

MM number	Reference in Plan for Submission	Proposed main modification New text <u>underlined</u> Deleted text crossed through
MM1	Chapter 1 paragraph 1.6	<p>1.6b Due to the changes to national planning policy, in particular the need for the borough to plan for higher housing numbers beyond this local plan, the Council will undertake an immediate <u>early</u> review of the local plan once adopted. <u>Significant infrastructure proposals such as the A428 road link between the Black Cat roundabout on the A1 and Caxton Gibbet, the redesign and reconstruction of the A421/A1 junction itself, the A421 expressway, East/West rail link and potential A1 north/south realignment between the A1/A14 intersection and south of Biggleswade will bring very significant change and potentially new and better connected development opportunities both within and beyond the borough.</u></p> <p><u>1.6c The government is currently exploring prospects for strategic growth within the Oxford-Cambridge corridor. The local plan review will provide the opportunity to reflect those decisions with future housing and employment growth aligned with infrastructure delivery timetables. Working with nearby authorities either through the duty to cooperate or jointly on cross boundary strategic plans the Council will seek to deliver sustainable solutions to the challenge of increasing housing delivery.</u></p> <p><u>1.6d The local plan review may also provide the opportunity for the Council to make site allocations in the rural part of the borough if neighbourhood plans have failed to deliver them in the timescale anticipated (see Policy 3S).</u></p> <p><u>Policy XX Reviewing the Local Plan 2030</u></p> <p><u>The Council will undertake a review of the Local Plan 2030, which will commence no later than one year after the adoption of the plan. An updated or replacement plan will be submitted for examination no later than three years after the date of adoption of the plan. In the event that this submission date is not adhered to, the policies in the Local Plan 2030 which are most important for determining planning applications for new dwellings will be deemed to be 'out of date' in accordance with paragraph 11 d) of the National Planning Policy Framework 2019.</u></p> <p><u>The plan review will secure levels of growth that accord with government policy and any growth deals that have been agreed. The planning and delivery of strategic growth will be aligned with the delivery of planned infrastructure schemes including the A421 expressway, Black Cat junction, East West Rail link and potentially the A1 realignment.</u></p> <p><u>The review will also serve to build stronger working relationships with adjoining and nearby authorities and may result in the preparation of a joint strategic plan based on a wider geography.</u></p> <p>Add to list of policies in Appendix 3</p>
MM2		There is no MM2

<p>MM3</p>	<p>Policy 1S and paragraph 5.9</p>	<p>5.9 The Health Impact Assessment should measure the potential health impacts of a development proposal on the wider population. It is a tool to appraise both positive (e.g. physical, social and mental wellbeing benefits), and negative (e.g. generation of pollution) impacts on different subgroups of the population that might result from the proposal’s implementation. Health Impact Assessments will add value and assist decision making in the planning process by maximising the benefits and opportunities from a development to contribute towards creating healthy communities. Health impact assessment allows any necessary mitigation measures to be identified and can help to assess the potentially cumulatively significant effect a proposal could have on health infrastructure and/or the demand for healthcare services. The local plan has itself been the subject of a Health Impact Assessment. The potential need for an Assessment in relation to a planning application will be raised with applicants through the pre-application process <u>and a guidance note will be provided which will include further advice in relation to where an HIA is required, what it should contain and the health outcomes the development should seek to achieve.</u></p> <p>Policy 1S - Healthy Communities</p> <p>The Council will support programmes and strategies which aim to reduce health inequalities and promote healthier lifestyles and will:</p> <ul style="list-style-type: none"> i. Carry out Health Impact Assessments, which may be incorporated into sustainability appraisals, on all planning policy documents. ii. <u>Where appropriate</u>, require <u>a</u> Health Impact Assessment of all residential and mixed-use sites of 50 homes or more, employment sites of 5 hectares (gross) or more, retail developments over 500 square metres (Gross Internal Area), or any other sites as requested by the local planning authority. iii. Require development to be designed to promote health, safety and active living for all age groups, including healthy living options for older people, active space for children and adults and encourage physically active lifestyles through the provision of sustainable modes of transport (e.g. walking and cycling). iv. Recognise, safeguard and encourage the role of allotments; garden plots within developments; small scale agriculture and farmers markets in providing access to healthy, affordable locally produced food options. v. Work jointly with health providers to help deliver and protect a network of health facilities in locations accessible by walking, cycling and public transport where this will meet an existing deficiency, or support regeneration or new development.
<p>MM4</p>	<p>Policy 2S</p>	<p>Policy 2S – Spatial strategy</p>

		<p>To deliver sustainable development and growth that enhances the vitality of the borough’s urban and rural communities, all new development will be required to contribute towards achieving the stated objectives and policies of this plan through:</p> <ul style="list-style-type: none"> i. Maintaining and enhancing Bedford town centre as the preferred location for retail, leisure, visitor economy and office development. ii. Establishing vibrant new areas for urban living in Bedford’s urban core on land south of the river, Greyfriars, Bedford station and Ford End Road. iii. Building on and expanding the town’s employment base with a focus on strategic locations related to the primary road network in the context of increasing east-west connectivity through road and rail improvements. iv. The completion of Wixams new settlement and strategic urban and village extensions to the west of Bedford, at Wootton, Stewartby and Shortstown. v. A strategic village expansion utilising brownfield land at Stewartby. vi. <i>Criterion deleted</i> vii. Strategic residential development in key service centres in association with expanded education provision where necessary. viii. Limited development in smaller rural service centres in line with existing and potential capacity of infrastructure and services. ix. Safeguarding the intrinsic character of the countryside <u>and the environment and biodiversity within it (to fulfil the requirements of European directives)</u> through the careful management of development to meet local needs whilst supporting the rural economy. x. Delivering the majority of rural growth through neighbourhood plans.
MM5	New paragraph before 6.7	<p>Insert new paragraph before 6.7:</p> <p><u>Existing planning permissions for residential development, together with previously allocated commitments and an allowance for windfall mean that the local plan needs to allocate growth to provide a minimum 3,169 new dwellings in order to ensure that the objectively assessed need for housing of 14,550 homes in the period 2015-30 will be met.</u></p>
MM6	Policy 3S	<p>Policy 3S – Amount and distribution of housing development</p> <p>A minimum of 3,636 <u>3,169</u> new dwellings will be allocated and distributed as follows:</p> <ul style="list-style-type: none"> i. Bedford urban area: 2,532 <u>2,647</u> dwellings (of which 1,785 <u>1,900</u> dwellings will be delivered by 2030) ii. Urban extensions: 210 dwellings

		<ul style="list-style-type: none"> iii. Stewartby strategic brownfield allocation: 1,000 dwellings (of which 100 dwellings will be delivered by 2030) iv. <i>Criterion deleted</i> v. Key service centres: 2,000 dwellings vi. Rural service centres: 260 dwellings. <p>In the settlements listed below, it will be necessary to identify sites to meet the following levels of development, generally in and around defined Settlement Policy Area boundaries. Other than in Roxton, all sites will be allocated in Neighbourhood Development Plans. <u>In rural service centres allocations may exceed 50 dwellings where specific local justification is set out in Neighbourhood Plans demonstrating that it would be appropriate in terms of the scale, structure, form and character of the settlement and the capacity of local infrastructure.</u></p> <ul style="list-style-type: none"> i Bromham – 500 homes ii Clapham – 500 homes iii Great Barford – 500 homes Sharnbrook – 500 homes iv Carlton – 25-50 homes v Harrold – 25-50 homes vi Milton Ernest – 25-50 homes vii Oakley – 25-50 homes viii Roxton – 25-50 homes (see Policy 28) ix Turvey – 25-50 homes Willington – 25-50 homes. <p>The Council will support the relevant local council and other representatives from local communities to identify the most appropriate means of meeting this requirement through their Neighbourhood Development Plans and rural exceptions schemes.</p> <p>The delivery of housing which meets the requirements of this policy will be monitored annually by the Council to ensure that the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall through the development plan process. With the exception of Roxton in the settlements named above, if a Neighbourhood Development Plan or Neighbourhood Development Order (Regulation 16) has not been submitted to the Council by October 2020*, the Council will consider the need to allocate additional sites.</p>
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		*or 12 months after <u>the date of</u> adoption of the local plan, whichever is the later.
MM7	Settlement Policy Areas definition after paragraph 6.17	<p>Add at end.</p> <p><u>The following settlements have a Settlement Policy Area:</u></p> <ul style="list-style-type: none"> • <u>Bletsoe</u> • <u>Bromham</u> • <u>Cardington</u> • <u>Carlton</u> • <u>Clapham</u> • <u>Colmworth</u> • <u>Cople</u> • <u>Upper Dean</u> • <u>Cotton End</u> • <u>Shortstown</u> • <u>Felmersham</u> • <u>Great Barford</u> • <u>Harrold</u> • <u>Souldrop</u> • <u>Little Staughton</u> • <u>Yelden</u> • <u>Milton Ernest</u> • <u>Oakley</u> • <u>Odell</u> • <u>Pavenham</u> • <u>Swineshead</u> • <u>Podington</u> • <u>Ravensden Church End</u> • <u>Renhold Salph End</u> • <u>Renhold Green End</u> • <u>Riseley</u>

		<ul style="list-style-type: none"> • <u>Roxton</u> • <u>Sharnbrook</u> • <u>Stagsden</u> • <u>Stevington</u> • <u>Stewartby</u> • <u>Thurleigh</u> • <u>Turvey</u> • <u>Wilden</u> • <u>Willington</u> • <u>Wilstead</u> • <u>Wixams</u> • <u>Wootton</u> • <u>Wymington</u>
MM8	Policy 4	<p>Policy 4S – Development in villages with a Settlement Policy Area</p> <p>Within Settlement Policy Area boundaries, development or redevelopment will be acceptable in principle provided that it is consistent with the other policies of the development plan.</p>
MM9	Paragraph 6.18	<p>Amend final sentence:</p> <p>The local plan considers that some modest development may be appropriate in such locations to help maintain the social and economic viability of these settlements <u>provided that it is consistent with other policies in the development plan.</u></p>
MM10	Small settlements definition after paragraph 6.19	<p>Small settlements definition</p> <p>Amend penultimate bullet point: Turvey Station <u>Turvey Station End</u></p> <p>Add at end: <u>The settlements that qualify as Small Settlements may change during the life of the plan as a result of development.</u></p>
MM11	Policy 6, paragraph 6.20	<p>6.20 A balance therefore needs to be struck between supporting a thriving rural economy and providing opportunities for communities to achieve local development aspirations, whilst protecting the character of existing settlements and the</p>

		<p><u>surrounding countryside and where appropriate enhancing the natural and historic environment, the character and appearance of existing settlements and the surrounding countryside.</u></p> <p>Policy 6S – Development in the countryside</p> <p>Development outside defined Settlement Policy Areas and the built form of Small Settlements will be permitted if it is appropriate in the countryside in accordance with:</p> <ol style="list-style-type: none"> i. Policy 68 - Reuse of rural buildings in the countryside ii. Policy 69 - The replacement and extension of dwellings in the countryside. iii. Policy 70 - Affordable housing to meet local needs in the rural area. iv. Policy 71 - Accommodation for rural workers. v. Neighbourhood Development Plans which have been ‘made’ by Bedford Borough Council. <p>In addition, exceptionally development proposals will be supported on sites that are well-related to a defined Settlement Policy Area, Small Settlements or the built form of other settlements where it can be demonstrated that:</p> <ol style="list-style-type: none"> vi. It responds to an identified community need; and vii. There is identifiable community support and it is made or supported by the parish council or, where there is no parish council, another properly constituted body which fully represents the local community; and viii. Its scale is appropriate to serve local needs or to support local facilities; and ix. The development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement. x. Where a community building is being provided, users of the proposed development can safely travel to and from it by sustainable modes and it is viable in the long term, ensuring its retention as a community asset. <p>All development in the countryside must:</p> <ol style="list-style-type: none"> xi. <u>Recognise the intrinsic character and beauty of the countryside; and</u> Protect the intrinsic character and beauty of the countryside; and xii. Not give rise to other impacts that would adversely affect the use and enjoyment of the countryside by others; <u>and</u> xiii. <u>Not give rise to other impacts that would have a significant adverse effect on the environment, biodiversity or designated Natura 2000 sites.</u>
MM12	Paragraph 7.4	<p>7.4 Achieving the vision and objective involves action across the Council and a wide variety of other stakeholders beyond the scope of this local plan. Other initiatives that affect the town centre may include:</p> <ul style="list-style-type: none"> • Public Realm Framework improvements – sets out the Council’s long-term proposals for town centre public realm

		<p>improvements, including making the High St, St Paul’s Square and Midland Road more pedestrian friendly.</p> <ul style="list-style-type: none"> • The One Public Estate (OPE) Transforming Bedfordshire programme – the programme aims to encourage owners of public sector assets to work together to make better use of their combined assets. The aim of this is to create economic growth; establish more integrated and customer-focussed services; generate capital receipts; and reduce running costs; identifying areas in and around Bedford town centre that might be suitable for redevelopment. • Harpur Shopping Centre Investment – a project to increase the retail footprint and re-<u>configuration</u> of existing unit sizes and layouts to attract larger retailers and improve tenant mix. • <u>The Council has published a masterplan for the sites in and around the town centre. The masterplan contained in two documents, Bedford Central town masterplan report and Bedford Ford End Road masterplan report which will be taken into account in determining planning applications.</u>
MM13	Policy 7	<p>Policy 7 – Key development sites in St Paul’s Square, Bedford</p> <p>The following sites in Bedford town centre identified on the Policies Map are allocated for development/refurbishment:</p> <ol style="list-style-type: none"> i. Bank building site, St Paul’s Square ii. Shire Hall, St Paul’s Square (if it becomes available). <p>Key principles of development/refurbishment:</p> <ol style="list-style-type: none"> iii. High quality active ground floor uses, such as eating and drinking or specialist retail uses that that contribute to the distinctiveness of the town centre and integrates well with the surrounding area. iv. The retention and refurbishment of the <u>Grade II listed</u> Shire Hall <u>building</u> and its reuse for appropriate town centre uses if it becomes available. v. Development of the Bank building site must create a signature building to complement the historic and riverside setting. vi. Pre-determination archaeological evaluation. vii. Consideration of impacts on historic environment to minimise harm and inclusion of mitigation measures where necessary. <u>Development should protect, preserve or where opportunities arise enhance heritage assets and their setting, including:</u> <ul style="list-style-type: none"> - <u>Bedford Conservation Area</u> - <u>Grade II listed 1-4 St Paul’s Square</u> - <u>Grade I listed church of St Paul and grade I listed statue of John Howard, and</u> - <u>Bedford Town Bridge scheduled monument and Bedford Castle scheduled monument.</u> viii. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance

		will not be permitted in flood zone 3a. Development must be in accordance with Policy 96.
MM14	Policy 8	<p>Policy 8 - Land at Duckmill Lane/Bedesman Lane, Bedford</p> <p>Land at Duckmill Lane / Bedesman Lane, Bedford will be developed for residential use in the form of apartments. Key principles of development:</p> <ol style="list-style-type: none"> i. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96. ii. Pre-determination archaeological evaluation. iii. Consideration of impacts on historic environment to minimise harm and inclusion of mitigation measures where necessary iii. <u>Development should protect, preserve and where opportunities arise enhance in particular, the following heritage assets and their settings, including:</u> <ul style="list-style-type: none"> - <u>Bedford Conservation Area</u> - <u>Grade I listed church of St. Mary</u> - <u>Grade II listed 24 St. Mary's Street and 2-8 Cardington Road.</u> iv. Assessment of the nature and extent of ground contamination and preparation of a remediation strategy for the site including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring, to be approved by the Council.
MM15	Policy 9	<p>Policy 9 – The station area, Ashburnham Road, Bedford</p> <p>The station area will be developed for residential, office and retail uses. Key principles of development:</p> <ol style="list-style-type: none"> i. <u>Submission of a comprehensive planning brief and A-</u> design code to be agreed with the Local Planning authority as part of the application process. ii. The creation of a new mixed use development area including offices, retail, residential and transport interchange. iii. A new station entrance and public square and the creation of improved linkages to Midland Road. iv. Re-provision of car and cycle parking including the potential for multi storey parking. v. Improvements to pedestrian access and public realm in Midland Road. vi. Provision of revised station access arrangements via Ashburnham Road with appropriate provision for bus, taxi/private hire vehicles, cycle and pedestrian access and drop-off/pick-up points.

		<p>vii. Contributions to town centre wide highway infrastructure improvements.</p> <p>viii. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96.</p> <p><u>viii. Development should preserve and where opportunities arise enhance the setting of Bedford Conservation Area.</u></p>
MM16	Policy 10	<p>Policy 10 – Greyfriars, Bedford</p> <p>Land at Greyfriars will be developed for residential and <u>appropriate town centre</u> retail uses. Key principles of development:</p> <ol style="list-style-type: none"> i. A design code to be agreed with the Local Planning authority as part of the application process. ii. Residential development with a mixture of ground floor retail <u>and other town centre</u> uses <u>limited to the ground floor fronting on the Midland Road and Greyfriars to create an active</u> frontage. iii. Highway improvements to realign Greyfriars and replacement of the roundabout with a signalised junction. iv. Improved priority/ pedestrian space along Greyfriars <u>that promotes walking and encourages connectivity between key locations across the town centre, including the bus and train stations.</u> v. A new residential frontage to Priory Street. vi. Contributions to town centre wide highway infrastructure improvements <u>where appropriate.</u> vii. Pre-determination archaeological evaluation viii. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96.
MM17	Policy 11	<p>Policy 11 - Land at Ford End Road, Bedford</p> <p>Land at Ford End Road will be developed for residential, local retail, education and open space uses. Key principles of development:</p> <ol style="list-style-type: none"> i. Submission of a comprehensive planning brief and a design code, to be agreed by the Council in partnership with relevant property owners detailing the distribution of uses taking full account of the noise environment relative to both the railway line and the brewery and phasing of development. ii. Mix of types and sizes of dwellings appropriate to its town centre setting. iii. Retail provision as an extension to the existing Ford End Road Local Centre of a scale to serve the needs of the local

		<p>community and new residents in accordance with Policy 86 <u>85</u>.</p> <ul style="list-style-type: none"> iv. Provision of strategic riverside open space linked to a network of open space within the development and measures to retain and enhance the biodiversity value of the area. v. Provision of a serviced site for a new two form entry primary school and pre-school, with capacity to accommodate a third form of entry and provision of additional secondary school capacity to be agreed by the Local Education Authority. vi. Assessment of the nature and extent of ground contamination and preparation of a remediation strategy for the site including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring, to be approved by the Council. vii. Suitable accesses to adoptable standards for residential development and alternative vehicular access between Havelock Street and Ford End Road for the retained brewery uses. viii Provision of streets through the site linking to existing highways network and improvements to Hurst Grove, Ford End Road and the Hurst Grove Bromham Road junction. ix. Provision of bus, pedestrian and cycle routes at appropriate locations throughout the development creating pedestrian and cycle connections with the Sustrans route 51, the town centre and railway station. x. Contributions to town centre wide highway infrastructure improvements. xi. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96 Assessment of impact on historic environment and where necessary the recording and protection of any finds on site through design, layout and mitigation. xii. <u>Pre-determination archaeological evaluation and assessment of impact on historic environment, where necessary the recording and protection of any finds on site through design, layout and mitigation.</u>
MM18	Policy 12	<p>Policy 12 – Land at Borough Hall, Bedford</p> <p>Land at Borough Hall will be developed for residential and car park use. Key principles of development:</p> <ul style="list-style-type: none"> i. A design code to be agreed with the Local Planning authority as part of the application process. ii. Retention of the riverside and main Borough Hall buildings for office and other uses. iii. Redevelopment of the council suite building for residential development with active uses on the ground floor. iv. Provision of car parking at Prebend Street. v. Riverfront residential development. vi. Consideration of impacts on historic environment to minimise harm and inclusion of mitigation measures where

		<p><u>necessary. Development opportunities should preserve or where opportunities arise enhance the setting of heritage assets including Bedford Conservation Area.</u></p> <p>vii. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96.</p>
MM19	Policy 13	<p>Policy 13 – Land south of the river, Bedford</p> <p>Land south of the river will be developed for residential use and a mix of retail, business and community uses to support the new neighbourhood. Key principles of development:</p> <ol style="list-style-type: none"> i. Submission of a comprehensive planning brief and a design code, to be agreed by the Council in consultation with relevant property owners detailing the distribution of uses to achieve high quality building design and finishes and a cohesive approach to scale and massing. ii. Mixed use development comprising primarily residential use and a mix of retail, business and community uses together with car parking at Britannia Road iii. Effective use of land through new build and redevelopment opportunities. iv. Design approach which delivers larger scale buildings and more continuous frontages on either side of Kingsway in order to create a greater sense of enclosure, sense of place and to increase the status of the street. v. Public realm improvements to make Kingsway a more attractive urban boulevard. vi. Improvements to pedestrian and cycle connections to the rest of the town centre and to St. John's railway s<u>Station, and contributions to passenger enhancements at St. John's Station e.g. real time information and benches.</u> vii. Contributions to town centre wide highway infrastructure improvements. viii. Provision of serviced land for a new two form entry primary school and pre-school, with capacity to accommodate a third form of entry and provision of additional secondary school capacity to be agreed by the Local Education Authority. ix. Assessment of the nature and extent of ground contamination and preparation of a remediation strategy for the site including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring, to be approved by the Council. x. Consideration of impacts on <u>natural and</u> historic environment to minimise harm and inclusion of mitigation measures where necessary. <u>Development should protect, preserve and where opportunities arise enhance heritage assets and their setting, including:</u> <ul style="list-style-type: none"> - <u>Bedford Conservation Area</u>

		<ul style="list-style-type: none"> - <u>Grade I listed St. Mary's Church, Grade I listed St. John's Church, Grade II* listed St. John's Hospital</u> - <u>Grade II listed buildings along St. Mary's Street, Cardington Road and St. John's Street</u> - <u>Grade II listed 26 Cauldwell Street.</u> <p>xi. Pre-determination archaeological evaluation.</p> <p>xii. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96.</p>
MM20	Policy 15	<p>Policy 15 – Bedford High Street</p> <p>In considering planning applications in Bedford High Street weight will be given to the following objectives:</p> <ul style="list-style-type: none"> i. High quality and distinctive shop fronts and signage that has full regard to the architecture <u>and heritage</u> of the buildings. ii. Refurbishment of buildings which contribute positively to the character and heritage of Bedford. iii. Reoccupation of upper floors. iv. Improvements to the public realm. v. Reducing vehicular traffic. vi. Retaining active frontages at ground floor level which maintain the vitality of the street. vii. Avoiding the concentration of similar uses whose cumulative impact would be to the detriment of environmental quality, amenity or would increase the risk of anti-social behaviour. <p>Planning permission will not be granted for further changes of use at ground floor level to restaurants and cafés (class A3), drinking establishments (class A4), hot food takeaways (class A5) or nightclubs.</p>
MM21	Policy 17 and paragraph 7.28	<p>Land rear of 268-308 Ampthill Road, Bedford</p> <p>7.28 <u>paragraph removed</u> Land rear of 268 – 308 Ampthill Road is currently occupied by a mixture of B employment uses within an area of fragmented residential and industrial character. Set between residential properties fronting Ampthill Road and the railway, the site offers an opportunity to provide some environmental improvement to the area.</p> <p><u>POLICY 17 REMOVED</u></p> <p>Policy 17 – Land rear of 268 – 308 Ampthill Road, Bedford</p> <p>Land rear of 268 – 308 Ampthill Road will be developed for residential use Key principles of development:</p>

		<ul style="list-style-type: none"> i. Provision of a range of housing types and sizes. ii. Provision of a Transport Assessment detailing impact on surrounding highways and mitigation measures. iii. Provision of a Noise assessment and mitigation measures due to proximity to railway. iv. Air quality and odour assessment and mitigation measures due to proximity of railway and Amphill Road. v. Assessment of the nature and extent of ground contamination and preparation of a remediation strategy for the site including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring, to be approved by the Council.
MM22	Policy 19	<p>Policy 19 - Land at Gold Lane, Biddenham</p> <p>Land at Gold Lane, Biddenham will be developed for residential use for up to 160 dwellings as well as strategic open space. Key principles of development:</p> <ul style="list-style-type: none"> i. A comprehensive design code ensuring <u>Provision of a masterplan to accompany any planning application to ensure that the development is designed to reflect the site's important location and to preserve the setting of heritage assets;</u> ii. Provision of a range of housing types and sizes; iii. Provision of a bus stop within 400m of the site on Deep Spinney / Gold Lane; iv. Provision of bus, pedestrian and cycle routes at appropriate locations throughout the development; v. Provision of a pedestrian crossing on Bromham Road; vi. Provision of a Transport Assessment detailing the impact on surrounding highways and mitigation measures; vii. Assessment of impact on landscape and submission of a comprehensive landscape scheme; viii. Provision of open space to west of site to prevent coalescence with Bromham, <u>retaining existing urban open space and gap designation;</u> ix. Consideration of impacts on historic environment to minimise harm and inclusion of mitigation measures where necessary <u>Development should protect, preserve and where opportunities arise enhance heritage assets and their setting, including:</u> <ul style="list-style-type: none"> - <u>Biddenham Conservation Area and listed buildings within, particularly Grade I listed St. James Church, and grade II listed Manor Hospital;</u> - <u>Particular consideration should be paid to views of St. James Church;</u> x. Pre-determination archaeological evaluation; xi. Contribution to the preservation/enhancement of Biddenham Village Pond and the habitats it provides; xii. Assessment of the nature and extent of ground contamination and preparation of a remediation strategy for the site

		<p>including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring, to be approved by the Council.</p> <p>xiii. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96.</p>
MM23	Policy 21 and paragraph 7.32	<p>7.32 Located to the south west of Bedford town centre, <u>Located in the south east of the urban area</u>, this site currently provides sports pitches and open space. The development of the site provides an opportunity to re-provide the sports pitches south of the brook for wider community use and also to provide footbridges for access. To help maintain the green aspect of the site, buffer planting and landscaping will be required to assimilate development into its surroundings. A flood risk assessment will be completed to determine and mitigate the effect of any development on the flood plain. A pre-determination archaeological evaluation will be required to evaluate the significance of the site and suitable provision will be made for the recording of any findings to contribute to the Historic Environment Record.</p> <p>Policy 21 - Land at Mowbray Road, Bedford</p> <p>Land at Mowbray Road will be developed for residential use. Key principles of development:</p> <ul style="list-style-type: none"> i. Provision of a range of housing types and sizes; ii. Provision of a Transport Assessment detailing assessment of impact on surrounding highways and mitigation measures; iii. Improvements to the cycle path through site; iv. Pre-determination archaeological evaluation. v. Consideration of impacts on historic environment to minimise harm and inclusion of mitigation measures where necessary vi. Site specific flood risk assessment to determine effects of development on adjacent flood plain and any mitigation measures required; vii. Re-provision of sports pitches to the south of the brook in the grounds of the old school for community use. Provision will be for 2 adult and 1 junior pitch viii. Provision of footbridges to the re-located sports pitches to allow access from north and south; ix. Buffer planting and landscaping to assimilate the development into the surrounding landscape
MM24	Policy 22	Policy 22 Land at Lodge Hill

		<p>Land identified on Clapham Road, Bedford at Lodge Hill will be developed for residential use. Key principles of development:</p> <ul style="list-style-type: none"> i. Provision of a range of housing types and sizes. ii. A design code to be agreed with the Local Planning authority as part of the application process. iii. Provision of a high quality development offering a range of building heights to take advantage of the topography of the site. iv. Measures including a landscaping and tree planting scheme within the site and along site boundaries. v. Provision of a strategically designed and phased, Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance. vi. Pre-determination archaeological evaluation vii. <u>Development should preserve or where opportunities arise enhance the setting of grade II listed Woodlands Lodge.</u>
MM25	Policy 23	<p>Policy 23 Land to the rear of Bromham Road, Biddenham</p> <p>Land to the rear of Bromham Road, Biddenham will be developed for residential use to deliver housing. Key principles for development:</p> <ul style="list-style-type: none"> i. Provision of a range of housing types and sizes. ii. Provision of a landscaping and tree planting scheme within the site and along site boundaries <u>to reduce the impact of the development on wider views and in particular minimise impacts on heritage assets.</u> iii. Provision of a strategically designed and phased Sustainable Urban Drainage Scheme to deal with all surface water from the development and arrangements for future maintenance. As part of the site is within the flood zone 2 and 3a, a flood risk assessment will be required as part of any planning application. iv. Provision of a pedestrian crossing and an extension to the footpath along the southern side of Bromham Road to provide safe access to the bus stop. v. Submission of a biodiversity report with appropriate mitigation and enhancements. vi. Provision of a heritage statement that addresses the impact of the development on designated and non-designated heritage assets. vii. Pre-determination archaeological evaluation. viii. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96.

MM26	New Policy	<p><u>Land north of Beverley Crescent, Bedford</u></p> <p><u>Land to the north of Beverley Crescent offers the opportunity for residential use on the former playing fields site with access from King George Avenue. Access to the site from Beverley Crescent is only suitable for pedestrians and cyclists. The site also offers the opportunity to extend the existing Great Ouse Primary School should this be required.</u></p> <p><u>Policy XX - Land north of Beverley Crescent, Bedford</u></p> <p><u>Land to the north of Beverley Crescent, Bedford will be developed for residential and, if required, education use. As part of any development a development brief shall be prepared which shall refer to the following key principles of development:</u></p> <ul style="list-style-type: none"> <u>i Provision of a range of housing types and sizes;</u> <u>ii Provision of a layout which takes full account of the noise environment in relation to the railway;</u> <u>iii Provision of a suitable access to adoptable standards onto Bromham Road via a link from King George Avenue, with pedestrian and cycle access only from Beverley Crescent;</u> <u>iv Pedestrian and cycle routes to be provided throughout the site and linking with existing networks;</u> <u>v Provision of a Transport Assessment detailing assessment of impact on surrounding highways and identifying mitigation measures where required;</u> <u>vi Retention of TPO trees and a comprehensive landscape scheme to provide a landscaped buffer to the rear of Beverley Crescent;</u> <u>vii Pre-determination archaeological evaluation and assessment of impact on historic environment, where necessary the recording and protection of any finds on site through design, layout and mitigation.</u>
MM27	Policy 24	<p><u>Policy 24 - Land at Grazehill, Bedford</u></p> <p>Land at Grazehill will be developed for residential use <u>and a country park</u>. Key principles for development:</p> <ul style="list-style-type: none"> i. A design code to be agreed with the local planning authority as part of the application process. ii. Provision of a range of housing types and sizes. iii. Provision of a footpath and pedestrian crossing on B660 Bedford Road to provide safe access to bus stops. iv. Provision of footpath and cycle links to integrate with neighbouring development at Woodlands Park. v. Transport assessment detailing impact on highways network and mitigation measures. vi. Consideration of impacts on historic environment to minimise harm and inclusion of mitigation measures where necessary.

		<ul style="list-style-type: none"> vii. Site specific flood risk assessment to determine effects of development on adjacent flood plain and any mitigation measures required. viii. Provision of an extension to the north of Brickhill Country Park. ix. Buffer planting and landscaping to assimilate the development into the surrounding landscape. x. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96.
MM28	Policy 25	<p>Policy 25 – Former Stewartby Brickworks</p> <p>Brownfield land at the former Stewartby Brickworks site will be comprehensively re-developed for a mix of residential, employment and community uses. As a result of its history this is a complex site and a <u>site-wide</u> development brief must be prepared to guide the detailed design and land budget before a <u>full or reserved matters</u> planning application is submitted. This is because more work needs to be done before the development principles of a suitable scheme can be established. Issues that the development brief should address include:</p> <ul style="list-style-type: none"> i. An appropriate and balanced mix of land uses given on and off site constraints and opportunities. ii. The relationship of the allocated site to adjacent land uses including employment and waste processing facilities and how any adverse impact can be mitigated. <u>Proposals should seek to ensure that any significant adverse impacts on proposed developments can be mitigated and the efficient operation of existing adjacent waste management uses would not be prejudiced.</u> iii. Linking the new development on either side of the railway line and other issues associated with railway infrastructure including existing level crossings; the proximity of the existing station; its enhancement and accessibility. <u>The optimum means of linking east and west development areas on either side of the railway line and related issues associated with the existing railway infrastructure including the on-site level crossing.</u> iv. The need for enhancement of the existing railway station and access to it. <u>The need for enhancements to the existing railway station environment including accessibility, provision of facilities and security.</u> v. The protection, and where opportunities arise, enhancement of heritage assets and their settings (such as the kilns and chimneys) and opportunities to reflect the site’s history within the development. vi. Contamination. A contamination report will be needed and remediation proposals identified. vii. Ground conditions and potential for ground heave and implications on building and foundation design. viii. Noise. A noise report should guide the location and design of uses on the site and establish any required mitigation measures.

		<ul style="list-style-type: none"> ix. The relationship between new development at the former brickworks site and the Stewartby village community. x. The location of vehicular access into the site, access/movement within the site and traffic impact on the wider network. xi. Off-site mitigation measures to deal with traffic impact issues. xii. Green infrastructure in its widest sense, including pedestrian and cycle access within and beyond the site including links to Stewartby village and wider foot and cycle networks. xiii. A public transport strategy. xiv. An appropriate location for a new primary school and pre-school to serve the site. xv. The impact of proposed development on the wider landscape including the requirement to contribute to the objectives of the Forest of Marston Vale. xvi. A building design approach reflecting the local and historic context of the site. xvii. Provision of a comprehensive heritage interpretation scheme setting out, as a minimum, the history of the brickworks and technical aspects of the industry of particular interest. This should draw upon all available archive sources. xviii. A site specific flood risk assessment will be required to determine the developable area of the site. New development will be steered towards areas at least risk of flooding. Development classified as 'more vulnerable' in government guidance will not be permitted in flood zone 3a. Development must be in accordance with Policy 96. <u>needed and mitigation required for all sources of flood risk, including from the nearby reservoir. Opportunities to reduce surface water run-off and flood risk on and off site should be identified.</u> <p>This is not intended to be a comprehensive check- list. Other policies in this plan will also be relevant to any planning application and should be taken into consideration in the preparation of the development brief.</p>
MM29	New Policy and paragraphs 7.51, 7.52	<p>Housing opportunity sites</p> <p>7.51 In past local plans the Council has identified 'Opportunity Sites'. These are sites that are in locations suitable for development, usually the urban area, but where specific technical issues prevent positive allocations being made. The reason for identifying them has been to promote their availability and invite the development industry to work with us to find ways of addressing the sites' constraints.</p> <p>7.52 Through work on the Local Plan 2030 we have <u>the Council has</u> been able to resolve many of those technical matters and most of the former opportunity sites are either an allocation in this plan or have planning permission and are counted as commitments. However, a small number of sites still have delivery problems but if these can be resolved, the sites will provide additional development capacity in the urban area. <u>More information about Opportunity Sites is given in Appendix</u></p>

X.

Policy xx - Opportunity Sites

Within the urban area a number of opportunity sites have been identified that have redevelopment potential for housing development. These are described in Appendix X. The Council will work with land owners and other interests to investigate such opportunities and bring them forward through the development management process.

(Appendix X is provided at the end of this schedule).

~~7.53 One such site is at Dallas Road in Kempston. It has been allocated for residential development for a number of years but the noise environment close to the railway, the slope of the site, its shape and size mean it has been difficult to design an acceptable residential scheme. For this reason the current allocation will not be carried forward to the Local Plan 2030. If the site specific issues can be resolved through design and mitigation measures then this site would be suitable for residential development.~~

~~7.54 In addition there is a potential opportunity to improve the major leisure facility at the Rugby Club, Goldington Road, Bedford. The size of the pitch and stadium capacity does not meet the standards that would allow promotion of Bedford to the top rugby league. Redevelopment of the site would enable the pitch and visitor facilities to be upgraded whilst also providing housing. At the current time there is not sufficient certainty that the site is available for development.~~

~~7.55 The owners of an area of land north of Bromham Road in Bedford currently under construction are of the view that once further work has been carried out on the detailed design of the land parcel, it will be possible to increase the capacity from the consented 594 dwellings to a higher number. At this stage the acceptability of a higher capacity has not been demonstrated so it is not taken into account in this plan. This site may however deliver additional capacity through the development management process.~~

~~7.55a A further site is land to the north of Beverley Crescent. This offers the opportunity for residential use on the former playing fields site provided that issues over access can be overcome. Access to the site from Beverley Crescent would only be suitable for pedestrians and cyclists. At this stage there is insufficient evidence to show that the site is genuinely available for development; no land owner agreement is in place which presents a risk to delivery.~~

		<p>7.55b The former Camford Works site on Amphill Road in Bedford has been partially redeveloped, however part remains vacant. The potential for development is recognised, however more work is required to establish the site's suitability for development. The site may however deliver additional capacity through the development management process.</p> <p>Add to list of policies in Appendix 3</p>
MM30	Policy 28	<p>Policy 28 – Land north of School Lane, Roxton</p> <p>Land north of School Lane is allocated for housing development. Key development principles include:</p> <ol style="list-style-type: none"> i. Provision of a range of housing types and sizes. ii. Consideration of impacts on historic environment to minimise harm and inclusion of mitigation measures where necessary <u>Development should protect, preserve and where opportunities arise enhance heritage assets and their setting, including:</u> <ul style="list-style-type: none"> - <u>Roxton Conservation Area</u> - <u>Grade II* listed St Mary Magdalen Church</u> - <u>Grade II listed College Farmhouse, grade II listed 14 High Street and grade II listed Church Farmhouse, Roxton.</u> <p><u>Measures to avoid, reduce or mitigate impacts from development upon heritage assets should include:</u></p> <ul style="list-style-type: none"> - <u>Sensitive design to preserve and where possible, enhance the setting of the conservation area; and</u> - <u>Careful consideration of the views of the church.</u> iii. Pre-determination archaeological evaluation. iv. Provision of a suitable access to adoptable standards. v. Provision of a Transport Statement. vi. Provision of highway improvements to School Lane and the School Lane junction with High Street. vii. Any other highway mitigation works as informed by modelling outputs
MM31	Policy 29S	<p>Policy 29S – Place making</p> <p>Development will be expected to contribute to good place-making. This will be achieved by requiring development proposals:</p> <ol style="list-style-type: none"> i. To be of a high quality in terms of design and to promote local distinctiveness, and ii. To have a positive relationship with the surrounding area, integrating well with and complementing the character of

		<p>the area in which the development is located, and</p> <ul style="list-style-type: none"> iii. To contribute to provision of green infrastructure, and iv. To enhance the landscape, and v. To take a proactive approach to sustaining <u>and where appropriate enhancing</u> the historic environment, and vi. To avoid adverse impacts on biodiversity and geodiversity assets <u>including, but not limited to, the Natura 2000 sites outside Bedford borough listed in the Habitats Regulations Assessment (Appendix 1), and</u> vii. To respond to the unique character and importance of the River Great Ouse and its setting, and viii. To include appropriate landscaping, and ix. To contribute to the creation of the Forest of Marston Vale (when within or close to the Forest of Marston Vale area).
MM32	Paragraphs 8.3 – 8.4	<p>Insert new paragraphs after 8.3::</p> <p><u>The Council produces a range of guidance documents that relate to and inform different aspects of design in the borough. These include:</u></p> <ul style="list-style-type: none"> • <u>Sustainable Drainage System SPD 2018</u> • <u>Parking Standards for Sustainable Communities SPD 2014</u> • <u>Open Space SPD 2013</u> • <u>A Strategy for Bedford High Street 2010</u> • <u>Climate Change and Pollution SPD 2008</u> • <u>Shopfronts and Advertisements in Conservation Areas SPD 2005</u> • <u>Mobility Housing SPD 2002</u> • <u>Achieving Quality in Residential Layouts SPG 1997</u> • <u>Residential Extensions, New Dwellings and Small Infill Developments SPG 2000</u> <p><u>Further documents include Elstow Conservation Area Appraisal, Bedford Conservation Area Appraisal, Bedford Conservation Area Maintenance and Repair Guide (see also paragraph 8.52) and various development briefs for specific sites.</u></p> <p><u>Developers should have regard to these, and any future reviews or guidance documents when considering development in the borough.</u></p> <p>8.4 The Council is committed to achieving high quality design in all new development and where appropriate, will work with</p>

		<p>developers to prepare development briefs and design guidance for major development sites allocated in this local plan. These will set out the principles of design with which new development will be expected to comply. Updated design guidance to guide the development of small residential sites, infill development and extensions will also be produced, together with new guidance for the design of shopfronts. <u>Preparation of new and updated design guidance will appear in the Local Development Scheme.</u></p>
MM33	Policy 30	<p>Policy 30 – Design Quality and Principles</p> <p>All new development should:</p> <ul style="list-style-type: none"> i. Be of the highest design quality and contribute positively to the area’s character and identity, and ii. Respect the context within which it will sit and the opportunities to enhance the character and quality of the area and local distinctiveness, and iii. Have particular regard to heritage assets and successfully integrate with the historic character, <u>Protect and where appropriate, enhance heritage assets and their settings and successfully integrate with the historic environment and character,</u> and iv. <u>Have particular regard to the environment and biodiversity within it and ensure there are no significant effects on Natura 2000 sites (notably Portholme (SAC), The Ouse Washes (SAC/ SPA, Ramsar), Eversden and Wimpole Woods (SAC), Upper River Nene Gravel Pits (SPA/Ramsar)) designated species or habitats,</u> and v. Promote accessibility and permeability for all by creating safe and welcoming places that connect with each other, and vi. Promote a sense of place to include attractive streets squares and other public spaces with a defined sense of enclosure, with multifunctional green spaces and corridors, and vii. Incorporate measures to promote community safety ensuring that private and public amenity spaces are clearly defined and are designed to be inclusive, useable safe and enjoyable, and viii. Integrate functional needs such as refuse / recycling storage and collection points, car and cycle parking. <p>Proposals meeting the following criteria will be expected to be guided by a design code to be agreed with the local planning authority as part of the application process:</p> <ul style="list-style-type: none"> i. Proposals for residential developments of 200 dwellings or more. ii. Proposals for residential developments of 50 dwellings or more in areas with a historic urban form or where the landscape interface with the built form is of importance. iii. Other large scale developments. <p>The need for a design code should be discussed with the Council pre-application.</p>

MM34	Policy 31	<p>Policy 31 – The impact of development - design impacts</p> <p>Development proposals should take account of the principles of good design. Planning applications should give particular attention to all of the following considerations:</p> <ul style="list-style-type: none"> i. The relationship of the development with the context in which it is placed, including overdevelopment; the contribution buildings will make to the townscape and landscape qualities of the area; and where appropriate, the extent to which local distinctiveness is reinforced or created. ii. The quality of the development in terms of scale, density, massing, height, materials and layout, including the provision of private space where appropriate. iii. The quality of the public spaces created by new buildings in terms of public safety, hard and soft landscaping, and how buildings interact with public space. <p>Developers will be required to implement or contribute towards measures to mitigate adverse impacts. <u>Planning permission will not be granted where proposals fail to improve the character and quality of an area.</u></p>
MM35	Policy 32	<p>Policy 32 – The impact of development – access impacts</p> <p>Development proposals should not have any <u>significant</u> adverse impact on access to the public highway. Planning applications should give particular attention to all of the following considerations:</p> <ul style="list-style-type: none"> i. Highway capacity, parking provision, safety or general disturbance to the area. ii. The extent to which the development is served by, and makes provision for access by public transport, cyclists and pedestrians. iii. The suitability of access arrangements to and within the development for all members of the community, including: pedestrians, cyclists and people with disabilities. iv. <u>The suitability of access arrangements to and within the development for service and emergency vehicles.</u> <p>Developers will be required to implement or contribute towards measures to mitigate adverse impacts.</p>
MM36	Policy 33	<p>Policy 33 – The impact of development - disturbance and pollution impacts</p>

		<p>Development proposals should ensure that they do not cause disturbance or pollution. <u>Development proposals should ensure that they minimise and take account of the effects of pollution and disturbance.</u> Planning applications should give particular attention to all of the following considerations:</p> <ul style="list-style-type: none"> i. Noise, vibration, smell, harmful emissions, <u>impact on water quality</u>, light glare or other disturbance or pollution which is likely to be generated by the development. ii. The existing tranquillity of the area. iii. The suitability of the existing environment in relation to nuisance or pollution in the vicinity of the site. iv. Factors which might give rise to disturbance to neighbours and the surrounding community, including overlooking, crime and community safety concerns. v. Arrangements for dealing with waste (including recyclable materials) storage and collection. vi. <u>The impact of development on locally, nationally and internationally important habitats (including Natura 2000 sites) as a result of changes in ground water and surface water.</u> <p>Developers will be required to implement or contribute towards measures to mitigate adverse impacts.</p>
MM37	Policy 35	<p>Policy 35 – Advertisements</p> <p>Where planning permission or advertisement consent is required, or consideration is being given to a Discontinuance Notice, advertisements should have a positive visual impact on a building or on its surroundings. Proposals will be considered against the following factors:</p> <ul style="list-style-type: none"> i. Impact on the amenity of the surrounding area, particularly on heritage assets <u>and their settings</u>. ii. Impact on public safety, particularly on the operation of highways. <p>The cumulative impact of advertisements on these factors will be a material consideration and conditions may be imposed where necessary.</p>
MM38	Paragraphs 8.11, 8.12	<p>8.11 The Plan identifies a strategic green infrastructure network which is divided into six separate Opportunity Zones. Policy AD24 ‘Green Infrastructure Opportunity Zones’ in the Allocations and Designations Local Plan 2013 gives further detail about the zones and the priorities for the protection and enhancement of green infrastructure within them. <u>Policy AD24 will remain part of the development plan.</u></p> <p>8.12 Strategic green infrastructure projects within the borough are the Forest of Marston Vale, Bedford River Valley Park and the Bedford to Milton Keynes Waterway Park. Policies relating to the Bedford River Valley Park and the Bedford to Milton Keynes Waterway Park are included in the Allocations and Designations Local Plan 2013 and will be <u>are</u> saved. A policy relating to the Forest of Marston Vale also appears in the same plan but is replaced by Policy 37S below to update</p>

		the wording on the implementation of the policy. This update is needed because references to developer contributions are no longer relevant. Bedford Borough Council now has a Community Infrastructure Levy and the Forest of Marston Vale is included in the list of projects that the Levy can be used for (the Regulation 123 list).
MM39	Policy 37S	<p>Policy 37S – Forest of Marston Vale</p> <p>Bedford Borough Council will continue to support the creation of the Forest of Marston Vale to deliver the environmentally led regeneration of the area. Development proposals within the Forest of Marston Vale area will be required to:</p> <ul style="list-style-type: none"> i. Demonstrate how they will deliver 30% tree cover across their development site. This can be achieved through a combination of new planting of trees, woodlands and hedgerows within development sites and ii. Contribute to the environmentally led regeneration of the Forest of Marston Vale, in line with the aims of the Forest Plan and iii. Demonstrate how their proposals are consistent with <u>reflect relevant</u> design guidance (supplementary planning document) for development within the Forest of Marston Vale.
MM40	Policy 38	<p>Policy 38 – Landscape character</p> <p>Development proposals will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the Bedford Borough Landscape Character Assessment May 2014 (or as subsequently amended).</p> <p>Proposals will be required to:</p> <ul style="list-style-type: none"> i. <u>Where appropriate</u> incorporate and implement the landscape management guidelines and development guidelines laid out in the BBLCA, and ii. Protect and enhance the character and qualities of the local landscape through appropriate design and management, and iii. Make provision for the retention and enhancement of features of landscape importance, and iv. Safeguard and where possible, enhance key views and vistas, and v. Protect the landscape setting and contribute to maintaining the individual and distinct character, and separate identities of settlements by preventing coalescence, and vi. Where appropriate, provide landscape mitigation.
MM41	Policy 39	<p>Policy 39 – Landscaping in new development</p>

		<p>Where appropriate, development shall provide landscaping on site or where more suitable, landscaping shall be provided off site and the proposed scheme shall meet all of the following criteria:</p> <ol style="list-style-type: none"> i. Existing landscape features shall be recorded in a detailed site survey in accordance with the principles of the relevant industry guidance and best practice. ii. Existing features of landscape or nature conservation value should be incorporated into the landscaping scheme. iii. The proposed landscaping scheme should consider the character of the site, site constraints, function, diversity of existing and proposed landscaping, soil type, ecological value and resilience based on the location of the site. iv. New tree planting as part of a proposed landscaping scheme will be selected, planted and established in accordance with current best practice guidance within the relevant British Standard and <u>shall have regard to</u> guidance in the Council's Trees and Development SPD v. Provision of the planting of hedgerows, shrub planting and other soft landscaping to include specimen trees with a mature height of 15-20 metres within both hard and soft landscaped areas. vi. The proposed landscaping shall make a positive contribution to the streetscape and integrate with the built development and where applicable, adjoining developments. vii. Trees within adoptable areas shall be incorporated as part of the infrastructure planning and design stage in accordance with current best practice and <u>shall have regard to</u> the Council's guidance in the Trees and Development SPD ensuring sustainability and longevity. viii. <u>The proposed landscaping should not lead to significant effects on the Natura 2000 sites of Portholme (SAC) and the Ouse Washes (SAC/SPA/Ramsar), as a result of surface run-off into the River Great Ouse.</u>
MM42	Policy 40	<p>Policy 40 – Retention of trees</p> <p>In considering proposals for development all of the following criteria will apply:</p> <ol style="list-style-type: none"> i. Existing trees will be protected where they make a significant contribution to the local landscape, or amenity of the site, or have wildlife significance. <u>Applicants shall consider opportunities to retain trees of high amenity and environmental value taking into consideration both their individual merit and their contribution as part of a group or broader landscape feature. Existing trees on and immediately adjacent the development site shall be recorded following guidance in the relevant British Standard.</u> ii. The Council will protect existing trees and trees planted in accordance with approved landscaping schemes through the making of Tree Preservation Orders where appropriate or necessary. <u>Development applications shall provide details as to how the retained trees, hedges and hedge banks will be protected prior to, during and after construction.</u> iii. Existing trees on and adjacent to a site must be recorded following guidance in the relevant British Standard including

		<p>an assessment for ancient or veteran tree status, also including orchard status where appropriate. The Council will as a condition of any planning permission granted, require details as to how trees, hedges and hedge banks will be protected prior to and during and after construction.</p> <ul style="list-style-type: none"> iv. No building, hard surfacing drainage or underground works will be permitted that does not accord with the principles of the relevant British Standard unless, exceptionally, the Council is satisfied that such works can be accommodated without harm to the trees concerned or there are overriding reasons for development to proceed. v. Planning permission will be refused for development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland (including from indirect impacts such as increased visitor pressure), unless the need for, and benefits of, the development in that location clearly outweigh the loss. vi. <u>The Council will protect existing trees through the making of Tree Preservation Orders where appropriate.</u>
MM43	Policy 42S	<p>Policy 42S - Historic environment and heritage assets</p> <ul style="list-style-type: none"> i. Where a proposal would affect a heritage asset the applicant will be required to describe : <ul style="list-style-type: none"> a. The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and b. The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm. ii. This description must be in the form of one or a combination of: a desk based assessment; heritage statement; heritage impact assessment; and/or archaeological field evaluation. Further information will be requested where applicants have failed to provide assessment proportionate to the significance of the assets affected and sufficient to inform the decision-making process. iii. Proposals which would cause harm to the significance of a designated heritage asset or non-designated heritage asset of equivalent significance including through change within its setting, will only be granted permission/consent where the harm can be outweighed by demonstrable public benefits attributed to the development. Only in exceptional circumstances will a high level of loss or harm to such a heritage asset's significance be supported. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset or non-designated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, consent will be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or

		<p><u>some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.</u></p> <p>iii. <u>Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</u></p> <p>iv. In considering proposals affecting designated heritage assets, <u>or a non-designated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument,</u> involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:</p> <ol style="list-style-type: none"> a. The asset's archaeological, architectural, artistic and historic interest and any contribution to its significance from setting (including the wider historic landscape) b. scale, form, layout, density, design, quality and type of materials, and architectural detailing c. boundary treatments and means of enclosure d. implications of associated car parking, services and other environmental factors e. effect on streetscape, roofscape and skyline including important views within, into or out of heritage assets f. impact on open space which contributes positively to the character and/or appearance of heritage assets <u>g. the positive benefits of the proposal in addressing heritage at risk.</u> <p>v. Where heritage assets are included on a Local List and are affected by development proposals the Council will afford weight proportionate to their heritage significance in the decision-making process to protect and conserve the significance which underpins their inclusion. Partial or total loss adversely impacting this significance will require clear and convincing justification.</p> <p>vi. The effect of proposals on the significance of non-designated heritage assets will be taken into account in determining applications for development. Applications which result in harm or loss of significance to non-designated heritage assets will only be supported if clear and convincing justification has been demonstrated. In making a decision, the Council will weigh the significance of the heritage asset affected against the scale of any harm or loss to it.</p> <p>vii. Where applications are permitted which will result in (total or partial) loss to a heritage asset's significance (including where preservation in situ of buried archaeological remains is not necessary or feasible), applicants will be required to arrange for further assessment of and recording of this significance in advance of, and where required, during development/works. This assessment and recording must be undertaken by a suitably qualified specialist in accordance with a design brief set by the Council's Historic Environment Team. The work must <u>might</u> include:</p> <ul style="list-style-type: none"> • archaeological <u>and/or historic building</u> fieldwork, • post-excavation/<u>recording</u> assessment, analysis, interpretation,
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APPENDIX B

		<ul style="list-style-type: none"> • archiving with the local depository, and • presentation to the public of the results and finds in a form to be agreed with the Council. <p>As a minimum, presentation of the results should be submitted to the Bedford Borough Historic Environment Record and where appropriate, will be required at the asset itself through on-site interpretation.</p>
MM44	New paragraph after 8.66	<p><u>Natura 2000 sites (or European sites) are a network of sites established under the Birds Directive and the Habitats Directive. The UK is bound by the terms of these directives and development is to ensure that adverse effects on a European site would be avoided and that no development would adversely affect the integrity of a European site. Under The Conservation of Habitats and Species Regulations 2017, a Habitats Regulations Assessment is to be carried out by the developer to assess the potential impacts of development on a European site.</u></p>
MM45	Paragraph 8.71	<p>National planning policy states that development should deliver a net gain in biodiversity. <u>Bedford Borough Council has been granted a District Licence as part of the Bedfordshire District Licence Scheme for Great Crested Newts. This enables the Council through its planning function to authorise activities affecting Great Crested Newts. Developers will be required to pay compensation for their impacts of the proposed development which will enable management agreements to be put in place with land owners and managers to fund and maintain newt habitats for the next 25 years which is more effective for newts on sites and on a landscape scale.</u> To achieve this, biodiversity and geodiversity need to be considered at the earliest stage within a planning proposal. Each proposal should consider what existing biodiversity or geodiversity assets already exist on or around the site. These assets could include identified wildlife sites, hedgerows, orchards, watercourses or individual trees. Development proposals should then be designed around these assets and how they link to wider ecological networks. Where there is a reasonable likelihood that protected species may be affected by a planning proposal, professional advice must be sought to ensure that protected species are safeguarded through the development process. The assessment should be carried out by a suitably qualified professional in accordance with industry standards and submitted as part of the planning application. Other rare and endangered species and habitats should also be considered, including those of 'principal importance' or with local Biodiversity Action Plans. Where there are particular species or habitat identified which may be adversely affected by the proposed development, proposals will be expected to follow the mitigation hierarchy provided by national planning policy. In the mitigation hierarchy there is a preference for negative impacts to be avoided, however, where this is not possible, mitigation should be used and then, as a last resort, compensation. Planning applications shall clearly demonstrate how the net increase in biodiversity will be achieved through the development. Site and species specific surveys are an important part of assessing applications and so must be provided with a planning proposal.</p>

MM46	Policy 43	<p>Policy 43S – Protecting biodiversity and geodiversity</p> <p>Planning applications for development are required to assess the impact of the proposal on the biodiversity and geodiversity value of the site and its surroundings. This should be carried out by a suitably qualified professional in accordance with industry standards.</p> <p>A proposal which is likely to have an adverse effect on a Site of Special Scientific Interest (SSSI) <u>or Natura 2000 site</u> will not be permitted unless there are exceptional reasons that outweigh the harm to the site.</p> <p>Development should be designed to prevent any adverse impact on locally important sites, <u>species and habitats of principal importance contained within the Natural Environment and Rural Communities (NERC) Act 2006</u>. However in these circumstances where an adverse impact is unavoidable, the application shall demonstrate how the harm will be reduced through appropriate mitigation.</p> <p>Where protected species <u>or</u> priority habitats of principal importance are adversely affected, the application will need to demonstrate how the proposed mitigation will reduce the adverse effects. If adequate mitigation is not possible, the application will need to demonstrate that the overriding reasons outweigh the impacts on the biodiversity and geodiversity of the borough <u>otherwise the development will be refused</u>.</p> <p><u>Developments with potential to have an adverse impact, either alone or in-combination, on the integrity of a European Designated Site will be assessed in accordance with the requirements of the Habitats Regulations.</u></p>
MM47	Policy 45	<p>Policy 45 – River Great Ouse</p> <p>Development proposals along and adjoining the River Great Ouse will be required to:</p> <ol style="list-style-type: none"> i. Improve access to the River Great Ouse including canoe portage areas and related facilities will be supported as outlined in the 2011 Bedford Waterspace Study (or as amended) where it can be demonstrated that there will be no harmful impact on the character or environment and ii. Deliver improvements as relevant to the site and area of the river in accordance with <u>which have regard to</u> the 2011 Bedford Waterspace Study and iii. Ensure that new river moorings have pedestrian access and vehicle access to an adopted road, unless it can be demonstrated that there is an alternative means of access and iv. Ensure that new marinas have access to an adopted road and car parking is provided in accordance with the Parking Standards for Sustainable Communities: Design and Good Practice supplementary planning document to accommodate visitors' and residents' vehicles <u>and</u> v. <u>Ensure that any new development or activities do not lead to adverse impacts on Natura 2000 sites downstream of</u>

		<p><u>Bedford i.e. Portholme (SAC) and The Ouse Washes (SAC/SPA/Ramsar) including as a result of increased flooding or because of pollution.</u></p>
MM48	Paragraphs 8.78 – 8.79	<p>8.78 The NPPF introduced a new form of protection for open spaces called Local Green Spaces which can only be designated in Local Plans or Neighbourhood Plans. In order to be designated, an open space must meet a strict set of criteria. In accordance with national policy this designation will not be appropriate for most areas of open space or green areas within the borough. The level of protection afforded is high. The Allocations and Designations Local Plan 2013 affords protection to Village Open Spaces and Urban Open Spaces through policies AD40 and AD43 respectively. Since these policies were adopted and open space sites identified on the Policies Map, the National Planning Policy Framework has introduced a new higher tier of protection for open spaces called Local Green Space.</p> <p><u>8.78a Local Green Spaces can only be designated in Local Plans or Neighbourhood Plans. In accordance with national policy this designation is not appropriate for most areas of open space or green areas within the Borough. In order to be designated, an open space must meet a strict set of criteria. The NPPF 2012 explained that the Local Green Space designation will not be appropriate for most green areas or open space and should be capable of enduring beyond the end of the plan period.</u></p> <p>8.79 As part of the preparation of the Local Plan 2030, local councils and the general public were invited to submit sites for consideration as Local Green Spaces. The sites were assessed in accordance with the Council's interpretation of the criteria in the NPPF. Those sites that meet the criteria are designated as Local Green Spaces and are shown on the Policies Map. Where Local Green Spaces are proposed on sites which are designated as a Village Open Space or an Urban Open Space, then the existing designation will be removed. There will only be the higher tier of protection as Local Green Space shown on the Policies Map.</p> <p><u>8.79b Where open spaces that were designated as Village or Urban Open Spaces in the Allocations and Designations Local Plan 2013 were put forward and met the strict tests associated with the national Local Green Space designation, they are now identified on the Policies Map as Local Green Spaces and Policy 46 of this plan will apply. Remaining Village and Urban Open Spaces continue to be shown on the Policies Map and proposals on them will continue to be considered in accordance with local policies AD40 and AD43.</u></p> <p>8.80 Other forms of local protection are available. These are Village Open Spaces and Urban Open Spaces and the policies applying to these sites are found in the Allocations and Designations Local Plan 2013.</p>

MM49	Policy 47	<p>Policy 47S– Use of previously developed land and use of undeveloped land</p> <p>The Council will seek to maximise the delivery of development through the reuse of suitably located previously developed land provided that it is not of high environmental or biodiversity value.</p> <p>Where <u>significant</u> development is demonstrated to be necessary on agricultural land, poorer quality land should be used in preference to the best and most versatile agricultural land (grades 1-3a). Where the site is located on agricultural land outside of existing settlements, applicants will be required to provide evidence of the grade of agricultural land and, where that land is likely to be grade 3 or higher, undertake a detailed survey of land quality.</p>
MM50	Policy 48 and new paragraphs after 9.9	<p><u>Where new non-waste development involving buildings which would normally be occupied is proposed within close proximity of a water recycling centre, the application should be accompanied by an odour assessment report, which considers existing odour emissions of the site at different times of the year and in a range of different weather conditions.</u></p> <p><u>Development proposals which are located in an area where existing uses may generate significant noise or be otherwise disruptive (“bad neighbour” uses) must demonstrate that the proposed use would be suitable in that location.</u></p> <p>Policy 48S – Pollution, disturbance and contaminated land</p> <p>All development proposals will be required to:</p> <ol style="list-style-type: none"> i. Prevent the emission of significant levels of pollutants into the soil, air or water and ii. Avoid noise giving rise to significant adverse impacts on health and quality of life or, where appropriate, mitigate and reduce its impact and iii. Avoid any significant impact of artificial light on local amenity. Details of any external lighting scheme required as part of a new development should be submitted with the application and iv. Reduce as far as practicable other potential impacts including from: vibration, dust, mud on the highway, smoke, fumes, gases, odours, litter, birds or pests and v. Be appropriate for their location, having regard to the existing noise, air quality, ground stability or pollution environment, including the proximity of pollutants, and hazardous substances <u>and noise generating or disruptive uses</u> and vi. Remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land so that it is suitable for its proposed use.

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		<p>All <u>minerals and waste</u> development proposals will be expected to demonstrate that an adequate buffer zone exists between the proposed development and neighbouring existing or proposed sensitive land uses. The Council will resist development proposals within the buffer zone that could be adversely affected by the mineral or waste operation or could prejudice the ability of the operator to work the permission.</p> <p>Developers are required to submit sufficient information to enable development proposals to be properly assessed.</p>
MM51	Policy 51S	<p>Policy 51S – Water resources</p> <p>Development must not adversely affect the quality, quantity and flow of both ground and surface water. Development should avoid designated <u>sSource pProtection zZones</u> unless it can be demonstrated that there would be no adverse effect from the proposal.</p> <p><u>Proposals involving non-mains drainage will only be considered acceptable where it can be demonstrated that it is not feasible to connect to an existing public sewer and that the proposal would not have a detrimental impact on ground or surface water.</u></p>
MM52	Paragraph 9.17	<p>The two main policy responses to climate change are adaptation and mitigation. Adaptation seeks to reduce the risks resulting from climatic changes, for example, through the provision of flood defences. Mitigation seeks to reduce the causes of climate change, such as reducing greenhouse gas emissions from development. <u>The Council will seek to secure adaptation and mitigation measures that conserve and enhance the natural environment, including landscape.</u></p>
MM53	Paragraph 9.30	<p>9.30 Government guidance states that when determining planning applications for wind energy development local planning authorities should only grant planning permission if the site is in an area identified as suitable for wind energy development in a local plan and, following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed. <u>The increasing size of the largest wind turbines is likely to result in greater landscape and visual impacts over a wider area and will need particularly careful consideration in the detailed siting of individual turbine proposals if they are to be acceptable.</u></p>
MM54	Paragraph 9.34 and Policy 58	<p>9.34 Government guidance makes clear that the need for renewable energy does not override environmental protections and the planning concerns of local communities. Sufficient weight should be given to landscape and visual impact concerns and particular planning considerations that relate to renewable energy technologies. The suitability of specific sites for development needs to be determined on an individual site basis, taking account of a range of relevant planning considerations. These are set out in Policy 58.</p>

Policy 58 – Renewable energy - general impact

Proposals for development involving the provision of renewable and/or low carbon energy generation, including community energy projects, will be supported, subject to the acceptability of their wider impacts. As part of such proposals it shall be demonstrated that all of the following potential impacts (including cumulative impacts) have been fully addressed in consultation with affected local communities.

General impacts

- i. Context, visual appearance and landscape character.
- ii. Natural features, the natural environment, geology and biodiversity (including Natura 2000 sites).
- iii. Cultural features, historical and archaeological features, heritage assets and their settings.
- iv. Local land use, social and economic impacts.
- v. Surface and ground water.
- vi. Traffic and access.

Additional impacts for wind energy schemes

- vii. Amenity impacts – disturbance, noise, electromagnetic transmissions, shadow flicker, reflected light.
- viii. Safety.
- ix. Aviation and defence.

- x. Construction, future decommissioning and restoration.

Additional impacts for solar energy schemes

- xi. Amenity impacts – disturbance, noise, glint and glare.
- xii. Best and most versatile agricultural land.
- xiii. Aviation.
- xiv. Security measures.

- xv. Construction, future decommissioning and restoration.

Additional impacts for biomass and energy from waste schemes

- xvi. Amenity impacts – disturbance, noise, vibration, dust, and odour.
- xvii. Pollution and air quality.

Applications for renewable energy schemes should be supported by sufficient supporting information to enable the effects of the proposal to be accurately assessed.

Developers should engage with local communities in order to seek to mitigate impacts, demonstrating that the wider environmental, economic or social benefits of the scheme outweigh any adverse impacts.

<p>MM55</p>	<p>Policy 59S, paragraphs 10.2, 10.4, 10.69</p>	<p>10.2 Affordable housing as currently defined by the National Planning Policy Framework <u>2012</u> comprises social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>10.4 The Council has undertaken a plan wide viability study to test the ability of a range of housing scheme types likely to come forward in the borough to deliver affordable housing at the required levels. The study found that the target of 30% affordable housing with 78% affordable rent and 22% intermediate tenures is viable for most types of development. However in some locations with certain types of development there could be challenges in delivering the target. <u>The Local Plan and SHMA were prepared under the 2012 NPPF. The NPPF 2019 changed the definition of affordable housing and in order to bring this plan into line with the updated definition the reference to intermediate tenures in Policy 59S has been changed to “other forms of affordable housing”. As defined in the NPPF 2019 Annex 2 b) –d) this includes intermediate rent, rent to buy and affordable home ownership.</u></p> <p>10.8 Affordable housing will be required on sites which exceed 10 dwellings or <u>0.5 hectares</u>. 4000 square metres of floorspace. In addition in villages with a population of less than 3,000 dwellings affordable housing will also be required on sites of three or more additional homes. In all cases, in determining whether the threshold has been met the Council will take account of the net number of additional dwellings which are to be built.</p> <p>Policy 59S - Affordable housing</p> <p>Sites in excess of 10 or more residential units or 0.5 hectares or more 4,000 sq m floor space and sites providing 3 or more additional homes in villages with a population of less than 3,000 will provide 30% affordable housing with 78% of the dwellings as social or affordable rented properties and the remainder (22%) as intermediate tenures. <u>other forms of affordable housing</u>.</p> <p>Affordable rents will be 80% of open market rents but a lower percentage should be set where this would preclude access to housing benefit.</p> <p>Shared ownership should be offered on the basis of a range of initial share purchases from 25% - 80%.</p>
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MM56	Policy 60S, paragraphs 10.15, 10.17	<p>10.15 (third bullet)</p> <ul style="list-style-type: none"> Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standard. <u>Part M of the Building Regulations distinguishes between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.</u> <p>10.17 Around 1-in-30 households in England (3.3%) have at least one wheelchair user, although the rate is notably higher for households living in Affordable Housing (7.1%). The rates are also higher for older households, and given that the number of older person households is likely to increase over the period to 2030, the proportion of households needing wheelchair housing in future is also likely to be higher. The Strategic Housing Market Assessment found that the number of households likely to need wheelchair adapted housing in Bedford is likely to increase by just over 780 over the period, equivalent to around 6% of the overall Objectively Assessed Need. This comprises 470 households in market housing (5%</p>

		<p>of the market housing Objectively Assessed Need) and almost 310 households in affordable housing (7% of the affordable housing Objectively Assessed Need). The evidence therefore supports the need for a proportion of both market and affordable housing to be wheelchair <u>accessible for wheelchair users</u>, and the Council should plan for a minimum of 5% of all market housing and 7% of affordable housing to meet Category 3 requirements. <u>This approach is consistent with the NPPG advice at Paragraph 9 of ID: 63-009-20190626 updated on 26 June 2019 which states that planning policies for housing can set out the proportion of new dwellings which will be delivered to the various M4 standards. Part M of the Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings. Wheelchair accessible homes will only be required where the Council is responsible for nominating a person to live in the dwelling.</u></p> <p>Policy 60S - Housing mix</p> <p>New housing developments will be expected to provide a mix of dwelling size and type to meet the identified needs of the community including families with children, older people, people wishing to build their own homes and people with disabilities and special needs in accordance with the Council’s current Strategic Housing Market Assessment and other current assessments of housing need including the Older Person’s Accommodation Strategy, the Learning Disabilities Accommodation Strategy, the Mental Health Accommodation Strategy and evidence in respect of the needs of other specialist groups.</p> <ol style="list-style-type: none"> i. All developments of 500 dwellings or more in suitable locations, will be required to include self-contained older persons housing, and/or supported living accommodation in accordance with the Council’s most up to date statement of need on older person’s accommodation. ii. All developments of 100 dwellings or more in suitable locations, will be required to include a specialist housing including the needs of those with a learning disability or mental health need in accordance with the Council’s most up to date statement of need. iii. On sites of 3 or more dwellings 49% of all new residential development should meet Category 2 (Accessible and Adaptable dwellings) of approved Document M; Volume 1, and on sites of 20 or more dwellings a minimum of 5% of all market housing and 7% of affordable housing should meet Category 3 requirements. iv. All specialist housing for older people should meet Category 3 requirements. v. The Council will support Self Build and Custom Build housing developments.
MM57	Policy 61	Policy 61 - Specialist housing

		<p>A proposal for self-contained specialist housing (class 'C3') will be supported where the management of the scheme supports the provision of care where residents require it either through direct provision or through a third party and it will:</p> <ul style="list-style-type: none"> i. Be easily accessible to shops, services, community facilities, public transport and social networks ii. Appropriate to the needs of the occupiers and iii. Be integrated with the wider community and iv. Incorporate a mix of tenures including affordable homes in accordance with Policy 64S Affordable Housing Provision and v. Facilitate a high quality of life for residents <p><u>Care Homes</u></p> <p>A proposal for a new residential institution or replacement or extension of an existing one (class 'C2') will be supported where:</p> <ul style="list-style-type: none"> vi. At least one member of every household resident in the scheme is in need of care and will be contracted to receive and be in receipt of at least two hours care per week and vii. It is easily accessible to shops, services, community facilities, public transport and social networks and viii. Appropriate to the needs of the intended occupiers, staff and visitors and ix. The design meets or exceeds the standards set by the Care Quality Commission (or successors) <u>regarding the safety and suitability of premises</u> and x. Regarding the safety and suitability of premises and x The proposal will lead to an improvement in the quality of care provided in particular including the provision of nursing care. <p>Car ownership amongst supported housing client groups in affordable housing is lower than that for general needs housing. Where it can be evidenced that car parking at a level lower than the Council’s adopted standards would fully meet the needs of the client group served by the development consideration will be given to a reduction in the parking requirement.</p> <p><u>Flood risk will be assessed in accordance with Policy 96, taking into account the particular considerations for safe access and egress for residents of specialist housing.</u></p>
MM58	Policy 62 and paragraph 10.34	10.34 The Council is keen to ensure that the self-build sector is supported and encouraged in Bedford by providing opportunities for it to become an established part of the local housing supply industry. It particularly wishes to encourage self-build and custom housebuilding that can meet the needs of those who require assistance in becoming established as new owner-occupiers locally or in competing in the owner-occupied housing sector. Self-build and custom build housing is

not an alternative to Affordable Housing. Where the Affordable Housing requirement has been met opportunities to work with the development industry, including in the process of negotiating s106 agreements, are an important method of promoting self-build and custom build. ~~The Council therefore considers at the current time that the best means of so doing is through a percentage policy whereby significant larger housing developments assist meeting the Council's statutory requirements by providing serviced land for self-build opportunities. It is, at the same time, investigating other means of providing sites through its own land ownership and its partnerships with other providers. The Council is also pursuing other means of providing sites through i) its own land ownership ii) its partnerships with other providers iii) as part of the negotiated housing mix (Policy 60S) iv) on rural exception sites and v) through Neighbourhood Plans.~~

Policy 62 – Self-build and custom homebuilding

Applications for housing developments

~~The Council will require applications for new housing developments of 100 units or more to include a minimum of 10% of these units to be made available as serviced plots for self-build and custom homebuilders, to be secured through an appropriate s106 agreement as follows:~~

- ~~i. The Council will require all such serviced plots to have on completion, or to have provided within a specified period to be agreed, legally demonstrable access to a public highway and suitable connections for electricity, water and waste water as defined in the Housing and Planning Act 2016 (9) (4), together with a gas connection where this is currently available to the development as a whole. Plot sizes should take account of register evidenced demand.~~
- ~~ii. The Council will require these plots to be offered:

 - ~~Solely to individuals and organisations on the Council's Self-Build Register in the first instance for an initial period of 2 months or otherwise as agreed.~~
 - ~~Following the initial marketing period at an open value established by a RICS valuer, the offer of the remaining plots will be extended to those on Part 2 of the Council's Self-Build Register and any new registrants to Part 1 having joined during the initial period.~~
 - ~~If suitable self-build and custom homebuilding purchasers demonstrably have not been forthcoming within the plots be offered for unrestricted market sale to self-build and custom homebuilders including industry sector specialist companies~~
 - ~~Any serviced plots not sold within a further 6 months, will be released from this specific policy requirement, following 18 months of marketing.~~~~
- ~~iii. Developments required by virtue of this policy to provide self-build plots will in addition, and as a priority, be expected to deliver affordable housing across the whole development site in accordance with the Council's adopted policy (see~~

		<p>Policy 59S) by way of on-site provision or in exceptional circumstances by payment of commuted sums for off-site delivery, where appropriate. The Council will not normally expect self-build serviced plots to be included as part of the site affordable housing proportion unless this has been agreed in writing within the Heads of Terms of the proposed s106 agreement.</p> <p>iv. Where the development is to be phased, the siting and provision of the self-build and custom homes plots will be set out in a phasing plan included in the s106, prior to the commencement of the development.</p> <p><u>Local connection criteria</u></p> <p>For the purpose of this policy, a Local Connection is as defined in Part 1 (to be introduced) of the Council's Self-Build Register. In circumstances where a self-build site is located in a parish or location where there is an adopted Neighbourhood Plan in place which has its own definition of a Local Connection, the Neighbourhood Plan's definition where different will be applied.</p> <p><u>General requirements for self and custom build dwellings on serviced plots</u></p> <p>Where landowners, developers or builders are contracting with self-build individuals or groups of individuals to make available serviced plots in line with this policy, the contractual arrangement must include the following:</p> <p>v. An undertaking in a Section 106 agreement that the building of the dwellings will be completed within 5 years of purchasing the plot or within 3 years of a detailed planning permission being granted whichever is the sooner, and</p> <p>vi. An undertaking in the Section 106 agreement that the new owner-occupiers will live in the property as their main residence, once completed, for a minimum period of 3 years in line with CIL exemption regulations.</p>
MM59	Policy 66	<p>Policy 66 - Proposals for Travellers sites on unallocated land in the countryside</p> <p>Planning permission for Gypsy, Traveller and Travelling Showpeople sites on unallocated land in the countryside will be granted where:</p> <p>i. The Council is satisfied that the applicant has adequately demonstrated a clear need for a site in the borough, and the number, type and tenure of pitches proposed, which cannot be met by a lawful existing or available allocated site; and</p> <p>ii. Adequate schools, shops and other community facilities are within reasonable travelling distance and preferably can be reached safely by foot, cycle or public transport; and</p> <p>iii. The needs of residents of the site can be met appropriately by local facilities and services without placing undue pressure on them;</p> <p>iv. The number and nature of pitches provided on the site is appropriate to the site size and location, <u>and</u> will address the identified need;</p>

		<ul style="list-style-type: none"> v. The site would not present unacceptable adverse or detrimental impact on the health, safety and living conditions of the residents of the site by virtue of its location; vi. The site, or the cumulative impact of the site, in combination with existing or planned sites, would respect the scale of, and not dominate, the nearest settled community; vii. The site, or the cumulative impact of the site in combination with existing or planned sites, would not have an unacceptable adverse impact on the amenity of surrounding land uses, the countryside and landscape character, village character, on heritage <u>historic environment</u> or biodiversity interests (<u>including on Natura 2000 sites as a result of water pollution</u>), or from traffic generated; viii. The site location would not have an unacceptable adverse impact on the effectiveness and amenity of existing or proposed public rights of way; ix. Sites for Travelling Showpeople must also be suitable for the storage, maintenance and testing of items of mobile equipment. <p><u>Flood risk will be assessed in accordance with Policy 96, taking into account the particular considerations for safe access and egress for residents of travellers' sites.</u></p>
MM60	Paragraphs 10.63, 10.64, 10.65, 10.66	<p>10.63 This policy concerns buildings which are redundant or disused or underused <u>which have not been made vacant for the sole purpose of complying with the policy criteria</u>. A number of permitted development rights apply to existing buildings in the countryside. These rights lie outside of the control of the local plan.</p> <p>10.64 Planning permission will only be granted where buildings are not temporary in nature or the result of a temporary permission. <u>Buildings to be converted should be structurally sound for the proposed use and proposals which require significant extension, alteration or major reconstruction will be not acceptable. Structural surveys may be required in order to demonstrate that a building is structurally sound. Proposals which would involve rebuilding, rather than conversion, will be regarded as new buildings in the countryside and will not be permitted under this policy.</u> Buildings constructed of temporary or short-life materials, and which are derelict and in an advanced state of disrepair, are not considered suitable for re-use. A structural survey of the building to be converted may be necessary.</p> <p>10.65 Exceptionally the Council may permit the reuse of a derelict building if the applicant can demonstrate that dereliction was the result of severe accidental damage or accidental destruction for example, by fire, in the past two years.</p> <p>10.66 An existing building does not need to be empty before a scheme for conversion or diversification would be considered. However, the Council wishes to ensure that any existing use or activities could be accommodated either on or</p>

		off site, without the need for an additional building to fulfil the function of the building being converted.
MM61	Policy 68	<p>Policy 68 – Reuse of rural buildings in the countryside</p> <p>The Council will grant planning permission for the conversion of a building in the countryside where it can be demonstrated that the building is:</p> <ol style="list-style-type: none"> i. Redundant or disused and ii. Not a temporary or mobile structure and has not been demolished or abandoned and iii. Not in such a state of dereliction or disrepair that significant reconstruction would be required; and iv. Structurally capable of being converted for the proposed use; and conversion works would not involve major reconstruction or significant extensions and v. Where the building is suitable for modern agricultural practice it would not give rise to a further need for another building to fulfil the function of the building being reused and vi. Inherently suitable, in terms of its size, design and construction for the intended re use to be achieved without the need for complete or substantial reconstruction and vii. The proposal would lead to an enhancement of the immediate setting; and viii. Any extension or alteration would not increase the impact of the site /use on the surrounding countryside; and ix. Any curtilage required is not excessive in size and should relate well to the existing building and landscape; and x. The architectural and historic interest and significance of any designated or non-designated heritage asset affected is preserved <u>will be considered in accordance with Policy 42S; and</u> xi. <u>There would be no adverse impact on biodiversity including Natura 2000 sites in accordance with Policy 43S.</u>
MM62	Policy 69	<p>Policy 69 - The replacement and extension of dwellings in the countryside</p> <p><u>Replacement Dwellings</u> A proposal for the replacement of a dwelling in the countryside will be supported where:</p> <ol style="list-style-type: none"> i. It would lead to a clear enhancement of the immediate setting; and ii. It is within the curtilage of the original building; and iii. It is positioned within the site where it would result in no adverse impact, including to the local landscape; and iv. It is of a similar size and scale to the original building. <p><u>Extension of dwellings</u> A proposal for the extension of a dwelling in the countryside will be supported where:</p>

		<ul style="list-style-type: none"> v. The extension reflects the architectural character, size and scale of the original dwelling; and vi. The proposal has no adverse effect on the character and appearance of the area. <p>A proposal for the creation or extension of ancillary domestic buildings will be supported where:</p> <ul style="list-style-type: none"> vii. It is not used for any other purpose other than the enjoyment of the existing dwelling or as a residential annex to the dwelling; and viii. The design and size of the proposal is in keeping with the existing dwelling; and ix. The proposal has no adverse effect on the character and appearance of the area <u>and /or historic environment in accordance with Policy 42S.</u>
MM63	Policy 70	<p>Policy 70 - Affordable housing to meet local needs in the rural area</p> <p>Exceptionally, planning permission will be granted for residential development on sites where at least 60% of the gross internal area (including garages) of the homes proposed provide affordable housing to meet identified local needs. Within the defined area of need and subject to environmental constraints, sites should be identified in accordance with the following search sequence:</p> <ul style="list-style-type: none"> i. Within a settlement with a settlement policy area or within a designated small settlement. ii. Immediately adjoining a settlement with a settlement policy area or a designated small settlement. iii. Within or immediately adjoining the built up area of any other settlement not covered above. <p>Planning permission will only be granted where:</p> <ul style="list-style-type: none"> iv. Local housing need is evidenced by an up to date survey and the number, size, design, mix and tenure of the dwellings are appropriate to meet the identified local need; and, v. The site meets the locational criteria set out above; and, vi. The development contributes positively to the character of the settlement, maintains landscape character, and does not lead to coalescence with other settlements <u>and protects and where appropriate enhances the historic environment</u>; and, vii. The proposed site is well related to the built up area of the settlement and the scale of the scheme is appropriate to the structure, form, character and size of the settlement; and, viii. The affordable housing proposed is to be owned and managed by the parish council, registered provider, community land trust or other similar organisation; and, ix. The affordable housing is provided in perpetuity for qualifying local people. <p>Where all of the above criteria are met the remainder of the site (up to 40% of the gross internal area including garages)</p>

		of the homes proposed may be made available for open market housing or plots suitable for custom or self-build homes tailored to meet locally generated need.
MM64	Policy 73	<p>Policy 73 - Key employment sites</p> <p>The role and function of key employment sites which contribute to the economic function of the borough will be protected and further extension of employment uses and investment in premises will be supported. The development or redevelopment of land and premises within these <u>key employment</u> sites for purposes other than business, general industrial and storage and distribution (as defined by Use Class B1, B2 and B8 of the General Development Order <u>Town and Country Planning (Use Classes) Order</u>) will only be supported where it can be sufficiently demonstrated that:</p> <ol style="list-style-type: none"> i. The development would be ancillary <u>or complementary</u> to the existing <u>or proposed</u> 'B class' activities of the employment area, and ii. The proposal, <u>cumulatively with other non B class uses, only takes up a small proportion is proportionate in scale to the overall defined or reasoned justification of the employment area, to ensure that it would not detract from the site's primary employment purpose,</u> and iii. There is no unacceptable impact on the operation of the site and the <u>defined</u> wider employment area, and iv. The proposal would not have an adverse amenity impact.
MM65	Appendix 1	<p>Appendix 1 – Saved Policies from the 2002 LP</p> <p>Policy E11 – Thurleigh Airfield Save <u>Delete</u></p> <p>Superseded by <u>Policy 73 – Key Employment Sites</u></p>
MM66	Policy 75S	<p>Policy 75S - Additional strategic employment development</p> <p>Proposals for new “B” use class development on sites of 5 ha and above, not previously allocated for such a use will be supported subject to meeting all of the following criteria:</p> <ol style="list-style-type: none"> i. It has been demonstrated that there is no availability of land to meet the requirements of the business/industrial sector within existing or allocated employment sites, and ii. There is a demonstrable demand and need at the proposed location, and

		<ul style="list-style-type: none"> iii. It has been demonstrated that the proposal provides a high quality development that would bring significant economic benefits to the borough by widening the employment offer in terms of job opportunities and/or skills involved, and iv. The proposal is adjacent to the strategic transportation network by road or rail; and is well located for borough residents i.e. in accessible locations by a range of transport modes, and v. Delivery of additional strategic warehousing and logistics facilities will not result in an over concentration in the market or the proposed location, and vi. Appropriate mitigation of any landscape, <u>biodiversity (species or habitats) or heritage</u> impact can be achieved in order to provide a development which respects its surroundings, and provides sufficient landscaping / green infrastructure <u>and accords with Policy 42S.</u>
MM67	Policy 76 and paragraph 11.31	<p>11.31 Whilst the Council recognises the role of the Wyboston Lakes Complex as a regional centre for leisure, training and conferencing based facilities, there is opportunity for the development of small scale research and development “B1” use class employment. In respect of B1 office uses it must be demonstrated that the proposed development cannot be accommodated within St Neots town centre, in accordance with national policy. Similarly, proposals for additional hotel conferencing, ancillary retail, as well as health and leisure uses could be supported within the wider site, provided that there is evidence that these are needed to support other uses on the site and are of a suitable design. <u>Wyboston Lakes is relatively close (approximately 15km) to the Eversden and Wimpole Woods SAC and has habitat that Barbastelle Bats could use as foraging grounds. For this reason it is important that development proposals are accompanied by Habitats Regulations Assessment and bat survey to assess any impact on the qualifying feature of the SAC.</u></p> <p>Policy 76 – Wyboston Lakes</p> <p>Development at Wyboston Lakes which supports and enhances its role as a regional centre for leisure, training and conferencing will be supported where:</p> <ul style="list-style-type: none"> i. In respect of B1 office proposals, it has been demonstrated that the development proposed cannot be accommodated within St. Neots town centre or any other town centres within the catchment area, and ii. Any retail use proposed is of a scale and nature that is ancillary to the primary uses on the site, and iii. New development includes high quality soft landscaping and planting throughout the site creating buffers and improved visual amenity, and iv. New development recognises and retains the existing low density character of this rural location, and v. It has been demonstrated that there is satisfactory access to the A428 or A1 highways, and

		<ul style="list-style-type: none"> vi. New development contributes toward the delivery of a satisfactory foot/cycle access to St Neots including a crossing of the A428, <u>and</u> vii. <u>Where development protects, preserves or where opportunities arise enhances heritage assets and their setting, including listed buildings within the settlements of Wyboston and Little Barford, and</u> viii. <u>A Habitats Regulations Assessment and full bat survey show no significant effect on the qualifying feature of the nearby Eversden and Wimpole Woods SAC.</u>
MM68	Paragraph 11.34	<p>To facilitate this, Employment and Skills Plans would <u>will</u> be required as part of major development proposals. As part of an employment plan, developers will set out the type of training and employment opportunities that will be offered as part of a development proposal. The Council’s Employment and Skills Plan Guidance (currently in draft form) will provide further guidance for developers.</p>
MM69	Policy 78	<p>Policy 78 - New employment development in the countryside</p> <p>New employment development (“B” use class and sui-generis business uses such as builder’s yards) will be supported in the countryside in the following circumstances:</p> <ul style="list-style-type: none"> i. Where it is within a defined employment area; or ii. For the reuse of land in use or last used for employment purposes within the 'B' use classes, <u>sui-generis</u> or for the reuse of existing buildings; or iii. For the expansion of an established business within its existing operational site; or iv. For the diversification of agricultural and provision for other land based rural businesses. <p>In all instances applicants will be required to demonstrate all of the following:</p> <ul style="list-style-type: none"> v. If a new building is proposed, there are no existing buildings that could be used for the proposed use; vi. The proposed use needs to be in the rural area and cannot be located within a Settlement Policy Area or within a designated Small Settlement; vii. Open storage is ancillary to employment buildings and is located in well contained and screened areas of the site with an appropriate height restriction; viii. The proposal would not generate traffic movement and volume that would lead to unacceptable environmental impacts or detriment to highway safety objectives; ix. The proposal would not have a significant and demonstrable harm to the established character of the area and the local amenities and adjoining land uses <u>and accords with Policy 42S</u>; x. <u>There would be no adverse impact on biodiversity including Natura 2000 sites in accordance with Policy 43S.</u>

MM70	Policies 80S and 81S, paragraphs 11.45, 11.47, 11.49	<p><i>Move Policy 80S to after paragraph 11.46.</i></p> <p>Policy 80S – Hierarchy of town centres</p> <p>The hierarchy of centres is as follows -</p> <p>Type of centre Designated centres</p> <ol style="list-style-type: none"> 1) Strategic centre Bedford town centre and primary shopping area 2) District centre Kempston (including the Saxon Centre, Bedford Road and Bunyan Road) 3) Local centres <p>Urban centres</p> <p>Castle Road, Bedford Church Lane, Bedford Ford End Road, Bedford Midland Road (west), Bedford Tavistock Street, Bedford</p> <p>Rural Key service centres</p> <p>Bromham Clapham Great Barford Sharnbrook Shortstown Wilstead Wixams (proposed new town centre) Wootton</p> <ol style="list-style-type: none"> 4) Neighbourhood centres Remaining centres (small parades of shops of purely neighbourhood significance which are not town centres in retail policy terms) <p>New main town centre uses¹ are required to locate in Bedford town centre, Kempston district centre and the local centres. If no suitable sites are available, edge of centre² locations should be considered.</p> <p><u>Bedford town centre should be the focus for meeting most of this need. Sites allocated for development, together with potential directions for the growth of the retail area are shown on the Policies Map. Small-scale growth will be encouraged in or on the edge of Kempston district centre and the local centres.</u></p> <p>Development should contribute positively to the vitality and viability of the centre, and should be appropriate to the scale,</p>
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	<p>character and function of the centre.</p> <p>¹ Main town centre uses: Defined in the National Planning Policy Framework as retail, office, leisure and entertainment facilities (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres, bingo halls), and arts, culture and visitor economy development (including theatres, museums, art galleries, concert halls, events, hotels and conference facilities).</p> <p>² Edge of centre: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of the town centre boundary.</p> <p>11.45 Below this level the retail study identifies Kempston (Saxon Centre together with parades on Bedford Road and Bunyan Road) as performing the role of a district centre. Beneath the level of the district centre the Council has identified a number of local centres which include a range of small shops of a local nature, serving a small catchment. These local centres include centres within the Bedford urban area as well as rural key service centres which are important in serving their surrounding rural areas. Remaining groupings of shops which are of purely neighbourhood significance are identified as neighbourhood centres. They are not considered to be town centres in retail policy terms. Further information on the hierarchy of centres is set out in the Shopping Policies Topic Paper. Town centre boundaries are shown on the Policies Map.</p> <p>11.47 The retail study has assessed future needs for new retail floorspace in the borough over the Plan period taking account of expected population growth, competition from other centres, internet shopping and unimplemented planning permissions. <u>The study shows that, if existing commitments are taken up, by 2024 there will be additional capacity for 11,790 square metres net floorspace for comparison goods and 2,980 square metres net floorspace for convenience goods. By the end of the Plan period at 2030 this is forecast to increase to 34,210 square metres net floorspace for comparison goods and 4,330 square metres net floorspace for convenience goods.</u> The retail study advises that the post-2024 quantitative forecasts should be treated as guidelines only. The reliability of expenditure forecasts post-2024 lessen because of the fluid nature of retail and leisure consumption patterns and the risks associated with long-term forecasting of economic trends. Therefore, more limited weight should be attached to longer term estimates of need. Policy 81S sets out the amount of retail floorspace that can be supported at particular points throughout the Plan period.</p> <p>11.49 Government guidance in the National Planning Policy Framework advocates a ‘town centres first’ approach to the location of new retail and other town centre development. It requires planning policies to promote competitive town centre environments and manage the growth of centres over the Plan period. The retail study has considered potential development opportunities in and on the edge of Bedford town centre and as a result of this and work undertaken as part</p>
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		<p>of the One Public Estate Transforming Bedfordshire programme, a number of sites are identified for development in the Places and Allocations chapter of the local plan. In addition potential directions for growth of the primary shopping area are identified on the Policies Map. The Council acknowledges that the local plan does not allocate sufficient town centre or edge of centre sites to meet the needs identified in Policy 81S <u>80S</u> and accepts that this implies that some development will occur in accessible out of centre locations that are well-connected to the town centre in accordance with Government guidance. This is particularly the case for bulky goods retailing which often has specific needs that cannot be easily accommodated in town centre locations.</p> <p>Policy 81S – Amount and location of new retail development</p> <p>The Council has identified a capacity to support the following amounts of retail floorspace over the Plan period:</p> <table border="1" data-bbox="510 651 1729 890"> <thead> <tr> <th>Net floorspace sq m</th> <th>2016</th> <th>2020</th> <th>2024</th> <th>2028</th> <th>2030</th> </tr> </thead> <tbody> <tr> <td>Comparison goods</td> <td>—4,640</td> <td>2,630</td> <td>11,790</td> <td>26,880</td> <td>34,210</td> </tr> <tr> <td>Convenience goods</td> <td>8,970</td> <td>—5,940</td> <td>2,980</td> <td>3,930</td> <td>—4,330</td> </tr> </tbody> </table> <p>Note that these are the amount that is needed at a particular time before taking account of commitments since the completion of the retail capacity study update in 2018. Bedford town centre should be the focus for meeting most of this need. Sites allocated for development, together with potential directions for the growth of the retail area are shown on the Policies Map. Small scale growth will be encouraged in or on the edge of Kempston district centre and the local centres.</p>	Net floorspace sq m	2016	2020	2024	2028	2030	Comparison goods	—4,640	2,630	11,790	26,880	34,210	Convenience goods	8,970	—5,940	2,980	3,930	—4,330
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MM71	Policy 82	<p>Policy 82 – Out of centre development</p> <p>New retail, leisure and office development is required to locate in Bedford town centre, Kempston district centre and the local centres in accordance with Policy 80S – Hierarchy of town centres. Any retail <u>and</u>, leisure <u>and</u> office development proposed outside of these centres must be subject to an impact assessment if it exceeds the following thresholds. For leisure <u>and</u> office development the threshold is 2,500 sq m gross floorspace. For retail development:</p>																		

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		<p>i. If the nearest centre to the proposed development is Bedford town centre or Kempston district centre, the threshold is 500 sq m net floorspace.</p> <p>ii. If the nearest centre to the proposed development is a local centre, the threshold is 200 sq m net floorspace. The assessment will relate to the impact on Bedford town centre, Kempston district centre and local centres within the catchment and demonstrate that development will not have a significant adverse impact on town centre vitality and viability or existing, committed and planned investment in the centres.</p> <p>Proposals for new retail development permitted in accordance with this policy will where necessary be subject to conditions to ensure that the development does not subsequently change its character unacceptably. Such conditions may limit the type of goods to be sold and prevent the development being subdivided.</p>
MM72	Paragraphs 11.57, 11.59	<p>11.57 Within the urban area, the largest centres are defined as local centres and are identified in Policy 80S. Local centres have a good range of shops important locally, together with non-retail services and local public facilities. In rural areas, rural key service centres also perform the role of local centres and are important in serving their surrounding rural areas. Further information about the designation of local centres is contained in the Shopping Policies Topic Paper. As town centres, they are preferred locations for new retail floorspace. The boundaries of the centres are shown on the Policies Map. Primary and secondary frontages have not been defined for local centres as their restricted geographical extent does not warrant it. The aim of Policy 85 <u>86</u> is to protect the diversity of uses and ensure that the vitality and viability of local centres is not affected by changes of use.</p> <p>11.59 Whilst the emphasis of local shopping policy is on protecting essential local shopping facilities which meet day-to-day needs, non-essential shops also have a value. Apart from the service they provide, they could potentially be occupied in the future by an essential shop. Without any protection of the physical unit, it might be converted to a residential or other non-retail use making it less likely to revert to retail. This does not mean that all non-essential shops should always be preserved. The value of such shop units, in terms of the opportunity to improve the sustainability of our communities, largely depends on their being located where there is a need for further essential local shops. This could be in any village or part of the urban area where there is an under-provision of local shopping facilities or where a centre is small relative to the area it serves. The potential of such premises to fulfil such a role can be assessed using Policy 89 <u>88</u>.</p>
MM73	Paragraph 12.8	<p>Major developments have for many years been delivered by Section 106 planning agreements, which have included local measures relating to the impact of each particular site, seeking to ensure that these developments made a reasonable and realistic contribution to offset their impact on local communities. This system has now largely been replaced by a combination of the Community Infrastructure Levy and <u>Section</u> 106 Agreement funding for major sites and predominately</p>

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		<p>the Community Infrastructure Levy for smaller sites. One of the main benefits that sought through <u>Section 106</u> agreements, however, is affordable housing which remains outside the Community Infrastructure Levy. Development should not take place without adequate infrastructure (physical, social, environmental and digital) or measures being in place to address capacity issues otherwise the proposed level of development will be neither sustainable nor acceptable. Developments may be phased to reflect the timing of infrastructure provision.</p>
MM74	Paragraph 12.11	<p>The infrastructure, facilities and services to which development may contribute through site-specific conditions on permissions, planning obligations and/or through the Levy include:</p> <ul style="list-style-type: none"> • Affordable housing • Education facilities • Community/library facilities • Healthcare and social care facilities • Transport infrastructure, improvements and management • Sustainable transport improvements including footways, cycleways and public transport services • Parks and green spaces improvements (including children’s play) changing pavilions, allotments etc. • Indoor sport and leisure facilities • Enhancement of green infrastructure assets, landscape improvements including area of Forest of Marston Vale. • Flood risk management measures • Waste facilities • Public realm provision • Commuted payments for maintenance of green spaces and community facilities provided • Communications infrastructure, CCTV/broadband • Cemetery provision • Other contributions may be sought depending upon the individual characteristics of a development proposal • <u>Measures to support the historic environment.</u> • <u>Fire related infrastructure such as fire hydrants.</u>
MM75	Policy 90S	<p>12.21 Planned population and household growth will require consideration of how road space is managed and used, particularly within the town centre and around the major arterial routes approaching the built up area. The provision of public transport interchange facilities is addressed in Policy 91 (Public Transport) below. The potential for small public transport interchanges with associated infrastructure, <u>including new rail stations</u>, to link with public transport routes and</p>

		<p>facilities shall be addressed in development proposals. New and existing public transport facilities will need to reflect future technological developments particularly in relation to the provision of information. Where appropriate, new developments shall provide new public transport routes and infrastructure, or support to existing services so that people can make informed travel choices.</p> <p>Policy 90S – Delivering infrastructure</p> <p>New development will be required to provide, or contribute towards the provision of, measures to directly mitigate its impact on existing infrastructure, which will be normally be secured through the use of site specific planning obligations and/or Community Infrastructure Levy payments as permitted by regulations.</p> <p>Development proposals will need to clearly demonstrate that the infrastructure needed in accordance with the Council's standards, including in this plan and in <u>with reference to</u> Supplementary Planning <u>Documents Guidance</u>, can be provided and phased to support the requirements of the proposed development. The Council will work with developers to seek to ensure that the most appropriate and beneficial solution is achieved.</p>
MM76	Policy 91 and paragraph 12.21	<p>Policy 91 – Public Transport</p> <p>The Council will require that new developments provide the following:</p> <ul style="list-style-type: none"> i) <u>Where appropriate, for new developments which are not currently connected to the public transport network, highway and public transport road infrastructure suitable for including dedicated facilities will be provided</u> from an early stage of occupation of the development, and ii) A bus stop within 400m walk of every dwelling and work place to serve a bus service with service levels which are relevant to the local requirements of the site. <u>Where there is an existing bus service with hourly or more frequent service levels, or there is potential to improve current services to such levels, then every dwelling and work place should usually be within 400 metres walking distance of a bus stop,</u> and iii) Deliver facilities which are capable of reflecting technological requirements (such as real time information or a similar future technology) in conjunction with the public transport and infrastructure, and iv) Contribute to the development of off-site interchange facilities <u>directly related to the proposed development.</u>
MM77	Policy 92 and paragraph 12.25	<p>Add new paragraph after 12.25: <u>Freight movements in particular can have a significant effect on communities and the environment. Wherever possible opportunities should be explored to enable the transportation of bulky materials, such as minerals and waste, by alternative</u></p>

		<p><u>methods so as to reduce the number of heavy goods vehicles on roads. It is recognised that this is only likely to be economically viable for long distance transportation.</u></p> <p>Policy 92 - Impact of transport on people, places and environment</p> <p>Planning applications shall demonstrate that the social and environmental impact of traffic from their proposals has been considered, in terms of all of the following:</p> <ul style="list-style-type: none"> i. The impact on the Air Quality Management Area ii. The impact on resilience of the <u>railway and highway networks</u> iii. <u>The impact on air quality generally and the control of noise and pollutants</u> Noise and pollution control iv. Developing opportunities to enhance sustainable transport facilities v. The impact of freight movements on the local highway network vi. The impact of safety, in terms of site access arrangements and general road safety.
MM78	Policy 93	<p>Policy 93 – Electric Vehicle Infrastructure</p> <p>Planning applications shall comply with the Council's policy for low emission vehicle infrastructure to ensure that a co-ordinated provision of infrastructure across the borough is achieved.</p> <p><u>The Council will maximise the use of sustainable transport in developments, and support low carbon public and personal transport such as electric cars, bikes and buses.</u></p> <p><u>The Council will require new facilities for low emission vehicles to be integrated into new major development schemes where local centres or communal facilities are proposed.</u></p> <p><u>Rapid and fast charging points will be located throughout Bedford Borough as well as at key locations in the Bedford and Kempston urban areas, employment sites, railway stations, major retail and visitor destinations, outside schools, local centres and car parks.</u></p> <p><u>To maximise the use of sustainable modes of transport, new residential developments should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations and, where appropriate, provide electric charging points at a rate of one per dwelling.</u></p>
MM79	Paragraphs 12.31, 12.32	<p>12.31 Policy AD35 (Road Schemes) of the Allocations and Designations Local Plan outlines the improvements to the highway network. This policy includes the Dallas Road link and this is no longer required so the policy <u>is proposed to be</u></p>

		<p>replaced by Policy 94S will need to be replaced. The improvements to the St Johns Area Relief Scheme and Ford End Road link are still relevant and the routes are to be safeguarded and incorporated into the policy below. The safeguarded routes are shown on the Policies Map.</p> <p>Add new paragraph after 12.32: <u>A key consideration in transport infrastructure projects will be the need to conserve or where opportunities arise to enhance heritage assets and their settings, and to consider measures to avoid, reduce or mitigate impacts on the historic environment. An assessment of the significance of heritage assets directly or indirectly affected and the potential impacts upon this significance is likely to be required to inform proposals.</u></p>
MM80	Paragraph 12.33	<p>12.33 Public rights of way include footpaths, bridleways and byways open to all traffic which allow access by foot, cycle and horse riders to access the countryside. The public rights of way are shown on the Council’s definitive map which is available on the Council’s website. The borough has 600km of public footpaths, 350km of Public Bridleways and 34 km of Byways Open to All Traffic. <u>The Public Rights of Way Network complements existing pedestrian and cycle ways in the urban areas and villages. As mentioned in 12.19 above, the provision, enhancement and protection of existing pedestrian and cycle routes is also addressed by Policies AD36 Pedestrian Routes and AD39 Cycling in the adopted Allocations and Designations Local Plan 2013.</u></p>
MM81	Policy 95	<p>Policy 95 – Access to the Countryside</p> <p>In considering proposals for development all of the following criteria will apply:</p> <ol style="list-style-type: none"> i. Safeguarding of existing public rights of way and ensuring that <u>the existing routes</u> they are incorporated into the proposed development <u>or an appropriate diversion is provided.</u> ii. Where diversions to the existing public rights of way are proposed, it should be demonstrated that there are no other alternatives and that the benefits of the development outweigh the harm resulting from the proposed diversion. iii. Development should where possible, provide improvements to the public rights of way network including more river crossings linked to the current Borough of Bedford Rights of Way Improvement Plan. iv. All new routes should be multiuser routes and dedicated as bridleways with a minimum width of 4 metres. v. All new rights of way and gates must be designed to be in compliance with the Disability Discrimination Act or relevant act as amended. vi. Incorporate new routes to extend the existing public rights of way network which are not fragmented by roads, railways and other infrastructure. vii. Ensure that all developments are designed to enable safe crossing of roads, <u>railways and other infrastructure</u> from

		<p>new <u>and existing</u> public rights of way.</p> <p>viii. Public rights of way should retain their existing surface or an improved surface suitable for all users of the rights of way.</p> <p>ix. There should be no net loss of public rights of way as a result of any particular development. New permissive paths are encouraged as they can help to fill in gaps in the public rights of way network.</p>
<p>MM82</p>	<p>Policy 96, paragraphs 12.37, 12.38, 12.39</p>	<p>12.37 The Council has completed a strategic flood risk assessment (SFRA) level 1, which considers the above sources of flooding and establishes the flood zones in the borough. Flood zones are categorised by the likelihood of flooding, with flood zone 1 being the least likely, then flood zone 2 <u>and 3a</u> and finally flood zones 3a and 3b, which are what is known as the functional flood plain – those areas of land in the borough that are most likely to flood when excessive water cannot be contained by rivers or streams. National guidance sets out what types of development would be appropriate in each flood zone. It is important to protect the functional flood plain and ensure its capacity to attenuate periodic flood events is not compromised.</p> <p>12.38 Areas identified at high risk of flooding from other sources, where evidence exists, will be treated with equal weighting. All development proposals should look to manage the risk of flooding responsibly and explore the opportunity to reduce this risk. Development should not increase the risk of flooding in its immediate vicinity or for the site itself. Areas identified at risk of flooding from other sources will be treated with equal weighting. Development must not increase the risk of flooding within the development site nor in the surrounding area, and should look to manage the risk of flooding responsibly, and explore the opportunity to reduce overall flood risks, on and off site.</p> <p><u>Where development is proposed in areas of flood risk, it will need to be demonstrated that it will be resilient and resistant to flooding for the entire lifetime of the development through appropriate mitigation measures.</u></p> <p><u>In areas of flood risk the Flood Risk Assessment must demonstrate the occupants of any new dwellings will have access to an area of safe refuge. Where prior evacuation is the safest option, the refuge should be an area outside of 1% annual exceedance probability flood event from all sources. Where prior evacuation is not preferred, internal safe refuge must be provided . The Flood Risk Assessment should provide an evidence base for the Local Authority to determine which option is the safest for that particular proposal. An assessment of the safety of access and egress routes can be completed with reference to section 13 of the Defra / Environment Agency’s guidance FD2320/TR2.</u></p> <p>Add new paragraphs after 12.39: <u>The likelihood of flooding is expected to increase in the future due to the increasing effects of climate change. All new</u></p>

development must take this into account by using the latest on climate change allowances (www.gov.uk).

The Council will consider whether suitable infrastructure capacity, including sewerage and sewage treatment infrastructure, is present or can be provided by statutory undertakers to serve the development.

Policy 96 - Flood risk

In considering new development, water management, ~~quality~~ and flood risk must be addressed by:

- i. Directing development to areas at lowest risk of flooding by applying the sequential test and, where necessary, the exception test, in line with national policy. Development will not be permitted in flood zone 3b unless defined as 'water compatible' in table 2 of the Planning Practice Guidance, ~~or~~. Development will not be permitted in flood zone 3a unless defined as 'less vulnerable' or 'water compatible' in table 2 of the Planning Practice Guidance. ~~by national guidance or water compatible.~~
- ii. Considering all sources of flooding including identified in the Strategic Flood Risk Assessment (fluvial, groundwater, surface water, reservoir overflow, infrastructure/sewer failure). Allowances for climate change must be included in the assessment of flood risk in accordance with latest national guidance
- iii. Demonstrating that suitable infrastructure capacity is present or can be provided to serve the development
- iv. Ensuring proposed development assesses and mitigates its impact on flood risk on and off site and includes measures to reduce overall flood risk
- v. ~~Ensuring new development considers its impact on flood risk both to existing development and the development proposed and where flood risks on or off site is identified, includes measures to reduce overall flood risk.~~ Where the assessment has identified that the proposed development is at flood risk (from any source) it must be demonstrated that the development will be safe for its lifetime through appropriate flood resilient and resistant design and include the provision of safe access and egress to an area of safe refuge
- vi. Demonstrating how the cumulative impact of development on flooding to the immediate and surrounding area and the Natura 2000 sites Portholme (SAC) and the Ouse Washes (SAC/SPA/Ramsar) downstream, has been addressed and reduced through the proposed development.

Site specific flood risk assessments will need to be submitted in support of development where:

- vii. Development proposals in flood zone 1 exceed 1ha, in accordance with national policy; or
- viii. Development proposals are in flood zones 2, 3a or 3b; or
- ix. Evidence exists (e.g. in the Strategic Flood Risk Assessment or areas identified by the Lead Local Flood Authority)

		<p>of areas with a high risk of flooding or known to be at risk of flooding from other sources, such as surface water. Where <u>an increase in built footprint is proposed in undefended flood zone 3a or flood zone 3b development proposals are in flood risk zone 3a or higher</u>, a site specific flood risk assessment should <u>demonstrate that set-out level-for-level and volume-for-volume floodplain compensation can be provided to ensure there is no increase in flood risk elsewhere.</u></p>
MM83	Policy 97	<p>Policy 97 - Sustainable drainage systems (SuDS)</p> <p>All development proposals must incorporate suitable surface water drainage systems appropriate to the nature of the site. Post-development run off rates should <u>aim to</u> achieve greenfield equivalents. The fact that a site is previously developed and has an existing high run-off rate will not constitute justification. Development proposals will need to demonstrate:</p> <ul style="list-style-type: none"> i. The discharge location has sufficient capacity to receive the post development flows. ii. The proposed surface water drainage system has been designed to prevent flooding of internal property and neighbouring for all rainfall events up to the 1% annual exceedance probability event including the appropriate allowance for climate change. iii. Sufficient treatment stages have been incorporated to adequately remove pollutants and protect the local water environment, following the principles of the latest national guidance. iv. Provisions for safe conveyance and storage of flood waters should the capacity of the proposed drainage system become exceeded. v. Adequate arrangements for the management and maintenance of the proposed drainage system for its lifetime have been provided. vi. Compliance with national guidance, <u>and that regard has been given to</u> Bedford Borough Council’s SuDS Supplementary Planning Document, and industry best practice. vii. <u>Opportunities to improve water quality, amenity and biodiversity benefits have been realised.</u> <p>Priority should be given to the following order of discharge locations:</p> <ul style="list-style-type: none"> To ground via infiltration techniques; to an above ground water body; To a surface water sewer.
MM84	Policy 98	<p>Policy 98 – Broadband</p> <p><u>The Council will seek on site infrastructure to support the installation of, and allow the future upgrade and maintenance of, fibre optic broadband technology.</u></p>

		<ul style="list-style-type: none"> i. On sites of 10 dwellings and over and on all non-residential sites, all new properties must be served with an appropriate open access fibre optic infrastructure to enable high speed and reliable broadband connection in accordance with national and local objectives to increase coverage. ii. On sites of under 10 dwellings all new properties should be served with an appropriate open access fibre optic infrastructure to enable high speed and reliable broadband connection unless there is evidence which demonstrates that providing the required infrastructure is not feasible or economically viable. iii. Installation should allow for future maintenance and upgrades. iv. Installed infrastructure should allow all premises that form part of the permitted development to access high speed broadband from day one of occupancy.
MM85	Policy 100	<p>Policy 100 - Communications infrastructure</p> <p>The Council will seek on site infrastructure to support the installation of, and allow the future upgrade and maintenance of, fibre optic broadband technology.</p> <p>Where planning permission is necessary, the Council will grant planning permission for telecommunication masts and aerials, in line with national policy, provided that:</p> <ul style="list-style-type: none"> i. There is no existing mast, structure or building that can be satisfactorily used for the purpose; ii. The proposal will replace existing masts or structures, or will facilitate future network development by reducing the need for additional masts or structures; iii. If the site is located in a conservation area or within the setting of a listed building, there is no suitable alternative site outside such areas <u>and the public benefits of the proposal have been demonstrated to outweigh harm to the heritage asset</u>; iv. Any reasonable fear of a health risk to members of the public has been addressed by the applicant confirming that the apparatus complies fully with the ICNIRP (international commission on non-ionising Radiation protection) guidelines for limiting exposure to electromagnetic fields; and v. The proposal is designed, landscaped and screened to minimise any adverse impact on the appearance and amenity of its surroundings
MM86	Policy 101	<p>Policy 101 – New sports and leisure facilities</p> <p>Planning permission for new sports/leisure facilities (including indoor and outdoor facilities) will be granted where:</p> <ul style="list-style-type: none"> i. It is demonstrated that the location is suitable for the proposed facility and ii. Provision is made for access for users travelling by foot, cycle and public transport and

		<ul style="list-style-type: none"> iii. There is no adverse effect on the highway network or the amenity of local residents and iv. Any outdoor lighting is positioned to illuminate the area required and not to cause light spill beyond the site and/or the sports pitch or leisure facility <u>and</u> v. <u>It is demonstrated through a robust assessment of existing and future need for indoor/outdoor sports facilities, that the proposed facility or facilities are meeting an identified need for such facilities and</u> vi. <u>Any new facilities are constructed to have regard to Sport England/NGB technical design guidance, to ensure new facilities are fit for purpose</u>
MM87	Paragraph 12.58	<p>12.58 <u>In order to ensure the provision of the most appropriate facility, evidence of need should be provided at the planning application stage which should involve consultation with the local community. It is acknowledged that some community facilities will serve a wider catchment than the immediate local area and some needs could be specific to particular users such as faith groups. Where appropriate, the facility should be designed so that it is able to accommodate a range of different to facilitate multiple uses.</u> This could include space to deliver community health surgeries, a community library or café in addition to the traditional uses of a village hall such as meeting <u>and function</u> rooms. <u>and party venues.</u></p>
MM88	Policy 102	<p>Policy 102 – New community facilities</p> <p>New community facilities and extensions to existing facilities will be supported where all of the following requirements are met:</p> <ul style="list-style-type: none"> i. The need for the facility or extension has been identified via research and consultation with the local community. ii. <u>Where appropriate</u> tThe facility has been designed to facilitate <u>multiple uses</u> multi-use community facilities iii. The site is accessible by pedestrians as well as those traveling by vehicle or public transport (where applicable) iv. The ownership and future management of the facility is established v. It is demonstrated that the future maintenance of the facility is financially secured which does not rely on local authority funding or developers contributions.
MM89	Policy 103, paragraph 12.60	<p>Amend heading: Loss of existing leisure and sports <u>and community</u> facilities</p> <p>Add new paragraph after 12.60: <u>Community facilities include meeting places, village halls, social club venues, sports venues, cultural buildings and places of worship. The loss of public houses is addressed by the shopping policies in chapter 11.</u></p>

		<p>Policy 103 – Loss of existing leisure and sports <u>and community</u> facilities</p> <p>The loss of existing leisure and recreational sports facilities <u>and community facilities</u> will be permitted <u>supported</u> where <u>either of</u> the following can be demonstrated:</p> <ul style="list-style-type: none"> i. <u>Up to date</u> eEvidence has been provided that demonstrates that the <u>facility use</u> is <u>surplus to existing and future needs</u> no longer needed; or ii. The facility is to be relocated to another location which <u>and</u> is of a similar scale as to the current facility (i.e. no net loss in floor area), <u>is of an equivalent standard</u> and <u>able to serve the same</u> still related to the community in which to serves; or iii. A different leisure or recreational facility is to be provided on the site. <p><u>In the case of sports facilities, alternative sports facilities may be considered as a replacement if this can be justified with appropriate evidence of need.</u></p>
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APPENDIX X

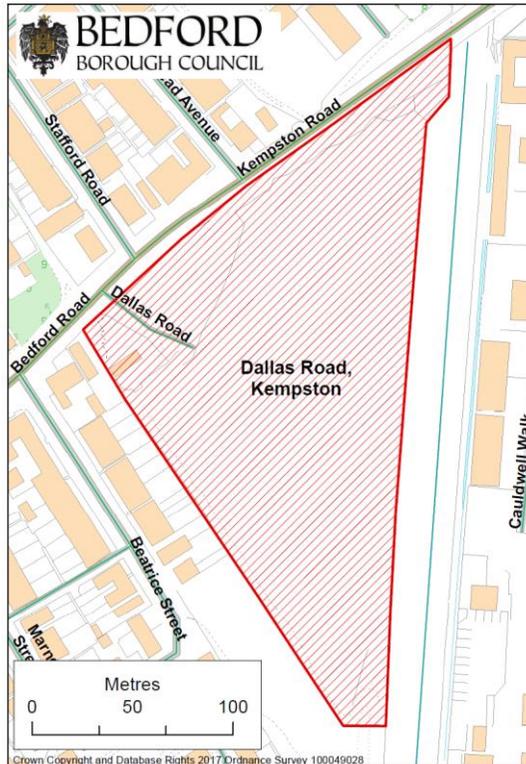
Housing Opportunity Sites

INTRODUCTION

Opportunity sites are in locations suitable for development, usually the urban area, where specific technical matters raise deliverability issues which have deterred the Council from allocating them at this time. However, the principle of development is not at issue and they may prove to be suitable for development over the period covered by the local plan. The reason for identifying them is to promote their availability and invite the development industry to work with us to find ways of addressing the sites' constraints. In some cases the sites require regeneration and currently appear rundown and under-used.

Any proposals for development should respect the policies of this plan and in particular, Policies 30-34 concerning design and the impact of development and Policy 42S in relation to archaeology.

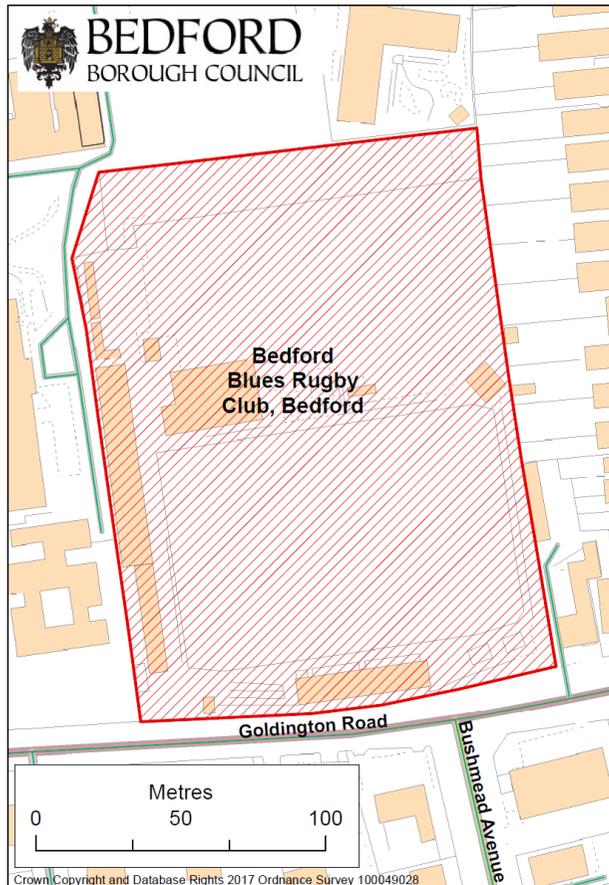
1. Dallas Road, Kempston



The site at Dallas Road in Kempston is a brownfield site that was formerly in employment use. A car-wash remains in the north west corner of the site but the remainder has been vacant for many years and is now cleared of any buildings. It was allocated in the Allocations and Designations Local Plan – Policy AD08 for residential development but the noise environment close to the railway and nearby scrap yard, the slope of the site and its shape mean it has been difficult to design an acceptable residential scheme. For this reason the allocation has not be carried forward to the Local Plan 2030.

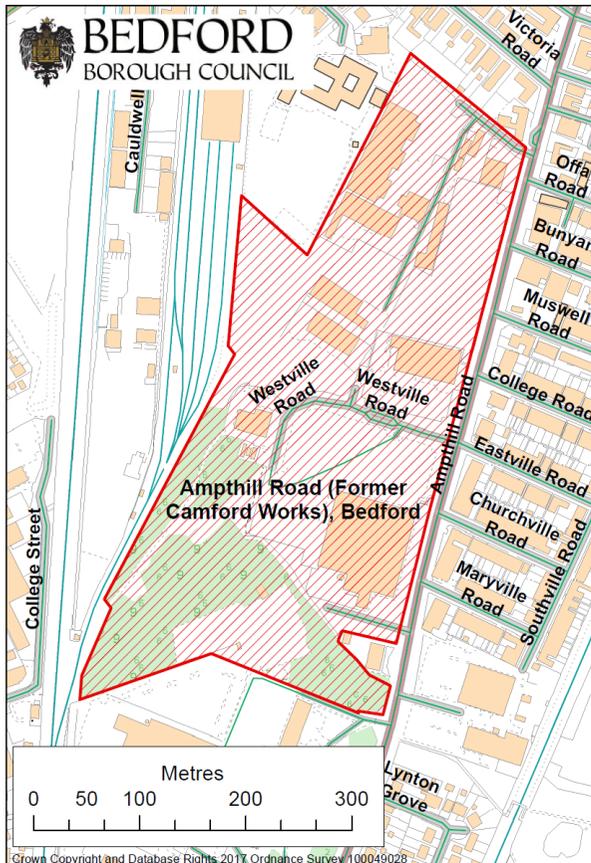
A new owner is actively looking at potential design measures to address the site constraints. Existing schools in the area have capacity to serve the development.

2. Bedford Blues Rugby Club, Bedford



There may be an opportunity to improve the major leisure facility at the Rugby Club, Goldington Road, Bedford and at the same time deliver new housing close to the town centre. The size of the rugby pitch and stadium capacity does not meet the standards that would allow promotion of Bedford to the top division in the rugby league. The Club wishes to improve its facilities and has sought policy support for some enabling development on the site. However, at the current time there is not sufficient certainty that the site is available for development. More detailed design work will be required in relation to the impact of development on the adjacent listed building, conservation area and of noise on nearby residents on match days. Existing schools in the area have capacity to serve the development.

3. Ampthill Road (Former Camford Works), Bedford



The former Camford Works site on Ampthill Road in Bedford has been partially redeveloped with Morrison and Aldi supermarkets now trading. Employment and smaller retail uses are present on part of the site and the remainder is vacant land. The site has the designation 'monitor and manage' through the Council's Economy and Employment Land Study meaning its loss from employment land supply is accepted. There is potential for development, subject to the detailed assessment of the requirements for mitigating noise from the nearby scrap yard and also the impact of traffic from the development on Ampthill Road which is already congested. Existing schools in the area have capacity to serve the development.