands on policy AD28 in the Allocations and Designations Local Plan, allowing developers to determine requirements for open space in new development.
Local Plan 2032	Commenced (outside monitoring period)	This document will look at the amount of, and location of, development in the borough to 2032.

### Progress on Local Development Documents

3.3 The production of each Plan in the Local Development Scheme (LDS) has a timetable, which includes key milestones, i.e. key stages in the

## LOCAL DEVELOPMENT SCHEME

production of the document. The key milestones are monitored in this report.

- 3.4 The Gantt charts at Appendix A show the key milestones for each Plan, as set out in the Local Development Scheme (LDS). The first Gantt chart at Appendix A is from the LDS in force during the monitoring period (October 2012 version), whilst the second Gantt chart is from the latest revision of the LDS (October 2013 version) and relates to the production of a new Local Plan.
- 3.5 A summary of the key milestones reached for the current Allocations and Designations Local Plan is given below (targets taken from the 2012 update to the LDS).

## Allocations and Designations Local Plan

Milestone	LDS Target	Target achieved
Issues and Options	January 2008 – December 2010	Yes
Submission Consultation	September 2011 – November 2011	Yes
Submission to Planning Inspectorate	May 2012	Yes 25 May 2012
Exam hearing sessions	November 2012 – December 2012	Yes (with additional hearing session held in January)
Receipt of Inspector's Report	March 2013	No 28 June 2013 (outside monitoring period). This was later than anticipated due to the requirement of the Inspector to publish and consult on modifications to the Plan
Adoption	May 2013	No 17 July 2013 (outside monitoring period).

- 3.6 Following consultation on the Plan for Submission version of the Allocations and Designations Plan between September and November 2011, the plan was submitted to the Planning Inspectorate, along with the representations received to this latest consultation on 25 May 2012. Public hearings took place in November and December 2012 and January 2013. A series of modifications were proposed by the Inspector to make the plan 'sound'. These were consulted on in January 2013. The Inspector then delivered his report to the council in

June 2013 with the council formally adopting the plan in July 2013 (outside the monitoring period).

### **Other Planning Documents**

- 3.7 Work continued on a revision of the Statement of Community Involvement in the monitoring period and was adopted on 10 July 2013 (outside the monitoring period). The revised Statement of Community Involvement sets out how the council will consult with the community on both the drafting of planning documents and on planning applications. It reflects the requirements of new regulations established by the Government.

A Planning Obligations SPD was adopted in July 2013 (outside the monitoring period) which sets out the council's policy for securing obligations from new development. It also sets out how this will change if the council adopts a Community Infrastructure Levy – a new method introduced by Government by which Local Planning Authorities can obtain funds for necessary infrastructure required by new development.

An Open Spaces SPD was also adopted in September 2013 (outside the monitoring period), which expands on policy AD28 in the Allocations and Designations Local Plan. It assists applicants in determining the requirements for open space in new development.

Consultation on a preliminary draft charging schedule for the Community Infrastructure Levy took place from December 2012 to February 2013. This was followed by a consultation on the draft charging schedule (17 April 2013 – outside the monitoring period). The Draft Charging Schedule was then submitted to the Planning Inspectorate on 22 July 2013 for public examination, which was held on 6th November 2013. A report was received from the Examiner on 7<sup>th</sup> January 2014. Full Council on 5<sup>th</sup> February approved the Charging Schedule and supporting documents to bring CIL into force in the borough from 1<sup>st</sup> April 2014 (outside the monitoring period).

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

- 3.8 On 14<sup>th</sup> September 2007 the council received a Direction from the Secretary of State which stated that the majority of the Local Plan 2002 policies were to be saved. Some policies were not saved as they were not in line with or duplicated current national or regional policy. Others were deleted because they related to specific sites that had been developed. Subsequent Bedford Borough Local Plan 2002 policies were superseded when the council adopted the Core Strategy and Rural Issues Plan on 16<sup>th</sup> April 2008 and the Bedford Town Centre Area Action Plan on 8<sup>th</sup> October 2008. A list of the deleted Local Plan Policies can be found at Appendix C. Further policies were superseded

with the adoption of the Allocations and Designations Local Plan in July 2013 (outside the monitoring period).

### **National Planning Policy Framework**

- 3.9 The National Planning Policy Framework (NPPF) was published in March 2012 (the previous monitoring period), replacing planning policy statements (PPSs) and planning policy guidance (PPGs) as national planning guidance. Existing local policies (including saved policies) are given weight dependent on their conformity with the NPPF. Bedford Borough Council considers its policies to be in conformity with the NPPF. This position was supported in the Inspector's report for the Allocations and Designations Local Plan, which stated that the emphasis of sustainable development through enabling economic growth and promoting housing development in the NPPF is inherent in the council's adopted development plan documents.

### **Neighbourhood Plans**

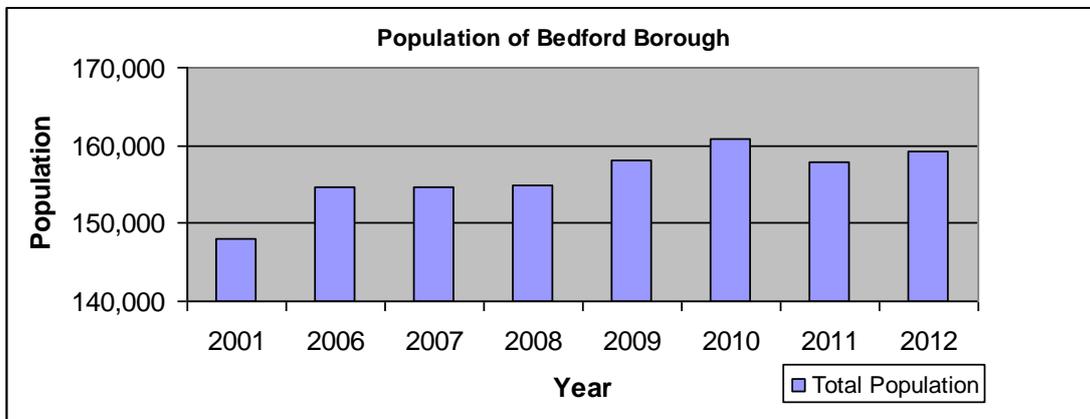
- 3.10 Under new regulations brought into force on 6 April 2012 a relevant body (a parish council or a designated neighbourhood forum) may submit to the local planning authority an area application for the purposes of producing a neighbourhood plan for that area. Neighbourhood plans allow the designated body to produce planning policies at the neighbourhood level. Neighbourhood Plans must be in general conformity with the strategic policies of the adopted Development Plan for the area (the planning policies of the Local Planning Authority) and the NPPF and cannot promote less development in the designated neighbourhood area to which the plan relates. A process of consultation and approval must be completed for a Neighbourhood Plan to be adopted and become part of the Development Plan. Four applications were received by the council for the designation of neighbourhood areas in the monitoring period, from Bletsoe, Clapham, Milton Ernest and Thurleigh Parish Councils. Each was advertised and subsequently designated as a neighbourhood area. Since the monitoring period Great Denham, Oakley, Stevington, Stewartby and Wilden Parish Councils have also been designated as neighbourhood areas following the same process of application and advertisement.

# 4

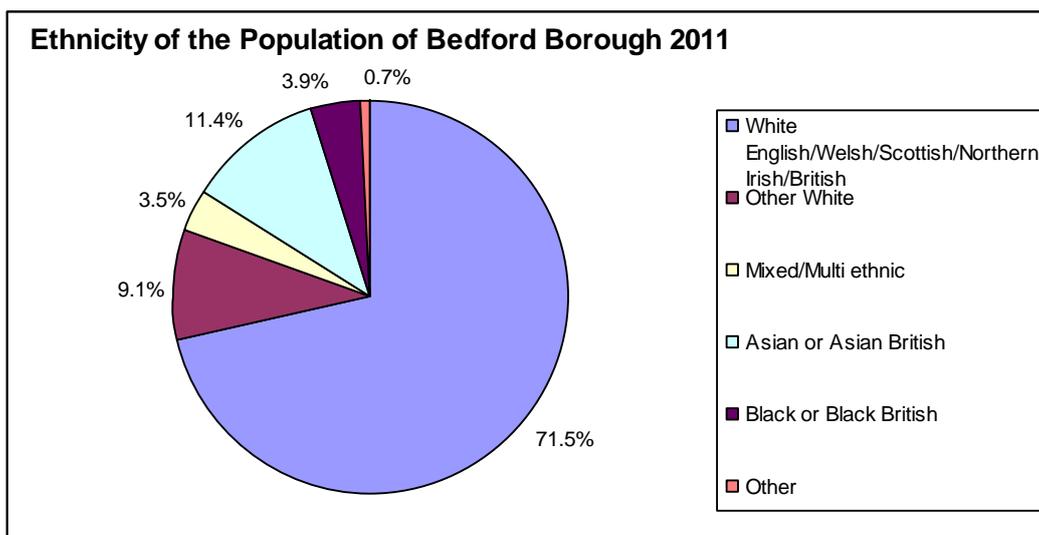
4.1 Contextual indicators provide information that constitutes a profile of the borough as it is in the monitoring period. The purpose of contextual indicators is to enhance the understanding of the borough to inform the development of spatial policies.

## Population

4.2 According to the mid-2012 estimate, the borough has a total population of 159,207, 1,728 more than the 2011 census figure. Of this population, the largest single group is within the age band 40-49. Approximately 7.8% of the population is aged 75 or over, consistent with the last monitoring period. (Office of National Statistics estimate)



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

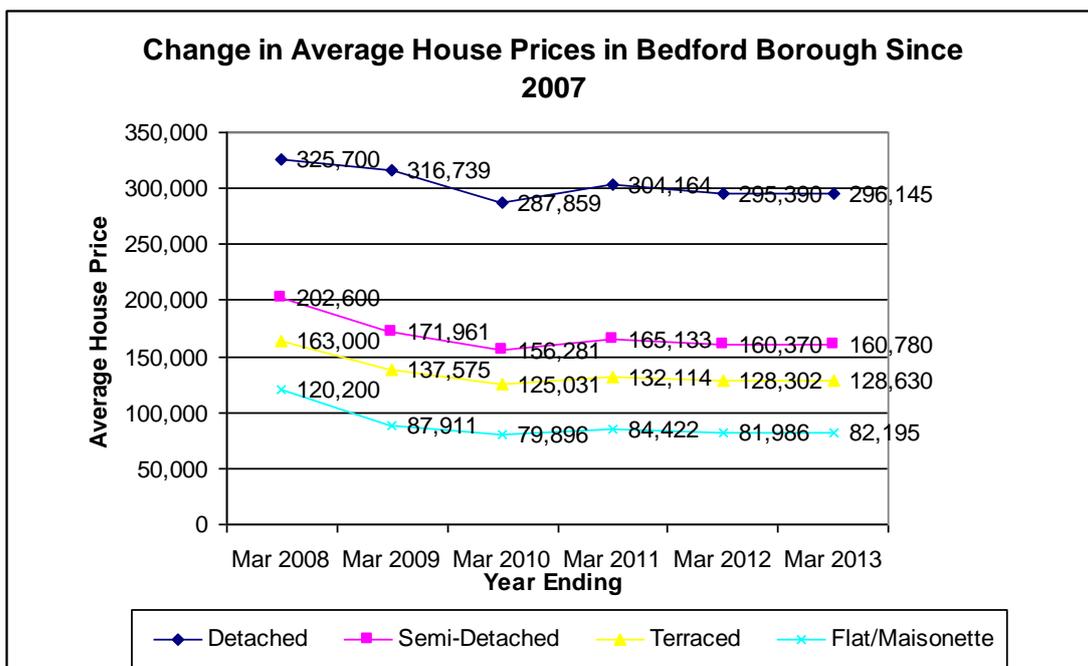


## Housing and the built environment

- 4.4 According to the January 2014 Bedford Borough Profile, the Borough has an estimated number of 66,000 households as of March 2013. (Bedford Borough Council)

Average household size is of 2.42 people, only a slight decline on 2.44 in 2001. (Census 2011)

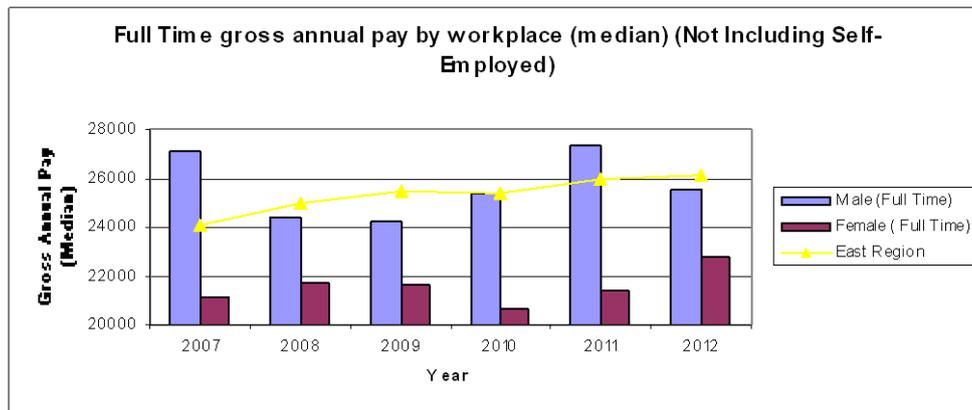
- 4.5 Owner occupation and private renting accounted for 80% of properties (ONS, Census 2011, Bedford Borough Council).
- 4.6 The majority of dwellings in the borough are semi-detached. The average price of a semi-detached dwelling (according to the Land Registry website) over the monitoring period was £160,780, largely consistent with last year.



## Economy

- 4.7 There are a total of 101,200 people of working age in the borough. 91,000 people in the borough were economically active during the monitoring period. (ONS annual population survey)

- 4.8 In the monitoring period, 85,300 people were in employment. In 2012, an average employee working in the borough earned approximately £24,491 per year, lower than in 2011 (ONS annual population survey. Figures for previous years may not match figures reported in previous reports due to adjustment by ONS).



- 4.9 'Professional occupations' is the single largest category of employment in the borough with 24% of those in employment. 'Associate professional and technical occupations' is the second largest category with 15.2%. (ONS population survey 2012)

### Social/Health

- 4.10 New information on the Index of Multiple Deprivation was published in 2011. It assesses relative deprivation levels across the country and provides a relative ranking of deprivation. In 2010, Bedford Borough was ranked at 159 out of 326 local authorities, with 1 being the most deprived. Bedford Borough also contains 4 Local Super Output Areas (see glossary), that are among the top 10% most deprived in England; 2 in Castle ward, 1 in Cauldwelld ward and 1 in Harpur ward. (Source: Bedford Borough Council)
- 4.11 As of March 2013, 4270 people were claiming job seekers allowance, a decrease of 40 on March 2012. The number of people claiming job seekers allowance for over 6 months in March 2013 was 1,950, 46% of all claimants. This represents a slight increase in the number of total claimants, even though the percentage remains the same. (Source: ONS, Bedford Borough Council)
- 4.12 The number of unemployed in the monitoring period was 6,700 (for ages 16-64), largely consistent with the previous monitoring period. This represents 7.3% of the economically active population. (Source: ONS annual population survey. Figures for previous years may not match figures reported in previous reports due to adjustment by ONS)
- 4.13 Crime levels for the Bedfordshire Police force are at 56.51 offences per 1000 population. This is less than the 60.5 in 2011-12. Figures for the borough alone are no longer recorded. Bedfordshire Police force covers Bedford Borough, Central Bedfordshire and Luton. (Source: [www.police.uk](http://www.police.uk), [www.bedfordshire.police.uk](http://www.bedfordshire.police.uk))

- 4.14 Average life expectancy (at birth) in the Borough between 2008 and 2010 was 78.9 years for men and 82.6 years for women. Both are higher than their respective national averages. (Source: ONS – no new data available.)

### **Education**

- 4.15 Over 40% of the Borough's population are qualified to NVQ level 4 or above in 2012 – an 8% increase on last year. 6.3% have no qualifications, a 2.4% drop on 2011.

### **Transport and Spatial Connectivity**

- 4.16 In 2011 79.5% of households in the borough had access to at least 1 car or van. 37.7% had access to 2 or more cars or vans. 20.6% of households had no access to a car or van. The proportion of households without a car in the urban area (26.9%) is much higher than in the rural area (9.3%) (Bedford Borough Council, Census 2011)

### **Environment**

- 4.17 The borough contains over 166 hectares of land designated as Sites of Special Scientific Interest (SSSI). The percentage of land in favourable condition remains the same as last year. A new County Wildlife Site was designated in the monitoring period, bringing the total number of sites in the borough to 131.
- 4.18 In the monitoring period the borough recycled, composted and reused over 39% of household waste, consistent with last year.

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

# 5

## 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	16,270 dwellings in the Growth Area of Bedford Borough (Bedford, Kempston, northern Marston Vale area)	Core Strategy and Rural Issues Plan 2008
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.	Core Strategy and Rural Issues Plan 2008

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

**Target:** Core Strategy requirement of 16,270 dwellings in the Growth Area of the Borough 2001-2021 and of 1,300 dwellings in the remainder of the Borough outside the Growth Area

Towards the end of the monitoring period the East of England Plan was formally revoked by the Secretary of State (January 2013). This means that the East of England Plan – as well as the Milton Keynes and South-Midlands Sub-Regional Strategy no longer form part of the Development Plan for Bedford Borough.

However, the housing targets in these plans are reflected in the Core Strategy and Rural Issues Plan 2008, meaning that Bedford Borough still has a target to deliver 16,270 dwellings in the Growth Area and 1,300 dwellings in the Rural Policy Area. This latter target has been met.

A total of 654 dwellings were built in the monitoring period, 613 of which were in the Growth Area. A total of 5,832 dwellings have been built in the Growth Area since 2001. There were 7,204 dwellings with outstanding planning permission at the end of the monitoring period. 41 dwellings were built in the Rural Policy Area in the monitoring period, with 281 dwellings with outstanding planning permission. The council publishes more information about housing supply on its website [here](#).

In autumn 2013 (outside the monitoring period), the council began work in earnest on a new local plan. As part of the evidence base for the plan, a strategic housing land availability assessment (SHLAA) will be prepared. A

developer survey will also be undertaken to assist in gathering evidence about future housing delivery rates. Details will be included in the monitoring report in due course (mid 2014).

(Bedford Borough Council)

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**Table A – Growth Area**

		2001	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13
H2a	Growth Area	557	327	556	312	285	396	552	366	414	580	874	
H2b	Growth Area												613

**Table B – Rural Policy Area**

		2001	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13
H2a	Rural Policy Area	174	99	240	324	181	60	79	41	52	54	45	
H2b	Rural Policy Area												41

**Indicator H3: Net additional pitches (Gypsy and Traveller)**

6 Gypsy and Traveller pitches were delivered at Kempston Hardwick in the monitoring period.

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**Indicator H4: Proportion of completed dwellings within the Growth Area and Rural Policy Area**

*Core Strategy Objective: Deliver the planning growth in Bedford, Kempston and the northern Marston Vale to achieve a step change in the borough's role in the region*

Progress:

Housing development: completions

Growth Area 613 net dwellings (93.7% of total net dwellings)

Rural Policy Area 41 net dwellings (6.3% of total net dwellings)

Housing supply (outstanding planning permissions):

Growth Area 7,204 dwellings (96.2% of total supply)

Rural Policy Area 281 dwellings (3.8% of total supply)

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

Growth Area 7,204+2,071=9,275 dwellings (96% of total supply)

Rural Policy Area 281+101=382 dwellings (4% of total supply)

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

Housing – 22 completions (net) outside of Key Service Centres = 53.7% of housing completions in the RPA.

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

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**Indicator H5: % of affordable houses secured on sites of 15 or more dwellings**

*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, 138 new dwellings were permitted on sites subject to the Core Strategy and Rural Issues Plan policy CP8, requiring 30% affordable housing on sites that met a certain threshold. Of these 138, 41 dwellings were affordable, equating to 29.7%. A further 2 were granted permission on an application for 6 dwellings (not subject to CP8) and fourteen Gypsy and Traveller pitches were granted permission.

169 affordable homes have been delivered through the planning process in the monitoring period, with 59 being the result of applications for 100% affordable housing (55 of which were for an extra care facility) and 104 completed through policy CP8 of the Core Strategy and Rural Issues Plan. 6 Gypsy and Traveller pitches were also delivered at Kempston Hardwick.

A further 47 have been completed through other funding mechanisms.

216 have been delivered in total.

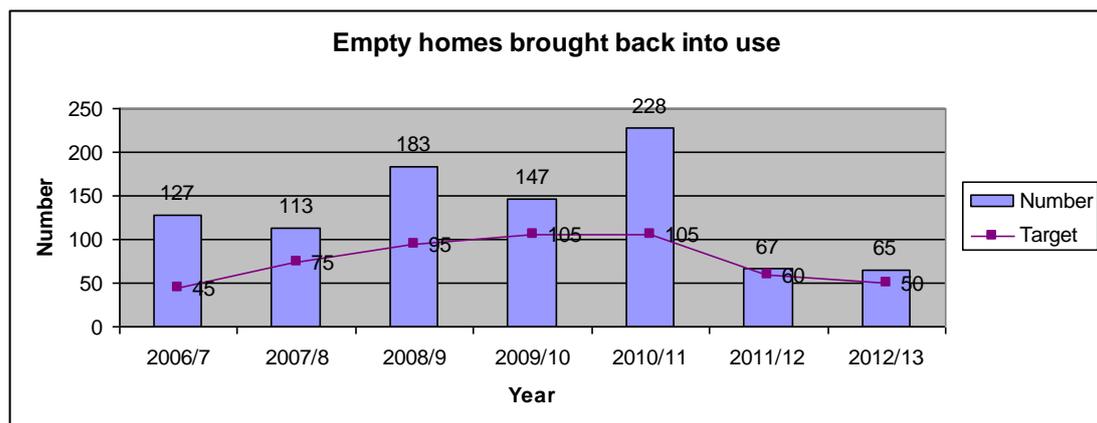
(Source: Bedford Borough Council)

### Indicator H6: Number of empty homes brought back into use

*Local Target: 50 empty homes per annum to habitable standards and ready for occupation*

Progress:

In the monitoring period, 65 empty homes were brought back into use. The target of 50 homes brought back into use for 2012/13 has been exceeded.



(Source: Bedford Borough Council)

**Indicator H7: Amount of mobility housing completed each year**

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

Progress:

58 mobility units were completed on 9 sites in the monitoring period. This equates to 8.1% of the total gross completions.

1 new planning permission including a mobility housing requirement (211 High Street, Clapham) was granted in the monitoring period, for a total of 10 dwellings, 1 of which will be mobility housing, secured through a condition, equating to 10% of the development.

(Source: Bedford Borough Council)

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**Indicator H8: Number of housing units completed in Town Centre area**

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

Progress:

2 units completed in town centre area.  
A further 2 units completed in the wider Bedford Town Centre Area Action Plan Area (4 units in total).

(Source: Bedford Borough Council)

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# 6

## BUSINESS AND EMPLOYMENT

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

*Core Strategy Objective: Foster significant employment growth*

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

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

### Indicator B2: Employment land available – by type

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

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

			B1a	B1b	B1c	B1 unknown	Total B1	B2	B1/2	B1/8	B8	B2/8	B1/2/8	Total
Emp completions by floorspace sq m	B1	Gross sq m	933	0	0	0	933	1908	0	900	14227	0	2537	20505
		Net sq m	-2042	0	0	-9073	-11115	1908	0	900	9973	0	2537	4203
Emp land supply Ha	B2	Has (net)	-1.19	6.07	-0.1	9.33	14.11	-0.02	0	0.9	10.81	-11.17	31.47	46.1

### Indicator B3: Proportion of completed Employment development within the Growth Area and Rural Policy Area

*Core Strategy Objective: Deliver the planned growth in Bedford, Kempston and the northern Marston Vale to achieve a step change in the borough's role in the region*

Progress:

#### Completions 2012/13

Area (ha)

Growth Area -0.7 hectares (net)

Rural Policy Area 2.07 hectares (net)

Floorspace (sqm)

Growth Area -830 sq.m floorspace (net)

Rural Policy Area 5033 sq.m floorspace (net)

Borough-wide, gross completions in employment floorspace this monitoring period are 20,505 sqm, which is almost a three-fold increase on last year's gross completions of 7,443 sqm. There have also been losses of 16,302 sqm but this results in an overall net gain of 4,203 sqm borough-wide, which is an increase on the 894 sqm recorded in the last monitoring period and is the highest level since 2009/10.

Whilst there have been completions of employment floorspace in both the Growth Area and the Rural Policy Area, due to losses outstripping completions in the Growth Area, the overall net gain is in the Rural Policy Area.

### **Supply (land with planning permission)**

Growth Area 22.69 hectares net

Rural Policy Area 23.41 hectares net

There has been a decrease in net employment land supply from 56ha last year to 46.10ha this reporting period. The loss is largely attributable to the removal of employment land at the former Camford works on Ampthill Road, Bedford (11.78ha) from B1, B2, B8 stock.

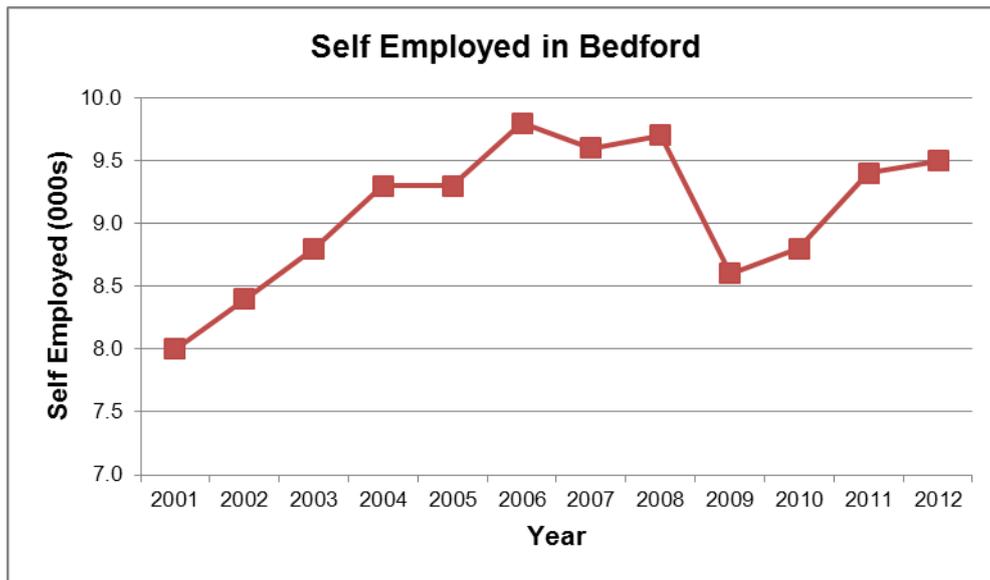
(Source: Bedford Borough Council)

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### **Indicator B4: Self employment rates**

Progress:

The data from NOMIS is based on small samples which leads to significant annual fluctuations in estimated totals for a relatively small area like Bedford Borough. It is therefore considered better to use estimates based on small area data moderated by wider area trends. The source for this is Oxford Economics' East of England Forecasting Model. The results from the latest (Spring 2013) run of the model area as follows:



Year	Self Employed in Bedford (1000s)
2001	8.0
2002	8.4
2003	8.8
2004	9.3
2005	9.3
2006	9.8
2007	9.6
2008	9.7
2009	8.6
2010	8.8
2011	9.4
2012	9.5

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

#### Indicator B5: Numbers of jobs created in the Borough

**Target:** Policy CP10 of the Core Strategy and Rural Issues Plan states the creation of a minimum of 16,000 net additional jobs by 2021

Progress:

Year	Total Jobs	Annual Growth	Cumulative Growth (from 2001)
2012	76,500	0	2,400
2011	,76,500	1,100	2,400
2010	75,400	-2,200	1,300

## BUSINESS AND EMPLOYMENT

2009	77,600	-4,400	3,500
2008	82,000	1,500	7,900
2007	80,500	800	6,400
2006	79,700	900	5,600
2005	78,800	1,000	4,700
2004	77,800	3,000	3,700
2003	74,800	2,200	700
2002	72,600	-1,500	-1,500
2001	74,100		

The statistics above suggest a trend for increased jobs except over the period 2008 to 2010, attributable to global recession.

(Source: Bedford Borough Council, Oxford Economics' East of England Forecasting Model. Nb 2012 total jobs figure does not take account of recent 2012 BRES data which suggest an increase in the number jobs from 2011 to 2012.)

**Indicator B6: Jobs created in the Rural Policy Area**

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

People employed in RPA:

Year	Employees (Business Register and Employment Survey)	Self Employed (46/47%* x EEFM Self Employed Totals)	Total Jobs
2012	15,700	4,400	20,100
2011	15,100	4,400	19,500
2010	14,200	4,100	18,300
2009	14,300	4,000	18,300
2008	14,700	4,500	19,200

\*46% is the estimated rural share of total East of England Forecasting Model estimated borough self employed in 2008 and 2009. 47% in 2010, 2011 and 2012.

The last two year's have seen an increase in people employed in the Rural Policy Area.

(Source: Census 2011, Bedford Borough Council)

**Indicator B7: Total amount of floorspace for ‘town centre uses’**

*Target: Policy CP10 of the Core Strategy and Rural Issues Plan states the creation of a minimum of 16,000 net additional jobs by 2021*

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	Total
(i) Town Centre	Gross (sqm)	74	38	0	112
	Net (sqm)	-567	38	-2975 (in BTCAAP area, not town centre area)	-529 -3504 (in TCAAP area)
(ii) Local Authority Area	Gross (sqm)	238	173	933	1344
	Net (sqm)	-906	37	-2042	-2911

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

**Indicator B8: Percentage of vacant units within the primary shopping area of Bedford town centre**

Progress:

12.4% of units within the primary shopping area were vacant during the monitoring period, higher than the 10.6% in the last monitoring period. This is also higher than the East of England figure of 10.7% and the national figure of 11%

(Source: Bedford Town Centre Company)

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

#### Progress:

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

The specific documents and services which have been assessed in the year ended 31<sup>st</sup> March 2013 are:

- Draft Planning Obligations SPD
- Fairhill Gypsy and Traveller Site Planning Application
- Gypsy and Traveller Accommodation, Meadow Lane Site
- Housing Strategy
- Planning Appeals

Equality Analyses are published on the council's website at [http://www.bedford.gov.uk/community\\_and\\_living/equality\\_and\\_diversity/equality\\_analysis.aspx](http://www.bedford.gov.uk/community_and_living/equality_and_diversity/equality_analysis.aspx)

(Source: Bedford Borough Council)

### Indicator S2: Statement of Community Involvement

Aim	Target	Indicator	Progress
Community engagement practices in accordance with the SCI	100% of adopted policy documents produced in accordance with the SCI.	a) % of adopted policy documents produced in accordance with SCI	The hearing sessions of the Allocations and Designations Plan took place in the monitoring period (November 2012 – January 2013). The Plan was approved for adoption by the council's Executive in July 2013 (outside of monitoring period). The Plan was

## SOCIAL AND COMMUNITY

Aim	Target	Indicator	Progress
			prepared in accordance with the SCI at each stage of its development.
More pre-application discussions	Pre-application discussions with 'enquiries' planning officer increasing	b) Number of pre-application discussions with 'enquiries' planning officer	Phone enquiries 2344 (2621 in 2011/12, a decrease of 277) Desk enquiries 605 (776 in 2011/12, a decrease of 171) Email preapp enquiries 420. There was a marked decrease in the number of pre-app discussions by phone in 12/13 compared with previous years. Previous monitoring years have seen discussions by phone consistently number above 2,600. This could be attributed to the opening of the Customer Service Centre. There has also been a steady decline in desk enquiries with a 46% decrease since 2006/07.
Pre-application consultation	Increase pre-application consultation by applicants of 'major' schemes	d) % of major schemes undertaking pre-application consultation	There have been a total 724 preapp enquiries, a decrease of 117 on last year – 64 preapp enquiries were considered by the major applications team. This follows a trend of steady decreases in the number of pre-app enquiries received since 2010/11. However

## SOCIAL AND COMMUNITY

Aim	Target	Indicator	Progress
			there has been an increase of 18 pre-app enquiries considered by the major applications team in that time.

**Indicator S3: Community Safety Design Guide**

SPD objectives	Associated targets	Indicators	Progress
To assist in planning out crime within existing and new developments	Lower recorded crime levels	a) Borough crime levels	<p>Total number of recorded crimes:  07/08 = 13,279  08/09 = 11,611  09/10 = 11,956  10/11 = 11,469  11/12 = 10,634</p> <p>A decrease of 835</p> <p>Total recorded crime for Bedfordshire police force:  12/13 – 35,678</p> <p>Due to a change in the data, this year the figure is reported for the area covered by the Bedfordshire Police Force and not the Local Authority Area.</p> <p>Source: <a href="http://www.ons.gov.uk">www.ons.gov.uk</a></p> <p>Crimes per 1000 population for Bedfordshire Police Force:  10/11 – 68.1  11/12 – 60.5  12/13 – 56.61</p> <p>Source: <a href="http://www.police.uk">www.police.uk</a></p>
To help ensure that all	Use of SPD in planning	b) Number of planning	19 decisions stated policy BE45 in the decision, a

## SOCIAL AND COMMUNITY

SPD objectives	Associated targets	Indicators	Progress
parties work effectively in partnership at both the strategic and local level	decisions	permissions in which SPD conditions are used	decrease of 1 on last year. Only 2 of those decisions mentioned the design guide in the officer report.
Every opportunity is taken to create sustainable new communities	Decrease fear of crime in Borough	c) Fear of crime levels	<p>Citizens Panel Survey Summer/Autumn 2013</p> <p>When asked 'how safe do you feel when visiting the town centre, 88% said they felt 'very safe' or 'safe' during the day, 5% more than last year. This dropped to 37% when asked about 'after dark' against 27% last year. During the day only 5% answered that they felt 'unsafe' or 'very unsafe'. This increased to 38% in the evening, compared with 41% last year. The figures are comparable to the figures reported last monitoring period.</p> <p>When asked 'how safe do you feel in your local area', 90% of respondents to the survey said they felt safe or very safe during the day, against 3% feeling unsafe or very unsafe. 58% said they felt safe or very safe 'after dark', with 25% saying they felt unsafe or very unsafe.</p> <p>During the day people show that they largely feel safe around town and in their local area. This figures drops noticeable after dark however, particularly in the town centre. More people report feeling unsafe after dark both in the town centre and in their local area, than</p>

## SOCIAL AND COMMUNITY

SPD objectives	Associated targets	Indicators	Progress
			during the day, when only small percentages say they felt unsafe.



ENVIRONMENT QUALITY AND OPEN SPACE

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

*Local Plan 2002 Target: Number and scale of planning permissions gained against advice of utilities companies and other agencies*

	Flooding	Water Quality	Total
E1	0	0	0

The Environment Agency was consulted on 107 applications in the monitoring period. Applications where potential objections were raised were the subject of conditions that addressed any concerns.

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

*Local Target: Biodiversity Action Plan targets*

Progress:

Date of Change	Site Change Occurred	Type of Change	Comment	Area of change
20/09/2012	Great Barford Gravel Pits CWS	Modified	Boundary of western pit extended to included extra lake area created since site originally recognized. (The extension is entirely within Beds Borough though the site straddles the border with Central Beds)	+3.01ha
06/12/2012	Little Catsey Wood CWS	Modified	Neutral grassland removed from citation as has now all become secondary woodland. (There was no change to the boundary, just the reason for being a CWS)	0
06/12/2012	Great Oaks Wood CWS	Modified	Area of CWS reduced because an area of neutral grassland had been ploughed away.	-0.50ha
06/12/2012	Oakley Little Wood CWS	New	The wood was found to be on Natural England's Ancient Woodland Inventory, so was recognized as a CWS.	+4.64ha

There were 130 County Wildlife Sites at the start of the monitoring period and 131 at the end, with Oakley Little Wood being appointed a new site in December 2012. Eight of these sites straddle the border with Central Bedfordshire and are therefore 'shared' with them.

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

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

Progress:

Land designated SSSI – 166.73 hectares

SSSI in:

- Favourable condition – 51.64ha (30.97%)
- Unfavourable recovering – 115.09ha (69.03%)

All SSSI designated land in the borough assessed as being in unfavourable condition, is considered to be recovering. This is consistent with the last reporting year.

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

(Source: Natural England website [www.naturalengland.org.uk](http://www.naturalengland.org.uk) 2013)

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

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

Progress:

“In the monitoring period (2012/13), a further 10.3ha of new community woodland was created as an extension to the existing ‘Bedford’s Green

## ENVIRONMENT QUALITY AND OPEN SPACE

'Gateway' project, a cluster of new woodlands forming a 'green wedge' between Wootton and Kempston. A total of around 14,000 native trees and shrubs were planted, bringing the total number planted in the 'Gateway' to over 70,000. Despite some disruption from snow and ice, around 500 people were involved in a series of public, school and corporate tree planting events, between them planting half of the trees planted last winter."

(Source: Forest of Marston Vale)

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### Indicator E5: Securing local standards for open space provision

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

Progress:

The local standards are now part of the adopted Allocations and Designations Local Plan Policy AD28. An Open Space supplementary planning document (adopted in September 2013 – outside the monitoring period) provides guidance on how Policy AD28 will be applied and assist applicants and developers on calculating the requirements of open space in any new development.

The Borough of Bedford Green Space Strategy was adopted in February 2013. This document includes appendices which outline the green space deficiencies for the rural area and recommendations supported by the 2007 Open Space, Sport and Recreation Study.

(Source: Bedford Borough Council)

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### Indicator E6: Designated air quality management areas

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

*Local Target: Monitor air quality against national targets for NO<sub>2</sub> and SO<sub>2</sub> in the relevant AQMAs*

Progress:

Under the provisions of the Environment Act 1995 Part IV Section 83(1) an Air Quality Management Area (AQMA) for nitrogen dioxide (NO<sub>2</sub>) was declared in Bedford town's centre on 6<sup>th</sup> November 2009. The order also revoked AQMA 1 for sulphur dioxide (SO<sub>2</sub>) following the closure of Stewartby brickworks in February 2008.

The AQMA (known as AQMA 5) covers most of the town centre where the annual mean for NO<sub>2</sub> is widely exceeded. In April 2013 the council fulfilled its part in the Local Air Quality Management Process (LAQM) by submitting a Progress Report. This Progress Report identified that there are areas along

Amphill Road where new monitoring has commenced that has indicated that the Government's annual mean Objective may not be met.

Once the council has collated adequate data to establish the levels of NO<sub>2</sub> along Amphill Road, then the council can identify potential action. The council will also revise its Air Quality Action Plan which will link closely with Local Transport Plan 3 and other council policies to detail the measures the council and its stakeholders are taking to improve air quality within the town centre AQMA.

The air quality monitoring stations continue to run and provide continuous accurate data on levels of NO<sub>2</sub> within the town centre. This data is used to inform modelling and future work carried out within the borough.

No other areas out of the AQMA were found to exceed Government objectives and therefore the council will produce a further Progress Report in April 2014.

(Source: Bedford Borough Council)

### Indicator E7: Household and commercial waste recycling

Draft Target: Recover 70% Municipal Solid Waste by 2015

Progress 2012/13

**Household Waste:** Total waste 72528.56t (28374.52t for recycling, composting, reuse = 39.12% waste)

**Commercial and Municipal Waste** – Bedford Borough Council – municipal waste arising = 80106.18t (33,957t land filled, 8360.014t Energy from Waste, 30,603t recycled/composted = 38.2%)

The monitoring year saw a slight improvement in the council's recycling performance. The council is continuing to improve recycling facilities for Houses in Multiple Occupation (HMO) but the main focus has been on securing, and latterly implementing, the schemes supported by the DCLG Weekly Collection Support Scheme. The council was successful in obtaining £3.1m of funding to improve waste collection services; this will be spent on a number of initiatives including more fuel efficient collection vehicles, an in-cab computer system to help reduce missed collections and identify areas of low participation in recycling schemes and additional staff to support those residents struggling to reduce, recycle or reuse their waste. In addition, a Borough wide communications campaign will encourage greater participation in recycling and help reduce the amount of waste produced at source.

The council's Household Waste Recycling Centre contract continues to perform well and divert over 90% of waste deposited at the Barkers Lane site

away from landfill. The council's new contract for the disposal of the majority of the residual waste via mechanical and biological treatment (MBT) commenced in October 2012 and has seen the amount of waste sent to landfill fall by approx. 8900t. The MBT process involves drying and shredding the waste to remove moisture. Material is then screened to recover any recyclables and baled into pellets which are suitable for use in Energy from Waste facilities.

Further information on Minerals and Waste can be found in the Minerals and Waste Monitoring Report.

(Sources: Bedford Borough Council, DEFRA Municipal Waste Management Statistics 2012/13)

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**Indicator HB1: Listed buildings at risk**

## Progress:

2013	2 entries on the national at risk register (Cardington No. 1 Shed at RAF Cardington grade II* and Church of All Saints, Church Lane, Little Staughton grade I) 28 entries on the local at risk register
2012	1 entry on the national at risk register (Cardington No. 1 Shed at RAF Cardington grade II*) 35 entries on the local at risk register
2011	1 entry on the national at risk register (Cardington No. 1 Shed at RAF Cardington grade II*) 36 entries on the local at risk register
2010	1 entry on the national at risk register (Cardington No. 1 Shed at RAF Cardington grade II*) 39 entries on the local at risk register (reported last year as on national register)
2006-10	1 entry on the national at risk register Priority B (Cardington No. 1 Shed at RAF Cardington grade II*)
2005	2 entries on the national at risk register (records grades I and II* only)
2004	24 entries on the local at risk register
2000	33 entries on the local at risk register

Land adjacent to the Air Shed No.1 now benefits from a resolution to grant planning permission for residential development. Provisions in the S106 agreement will secure refurbishment of Shed No.1 in conjunction with this development however the council are currently considering fresh planning applications. The number of buildings on the local at risk register has been reduced from 35 to 28. This reduction of 7 entries has come through either restoration work taking place or by the de-listing of entries.

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

Site	Grade
<b>BEDFORD</b>	
Bedford Hospital (Main South Block) Kimbolton Road	II
1 and 1a Saint Paul's Square	II
Sketchley Dye Works 80a High Street	II
<b>CARDINGTON</b>	
Cardington Number 1 Shed At RAF Cardington High Road	II*
<b>CARLTON AND CHELLINGTON</b>	
Monument to Sir Robert Darling, 1 1/2 metres from s.e. Corner of chancel, St Nicholas church	II
<b>KEMPSTON</b>	
Threeways Farmhouse West End Road	II

## HERITAGE AND BUILT ENVIRONMENT

<b>KEMPSTON RURAL</b>	
Meadow Farmhouse West End Road	II
<b>KNOTTING AND SOULDROP</b>	
Barns At Strawberry Hill Farm	II
<b>LITTLE BARFORD</b>	
Barn North Of Farmhouse, Lower Farm	II
<b>PODINGTON</b>	
4 Hinwick Village	II
Gatepiers To Drive Entrance, Hinwick Hall	II
<b>RENHOLD</b>	
Ice House To Howbury Hall St Neots Road	II
Garden Wall To Howbury Hall St Neots Road	II
Great Dairy Farmhouse St Neots Road	II
<b>RISELEY</b>	
Granary At Riseley Lodge Farm North East Of House Bowers Lane	II
<b>ROXTON</b>	
Chawston Lodge	II
<b>ROXTON</b>	
Dovecote At Forty Farm Great North Road	II
Forty Farmhouse Great North Road	II
<b>SHARNBROOK</b>	
Former Farmhouse At Hill Farm Mill Road	II
Magniac Mausoleum St Peter's Churchyard Church Lane	II
<b>STAPLOE</b>	
Dovecote At Number 49 Woodhouse Lane	II
<b>STEWARTBY</b>	
Two Kilns And Four Chimneys At The Stewartby Brickworks	II
<b>THURLEIGH</b>	
Churchyard Cross Near South Door Of Church High Street	II*
<b>TURVEY</b>	
Great Oaks Farmhouse Bedford Road	II
<b>WILDEN</b>	
Manor Farmhouse High Street	II
<b>WILLINGTON</b>	
Garden Wall At Manor Farm Church End	II
<b>WILSHAMSTEAD</b>	
Granary At Manor Farm Cotton End Road	II
Cawne Close 34 Bedford Road	II

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

### Indicator HB2: Shopfronts and Advertisements in Conservation Areas SPD

SPD objectives	Associated targets	Indicators	Progress
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## HERITAGE AND BUILT ENVIRONMENT

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	<p>21 planning applications decided where policy BE16 of the Borough Local Plan 2002 was used, 17 of which were approved and 4 of which were refused</p> <p>The SPD was referred to in 19 of the above 21 applications either in the Officer's Report, or in the Decision Notice</p>
Encourage a higher standard of shopfronts on newer buildings	Improve standard of shopfronts on newer buildings	b) Standard of shopfronts on new buildings	<p>2 applications were received in the town centre conservation area for alterations to shop fronts on buildings where the SPD was mentioned however neither were for newer buildings.</p> <p>4 applications were received for adverts on newer (post war) buildings in conservation areas where the SPD was mentioned either in the officer's report or the decision notice. 3 of these were</p>

## HERITAGE AND BUILT ENVIRONMENT

SPD objectives	Associated targets	Indicators	Progress
			granted consent and 1 was refused.
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	39 planning advertisement applications decided where SPD was mentioned either in the officer's report or the decision notice, 34 were approved, and 5 refused. Of the 39 applications, 15 were in conservation areas. 3 advertisement applications were decided where the SPD was not mentioned

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

Programmed Schemes in Local Transport Plans 2 and 3.

Scheme		Project Lead	Target Date	Achievement at 31/03/2012
1	A421 Improvements Bedford to M1	Highways Agency	Now open	Completed and open Dec 2010
2	A6 Wixams Re-Alignment	Developer Led (some public sector funding)	Complete	Complete and open
3	Bedford Western Bypass A421-A428	Council and English Partnerships led (with subsequent Developer Contributions)	Autumn/ Winter 2009	Completed and open
4	Bedford Western Bypass A428-A6	Some public sector funding	Phase 2 of the bypass has planning permission.	Funding was identified for the bypass in Dec 2013 (outside monitoring period) and planning permission obtained.
5	East-West Rail Oxford/Aylesbury to Bedford	East West Rail Consortium	East West Rail Consortium scheme under consideration.	The East-West Rail link was included in the Government's High Level Output Specification (the investment plans for the rail industry). Delivery of western section planned for 2017. Electrification expected by 2019. Majority of funding will be Government, with a contribution

## TRANSPORT AND TRAFFIC

				from local authorities along the route.
6	Wixams Station	Developer Led (some public sector funding)	end 2015	Planning application approved in February 2012.
7	Bedford Town Centre Improvements including River Bridge	Bedford Borough Council		Foot/cycle bridge proposed as part of Riverside North development – the planning application was permitted subject to a Planning Obligation at Planning Committee on 25 March 2013. Options for new all vehicle river crossing being considered. Town centre improvements tied up with development opportunities in town
8	Bedford Midland Road Rail Station Improvements	Developer Led (some public sector funding)		Platform lengthening as part of the Thameslink programme completed 2010. Government announced electrification of Midland Main Line and East West Rail in July 2012. Redevelopment of station has subsequently

## TRANSPORT AND TRAFFIC

				been put on hold. Electrification is expected to require remodelling of the station.
9	Park and Ride (Biddenham/Great Denham and Clapham)	Bedford Borough Council	N/A	A parking facility at Great Denham which can serve as a Park and Ride (using the service bus) has been constructed and opened. Clapham P&R is linked with development opportunities as a result of proposed development on land north of Bromham Road and the provision of the bypass Phase II
10	Detrafficking of Bedford High Street	Bedford Borough Council		Form of detrafficking and timescale will depend on completion of A428/A6 bypass and other developments under consideration in the town centre.

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

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

*Core Strategy Objective 8: Support delivery of coordinated transport improvements with emphasis on non-car modes, improving east-west communications and achieving greater transport interchange*

Progress:

58% of households in the urban area are within 400 metres walking distance of a bus service with a quarter-hourly bus service. This demonstrate a 3% decrease of households in the urban area that are within 400 metres walking distance of a quarter-hourly bus service compared with last year's monitoring figures.

(Source: Bedford Borough Council)

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

*Core Strategy Objective 8: Support delivery of coordinated transport improvements with emphasis on non-car modes, improving east-west communications and achieving greater transport interchange*

Progress:

63% of rural households are within 13 minutes walking distance of an hourly bus service. This demonstrates a 6% decrease of households in the rural area that are within 13 minutes walk of an hourly bus service compared with last year's monitoring figures.

(Source: Bedford Borough Council)

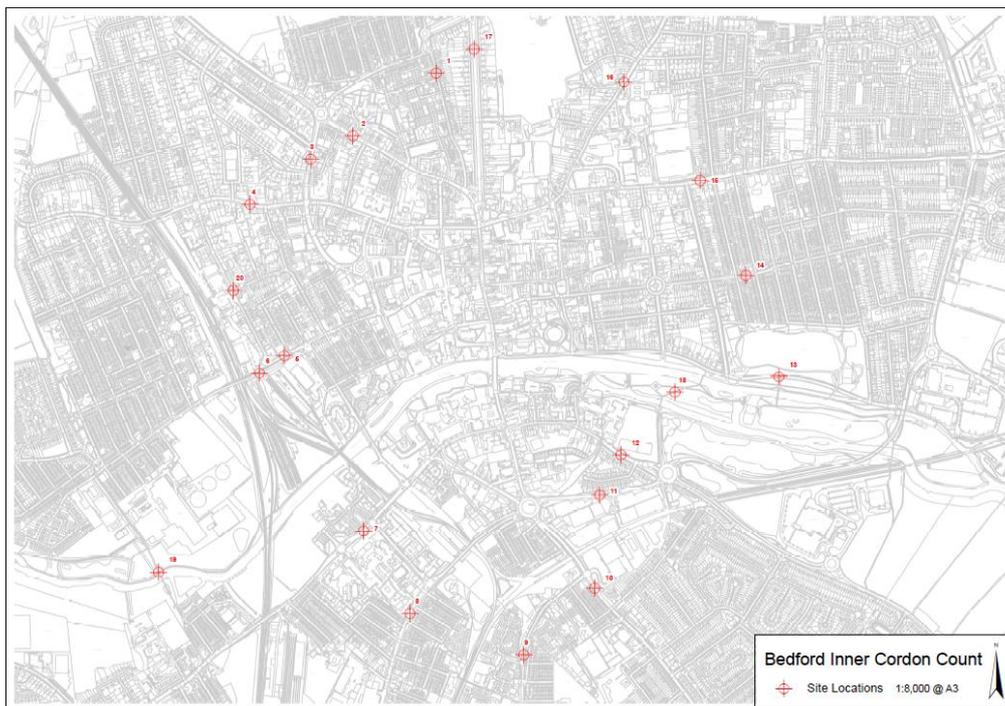
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**Indicator T4: Traffic levels in the town centre**

*LTP3 Objective: To encourage and support a sustainable transport system that contributes to a healthy natural and urban environment*

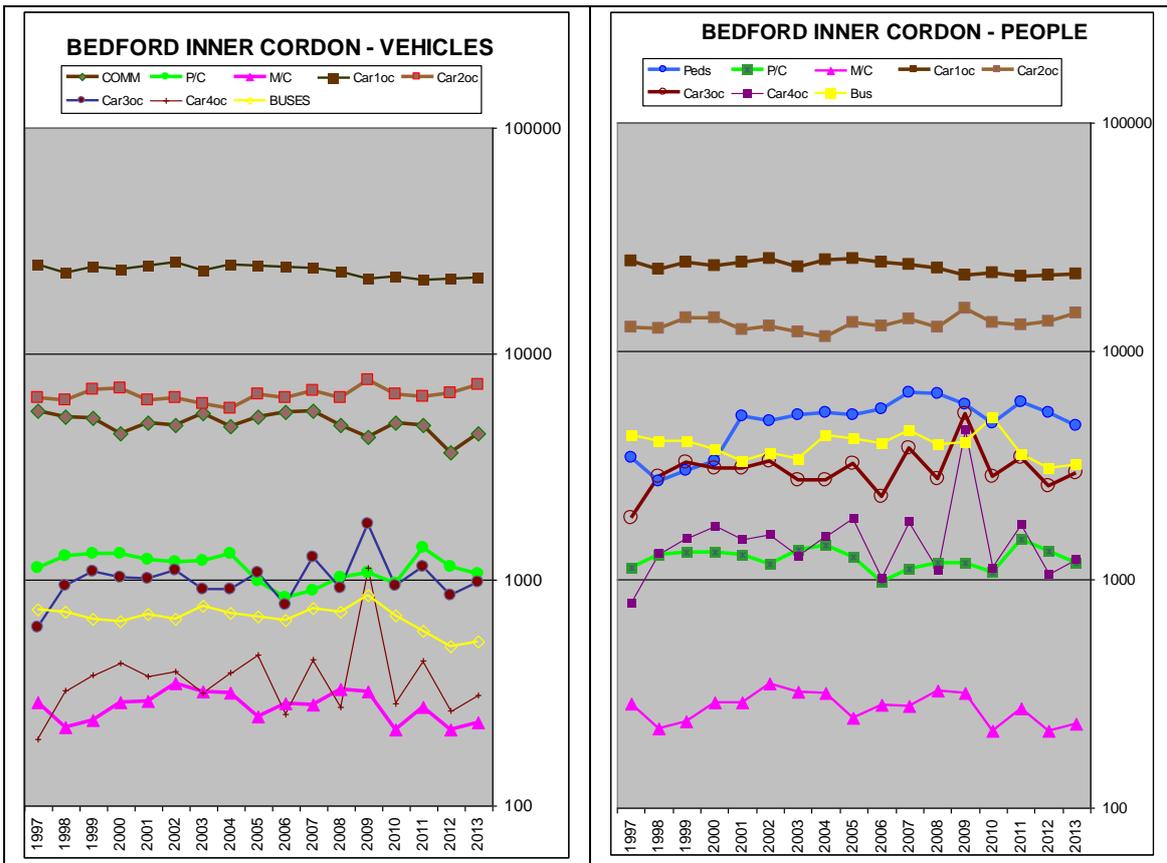
Progress:

## TRANSPORT AND TRAFFIC



Categories	2001	2003	2005	2007	2009	2011	2013
Large Goods Vehicles	3168	3650	3966	4459	2632	3179	3524
Other Goods Vehicles	1768	1789	1324	1102	1675	1638	899
Cars	32061	30486	32626	32521	32110	29156	30440
Motor Cyclists	290	321	249	280	320	273	233
All Buses	701	764	687	749	856	593	530
Cyclists	1187	1345	1247	1112	1187	1509	1182
ALL VEHICLES	39040	38097	38229	40005	38651	36222	36692
Pedestrians	5178	5256	5250	6576	5825	5956	4728
People on foot/cycle/bus	9781	9987	10619	12182	10996	11023	9090
People in cars	41434	39277	43613	43272	46684	39242	40650
ALL PEOPLE	51505	49585	54481	55734	58000	50538	49973
% on foot/cycle/bus	19%	20%	19%	22%	19%	22%	18%

TRANSPORT AND TRAFFIC



Vehicle data includes commercial, cars, buses and cyclists. People data excludes occupants of commercial vehicles, but includes pedestrians. Bus occupancy data is estimated for 2004-2007 and 2011-2013.

Figures are collected from each cordon point at the inner cordon with 18 road points and 2 cycle/footpaths indicated on the map above. The counts are done on one weekday in October between the hours of 7am and 12 midday for all vehicles and people heading inbound into the town.

Over the last 4 years there has been a small decline in the number of vehicles entering the town. The number of people entering by bus, cycle or on foot reached a peak in 2007 but has since slightly declined. The percentage of sustainable journeys (foot/cycle/bus) has fluctuated around 18-22% with no clear trend pattern.

(Source: Bedford Borough Council)

**Indicator T5: Footfall levels in the town centre**

Target: N/A

Progress:

Total footfall for 12/13 = 14,015,147

This is a new method of recording this data (previously an average weekly figure) so there are no comparative data.

(Source: Bedford Town Centre Company)

### Indicator T6: Completion/enhancement of cycle routes in the Borough

Progress:

In 2012, a draft urban cycle network was identified, consisting of 26 strategic Bedford cycle routes (BCR), town centre routes (TCR) and Bedford orbital routes (BOR). This gives an urban cycle network of 125 kms length. This network is currently being assessed for works and any legal issues of ownership or traffic regulation orders. Developer, Local Sustainable Transport Fund and local transport plan funding will be concentrated on enhancing and completing this network.

#### Cycling schemes:

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

- BCR 1: Widening and extension of NCN route 51 from Queens Bridge to Great Denham
- BCR 15: The lighting of NCN route 51 from Priory Country Park to Aspects – this popular route is dark and unwelcoming during the winter months
- BCR 5: Resurfacing of cycle track route to Clapham alongside rural part of Clapham Road
- BCR 12: Cycle lanes on either side of Goldington Road from St Cuthberts junction to Philpotts Avenue.
- BCR 12: TRO to legitimise cycling from Riverfield Drive to A421 junction
- BCR 13: Surfacing of cycle route through Russell Park

Schemes to be completed this financial year:

- BCR 7: Lighting of path through Bedford Park
- BCR 25: Upgrade of Hastingsbury cycle route alongside Kempston and Bedford Road
- TCR NS5: Cycle lanes in Prebend Street
- BOR A: Cycle lanes in Park Avenue and Roff Avenue

#### Local Sustainable Transport Fund (LSTF)

The council was awarded funding in July 2012 as part of a thematic bid supported and managed by Sustrans entitled “Access to Stations”. The council is the lead authority and is responsible for putting in claims to the Department for Transport for the whole project and distributing funding to 7 other authorities. The LSTF award gives the council the opportunity to invest in infrastructure improvements which would otherwise have been unaffordable at present. Furthermore it provides revenue support for promotional measures

to encourage people to change their travel behaviour and make better use of the walking and cycling networks.

(Source: Bedford Borough Council)

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**Indicator M1: Land North of Bromham Road**

Planning permission has been granted for phase II of the bypass to the north of Bedford, continuing the work of the completed sections of bypass to the south and west. The council are currently pursuing Compulsory Purchase Orders to facilitate the delivery of the bypass.

**Indicator M2: Great Denham and West of Kempston**

Objective	Indicator	Great Denham	West of Kempston
To make best and most efficient use of land	Density of residential development (dwellings per hectare)	No new reserved matters applications for housing were granted permission in the monitoring period.	No new reserved matters applications for housing were granted permission in the monitoring period.
To encourage energy efficiency, sustainable drainage, waste minimisation and provision of renewable energy within the area	Number of renewable energy schemes	At least 10% of market dwellings will have renewable energy schemes or satisfy the requirement of Core Strategy Policy CP26	At least 10% of market dwellings will have renewable energy schemes or satisfy the requirement of Core Strategy Policy CP26
	Number of homes and buildings built to Ecohomes/ BREEAM standards	All affordable housing to date has been built to code for sustainable homes level 3 through HCA funding. All reserved matters applications are in compliance with the design code in terms of materials, scale, form and	All affordable housing to date has been built to code for sustainable homes level 3 through HCA funding All reserved matters applications are in compliance with the design code in terms of materials,

## MAJOR PROJECTS

		detail vernacular.	scale, form and detail vernacular.
To ensure a well-connected and accessible development	Creation of new vehicular and pedestrian routes into the development	The Design Code and Masterplan provide an outline for access infrastructure on site and this is being completed on a phased basis.	The Design Code and Masterplan provide an outline for access infrastructure on site and this is being completed on a phased basis.
To create an attractive development of local distinctiveness and character	Number of Reserved Matters Applications approved	No new reserved matters applications for housing were granted permission in the monitoring period. 1 reserved matters application was approved for a nursery.	No new reserved matters applications for housing were granted permission in the monitoring period
To value and protect the diversity of nature	Creation of integrated network of open space inc. areas managed specifically for ecological interest	The country park is currently under construction	Pilgrim Park is currently under construction and will be available by 2013/14
To strengthen the local community and cultural identity  To make opportunities for culture, leisure and recreation readily available to all	Use made of culture, leisure and recreation facilities	The country park is currently under construction	Pilgrim Park is currently under construction. Sports pitches will also be made available as will the country park pavilion by 2013/14

## MAJOR PROJECTS

To ensure that everyone has access to a good quality affordable home that meets their needs	Number of new dwellings built on site	71	144
	Number of affordable homes built as a proportion of all new dwellings	11 (15% of new dwellings)	53 (37% of new dwellings)
To create a vibrant local economy	Number of jobs created by the development		Outline permission has been granted for a business park with the potential for creating between 159 and 238 jobs

## Indicator M3: Wixams

Objective	Indicator	Wixams
To make best and most efficient use of land	Density of residential development (dwellings per hectare)	35 – 40 dwellings per ha.
To create an attractive development of local distinctiveness and character	Number of Reserved Matters Applications approved	No new reserved matters applications for housing were granted permission during the monitoring period. 1 application was approved for the variation of layout to parcel A and another application approved to add garages to particular plots in the same parcel.
To value and protect the diversity of nature	Creation of integrated network of open space inc. areas managed specifically for ecological interest	Network of open spaces across village 1 in the form of recent completion of Greenway B acting as a buffer between village 1 and village 2.
To strengthen the local community and cultural identity	Use made of culture, leisure and recreation facilities	Greenways will allow leisure routes through village 1 and between village 1 and 2. Village 1 contains community hall recently transferred to the local residents' association.
To make opportunities for		Open space includes formal pitches for public use. Village 1

## MAJOR PROJECTS

culture, leisure and recreation readily available to all		contains MUGA.
To ensure that everyone has access to a good quality affordable home that meets their needs	Number of new dwellings built on site	113 (0 affordable).
	Number of affordable homes built as a proportion of all new dwellings	220 equal to 36% of total dwellings built on site
To create a vibrant local economy	Employment floorspace completed in monitoring period	Outline approval granted for B8 development in employment area in 11/12. Permission granted in monitoring period for access routes to employment area.
	Retail floorspace completed in the monitoring period	No new retail floorspace was completed in the monitoring period.

**Indicator M4: Shortstown**

1 reserved matters application was permitted in the monitoring period for 18 dwellings, a doctor's surgery and a commercial unit in Shortstown.

34 dwellings were completed in the development in the monitoring period.

An application for a large development opposite the Kempston Interchange Retail Park and an application on the former Camford site on Amphill Road were granted planning permission in the monitoring period. Both have commenced development with a new B&Q store at the Interchange and a new Morrisons at Amphill Road.

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

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

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

#### S106 Finance received 12/13

Service area	£
Highways and Public Transport	574,358
Education	3,184,634
Green Infrastructure	519,587
Community	328,880
Footpaths/cycleways	-
Affordable housing	66,605
Staff fees	98,241
<b>Total</b>	<b>4,772,305</b>

(Source: Bedford Borough Council)

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

*Aim: To ensure that new development and other partner agencies contribute to the delivery of the council's strategy for the town centre as a whole, including the provision of infrastructure.*

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

Progress:

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

(Source: Bedford Borough Council)

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**Indicator I3: S106 money spent during monitoring period**

List of Projects in 2012/13 for which S106 finance was used.

	<b>Project</b>	<b>£</b>
Highway	Controlled Parking Zone near Bedford University	32,009
Highways	Norse Rd signs etc for Traffic Regulation Order	580
Highways	Traffic Regulation Order, Conduit Rd/Bromham Rd.	3,011
Highways	Amphill corridor bus lane punctuality improvements	74,799
Highways	Phase 1 - Park and Ride Great Denham scheme	691,864
Public transport	Public transport infrastructure and extended service, Great Denham	154,803
Public transport	Wixams extended service and service enhancements	73,819
Public transport	Re-scheduling bus routes 4/5	10,000
<b>Total</b>		<b>1,040,884</b>
Education	Great Denham New Primary School started Feb.2012, opened Sept 12 completed Dec 12.	2,688,812
Education	Shortstown Primary School due to open Sept 13	1,614,397
Education	Great Barford Lower School additional teaching space project	5,437
Education	Castle Lower school, create breakout area	9,991
Education	Convert IT suite to teaching area at Hastingbury	43,194
<b>Total</b>		<b>4,361,832</b>
Greenspace	Jubilee Park pitch improvement	13,611
Greenspace	Bedford Park pitch improvements, re-grade and importation of root zone	52,957
Greenspace	Southfields tennis court, refurbish 2 tennis courts and convert basketball court to tennis, start of works	6,553
Greenspace	Russell Park, Moor Lane, Mowsbury Park, Jubilee Park minor re-grading of pitches	1,553
Greenspace	Mowsbury/Hillgrounds sports hub pitch enhancement programme year 2	12,740

## INFRASTRUCTURE

Greenspace	Machinery to regrade and make new pitches	25,600
Greenspace	Cottrill Way – works to form two pitches	28,000
Greenspace	Marston Vale Trust	35,379
Greenspace	Commuted sum for the future maintenance Woodlands Park pitches passed to maintenance budget	84,829
Greenspace	Pavenham Parish Council - for pitch improvement	443
Greenspace	Wootton Parish Council – Multi Use Games Area improvement	21,520
Greenspace	Harrold Parish Council - skate park (re-imburement )	15,065
Greenspace	Willington Parish Council - Multi Use Games Area with fencing	34,533
Greenspace	Play areas. New equipment at Althorpe St and Offa Rd.	5,334
Greenspace	Mowsbury Park pavilion feasibility	1,664
Greenspace	Re-instatement cricket square Miller Road, Bedford	7,969
<b>Total</b>		<b>347,750</b>
Community	Wixams village hall start up sum, first year revenue support.	28,000
Community	Off site primary care improvements for West Kempston	14,710
Community	Robinson Pool changing facility improvements phase 1	126,449
Community	Wilstead Parish Council Towards public art feature, Wilstead	1,280
Community	Burial Ground infrastructure for expansion, Norse Road	15,000
<b>Total</b>		<b>185,438</b>
Staff /monitoring	Towards staff/monitoring costs Wixams and Great Denham developments	142,570.0
<b>Total</b>		<b>142,570.0</b>
<b>Overall total spent</b>		<b>6,078,474</b>

Source: DCM based on Projects, date authorised report

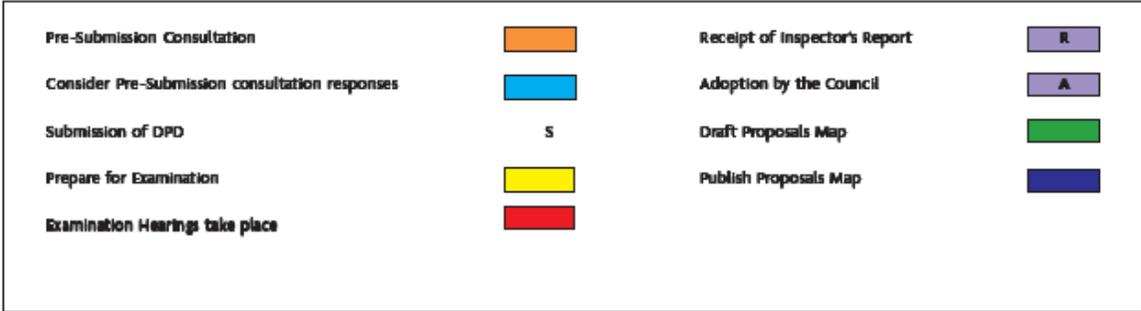
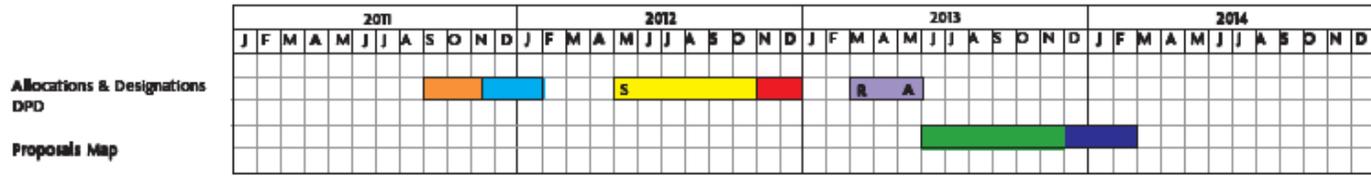
Term	Explanation
Adoption Statement	Statement produced by the Borough Council when a document is adopted to explain where the adopted document can be viewed and how the adoption can be challenged.
BBMR	Bedford Borough Monitoring Report
Community Infrastructure Levy (CIL)	A new charge that could be applied to new development upon planning approval for the purposes of funding necessary infrastructure. The charge for development of different locations and sizes is calculated according to a schedule produced by the council, which is the subject of independent examination.
Contextual Indicators	Set of indicators that show the social, economic and environmental circumstances that exist within the Borough.
Output Indicators	Set of indicators that are used to measure the implementation of planning policies.
Commencement of Production	When the production of a document begins.
Examination	Examination of a submitted document by an independent inspector to consider whether the document is 'sound'.
Elementary Occupations	Unskilled and/or routine occupations
Growth Area	Bedford, Kempston and the northern Marston Vale portion of Bedford Borough.
Housing Trajectory	A graph that shows the past and anticipated supply of housing over the life-span of a Development Plan Document.
Local Development Documents	General term for planning documents that contain planning policies.
Local Development Scheme	Sets out the programme for preparing local development documents
Local Development Orders	A Local Development Order is made by a planning authority in order to extend permitted rights for certain forms of development, with regard to a relevant local development document.
Local Plan	Document that includes planning policies and is part of the development plan.

Term	Explanation
Managers and Senior Officials	Occupations whose main tasks consist of the direction and co-ordination of the functioning of organisations and businesses including internal departments and sections, often with the help of subordinate managers and supervisors.
Milestones	Milestones are progress targets for the production of local development documents. They are set out in the Local Development Scheme, and monitored in the BBMR.
Monitoring Measures	The regular and systematic collection and analysis of information for the Bedford Borough Monitoring Report
National Planning Policy Framework (NPPF)	National planning policy document
Pre-hearing Meeting	A meeting between the Independent Inspector and the parties to be involved in the hearing sessions discuss the management of the hearing and procedural matters.
Residual Area / Rural Policy Area	The area of the Borough not in the Growth Area.
Supplementary Planning Documents (SPD)	Provide supplementary information in respect of the policies in Local Development Documents or Local Plan policies. SPDs 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 planning documents and in development management decisions.
Scoping Report	The first stage of the Sustainability Appraisal.
Section 106 Agreement (s106)	Section 106 Agreements are legal agreements that secure community infrastructure to meet the needs of 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

Term	Explanation
	and economic factors) and required to be undertaken for local development documents and in certain cases Supplementary Planning Documents.
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 Local Development Document	The point at which a Local Development Document is submitted to the Secretary of State.
Super Output Areas (SOA)	SOAs were introduced in 2004 as a new geography for the collection of small area statistics (such as indices of deprivation). Due to ward sizes and populations varying to large degrees, SOAs were created to provide greater consistencies in size and boundary stability for comparison purposes.
Town Centre Uses	Refers to land uses classified as A1 (shops), A2 (Financial and Professional Services), B1 (a) (Offices, other than a use within Class A2) and D2 (Assembly and leisure).
Use Classes Order	A list of land-use classes. Each land-use (e.g. housing, retail, employment etc) falls within a 'class', either A, B, C, D or sui generis (i.e. of its own kind).

APPENDIX A – Progress against Local Development Scheme Milestones

Local Development Scheme 2012



APPENDIX A – Progress against Local Development Scheme Milestones

Local Development Scheme 2013

Local Plan 2032 timetable

2013											
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
								LDS			

2014											
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
									▲		

2015											
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
								●			

2016											
Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec

<p><b>1. Evidence base gathering. Look at options and prepare Issues and Options.</b></p> <p><b>2. Public Consultation on Issues and Options and 'call for sites'.</b></p> <p><b>3. Prepare and agree plan for submission, consult and submit.</b></p> <ul style="list-style-type: none"> <li>▲ Submission plan consultation,</li> <li>● Submission.</li> </ul>	<p><b>4. Formal examination.</b> Includes hearing sessions before appointed Inspector to debate outstanding soundness issues.</p> <p><b>5. Receive Inspector's report and adopt the plan if found to be sound.</b></p> <p>At all relevant stages above need to undertake</p> <ul style="list-style-type: none"> <li>○ SA/SEA,</li> <li>○ Equality Analysis</li> <li>○ Soundness self assessment</li> <li>○ Consultation statement.</li> </ul>
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## APPENDIX B – Use Classes Order 2010

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

## APPENDIX B – Use Classes Order 2010

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

## APPENDIX C - Local Plan Deleted Policies

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

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

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

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

## APPENDIX C - Local Plan Deleted Policies

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

Policies superseded by adoption of Bedford Town Centre Area Action Plan 8<sup>th</sup> October 2008:

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

Policies superseded by adopted of the Allocations and Designations Local Plan 13<sup>th</sup> July 2013 (outside the monitoring period):

- S3 Urban area boundary
- NE7 Wildlife corridors
- NE17 Open Spaces
- NE19 Wyboston Land Settlement Association
- NE21 Forest of Marston Vale
- NE22 Bedford Linear Park
- NE23 Bedford River Valley Park
- BE5 Area of Special Restraint
- BE34a Protected views
- H25 Important open space
- E4 Land west of B530
- SH5 District centre
- SH6 Local centres
- SH8 Change of use of local shops
- SH9 Loss of village shops, Pos and pubs
- SH10 New village shops, Pos and pubs
- T2 Local transportation network improvements (partially deleted 8<sup>th</sup> Oct 2008)
- T5 Motorists' facilities
- T13 Pedestrian Routes (partially deleted 8<sup>th</sup> October 2008)
- T14 Cycle routes
- T17 Park & ride facilities and town centre parking
- T18 Commercial vehicle park

## APPENDIX C - Local Plan Deleted Policies

- LR15 Provision of outdoor playing space for sport
- LR16 Provision of children's play space
- LR17 Provision of general amenity open space

The partially deleted policies were:

- S2 Opportunity sites
- BE1 Mixed uses
- BE2 Mixed uses in opportunity sites

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\\_\\_its\\_purpose/local\\_plan.aspx](http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy__its_purpose/local_plan.aspx)

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