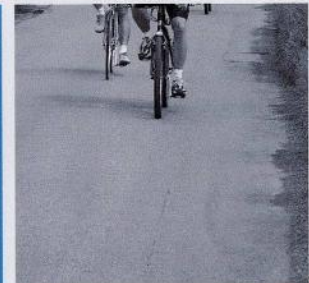


December 2006



# Local Development Framework Annual Monitoring Report 2

# LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT

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## EXECUTIVE SUMMARY

The Mid Beds District Council Annual Monitoring Report (AMR) is submitted to the Secretary of State by 31<sup>st</sup> December each year. This report monitors the period 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006.

AMRs are required to contain information on the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Local Development Documents (LDD) are being successfully implemented.

This AMR also provides information on the performance of policies and impacts on the environment in the context of the new planning system. It is required to monitor policies contained in the LDDs and will be used to identify any key changes as a result of policy implementation. It will also be used to provide feedback on whether policy objectives are being achieved to enable appropriate adjustments and revisions to be made.

This report is in two sections. The first section provides an overview of the requirements in the legislation, how the Council is working to make progress in meeting these requirements and progress towards the implementation of the Local Development Scheme. The second section provides information on a set of national Core Indicators, local indicators, significant effect indicators and saved policies.

### Key Findings

As at 31<sup>st</sup> March 2006, the Council has hit its key milestones and key targets identified in the LDS 1<sup>st</sup> Review. However, the Council is slipping behind its milestones for the Core Strategy in respect of the next monitoring period. There is an analysis of the reasons outlined in this document.

### Core Indicators

The Council has worked hard to develop its monitoring arrangements for this years AMR. Data for the majority of Core indicators has been collected but in some cases the information is still incomplete because of the need to allocate significant resources to identify and set up systems for the collection of data. However, significant progress is currently being made to ensure that there is further policy analysis next year.

### Saved Policies

The Government's Planning and Compulsory Purchase Act, Regulation 48, requires the AMR to monitor existing or saved policies. Policies from the Local Plan First Review were saved following its adoption in December 2005. The report this year has more extensively focused on the monitoring of the "saved" policies in the Mid Beds Local Plan First Review, as the production of the LDDs set out in LDS have not yet reached an advanced stage.

The current Local Plan although adopted very recently, has a number of policies that will not be carried forward as they are either too site specific or no longer being used. The analysis of the saved policies outlined in Section 2 identifies which policies the Council considers should be saved and how they are or will be monitored in future years. At this stage there are still many gaps in our monitoring information on saved policies but the Council will be dedicating more resources to improve the situation next year.

# SECTION 1

## **1.0 INTRODUCTION**

The Government's Planning and Compulsory Purchase Act came into force in 2004. It requires every Local Authority to produce an Annual Monitoring Report (AMR) as an integral part of the production and implementation of the Local Development Framework.

Monitoring is crucial within the process to ensure the successful delivery of policies of the Local Development Framework (LDF).

The current Local Plan is being replaced by the Local Development Framework, which will comprise a number of documents collectively referred to as Local Development Documents (LDDs). One of these documents is a Local Development Scheme (LDS) which is a project plan setting out the content and relevant timescales for the LDF.

AMRs are required to contain information on the implementation of the LDS and the extent to which policies in the LDDs are being successfully implemented. The monitoring and evaluation of progress towards objectives and targets will form part of the feedback mechanism to ensure the effective operation of policies or highlight any revisions that maybe required. The presence of clear mechanisms for implementation and monitoring forms one part of the "test of soundness" of the LDF.

The LDF AMR will be submitted to the Government Office for the Eastern Region (GO-East) annually by 31<sup>st</sup> December and will monitor the period 1<sup>st</sup> April to 31<sup>st</sup> March each year.

## **2.0 BACKGROUND**

### **2.1 Location and General Character**

Geographically, Mid Bedfordshire is the largest District in Bedfordshire. It covers approximately 50,000 ha and contains a number of scattered market towns and villages separated by extensive areas of open countryside. Much of the District contains a high quality natural environment, which has been extensively shaped by agricultural activity.

### **2.2 Population and Households**

Mid Bedfordshire has a population of over 121,000 (census 2001) and approximately 52,000 households. The population of older residents is set to rise while there will be a marked decrease in younger people. However, it is one of the fastest growing Districts in England having undergone a 10% increase in population from 1991 to 2001, which was over double the average for England. With substantial planned housing development this looks set to continue. The population is forecast to increase to around 130,000 within the next decade.

### **2.3 Economic Activity**

Mid Bedfordshire has a strong local economy with a higher than average



employment rate and only 1.2% unemployment. A characteristic of the working population is that many take the opportunity of using the excellent road and rail links to travel to work outside the District. The 2001 Census showed that less than half the residents work within the District.

## **2.4 Heritage**

The landscape of the District is varied and contrasting and is one of the most wooded parts of Bedfordshire as well as containing a small part of the Chilterns Area of Outstanding Natural Beauty. It also contains the Forest of Marston Vale one of 12 Community Forests throughout the UK. The traditional and unspoilt character of many of the market towns and villages adds to its attractiveness.

## **2.5 Infrastructure**

The District has good north/south strategic transport links including the M1, A1 and two mainline rail services into London. Consequently many people commute out of the District to work, something, which the LDF will be attempting to address through its employment policies. Social and community infrastructure is scattered and sometimes difficult for people without a car to access.

## **2.6 Needs and Issues Facing the District**

The rapid increase in population and intense development pressure in the District will need to be carefully managed to ensure that growth is well integrated with existing development. Alongside the additional homes it is essential that adequate infrastructure is made such as roads, water supply and green space. Provision for new facilities will also have to be carefully planned and where deficits exist new facilities will need to be provided. Mid Bedfordshire has a wide range of homes available but because of the increase in house prices many local people are unable to afford houses on the open market. Providing more affordable homes as well as the provision of accommodation for the increasing elderly population are a big challenge especially in the smaller settlements of the District. Whilst the ethnic minority population is low there is also a need to assess and provide for the accommodation needs of the gypsy and traveller community within the District.

In terms of the economy, there is a need to provide more jobs in the District to try to reduce the level of out commuting and balance the number of jobs with homes. Transport issues are a concern for residents and the network operates at close to capacity in some areas. The high dependence on the car causes problems for sustainability associated with green house gas emissions as well as excluding those sectors of the population without the use of a car such as the elderly from access to services. The scattered pattern of development also raises difficulties in providing viable public transport.

In terms of the environment, it is important that the rural nature of the District is preserved, the character enhanced and where appropriate the impact of development mitigated. It is clear that the attractive and accessible landscapes of the District are a draw to those people living in large neighboring towns such as Bedford and Luton. The growth of these areas will put increasing pressure on the environment and there also a need to address the impact of climate change

and the demand for additional resources.

## **3.0 APPROACH**

### **3.1 Districts**

The Local Authorities in Bedfordshire have joined together to share information and discuss monitoring across the County. Monitoring officers from each authority meet on a regular basis in a small working group to compare information. This is already helping to develop indicators which are consistent across the county and which will enable benchmarking.

### **3.2 Linkages with County and Regional Monitoring Reports**

The Council has made initial arrangements with Bedfordshire County Council to establish the information they are able to provide officers. This will be developed so that the District is able to link to the County and Regional Monitoring reports. AMRs are required to explain the effect that policies are having at the regional and national level. AMRs will outline the contribution that LDF policies are making on the achievement of these more strategic targets.

### **3.3 The Mid Bedfordshire Community Strategy**

The Mid Bedfordshire Community Strategy was launched in December 2003. Since its publication, the Local Strategic Partnership has set out to deliver nine broad priorities. An action plan is now being developed including specific measurements to monitor progress on implementation of the actions. The Council is taking steps to ensure that there is some commonality in the targets and measures where appropriate to ensure that the LDF forms a spatial expression of some elements of the Community Strategy. The Community Plan is due to be updated in the coming year, which will provide further opportunity to link objectives and monitoring requirements.

### **3.4 Consultation**

This AMR has been prepared following consultation with officers and Members of the Council, but will not be subject to external consultation. A draft report was presented to the LDF Members Task Force, and other key officers within the Council and comments requested before submission of the final report in December 2006.

## **4.0 MONITORING REQUIREMENTS**

The Monitoring Framework in this document has been developed from Government Guidance *ODPM Local Development Framework Monitoring: Good Practice Guide*, referred to below. It requires the Local authority to:

- monitor a set of national core indicators and local and significant effect indicators ( see Section 2)
- monitor the implementation of the LDS
- monitor the effectiveness of new LDF policies as well as “saved” policies



#### **4.1 LDF Policies**

The LDF is still at a relatively early stage in its production. The most advanced LDD is the Core Strategy Preferred Options DPD, which is still in draft. Within the LDF the measurement of policies requires clear objectives. When objectives have been identified and related policies developed, relevant output indicators can be identified and appropriate targets set against them.

The emerging Core Strategy LDD has identified a set of overarching objectives for the LDF. These have been incorporated into an implementation and monitoring table linking key objectives with the Core Indicators and other local indicators and targets.

As there are no adopted LDDs in place at the present time, this report presents an analysis of the Core Output Indicators (COI), which all Local Authorities are required to monitor and links them to local indicators and targets being developed to monitor DPD policies. These are detailed in the second section of this report.

#### **4.2 Saved Policies**

The Mid Bedfordshire Local Plan First Review was adopted in December 2005. The Local Plan will be “saved” for three years from the date of adoption, which means the policies within the Local Plan will continue to be used to assess planning applications. Advice from Government is that under the current circumstances the report should look at existing (‘saved’) policies from the Local Plan. The Council has created a separate table in Appendix 2 to monitor information for saved policies. Where information is not available for this year the table identifies the procedures that are being put in place for next year’s AMR. This is the first stage in assessing whether the policy should be replaced or deleted and whether a new or related policy should sit within the emerging LDF.

Policies in the adopted Bedfordshire and Luton Structure Plan will also be saved, until they are replaced by regional guidance, RSS14 and the MKSM Sub-Regional Strategy. The Minerals and Waste Local Plan, prepared by Bedfordshire County Council, has been adopted and will be saved for three years. Monitoring for the Minerals and Waste Local Plan is being dealt with by the County Council.

#### **4.3 Targets**

Clear targets will ensure effective policy implementation, monitoring and review. The targets will be used to measure whether the LDF is performing as required. Some targets already exist but further work needs to be done to identify realistic targets for future policies, which relate to the indicators being developed. These will be reported in future AMRs

#### **4.4 Indicators**

The report is required to include a tiered framework approach to indicators reflecting the fact that different types of indicators are required as they have

specific purposes. The indicators that will be monitored are contextual, output and significant effect indicators. The definitions for these can be found in the ODPM Local Development Framework Monitoring: Good Practice Guide, on the Department for Communities and Local Government Website at <http://www.communities.gov.uk/>

All Information in relation to the indicators is included in section 2 of the report.

In addition the AMR is used to assess whether the national Best Value Performance Indicator (BVPI) 200b, which monitors the milestones within the current LDS, has been met.

## 5.0 LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

The Local Development Scheme (LDS) functions as a project plan for the LDF and establishes which policy documents are to be prepared for the Mid Bedfordshire Local Development Framework as well as providing a timetable for their production and review. This section sets out progress to date, any issues, potential delays, problems and revisions to our approach. It starts with the first review of the LDS timetable, which was approved during this monitoring period, the reasons for it and progress on LDDs in relation to the first review.

It then goes on to explain further issues that have arisen since the first review and explains why slippages have occurred to the timetable and consequent impact on LDDs.

### 5.1 LDS First Review

The milestones and targets as set out in the Council's LDS were met during the monitoring period 05/06. However, last year and early 2006, several issues arose, which if not taken into consideration, were likely to have a significant impact on the delivery of key milestones. The issues were broadly identified as risks in the original LDS. However, the implication of these risks in terms of timescales were not apparent at the time of adoption of the LDS. The Council therefore submitted a first review of the LDS to Government that was approved in July 2006. The LDS First Review is shown in Table 1.

#### **The main changes to the timetable and reasons for the review**

The impact of the review has been restricted to the Core Strategy DPD, the reasons are outlined below

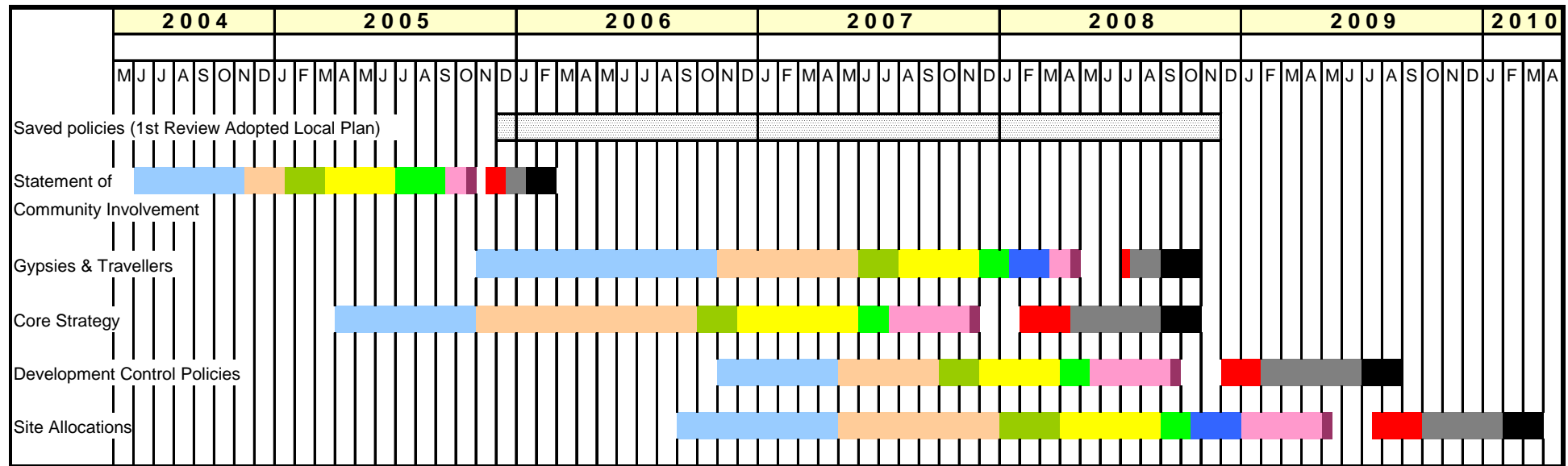
- **Staff:** the Development Plans Team, responsible for the implementation of the LDS, had been directly affected by the capping of the Council. The loss of staff resources at a crucial time in the production of the Preferred Options Stage of the Core Strategy led to an anticipated 6 week delay to the timetable. The contingency identified in the LDS was to recruit or appoint consultants to undertake work but this was not possible due to the financial restraints imposed by the Council.
- **East of England Plan:** Following attendance at the RSS14 Examination in Public in March 2006, officers considered it would be prudent to await the publication of the Panel's Report anticipated in June 2006. It was estimated

that a period of 2 months would be required to translate any implications from the report into the Preferred Options document of the Core Strategy.

# Mid Bedfordshire Local Development Scheme

## FIRST REVIEW

(Supplementary Planning Documents are listed separately)



## KEY

- Pre Production (evidence gathering and front loading)**
- Preparation of Preferred Options**
- Consultation on Preferred Options**
- Consideration of comments/preparation of Submission document**
- Submission consultation**
- Publication of alternative sites (Site Allocation DPD only)**
- Summary of consultation responses**
- Pre-Examination meeting**
- Public Examination**
- Receipt of Inspectors Report**
- Adoption**



- } timescales subject to planning inspectorate guidelines
- }
- (allowing for formal adoption by Executive and Council)

## 6.0 PROGRESS IN RELATION TO THE FIRST REVIEW

**Progress on the Preparation of The Mid Beds LDF for the period April 2004-March 2005 against the LDS First Review Timetable**

### Development Plan Documents (DPDs)

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>SCI</b>	<b>Commencement of the preparation process of LDD</b>	June 2004	Yes
	<b>Public consultation on the Issues and Options Paper Regulation 25</b>	Jan-Mar 2005	Yes
	<b>Public Participation on preferred options</b>	July-Sept 2005	September 2005
	<b>Submission of LDD</b>	October 2005	N/A Dealt with by written submissions
	<b>Pre-examination meeting</b>	Nov-Dec 2005	N/A Dealt with by written submissions
	<b>Commencement of the Examination</b>	Jan-Feb 2006	Adopted 22nd February 2006
	<b>Adoption of the Development Plan Document</b>	June 2004	Yes
Status and Progress	The SCI has met all Milestones and is now an Adopted Document		

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Core Strategy</b>	<b>Commencement of the preparation process of LDD</b>	April 2005	Yes
	<b>Public consultation on the Issues and Options Paper (Regulation 25)</b>	No specific milestone	Issues and Options Paper published February 06
	<b>Public Participation on Preferred Options (Regulation 26)</b>	Oct - Nov 2006	Not met.
	<b>Submission phase (Regulation 28)</b>	June-July 2007	Anticipated delay
	<b>Pre-examination meeting</b>	Nov 2007	Anticipated delay
	<b>Commencement of the Examination</b>	Feb-April 2008	Anticipated delay
	<b>Adoption of the Development Plan Document</b>	Sept-Oct 2008	Anticipated delay
Status and Progress	<p>The delay in the production of the Core Strategy Preferred Options (Regulation 26) has been due to the need for additional evidence/technical data to support the approach being taken and the need for further consultation on options as a result. This was identified as a risk of low likelihood but medium impact in the risk management section of the LDS (section 3). However, the impact of the first two submitted Core Strategies being declared unsound by the Planning Inspectorate has had far reaching effects and further advice regarding soundness has been issued from the Government. In the light of this, progress has been delayed to evaluate the emerging document and its supporting evidence. The need for further evidence in relation to the spatial distribution of development has been identified the Council is in the process of commissioning specialist consultants to carry out his work. The LDF team plan to undertake extensive consultation early 2007 estimated to take 3-4 months. Both factors this will mean a delay to the publication of the Preferred Options.</p>		



Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Gypsies and Travellers</b>	<b>Commencement of the preparation process of LDD</b>	November 2005	Yes
	<b>Public Participation on preferred options</b>	June-July 2007	Yes
	<b>Submission of LDD</b>	Dec 2007 – Jan 2008	Yes
	<b>Pre-examination meeting</b>	April 2008	Yes
	<b>Commencement of the Examination</b>	July 2008	Yes
	<b>Adoption of the Development Plan Document</b>	Sept-Oct 2008	Yes
Status and Progress	The DPD has progressed according to the LDS timetable and all targets should be met.		

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Development Control Policies</b>	<b>Commencement of the preparation process of LDD</b>	November 2006	Yes Commenced Oct 2006
	<b>Public Participation on preferred options</b>	Oct-Nov 2007	Yes
	<b>Submission of LDD</b>	April-May 2008	Yes
	<b>Pre-examination meeting</b>	Sept 2008	Yes
	<b>Commencement of the Examination</b>	Dec 2008-Jan 2009	Yes
	<b>Adoption of the Development Plan Document</b>	July-Aug 2009	Yes
Status and Progress	The DPD is progressing according to the LDS timetable. If the timetable changes it could mean that the Preferred Options stage for both documents could coincide in which case there would be advantages in combining them.		

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Site Allocations</b>      Status and Progress	<b>Commencement of the preparation process of LDD</b>	Sept 2006	Commenced September 2006
	<b>Public Participation on preferred options</b>	Jan-Mar 2008	Yes
	<b>Submission of LDD</b>	Sept-Oct 2008	Yes
	<b>Pre-examination meeting</b>	May 2009	Yes
	<b>Commencement of the Examination</b>	July-Sept 2009	Yes
	<b>Adoption of the Development Plan Document</b>	Feb 2009-Mar 2010	Yes
	This DPD is progressing according to the milestones in the LDS. The Preferred Options stage of the Site Allocations DPD needs to follow submission of the Core Strategy which has already slipped. Should the Core Strategy continue to slip there may be an impact on the timetable for the production of this document.		

## Supplementary Plan Documents (SPD)

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Planning Obligations Strategy</b>	<b>Research Phase</b>	June 2005-June 2006	Completed
	<b>Preparation of draft SPD</b>	June-Oct 2006	This stage took longer than anticipated and resulted in a delay in preparation by 3 months
	<b>Public Participation on Draft SPD</b>	Oct-Dec 2006	Because of the delay above this stage will take place in February-March 07
	<b>Submission to Government Office if required</b>	Oct 2006	Not required
	<b>Consideration of Consultation representations and amendment of SPD</b>	Jan-Apr 2007	Because of the delay above this stage will now be March-June 07
	<b>Adoption of SPD</b>	June 2007	Likely to be delayed by one month
<b>Status and Progress</b>	The information-gathering element of production of this SPD took longer than anticipated and there has been consequent slippage to the timetable. However, the final adoption of the SPD should only be delayed by approximately one month		

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>District Wide Design Guide</b>	<b>Research Phase</b>	Jan-Mar 2008	N/A in this monitoring period
	<b>Preparation of draft SPD</b>	Apr-June 2008	N/A in this monitoring period
	<b>Public Participation on Draft SPD</b>	Jul-Aug 2008	N/A in this monitoring period
	<b>Consideration of Consultation representations and amendment of SPD</b>	July-Sept 2009	N/A in this monitoring period
	<b>Adoption of SPD</b>	Jan-Feb 2009	N/A in this monitoring period
Status and Progress	Not due to commence until 2008 – no risks identified at present		

## 7.0 REASONS FOR SLIPPAGE IN RELATION TO THE LDS FIRST REVIEW.

The Council is proposing a revision to its Local Development Scheme that will be formally submitted to the Secretary of State (GO) in early 2007 following the formal procedures set out in the Town and Country Planning Regulations 2004. The Council is intending to publish the 2<sup>nd</sup> review in March 2007.

This is a result of the Core Strategy timetable slipping by around 4 months at the time of writing this AMR. The reasons for this were as follows:

- The restructuring of the Development Plan Team during the year and in particular the departure of the Development Plan Team Leader in July has resulted in delays in completing a number of technical reports which need to be fed into the emerging Core Strategy.
- Conclusions drawn from the now largely completed Technical reports have identified in a number of studies, the need for further information to underpin the Council's approach. Stage 2 reports are now being prepared by both the Development Plans Team and through the appointment of external consultants; details are given in the following section.
- The first two Core Strategies in the country were examined and found to be unsound, the implications of this have been substantial. The Department for Communities and Local Government issued a letter in August 2006 to all Local Authorities (LA's) highlighting a number of issues to help LA's avoid encountering the same difficulties. The Council have assessed these issues and having sought further advice from Government Office have identified the need for further evidence to underpin the Core Strategy and to meet the tests of soundness.

For the reasons outlined above, the Council is proposing to revise its timetable to enable it to undertake further technical work, propose more options relating to the spatial distribution of development and carry out appropriate consultation in accordance with the SCI. A meeting was held with Government Office in November 2006, to discuss a revision to the timetable which has been agreed in principle.

### **Risk Management and Contingencies**

Government guidance requires local planning authorities, within their LDSs to identify the risks involved with LDD SPD production and the contingencies required to ensure the programme of document production remains on schedule. The LDS Risk Management table identifies short medium and long-term risks and suggests contingencies where possible. In terms of the current problems, the risk of needing additional evidence/technical data to support the approach being taken was identified in the LDS as low likelihood with medium impact and an impact on the timescale of 2-6 months. The contingencies identified to deal with this were to appoint external consultants to undertake the work, this had an unknown cost implication. The Council acknowledge that it underestimated the scale of the additional work needed to meet the tests of soundness. This was further embellished by the results of the first two core strategy examinations. Although consultants are being appointed to undertake

some of the additional technical work it is not appropriate or financially viable for all the studies.

A detailed risk assessment of the second review will be carried out as part of the formal procedures required and form part of the document itself.

## **8.0 TECHNICAL REPORTS**

The Technical Reports listed below all form part of the evidence base for the Core Strategy. As the documents have been produced the conclusions have identified the need for further information to complete the level of evidence required for the Core Strategy. Most will therefore require a second stage technical document, the details of which are outlined below. The stage one reports are now all complete and have or are in the process of being approved for public consultation which will take place in January 2007.

### **Affordable Housing**

- Started May 2006.
- Stage 1 completed and Approved by LDF Task Force 14<sup>th</sup> November 2006.
- Stage 2 to commence December 2006 for completion by May 2007.
- Consultants to be appointed

### **Employment Land Review**

- Started February 2005.
- Stage 1 completed and Approved by Members October 2006.
- Stage 2 commenced October 2006 for completion May 2007.
- Production internally

### **Infrastructure Audit**

- Started August 2005.
- Progress on this report is delayed. This has proved a very substantive task. Information not forthcoming or unavailable from service providers.
- To be considered by Members January 2007.

### **Retail Issues**

- Started September 2006.
- Stage 1 completed and approved by Members November 2006.
- Stage 2 completion May 2007.
- Consultants to be appointed.

### **Settlement Hierarchy**

- Started September 2006.
- Stage 1 completed and approved by Members September 2006.
- Stage 2 completion May 2007.
- Production internally

### **State of the Environment**

- Completed and approved by Members October 2006.

### **Strategic Flood Risk Assessment**

- Started August 2005.



- Stage 1 completed and approved by Members September 2006.
- Stage 2 commenced October 2006 for completion by May 2007.
- Consultants to be appointed.

#### **Urban Capacity Study**

- Started Autumn 2004/5.
- Completed and approved by Members October 2006.

#### **Green Infrastructure Study**

- Strategic report delayed due to Green Infrastructure Consortium seeking agreement on changes.
- To be considered by Members in January 2006.

#### **Gypsy and Traveller Needs Assessment**

- Started February 2006.
- Completed and approved by Members in October 2006.

#### **Housing Land Availability**

- Undertaken Annually.
- Next Survey date April 2007.

#### **Landscape Character Assessment**

- Full Countrywide Study commenced in 2003.
- Stage 1 completed and approved by Members October 2006.
- Stage 2 underway for completion by May 2007.
- Consultants have been appointed

## SECTION 2

# MONITORING

This monitoring report is structured by the key policy themes as set out in the ODPM Guidance.

These key policy themes are:

- Housing Delivery
- Business Development
- Transport
- Local Services (retail, leisure, open space etc)
- Flood protection and water quality
- Biodiversity
- Renewable Energy
- Gypsy and Traveller Issues
- Other relevant Local Indicators.

Mineral Production and Waste matters will not be covered within this report as they are monitored by the Minerals and Waste Planning Authority which in this case is Bedfordshire County Council.

Listed under each policy theme are the relevant objectives, targets, policies, contextual and core indicators.

The monitoring of policies within the Local Plan can be seen in Appendix 1.

## 1.0 BUSINESS DEVELOPMENT

### Contextual Indicators

#### **Business Stock**

(Source: NOMIS)

The total number of VAT registered businesses in the District continues to slowly increase.

Year	Registrations	Deregistrations	Stock
2001	415	390	4810
2002	465	405	4870
2003	515	400	4985
2004	515	425	5075
2005	460	405	5,130

(Source: NOMIS, Official Labour Market Statistics. Figures – end of year)

#### **Economic Activity Rate**

(Source: NOMIS, Official Labour Market Statistics. Annual Population Survey)

- 2005-2006 **81.3%** (Based upon the population of working age)

#### **Total in Employment**

((Source: NOMIS, Official Labour Market Statistics. Annual Population Survey)

- 2005-2006 **64,500** (Based on people aged 16 and over)

#### **Unemployment**

Date	Claimant Count	
April 2004	891	1.2%
April 2005	822	1.0%
July 2006	885	1.1%
April 2004	891	1.2%

(Source: Unemployment Quarterly, July 2006, Bedfordshire County Council)

#### **Residence of Workforce**

(Source: Bedfordshire County Council: Census 2001)

**Less than half of Mid Bedfordshire Residents work within the district. The principal work destinations of out commuters are:**

- Hertfordshire 17.2%
- Bedford 8.9%
- London 6.6%
- Luton 6.2%
- Milton Keynes 5.1%

**Of the 45,084 people who work in Mid Bedfordshire:**

- 66% live within the district
- 9.9% live in Bedford

- 5.2% live in Hertfordshire
- 4.1% live in Cambridgeshire
- 3.9% live in Milton Keynes

## Core Output Indicators

The Council undertakes an Employment Land Review every two years. The information relating to these indicators for this monitoring report relate to the monitoring period 2004-2006.

The Council is currently putting into place a yearly monitoring process to report on the following Core output indicators.

### 1a Amount of floorspace developed for employment by type

#### Local Plan Policy EMP1

The Council will safeguard the key employment sites listed below and the proposed allocation sites listed in Table E2 (Policies EMP4(1) - EMP4(10) inc) and identified on the Proposals Map, for B1, B2 and B8 employment use. Development or redevelopment of land on safeguarded sites for uses other than those which fall within Classes B,1 B2 and B8 of the Use Classes Order (1987) will not be permitted.

### 1b Amount of floorspace developed for employment, by type, in employment or regeneration areas.

See table 1

### 1c Amount of floorspace by employment type, which is on previously developed land.

See table 1

### 1d Employment land supply by type.

See table 1

### 1e Losses of employment land in (i) development/regeneration areas and (ii) local authority area.

See table 1

### 1f Amount of employment land lost to residential development.

See table 1

**Table 1 : Employment Land Monitoring 2004-2006 (B1-B8)**

B1-B8 Completions by type							
	Sqm gross Floorspace (sqm)	% on Brownfield land	Within Safeguarded Employment sites (sqm)		Sqm gross Floorspace	% on Brownfield land	Within Safeguarded Employment sites
B1a gain	7,626	55.7%	262	B1a loss	-3,634	100%	0
B1b gain	125	100%	0	B1b loss	0	100%	0
B1c gain	2,906	0%	410	B1c loss	-1,512	100%	0
B2 gain	7,786	11.3%	6,114	B2 loss	-1,071	100%	-910
B8 gain	3,462	80.5%	1,691	B8 loss	-387	100%	0
With some applications it is difficult to separate the amount of floorspace that will be used for different B uses. The following categories were therefore required to be listed.							
B1 (general) gain	1,363	0%	0	B1 (general loss)	0	100%	0
B2/B8 gain	1,061	100%	0	B2/B8 loss	0	100%	0
B1/B2/B8 gain	6,486	100%	0	B1/B2/B8 loss	0	100%	0
*Sui generis development on safeguarded employment sites	876	38.8%					
Total gain:	31,691 sqm			Total loss:	6,604 sqm		
C/U from one B use to another (completions)	B1 to B1/B2/B8 = 3,189 B2 to B1/B2/B8 = 10,305 B8 to B1c = 548 B2 to B8 = 504						
Amount of land developed on Safeguarded employment sites (EMP1 & EMP4)	4.76 (ha)						
Losses of employment land on safeguarded sites (EMP1 & EMP4) (ha)	-0.07(ha)						



Total employment gain (ha)	18.99 (ha)
Total employment losses) (ha)	-7.22 (ha)
Net gain in employment land	11.77(ha)
Total outstanding employment permissions or subject to S106 by type	
B1a gain	14.74
B1b gain	4.58
B1c gain	0.43
B2 gain	3.0
B8 gain	0.09
B1/B8 gain	4.94
B1/B2/B8 gain	4.06
B1a/b gain	0.52
B1a/c gain	2.05
B1 general	3.42
Allocated land without planning permission	44.4
Total outstanding losses	-5.11 (ha)
Net Employment Land Supply	77.12 (ha)
% of completed employment gain on brownfield land	52% This low figure can be explained by the fact that many of the completions over the past 2 years have involved the conversion or change of use of agricultural buildings.
Amount of employment land lost to residential (ha)	2.62

Note: \*Sui generis uses have been counted where they have an employment related use and are not considered as a loss of employment land

## Local Indicators

### Local Plan Policy EMP4 Employment Allocation Progress

The Council currently monitors the amount of land for B1-B8 purposes under Policy EMP4 of the Local Plan.

#### Status of B1-B8 allocated sites at 31/03/06

Site	Local Plan Policy	Location	Area of Allocated Site (ha) (gross)	Area Completed (ha)	Outstanding land with Planning Permission (ha)	Land under construction (ha)	Allocated Land without Planning Permission (ha)	Subject to a S106 Agreement (ha)
Land at Arlesley Brickworks, Arlesley	EMP4(4)	EBSC	2	0	0	0	2	0
Phase IV Stratton Business Park, Biggleswade	EMP4(1)	EBSC	20.2*	0	0	2.98	17.22	0
Phase 1, 2 & 3, Stratton Business Park, Biggleswade	EMP4(1)	EBSC	34.96	33.49	0	0	1.47	0
Land at Ridgmont Brickworks, Brogborough (Prologis Park)	EMP4(5)	SWBSC	34.17	32.43	1.74	0	0	0
Cranfield Technology Park, Cranfield	EMP4(6)	TRMB	35.18	12.57	4.58	0	18.03	0
Land West of Girtford Bridge, Sandy	EMP4(3)	EBSC	16.51	13.04	1.97	0	1.5	0
Land North of Sunderland Road, Sandy	EMP4(2)	EBSC	5.7	3.42	1.38	0	0.90	0
Land Adjoining 29 Clophill Road, Maulden	EMP4 (10A)	TRMB	0.37	0	0	0	0.37	0
Land at Bedford Road, Marston Moretaine	HO8(3)	SWBSC	3	0	0	0	3	0
Land South of Stotfold	HO8(10)	EBSC	2.27	0	0	0	0	2.27
<b>Total</b>			<b>154.36</b>	<b>94.95</b>	<b>9.67</b>	<b>2.98</b>	<b>44.49</b>	<b>2.27</b>
*Land forming Phase III, Shefford Industrial Estate, Shefford	EMP4 (10)	TRMB	-0.85	0	0	-0.85	0	0
**Robsons Depot and Land off Steppingley Road, Flitwick	TCS7	IAUAF	-1.72	0	0	0	-1.72	0

Note: \* Land allocated at Shefford Industrial Estate has been granted permission at appeal for residential development  
 \*\*Employment land at Robinsons Depot, Flitwick is allocated for redevelopment to retail and residential.

#### Indicator/Policy Analysis

Table 1 above shows that there has been a net gain of 11.77 hectares of employment land within the district over the period April 2004-March 2006. 4.76 hectares have been developed for B1-B8 uses on safeguarded and

allocated employment sites in accordance with policies EMP1 and EMP4 of the Local Plan. There has only been a small loss of 0.07 hectares of land on safeguarded sites to other uses.

Information on allocated sites highlights that there are still considerable areas of land at Phase IV Stratton Business Park and Cranfield Technology Park that have not yet come forward for employment development. The majority of sites however are nearing completion.

The percentage of employment completions on brownfield land over the past two years is only 52%. This percentage is not surprising when it is considered that the majority of allocated employment land is greenfield and that a large number of completions have involved the conversion of former agricultural buildings.

## 2.0 HOUSING DELIVERY

### Contextual Indicators

#### **Housing Stock**

(Source: 2001 Census)

- Housing Stock: **48,600**
- Percentage of detached dwellings: **33%**
- Percentage of semi-detached dwellings: **34%**
- Percentage of terraced housing: **24%**
- Percentage of flats/maisonettes: **8%**
- Percentage of Temporary dwellings: **1%**

(Figures taken to nearest %)

#### **Housing Tenure and Housing Stock**

(Source: 2001 Census)

- **27%** of owner occupied households (owned outright):
- **49%** of owner occupied households (owns with a mortgage or loan):
- **6%** of households rented from the Council:
- **8%** of households in Housing Association/Registered Social Landlords properties:
- **6%** of households in private rented or letting agency accommodation:
- **4%** of households rented from other:

(Figures taken to nearest %)

#### **House Prices:**

(Source: land registry office) April-June 2006

Average

- Detached: **£316,148**
- Semi-detached: **£200,710**
- Terraced Housing: **£167,686**
- Flat/Maisonette: **£169,615**
- Overall: **£227,109**

### Core Output Indicators

Housing information taken from: **Housing Land Availability Report (No. 21) Land Committed for Housing in Mid Bedfordshire at 31<sup>st</sup> March 2006.**

2a

(i)

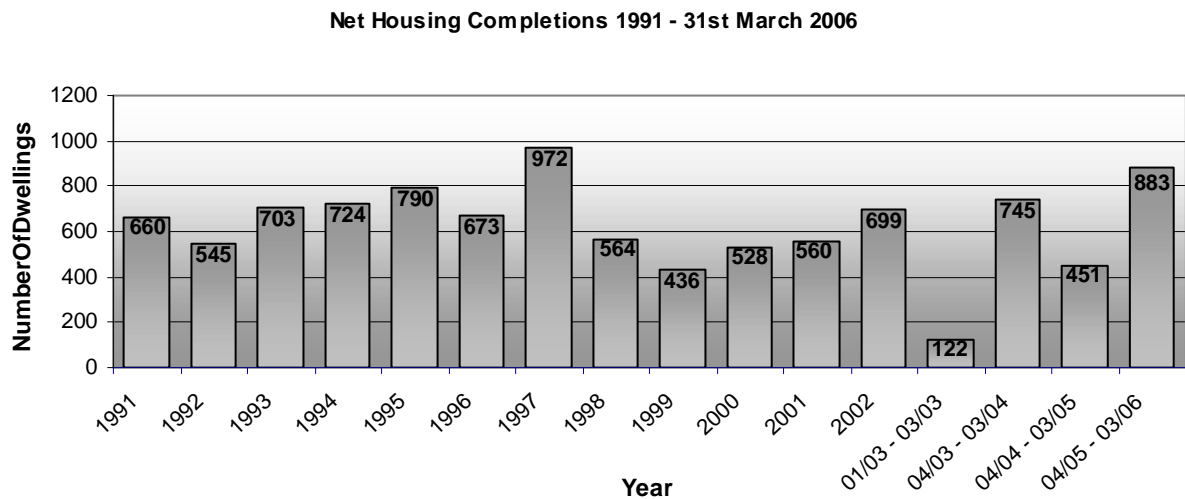
#### **Housing Trajectory**

**Net Housing Completions over the previous five year period or since the start of the relevant development plan document, whichever is longer.**

#### **Local Plan Policy HO1**

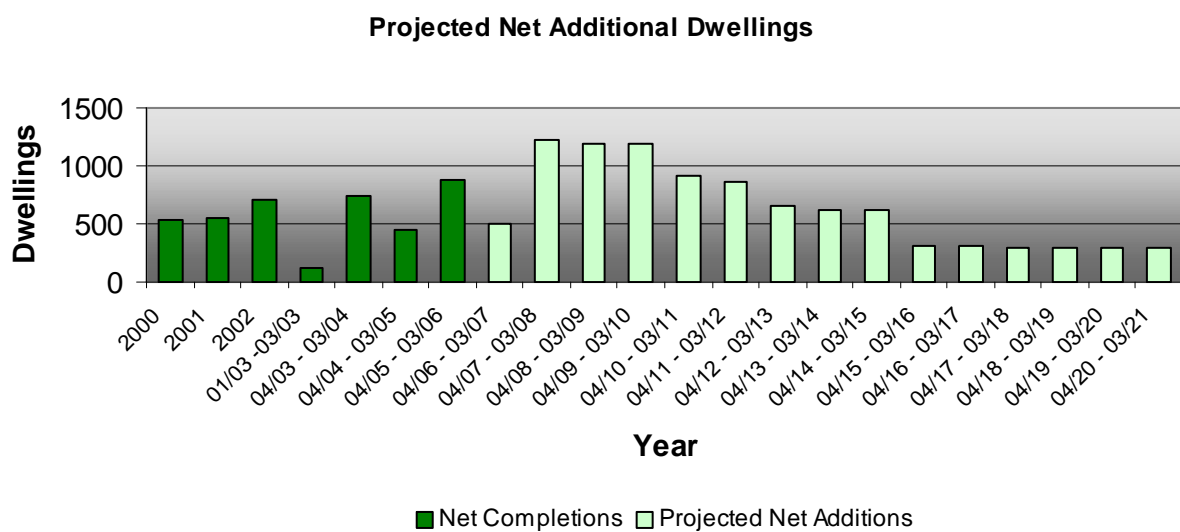
Provision is made for 12,800 net additional dwellings in the District in the fifteen-year period between 1991 and 2006.

Figure 2



- (ii) **Net additional dwellings for the current year**  
Net additional dwellings for the period 1<sup>st</sup> April 2005–31<sup>st</sup> March 2006 is 883. Refer to Appendix 2.
- (iii) **Projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer.**

**Appendix 3: Housing Trajectory**



(iv) **Annual net additional dwelling requirement**

- **Bedfordshire County Structure Plan**

The housing requirement set out by Policy 32 requires an average net completion rate of 853 dwellings per annum in the period 1991-2006 (ie 12,800 over 15 years).

**Table 3: Progress in meeting Policy 32 requirements to 2006 in Mid Bedfordshire at 31/03/06**

	Dwellings
i) Net dwelling completions 01/01/91 to 31/03/06	<b>10,055</b>
ii) Outstanding commitments at 31/03/06	<b>2,867</b>
iii) Unsigned S106 commitments at 31/03/06	<b>5,074</b>
iv) Local Plan allocations	<b>624</b>
v) Total Completions and Commitments at 31/03/06	<b>18,620</b>
vi) Policy 32 dwelling requirement for Mid Bedfordshire within period 1991 to 2006	<b>12,800</b>
<b>SURPLUS(+) / SHORTFALL(-) IN MEETING POLICY 32 REQUIREMENT UP TO 2006 AT 31/03/06</b>	<b>+ 5,820</b>

- **The Milton Keynes and South Midlands Sub Regional Strategy (MKSM SRS)**

This document was approved in March 2005 as a partial alteration to the Regional Planning Strategies covering the East of England, East Midlands and the South East of England. Bedford/Kempston and the northern Marston Vale form one of the identified six growth areas in the MKSM Strategy. The SRS requires that 19,500 dwellings be provided in this area between 2001-2021, with 3,230 of that total being provided within the Mid Bedfordshire part of the growth area, at an annual average of 162 dwellings per annum.

**Table 4: Progress in meeting MKSM SRS 2001-2021**

	Dwellings
i) Net dwelling completions 2001-31/03/06 (Marston Moretaine and Houghton Conquest).	<b>344</b>
ii) Outstanding commitments at 31/03/06	<b>21</b>
iii) Unsigned S106 commitments at 31/03/06	<b>2300</b>
iv) Local Plan allocations	<b>404</b>
v) Post 2006 Allocations	<b>0</b>
vi) Total Completions and Commitments at 31/03/06	<b>3069</b>
vii) MKSM SRS requirement for Mid Bedfordshire within period 2001 to 2021	<b>3,230</b>
<b>SURPLUS (+) / SHORTFALL (-) IN MEETING MKSM SRS REQUIREMENT AT 31/03/06</b>	<b>-161</b>



- **The Draft East of England Plan (RSS14)**

The draft East of England Plan (RSS14) was published in December 2004. Policy SS13 of the RSS suggests 478,000 should be built in the region between 2001-2021 at a rate of 23,900 net additional dwellings per annum. Of this 478,000 the RSS suggests that 8,270 dwellings should be provided within that part of Mid Bedfordshire district which lies beyond the Northern Marston Vale. This provides for an annual average of 414 dwellings per annum. Progress in meeting the draft requirement of RSS14 is as follows:

**Summary Table 5: Progress In meeting draft RSS14 requirement 2001-2021**

	Dwellings
i) Net dwelling completions 2001-31/03/06 (Excluding the northern Marston Vale).	<b>3,116</b>
ii) Outstanding commitments at 31/03/06	<b>2,846</b>
iii) Unsigned S106 commitments at 31/03/06	<b>2,774</b>
iv) Local Plan allocations	<b>220</b>
vi) Total Completions and Commitments at 31/03/06	<b>8,956</b>
vii) RSS 14 requirement for Mid Bedfordshire within period 2001 to 2021	<b>8,270</b>
<b>SURPLUS (+) / SHORTFALL (-) IN MEETING RSS 14 REQUIREMENT AT 31/03/06</b>	<b>+686</b>

- **The Draft East of England Plan Panel Report Recommendations**

The EIP Panel Report into the East of England Plan (June 2006) recommends an increase in housing provision for Mid Bedfordshire from 8,270 to 11,000 dwellings in the period 2001-2021. If accepted by the Secretary of State, this would be an increase of 2,730 dwellings above their draft plan requirements. Progress towards meeting the panel's recommended requirement is as below:

**Summary Table 6: Progress In meeting RSS14(EIP Panel Report) 2001-2021**

		Dwellings
i)	Net dwelling completions 2001-31/03/06 (Excluding the northern Marston Vale).	3,116
ii)	Outstanding commitments at 31/03/06	2,846
iii)	Unsigned S106 commitments at 31/03/06	2,774
iv)	Local Plan allocations	220
vi)	Total Completions and Commitments at 31/03/06	8,956
vii)	RSS 14 requirement for Mid Bedfordshire within period 2001 to 2021	11,000
	<b>SURPLUS (+) / SHORTFALL (-) IN MEETING RSS 14 REQUIREMENT AT 31/03/06</b>	<b>-2044</b>

**Table 6 illustrates the Council's estimate of housing land supply at 31<sup>st</sup> March 2005:**

**Table 7**

<b>Basis of Land Supply Calculation</b>	<b>Estimated Land Supply (years)</b>
Average annual completion rate over past 5 years (659 dwellings p.a.)	13.34
Average annual completion rate since 1991 (644 dwellings p.a.)	13.16
Implied annual completion rate of Structure Plan Policy 32 to 2006 (853 dwellings p.a.)	10.17
Implied Annual Completion Rate of RSS14 (Draft) and MKSM Sub Regional Strategy 2001-2021 (576 Dwelling pa)	15.27
Implied Annual Completion Rate of RSS14 (EIP Panel Report) and MKSM Sub Regional Strategy 2001-2021 (576 Dwelling pa)	12.35

- (v) **Annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous year's performance.**

- **The Milton Keynes and South Midlands Sub Regional Strategy (MKSM SRS)**

Requirement 2001-2021	3230
Net dwelling completions 2001-31/03/06	344
Dwellings remaining	<b>2886</b>
Annual average number of net additional dwellings needed to meet overall housing requirements.	<b>192</b>

- **RSS14 (Draft)**

Requirement 2001-2021	8270
Net dwelling completions 2001-31/03/06	3116
Dwellings remaining	<b>5154</b>
Annual average number of net additional dwellings needed to meet overall housing requirements.	<b>344</b>

- **RSS14 (EIP Panel Report)**

Requirement 2001-2021	11,000
Net dwelling completions 2001-31/03/06	3116
Dwellings remaining	<b>7884</b>
Annual average number of net additional dwellings needed to meet overall housing requirements.	<b>526</b>

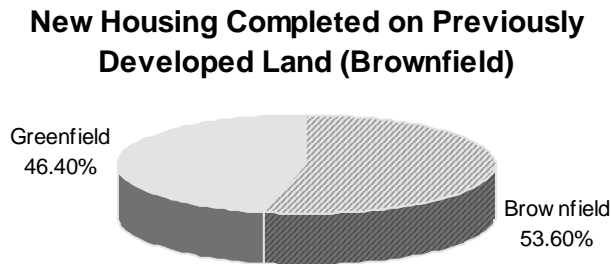
- 2b Percentage of new and converted dwellings on previously developed land.**

The percentage of completions on previously developed land is monitored under **BVPI 106**: Percentage of new homes built on previously developed land<sup>1</sup>.

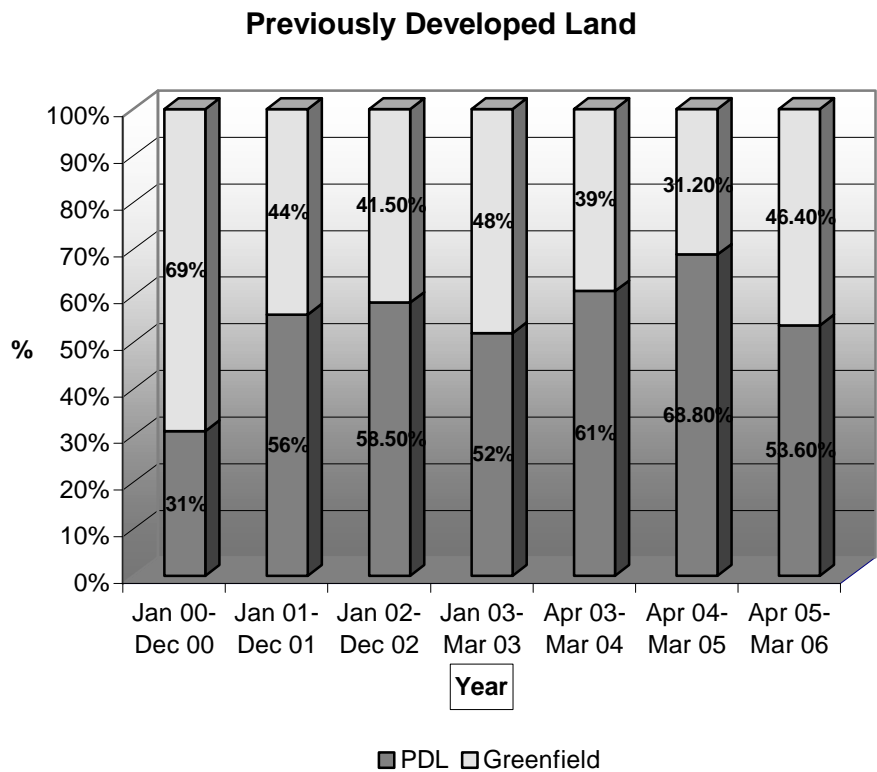
Of the 4903 gross completions from 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006, 484 (53.60%) were on previously developed land and the remaining 419 (46.40%) on greenfield sites. See Figures 3 and 4.

<sup>1</sup> *Target setting*: Local. In setting local targets, best value authorities should have regard to the PSA target to ensure by 2008, 60% of additional housing is provided on previously developed land and through conversions of existing buildings. Brownfield land should be reclaimed at a rate of over 1,100 hectares per annum by 2004.

**Figure 3:** Previously Developed Land: Performance since 2005-2006



**Figure 4:** Previously Developed Land: Performance since 2000



2c

**Density: Percentage of dwellings completed at:**

**Local Plan Policy HO5**

The Council will expect the density of residential development on any site within the District to respect the particular characteristics of the site and its surroundings. In general, the Council would seek to encourage higher density development where it would result in the effective and efficient use of land and contribute towards maximising opportunities for sustainable development, for example within or adjoining the town centres and in locations well served by public transport.

Local planning authorities in the east, south-east and south-west of England are directed to ensure the best and most efficient use of land when considering applications for new residential development and are required to ensure that on all sites of 1 hectare or more, new residential development takes place at a net density of 30 dwellings per hectare.

- (i) **less than 30 dwellings per hectare;**  
**44% of dwellings were completed at less than 30 dwellings per hectare**
- (ii) **between 30 and 50 dwellings per hectare;**  
**43% of dwellings were completed between 30 and 50 dwellings per hectare**
- (iii) **above 50 dwellings per hectare.**  
**13% of dwellings were completed at above 50 dwellings per hectare**

## **2d Affordable housing completions**

### **Local Plan Policy HO2**

The Council will negotiate to ensure that at least 825 of the dwellings to be constructed on sites allocated for residential development in the Local Plan are affordable. For the purposes of this policy, affordable housing is defined as low cost market housing and as housing provided with a subsidy to enable the asking price/rent of the property to be lower than the prevailing market price/rents in the District, and which is subject to arrangements that will ensure its availability in perpetuity. This may require an appropriate planning agreement under Section 106 of the Town and Country Planning Act 1990 and/or the involvement of a Registered Social Landlord, Housing Association or similar body. In appropriate circumstances the Council may accept a financial contribution towards off-site affordable housing provision.

In addition, the Council will seek to negotiate at least 20% affordable housing from unidentified fall-in sites of 25 units or over (or 1.0 hectares and over), taking into account the market and site conditions relating to each proposal.

In villages with a population of less than 3,000, the Council will seek to negotiate up to 20% affordable housing from sites of 15 units or more (or 0.5 hectares and over). The level of provision sought will be dependant upon an assessment of local need and take into account the market and site conditions relating to each proposal.

### **Affordable Housing Technical Planning Guidance (2004)**

Mid Bedfordshire District Council will negotiate to ensure that at least 28% affordable housing on sites of 25 units or over (or 1.0 hectares and over).

Within this monitoring period **69** affordable homes were completed.

## Local Indicators

### Local Plan Policy HO4

Provision of varying housing, types and size.

The Adopted Local Plan states, "The Council is concerned to promote balanced communities, and a reasonable variety in the character and appearance of new residential development and to meet the full range of housing demands and needs in the District. Partly towards this end, the Council has published Technical Planning Guidance, 'A Design Guide for Residential Areas' (March 2005) and will expect developers to have regard to its content in the design of their proposals. With larger development sites in particular, developers will be expected to include a mix of dwelling types and sizes from low cost starter homes through to 'executive' detached houses. Local needs housing surveys have identified a demand for bungalows from elderly residents wishing to move from larger houses to accommodation more suited to their requirements.

Figure 4 indicates the mix of development completed in Mid Bedfordshire from 1<sup>st</sup> April 2004 to 31<sup>st</sup> March 2006.

Year	Comp	Loss	Net	1 Bed Terr	2 Bed Terr	3 Bed Terr	4+ Bed Terr	1 Bed Semi	2 Bed Semi	3 Bed Semi	4+ Bed Semi	1 Bed Det	2 Bed Det	3 Bed Det	4+ Bed Det	1 Bed Flat	2 Bed Flat	3 Bed Flat	4+ Bed Flat	Total
2004/2005	481	30	451	2	32	73	15	1	13	39	18	2	10	51	149	7	39	0	0	451
2005/2006	903	20	883	1	49	160	33	0	36	122	41	3	11	71	205	62	89	0	0	883

### Local Plan Policy HO8

Progress on Housing Allocation.

The Council monitors the status of housing allocations HO8(1) – HO8(26A) of the Local Plan. See appendix 3

### Significant Effect Indicator

Average House Price compared with Average Earnings

### Earnings by residence (2006)

	Mid Bedfordshire (Pounds)	Eastern (Pounds)	Great Britain (Pounds)
<b>Gross weekly pay</b>			
Full Time Workers	535.2	470.0	449.6
Male Full Time Workers	628.1	520.5	490.5
Female Full Time Workers	460.1	392.7	387.6

Source: annual survey of hours and earnings - resident analysis

Average house price £227,109 in the District

Average house price £171,709 in the UK

Source : House Price Index

It can be seen that whilst the average earnings for the District are 19%

higher than the average for the UK, house prices are 32% higher than the average for the UK demonstrating the need for strong policies on affordable housing.

### **Indicator/Policy Analysis**

Since 2001 and 31/03/06 3460 dwellings have been built with an additional 10,770 (718 per annum) dwellings required to be built by the end of the plan period (2021) (emerging RSS14 and MKSM).

It is a national target of Government that by 2008, 60% of new housing development should be provided on previously developed (brownfield) land. Within Mid Bedfordshire there has been a steady increase in the proportion of residential development that has been built on previously developed land (PDL) between January 2001 and March 2005. This is largely due to the development of employment sites and rear gardens. Between January 2001 and March 2005, 60.3% of housing completions took place on brownfield land. However, in the past year (April 2005 – March 2006) completions on brownfield land have dropped to 53.6%. This drop is due to a greater number of greenfield housing allocations now being delivered rather than a drop in the number of homes being built on brownfield sites.

### 3.0 TRANSPORT

#### Contextual Indicators

##### ***Distance Traveled to work***

(Neighborhood Statistics, National Statistics, 2001, In persons)

- Works from home - **9863**
- Less than 2km – **9,793**
- 2km to less than 5km – **5,181**
- 5km to less than 10km – **6,603**
- 10km to less than 20km – **8,312**
- 20km to less than 30km – **2,116**
- 30km to less than 40km – **953**

##### ***Travel to Work***

(Neighborhood Statistics, National Statistics, 2001, In persons, aged 16-74 in Employment)

- By Car – **45,730**
- Public Transport – **4515**

#### Core Output Indicators

- 3a**      **Amount of completed non-residential development within Use Class Orders A (retail), B (business and industry) and D (community and Leisure) complying with car-parking standards set out in the local development framework.**

Not currently monitored as no standards within the District or County Council.

- 3b**      **Percentage of new residential development within 30 minutes public transport time of a: GP: hospital, a primary school; a secondary school; areas of employment and a major retail centre.**

The Council is currently in the process of creating a monitoring system through the use of the Councils Geographical Information System (GIS). Datasets have been obtained with the exception of bus routes.

#### Local Indicators

##### **Local Plan Policy TP1**

Supports new and enhanced provision for cyclists and pedestrians within the District.

The complete Route 51 cycle way is open from Milton Keynes to Sandy.



## **Significant Effect Indicator**

**Target:** Increase travel to work/ school by means other than the private car.

**Indicator:** The number of new Green Travel Plans completed in the District.

20 School Travel Plans were completed during 2005/2006

4 office/commercial Travel Plans were completed during 2005/2006

## **Indicator/Policy Analysis**

TP1

Working with a number of partners, Mid Beds aims to provide a network of routes linking villages and towns, services and homes and the wider countryside. These routes will encourage sustainable transport as well as allowing residents and visitors to enjoy the facilities offered by the District.

In the past year over £100,000 has been secured through development in the area towards improving the network. Together with works carried out by developers in and around their sites we are always working towards a complete network.

## 4.0 LOCAL SERVICES

### Contextual Indicators

- Mid Beds District Council currently owns twelve equipped Children's Play Areas across the district, these are as follows:

Area	Location
Amphill	Tavistock Avenue
Arlesey	Chapel Drive
Arlesey	Howberry Green (X2)
Clifton	Jubilee Close
Flitwick	Hatfield Crescent
Langford	Tythe Farm Close
Marston Moretaine	Manor Road
Marston Moretaine	Rickyard (Lower Shelton)
Potton	Wingfield Drive
Sandy	Bickerdikes Gardens
Shefford	Churchill Way

- The leisure facilities within the district include:
  - Biggleswade Recreation Centre
  - Flitwick Leisure Centre
  - Redborne Tennis Courts, Amphill
  - Sandy Sports and Community Centre
  - Silsoe Sports Centre
  - Saxon Pool and Leisure, Biggleswade

(Source: Mid Beds DC)

### Core Output Indicators

#### 4a Amount of completed retail, office and leisure development.

##### Completed Office (B1a)

3,992 sq.m gross floorspace completed

##### Completed Retail (A1, A2)

4,487 sq.m gross floorspace completed.

NB: Sites under 1,000 sq.m are excluded for this year.

### Completed Leisure (D2)

Completions for D2 leisure have not previously been monitored by the Council and data is unavailable for the 05/06 monitoring period. Permissions and floorspaces have now been obtained for the past 5 years and a detailed analysis of completions for 06/07 will be included in the next AMR.

4b

#### Amount of completed retail, office and leisure development in town centres.

The District does not currently have any defined town centre boundaries and is unable to monitor this indicator separately.

4c

#### Amount of eligible open spaces managed to green flag award standard.

Mid Bedfordshire has no eligible open space to monitor.

### Local Indicators

#### Local Plan Policy SR2

To guide the provision of new sport and leisure facilities to appropriate locations.

- The number of new sport and leisure facilities provided.
- The number/type of facilities permitted/built beyond settlement envelopes.

- No new sports grounds were provided in 2005/06.
- No new schemes were permitted outside the settlement envelope.
- Contributions totaling £31,240 was secured toward the provision of sporting open space facilities in various settlements within the district.

#### Local Plan Policy SR4

The protection of existing recreational open space.

- The loss of any recreational open space and the circumstances which may explain that loss

- No open space was lost during 2005/06

#### Local Plan Policy SR5

To ensure new recreational open space is provided to keep pace with the demands of new residential development.

- New on-site provision (by Ha and type of facility) for:  
Children's Play;  
Outdoor Sport; and  
Informal use

- Financial contributions agreed toward off-site provision of the same categories of open space.
- New open space provided as a result of local initiative and local authority grant funding.
- The improvement of existing play areas and open spaces, as targeted by the Open Space Strategy.

- **Formal Play areas provided within new housing developments 01/04/05 to 31/03/06**

Banks Drive, Sandy	Formal LAP	0.03ha
Nursery Close, Potton	Formal LAP	0.01ha
Gardeners Close, Maulden	Formal LAP	0.01ha
Clophill Road, Maulden	Formal LEAP	0.04ha
The Limes, Beeston	Formal NEAP	0.07ha

- Off site contributions totalling £33,600 were secured toward the provision or improvement of children's play and open space in various settlements across the district. These contributions were secured in lieu of facilities being provided within development sites and will be available for the relevant Town or parish council to spend on Facilities.
- No new open space was provided as a result of local initiative and local authority grant funding
- Five grants were awarded towards the improvement of existing play areas and open spaces, as targeted by the Open Space Strategy. The grant was suspended between July 2005 and March 2006.

#### **Local Plan Policy SR6**

The retention and enhancement of the public rights of way network

- The number of public rights of way extinguishment and diversion orders agreed during the year
- The length of new public rights of way provided and lost as a result of development during the year
- The length of new public rights of way provided and lost as a result of country-side management projects during the year

- 3 public rights of way extinguishment and diversion orders agreed during the monitoring period. Flitwick 1, Ampthill 1, Ridgmont 1.
- 2500m of new public rights of way were provided and 150m were lost as a result of development during the monitoring period.

#### **Indicator/Policy Analysis**

SR6

The policy reflects the Council's commitment to protecting and enhancing the Public Right of Way (ProW) network. The figures reflect how we continue to work hard to ensure that ProW are incorporated sympathetically within developments rather than lost.

## **5.0 MINERALS**

**Monitored by County Council**

## 6.0 WASTE

**Monitored by County Council**

## 7.0 FLOOD PROTECTION AND WATER QUALITY

### Contextual Indicators

Grade	Mid Beds	Bedford Borough	South Beds	Luton	Bedfordshire
% Of Good Quality	60.53%	53.41	51.88	0	56.57
% Of Good or Fair Quality	98.94%	94.95	85.85	100.00	95.23

- The percentage of rivers of good quality is highest in Mid Bedfordshire

(Source: Bedfordshire County Council)

### Core Output Indicators

#### 7a Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.

There were no planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality for this monitoring period.

#### Local Plan Policy DPS17

Developers must take full account of the impact of their proposals on surface water drainage and infrastructure and incorporate appropriate controls as necessary. The Council will refuse proposals for development that would:

- intensify the risk of flooding;
- be at an unacceptable risk of flooding;
- prejudice existing flood control and maintenance works; or
- adversely affect wildlife habitat in the floodplain.

Planning applications may be required to include a levels survey of the proposal site. Any compensatory works associated with development proposals will be considered against other Local Plan policies as appropriate.

### Local Indicators

Number of planning permissions approved in flood zones between 1<sup>st</sup> April 2005 and 31<sup>st</sup> March 2006.

Flood zone 2: 15  
Flood zone 3: 10  
Flood zone 2&3: 20



**Significant Effect Indicator**

Percentage of new development incorporating water efficiency measures

This will be monitored through Section 106 Agreements in future years. The District has two S106 Agreements that have been signed for approximately 2000 homes each containing requirements for water efficiency measures but no completions have yet taken place.

**Indicator/Policy Analysis**

No permissions for development have taken place contrary to the advice of the Environment Agency. A small number of dwellings have received permission within zones 2 and 3, of those 17 units were awarded on appeal.

## 8.0 BIODIVERSITY

### Contextual Indicators

- Number of Sites of Special Scientific Interest (SSSIs): **14 (490.96 Ha)** *Excludes the part of Smithcombe, Sharpenhoe and Sundon Hills within Mid Beds which English Nature class as South Beds*
- Number of County Wildlife Sites (CWS): **151**
- Number of Local Nature Reserves (LNR): **8 (154.89 Ha)**
- Number of National Nature Reserves (NNR): **1 (8.08 Ha)**

(Source: English Nature)

### Core Output Indicators

#### 8a **Change in areas and populations of biodiversity importance, including:**

##### (i) **Change in priority habitats and species (by type)**

This information has been provided by the Bedfordshire and Luton Biodiversity Monitoring and Recording Centre. A full report of the findings and methods of analysis used is attached at appendix 6.

Priority Habitats are defined in the National and Local Biodiversity Action Plans. Mapping of Bedfordshire habitats is currently incomplete but a thorough analysis of County Wildlife Site Surveys, Wet Woodland mapping, Natural England and Wildlife Trust Data, has been undertaken. The analysis shows that there has been no change to the areas reported during this monitoring period. However, priority habitats may also be affected by the proximity of new development. The tables in appendix 6 show the area of habitat where development has taken place within a 100m and 500m respectively.

Priority Species for the purposes of this report are those listed within the CROW Act Section 74. However, not all section 74 species are being recorded or monitored in the County and geographical coverage is incomplete. The results of the report in appendix 6 show that there were no section 74 species recorded within areas developed during this monitoring period.

##### (ii) **Change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.**

It is unclear at this time what information should be reported for this indicator. It will be necessary for future years to instigate a process of monitoring that doesn't currently occur. Guidance is required on what this should entail.

**Local Plan Policy NC2**

Development likely to have an adverse impact upon the special scientific interest of existing and proposed Sites of Special Scientific Interest, including National Nature Reserves, or upon the habitats which support that Special Scientific Interest, will not be permitted unless the development can be subject to conditions and/or legal agreements that will prevent damaging impacts on wildlife habitats or important physical features, or if other material considerations are sufficient to override nature conservation interests.

**Local Plan Policy NC3**

Development proposals likely to have an adverse impact upon the nature conservation interest of a County Wildlife Site or Local Nature Reserve will only be permitted where the need for the development clearly and demonstrably outweighs the nature conservation value of the site. If development is permitted that would damage features of wildlife value, appropriate measures will be sought to mitigate the impact and/or provide for appropriate replacement habitats or features.

Appendix 5 shows the condition of SSSIs in Mid Bedfordshire for November 2005.

District	Number of Sites	Area (ha)	% in favourable condition 01/11/05	% in favourable condition in 2004
Bedford Borough	8	166.73	87.2	87.5
Mid Beds	14	490.96	91.1	93.3
South Beds	18	752.85	81.5	74.7

Data Source – English Nature

Appendix 5 shows the condition of individual SSSI sites within Mid Beds

**Significant Effect Indicator**

Proportion of nationally important wildlife sites that are in favourable condition.

It can be seen from the above table that 91.1% of nationally designated Sites of Special Scientific Interest, in Mid Beds, were in favorable condition in November 2005.

**Indicator/Policy Analysis**

Information for biodiversity outlined above indicates that policies protecting sites are working well. Priority habitats have not been developed although some are coming under pressure from development in close proximity. Mid Beds have 14 SSSIs and the highest percentage in favourable condition in the County. Policy protection for these sites is strong, sites in unfavourable condition are more likely the result of poor management.

## 9.0 RENEWABLE ENERGY

### Core Output Indicators

#### 9a Renewable energy capacity installed by type.

There were no renewable energy sources (Bio-fuels, onshore wind, water, solar energy and geothermal) installed during this monitoring period. The Council has, however, recently approved a Section 106 Agreement that requires renewable energy technology. Completions on this development will be monitored in future years

For the 05/06 this core indicator has been monitored through the manual checking of planning permissions. Some installations such as solar panels do not require planning permission and cannot therefore be monitored.

##### Local Plan Policy EN2

The Council will encourage schemes for the development of new electricity generating capacity utilising renewable sources of energy.

##### Local Plan Policy EN3

The Council will encourage the development of wind turbine generators as a source of renewable energy. The Council will need to be satisfied that development will not result in potential danger to the users of nearby roads, railways or airfields, or have an unacceptable adverse impact upon the character and appearance of the area or the amenities of neighbouring or nearby residential property.

##### Local Plan Policy EN4

The Council will support proposals for the development of active solar systems.

### Local Indicators and Significant Effect Indicator

- There are currently no **local Indicators** but this is being addressed through the monitoring of saved policies in Appendix 1.
- The **significant effect indicator** is the same as the core indicator for renewable energy.

### Indicator/Policy Analysis

Although the policy actively supports the development of renewable energy there were no new developments utilising renewable sources of energy within Mid Bedfordshire in the monitoring period. However, a recently signed S106 Agreement requires the developer to provide a proportion of the developments energy from renewable sources. Completions on this site will be monitored in future years. The Core Strategy is proposing a renewable energy policy requiring 10% of a sites energy requirements to be provided on site by renewable energy on all major new developments.

## 10.0 GYPSYANDTRAVELLERISSUES

### CoreOutputIndicators

#### CountofGypsyCaravanswithinMidBedfordshire

	Authorisedsites(with planningpermission)		Unauthorisedsites(withoutplanning permission)				TotalAll Caravans
			No.ofCaravanson SitesonGypsiesown land		No.ofCaravanson Siteso nlandnotowned bygypsies		
	No.ofCaravans	No.ofCaravans					
	SociallyRented	Private	"Tolerated"	"Nottolerated"	"Tolerated"	"Nottolerated"	
Jul2004	20	27	0	35	8	0	90
Jan2005	20	45	7	24	0	3	99
Jul2005	20	29	6	23	9	0	87
Jan2006	20	44	0	17	0	10	91
Jul2006	22	30	1	15	0	0	68

(July2006-www.communities.gov.uk)

#### GypsiesitesprovidedbyLocalAuthority

	Total number of pitches	ofwhichare:		Caravan capacity	Datesite opened	Dateof last site changes
		Residential	Transit			
Bedford (Kempston HardwickKempston HardwickMK453NJ)	16	16	0	32	1977	1990
MidBedfordshire (PottonTravellerSite CommonRoadPotton SandyBedsSG192RY)	14	14	0	20	1977	1990
SouthBedfordshire (TimberlandsHalfMoon LanePep perstockLuton LU14LL)	10	10	0	20	n/k	0
SouthBedfordshire (ChilternViewNorthall RoadEatonBray DunstableLU62RR)	25	25	0	26	1975	0
TOTAL	65	65	0	98		

(July2006- [www.communities.gov.uk](http://www.communities.gov.uk))

### LocalIndicators

There are currently no local Indicators but this is being addressed through themonitoringofsavedpoliciesinAppendix1.

## Indicator/Policy Analysis

The number of caravans on both authorised and unauthorised sites fluctuates and is just a snapshot in time. In April 2006 Mid Bedfordshire District Council, South Beds District Council, Bedford Borough Council and Luton Borough jointly commissioned a study to assess the accommodation needs of Gypsies & Travellers in Bedfordshire and Luton.

This assessment identifies the nature of accommodation and housing-related support needs within the Gypsy and Traveller community. It sets out the need for 74 more pitches in Bedfordshire and Luton over the next five years, to 2011. The study found that 20 of the 74 pitches are required in Mid Bedfordshire.

Agreeing this accommodation need was the first step in planning locally, through the Local Development Framework (LDF), for the needs of the Gypsy and Traveller community. In December 2006 the Council has invited residents, including Gypsies and Travellers, landowners and agents to submit any potential land for Gypsy and Traveller Sites. The period for the submission of sites ends on 29 January 2007. This is the first step in preparing the Issues and Options for this DPD.

## 11.0 OTHER RELEVANT LOCAL INDICATORS

### Contextual Indicators

District Area: **50,285 Ha**

#### Population

(Source: 2001 Census)

121,024

#### Household Composition

(Source: 2001 Census)

- Average Household Size: **2.45**
- Number of people per hectare: **2.45**

Area within the Green belt: **9,490 Ha**

Conservation Areas: **39**

Number of Listed Buildings: **1410**

Number of grade **I** Listed Buildings: **44**

Number of grade **II\*** Listed Buildings: **76**

Number of grade **II** Listed Buildings: **1290**

Buildings at risk: **52**

(Source: Mid Beds District Council Buildings at Risk Register March 2005)

Scheduled monuments: **59**

(Source: English Heritage)

The creation of other Indicators will be addressed through the formulation of policies for the DPDs.

#### Local Plan Policy CS5

Support and maintain commitment to Marston Vale Forest Plan and projects, seek planning gain opportunities, encourage recreational use

- MBDC continues to work in partnership with the Forest of Marston Vale to further its aims and objectives. During the monitoring period of 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006 the Council secured £18,900 from local development towards the aims of the Forest of Marston Vale.
- Between 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006 9 comments were received on planning applications.

#### Local Plan Policy CS7

Support and maintain commitment to Ivel Valley Countryside Project and Greensand Trust, seek planning gain opportunities

- MBDC continues to work in partnership with the Ivel and Ouse Countryside Project and the Greensand Trust to further their aims and objectives. During the monitoring period of 1<sup>st</sup> April 2005 to 31<sup>st</sup> March

2006 the Council secured £1860,927 from local development towards the aims of the Ivel and Ouse Countryside Project.

- Comments received on planning applications between 1<sup>st</sup> April 2005 to 31<sup>st</sup> March 2006.

Ivel and Ouse Countryside Project - 6

Greensand Trust - 1

#### **Local Plan Policy CHE2**

Control/restrict the demolition of Listed Buildings.

- Number of listed buildings demolished
- Number of buildings at risk

- 1 listed building was demolished during the monitoring period
- 47 buildings are at risk.

#### **Local Plan Policy CHE9**

Maintain an up to date record of designated conservation areas.

- Number of conservation area reviews
- Conservation Area programme for 2006/2007

- During the monitoring period there have been 7 conservation area reviews:

<b>Conservation Area</b>	<b>Date of Review</b>
Ampthill	April 2005
Biggleswade	April 2005
Steppingley	May 2005
Ickwell	May 2005
Blunham	June 2005
Milton Bryan	February 2006
Old Warden & Old Warden Park	March 2006

- The following conservation areas are due for review during 2006/2007:

Shillington

Flitton

Apsley End

#### **Local Plan Policy CHE10**

The consideration of and allocation of Conservation Areas at specified locations

- New Conservation areas approved

- During the monitoring period there has been 1 new conservation area approved:

Wrest Park - June 2005



**Local Plan Policy DPS16**

Protection of District's character.

- Number of Tree Preservation Orders (TPOs) served.
- Number of management agreements entered into /maintenance.

- The number of TPOs made between April 1st 2005 and March 31st 2006 is 26.
- 95 applications were made relating to the pruning works of trees to ensure the good management of trees. 94 applications were approved with 1 split decision (part approved/refused).

ICATORS

OTHERRELEVANTIND

## 12. CONCLUSIONS AND FUTURE DEVELOPMENT OF THE LDF AMR

### **LDS Implementation**

As at the 31<sup>st</sup> March 2006, the LDS had hit its key milestones and targets. The Development Plans Team are currently reviewing the LDS timetable and will be submitting a second review to the Secretary of State in the new year. It is intended that the 2<sup>nd</sup> review LDS will be published in March 2007.

### **Core Indicator Analysis**

This AMR has been able to provide the majority of information required for six out of ten national core indicators, a further two are monitored by the County Council as the Minerals and Waste Authority. There is a need to develop monitoring arrangements with partners in order to ensure that the data is available for next years AMR.

The analysis of core indicators can be summarized as follows:

Business Development : A full analysis has been provided and demonstrates that the saved policies are being implemented.

Housing : A full analysis has been provided and demonstrates that good progress has been made in meeting the regional targets.

Transport : This section is incomplete but the Council is currently in the process of creating a monitoring system through GIS.

Local Services : Some information has been provided on office and retail development but further information will be gathered on retail and leisure development for the next monitoring period.

Flood Protection : Information has been obtained and demonstrates that policies are on the whole being successfully implemented.

Biodiversity : Available data has been collected and shows that habitats and species are being protected and that policies are working well. Further information is required to fully monitor this indicator and will be gathered for the next period.

Renewable Energy : No large scale developments have taken place and data was unavailable this year largely due to lack of completions on sites with Agreements for improved energy efficiency.

Gypsy and Traveller Issues : Monitoring information shows that the numbers of caravans fluctuate depending on the time or year. The Council has carried out a needs assessment demonstrating the need for a further 20 pitches in the District. This is being addressed through the Gypsy and Traveller DPD.

### **Saved Policies**

The Council has made a preliminary assessment of those saved policies that will be kept, deleted, or merged. These are shown at Appendix 1 together with an indication as to whether they are likely to be included within the Core Strategy, the Gypsy and Traveller document, the Development Control Policies Document or the Site Allocations LDD. There are still many gaps in monitoring information but further resources are being dedicated next year to improve the situation.

# APPENDICES

## APPENDIX 1: Saved Local Plan Policies

### LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Local Plan Strategy</b>	<b>Local Plan Chapter:</b>	<b>3</b>
		<b>Total No. of Policies:</b>	<b>7</b>
<b>Local Plan Objectives:</b>			
<ul style="list-style-type: none"> <li>It is the Council's intent, through the powers and resources available to it as local planning authority, to protect and enhance the quality of Mid Bedfordshire's environment whilst ensuring that there are appropriate opportunities to provide for sufficient new homes, workplaces and associated community facilities and infrastructure in a sustainable manner.</li> </ul>			

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
LPS1A	Supports the creation of a new settlement at Elstow	Progress toward creating new settlement.	Yes		See appendix	CS
LPS1	Identifies 'Selected Settlements'	N/A	N/A	N/A		CS
LPS2	Identifies 'Large Villages'	N/A	N/A	N/A		CS
LPS3	Identifies 'Small Villages'	N/A	N/A	N/A		CS
LPS3A	Identifies where settlements sit within the South West Bedford Strategic Corridor and within the East Bedfordshire Strategic Corridor	N/A	N/A	N/A		CS
LPS4	Defines Settlement Envelopes	N/A	N/A	N/A		SA

LPS4A	<p>Supports and commits the LPA to help implement the Marston Vale Strategy.</p> <p>To ensure that new development in the Vale accords with the Strategy.</p> <p>To specifically encourage leisure and recreational development.</p> <p>To seek appropriate contributions from development toward realising the Strategy.</p>	<p>N/A</p> <p>Assess significant new developments against the objectives of the Strategy.</p> <p>No. of new recreation and leisure developments permitted.</p> <p>Contributions received or secured from new development to help fund Strategy initiatives.</p>				Not carried forward
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## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>The Countryside</b>	<b>Local Plan Chapter:</b>	<b>4</b>
		<b>Total No. of Policies:</b>	<b>24</b>

### Local Plan Objectives:

- To protect and enhance Areas of Outstanding Natural Beauty and Great Landscape Value and local landscape character generally.
- To protect and enhance woodland, trees, hedgerows, watercourses, lakes, ponds, parkland, geological features and other landscape features.
- Where appropriate to seek the planting of additional woodland, hedgerows and trees with suitable native species and the creation of new landscape features.
- To seek the appropriate rehabilitation, restoration or enhancement of degraded and damaged landscapes.
- Where appropriate to complement and further the aims and objectives of the Marston Vale Community Forest, the Greensand Project and the Ivel valley Countryside Project.
- To resist the unwarranted loss of high grade agricultural land.
- To ensure that any new development in the countryside is appropriate to its location and consistent with the aim of protecting the countryside for its own sake.
- Where appropriate to foster proposals for the enhancement and diversification of rural economy.

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
CS1	To protect the landscape and landscape features for their own sake, to encourage planting and the use of Art 4	Landscaping schemes Permissions given within AGLV boundaries and AONB boundaries	No	Investigation into monitoring process required.	Check Art 4 Directions - DC	Note: Will be replaced by Landscape Character Assessment in the CS

	Directions					
CS2	Protect Chilterns AONB landscape and encourage inf recreational use	Check all applications within AONB mention policy	No	Investigation into monitoring process required.	CROW Act implications	Merge with CS5 into CS
CS3	Protect AGLV landscape and encourage inf. Recreational use	Check all apps within AGLV refer to policy. Metres of rights of way completed	No	Investigation into monitoring process required.		
CS5	Support and maintain commitment to Marston Vale Forest Plan and projects, seek planning gain opportunities, encourage recreational use	Check all apps within area, monitor MVCF comments on applications. Annual report from Marston Vale	Yes Local Indicator			Merge with CS5 into CS
CS6	Supports Stewartby Country Park Initiative	None – Project complete				Not carried forward
CS7	Support and maintain commitment to Ivel Valley Countryside Project and Greensand Trust, seek planning gain opportunities	Attendance at Steering Group meetings, monitor comments on planning apps. Annual reports of projects	Yes Local Indicator			CS
CS8	Protect character of River Great Ouse Protection Area	monitor comments on planning apps. Annual reports of projects	No	Investigation into monitoring process required.		CS
CS9	Prevent loss of best and most versatile Agricultural Land	Loss of land other than allocation sites				Not carried forward
CS10	Permit farm diversification, provided ancillary and no adverse impact	Planning apps	No		Difficult to define	DC
CS11	Criteria based policy testing need for ag/forestry dwelling, allowing temporary accommodation where appropriate, removal of agricultural (Ag) occ conditions	Planning apps	No	Investigation into monitoring process required.		DC
CS14	Encourage sensitive siting/ planting around Ag bldgs	Planning apps. Conditions landscaping	No	Investigation into monitoring process required.		DC

CS15	Permit reuse of building in countryside for commercial uses subject to criteria, require PD withdrawal/landscaping	Planning apps	No	Investigation into monitoring process required.		Merge CS15-CS18 DC
CS17	To prevent abuse of Ag PD rights, restricting reuse of Ag bldgs less than 10 years old	Planning apps Enforcement records	No	Investigation into monitoring process required.	Need to establish how often this policy is used	Merge CS15-CS18 DC
CS18	Permit reuse of buildings in countryside for residential use subject to criteria, require PD withdrawal/landscaping	Planning apps	No	Investigation into monitoring process required.		Merge CS15-CS18 DC
CS19	Restrict devt in countryside, except tourist devt	Planning apps	No	Investigation into monitoring process required.		CS
CS21	Protect Important Countryside Gaps	Planning apps				Not carried forward
CS22	Permit rebuilding of dwelling in countryside subject to criteria, require landscaping	Planning apps. Conditions (Landscaping)	Yes Local indicator			DC
CS23	Permit keeping of horses and associated buildings subject to criteria, require landscape improvement/habitat creation	Planning apps	No	Investigation into monitoring process required.	PP to add new field	CS23-26 Merged with other policies, DC
CS24	Permit commercial horse related activities, cross referenced to reuse policy/AONB/AGLV/essential bldgs/farm diversification	Planning apps	No	Investigation into monitoring process required.	Too many cross references make it difficult to monitor	CS23-26 Merged with other policies, DC
CS25	Prevents retailing in countryside refers to EMP6 and vitality of village shops	Planning apps	No	Investigation into monitoring process required.		CS23-26 Merged with other policies, DC
CS26	Prevents carboots/outdoor mkts in countryside	Planning apps Enforcement records	No	Investigation into monitoring process required.	Art 4 direction	CS23-26 Merged with other policies, DC
CS27	Allows garden extensions subject to landscape consideration & PD withdrawal	Planning apps	No	Investigation into monitoring process required.		DC



## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Nature Conservation</b>	<b>Local Plan Chapter:</b>	<b>5</b>
		<b>Total No. of Policies:</b>	<b>9</b>

### Local Plan Objectives:

- To protect and enhance Sites of Special Scientific Interest, County Wildlife Sites and other valued wildlife habitats.
- To protect rare species.
- To protect and enhance the District's total wildlife resources.
- To implement a “ Nature Conservation Strategy for Bedfordshire and the “ Bedfordshire and Luton Biodiversity Action Plan.

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
NC2	Protect SSSIs & NNRs	Applications within designated areas	Yes Core Indicator			CS merged with NC3, NC6, NC7, 7A, 8A
NC3	Protection of CWS & LNRs, mitigation if necessary	Applications within designations, mitigation schemes	Yes Core Indicator			CS/DC
NC5	Promotion of management of designated sites, Article 4 directions to control PD rights	Involvement in projects/ annual CWS report	Yes Core Indicator			DC
NC6	Resist development that is likely to have a serious adverse impact		Yes Core Indicator			CS

NC7	Resist development affecting protected species, protection where devt is allowed	Applications which are referred to EN	Yes Core Indicator			CS
NC7A	Protect rare species, mitigation if necessary	Applications referred to Wildlife Trust Progress of SPG	Yes Core Indicator			Mostly covered by PPS9, possible policy in CS
NC8	Protect and enhance undesignated sites/features	Involvement with partner organisations Progress of SPG	Yes Core Indicator			CS

## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>The Green Belt</b>	<b>Local Plan Chapter:</b>	<b>6</b>
		<b>Total No. of Policies:</b>	<b>7</b>
<b>Local Plan Objectives:</b>			
<ul style="list-style-type: none"> <li>• To protect the Green Belt from inappropriate development.</li> <li>• To enhance opportunities for outdoor sport and recreation.</li> </ul>			

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
GBT1	To limit inappropriate development within the green belt	Construction of new agricultural/ forestry buildings within GB  Development contrary to policies:- GBT2; CS19; GBT6; and GBT3.	No	Investigation into the monitoring process required.		CS
GBT2	To re-use buildings in the GB in accordance with other L/P policies.	Development contrary to Policies CS13, CS14 and CS16.	No	Investigation into the monitoring process required.		GBT2-GBT4 Merge with other policies in DC
GBT3	To accept in principle, infill development within settlements encompassed within the GB	Applications for development within the 'washed over' settlements indicated within the L/P	No	Investigation into the monitoring process required.		GBT2-GBT4 Merge with other policies in DC
GBT4	To balance local need with residential development in	Applications for development released in	No	Investigation into the monitoring	Must reflect local need assessment	GBT2-GBT4 Merge with other policies in DC

	the GB.	the GB for local needs.		process required.	and be maintained and up to date. Ensure conformity to PPG3 – ‘rural exception policy’	
GBT5	To develop and protect a buffer between Ampthill and Flitwick.	Development between Ampthill and Flitwick	No	Investigation into the monitoring process required.		CS
GBT6	To support the redevelopment of the Sandvik site subject to the attainment of a number of conditions.	Monitor development of Sandvik .			Complete	Not carried forward
GBT7	To seek further appropriate recreational use of the GB.	Applications for development of recreational uses within the GB	No	Investigation into the monitoring process required.	Query Policy. Compliance with PPG2 definitions?	Merge with policies in CS

## Local Plan Annual Monitoring Report: Monitoring Framework

<b>Topic:</b>	<b>Conservation Of The Historic Built Environment</b>	<b>Local Plan Chapter:</b>	<b>7</b>
		<b>Total No. of Policies:</b>	<b>11</b>

### Local Plan Objectives:

- To preserve and enhance the character, appearance and setting of conservation areas, listed buildings and historic parks and gardens.
- To consider the suitability of identified areas for conservation area status.
- To protect and enhance the character, appearance and settings of unlisted buildings and structures of significant local importance.
- To protect and enhance the historic settlement patterns and other scenic qualities of towns and villages, including important open spaces, trees, hedgerows, and amenity generally.

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
CHE1	Prevent adverse internal/external alterations or additions to Listed Buildings.	Development Proposals Enforcement Records Appeals	Through planning application process. Yes Local Indicator		Monitoring of recommendations required against approval notices	Merge into 1 policy DC
CHE1A	Prevent planning permission for adverse development affecting the setting of a listed building.	Development Proposals Enforcement Records Appeals	Through planning application process. Yes			Merge into 1 policy DC

			Local Indicator			
CHE1B	Restriction of Change of Use to ensure long term preservation.	Development Proposals	No	Investigation into the monitoring process required.	Y	Merge into 1 policy DC
CHE2	Control/ restrict the demolition of Listed Buildings.	<p>Only development proposals that totally demolish or substantially alter listed buildings.</p> <p>Listed Building Register</p> <p>Buildings at Risk Register</p> <p>Permissions/ circumstances for demolition.</p> <p>Building Preservation Notice</p> <p>Repairs Notice's</p> <p>Compulsory Purchase Order</p> <p>Spot Listings</p>	Yes Local Indicator			Merge into 1 policy DC
CHE8	To encourage the maintenance, enhancement and management of Historic Gardens and Parks and prevent development proposals likely to have an adverse impact.	<p>Development Proposals</p> <p>Management plans with designated historic gardens and parks.</p>	No	Investigation into the monitoring process required.		DC
CHE9	Maintain an up to date record of designated conservation areas.	Conservation Area Review Programme	Yes Local Indicator			DC

CHE10	The consideration of , and allocation of Conservation Areas at specified locations	Through Reviews	Yes Local Indicator			DC
CBE8	Development that harms a Conservation Area will not be permitted	Investigate applications that have been refused.	Through planning application process		Investigate recording mechanisms for Enforcement team actions. Investigate alternative approaches for monitoring.	DC
CHE11A	Ensuring new development would be at least as equal in preserving the conservation area as that of any building demolished	Investigate applications that have been refused.	Through planning application process		Should a building subsequently 'saved' be lobbied for listing ?	DC
CHE12	Proposals that do not meet with the Council's shop front design guide will not be permitted	Investigate applications refused and those subject to enforcement	No	Investigation into the monitoring process required.		DC
CBE13	The encouragement to developers to retain unlisted buildings of local importance.	Cross-reference above with buildings detailed on annual list of local importance			Yes	Not carried forward

## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Archaeology</b>	<b>Local Plan Chapter:</b>	<b>8</b>
	Bedford Borough Council	<b>Total No. of Policies:</b>	<b>5</b>

### Local Plan Objectives:

**To seek the protection, enhancement and preservation in situ of Scheduled Ancient Monuments and other important archaeological sites and their settings**  
**To ensure that appropriate provision is made in advance for the investigation and recording of archaeological remains which will be affected by development proposals and which do not merit preservation in situ.**

Policy No.	Aims	What to Monitor?	Currently Monitored	If Not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
A1	To preserve and manage Scheduled Ancient Monuments and other important sites from adverse development proposals	Development Proposals Sites and Monuments Records  Section 106 Agreements.	No	Investigation into the monitoring process required. Contact BCC	Need to liaise with Regional	DC
A2	Evaluate known or potential sites of archaeological interest prior to determination of development proposals.	Applications with requests for further information.  Liaison with Regional Archaeologist.  Number of applications refused due to failure to	No	Investigation into the monitoring process required. Contact BCC		DC



		submit info.				
A3	Investigation of remains that would otherwise be destroyed.	Development Proposals (Planning Conditions/ Section 106 Agreements) + works undertaken and approved.	No	Investigation into the monitoring process required. Contact BCC	List of applications with conditions (relating to A3)	DC
A4	To protect site's of archaeological interest through the use of Article 4 Directions.	Development Proposals  Adoption of Article 4 Directions	No	Investigation into the monitoring process required. Contact BCC	None carried out to date.	DC
A5	To seek adequate protection of archaeological remains discovered during development.	Development Proposals  Liaise with Regional Archaeologist.  Revocation of Planning Permission	No	Investigation into the monitoring process required. Contact BCC		CS

## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Development Principles And Standards</b>	<b>Local Plan Chapter:</b>	<b>9</b>
		<b>Total No. of Policies:</b>	<b>29</b>

### Local Plan Objectives:

- To secure reasonable developer contributions towards necessary infrastructure and community facilities, in accordance with Government advice upon planning obligations.
- To resist development that may adversely affect the function of river floodplains or which will materially increase flood risk.
- To set standards of design and accessibility to meet the needs of people with disabilities, and sensory and mobility problems.
- To ensure efficient use of resources including energy and water, high standards of design, security, open space, landscaping and appropriate standards of access and car parking.
- To protect and enhance important open spaces, trees, hedgerows, landscape features, and amenity generally.
- To resist development that does not relate sensitively to the character and appearance of existing buildings, patterns of development or the historic environment.
- To maintain the separate physical identity of settlements.
- To encourage the appropriate re-use of derelict or underused land and vacant buildings.

<b>Policy No.</b>	<b>Aims</b>	<b>What to Monitor</b>	<b>Currently Monitor</b>	<b>If not implemented Why?</b>	<b>Comments</b>	<b>Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy &amp; Traveller - GT</b>
DPS1	SPG to be used in the determination of planning applications	Identify requirements for new SPD and follow progress/ timetable of preparation/ consultation/ adoption.  Review existing SPG - changes in govt. advice etc.	Yes (Status only)			Hooks in CS
DPS2	Provision of infrastructure and community facilities	S106 Agreements	No	Investigation into the monitoring process required.		CS
DPS5	Relationship of new development to the locality	How often policy referred to in committee reports. How often policy used as reason for refusal.  Number of planning applications	No	Investigation into the monitoring process required.		DPS5-12 General policy in CS, more detail in DC
DPS6	Acceptability of extensions to existing buildings	See DPS5 above	No	Investigation into the monitoring process required.		Merge DPS5 -12 General policy in CS, more detail in DC
DPS7	Acceptability of new commercial uses in residential areas	How frequently used?	No	Investigation into the monitoring process required.		Merge DPS5-12 General policy in CS, more detail in DC
DPS9	Requirements of new residential development	Use of SPG (Residential Design Guide) in determining applications.	No	Investigation into the monitoring process required.		Merge DPS5-12 General policy in CS, more detail in DC
DPS10	Provision of highway requirements in new residential developments.	S106 planning conditions	No	Investigation into the monitoring process required.		Merge DPS5-12 General policy in CS, more detail in DC

DPS11	Provision of adequate and appropriate landscaping	S106 planning conditions	No	Investigation into the monitoring process required.		Merge DPS5-12 General policy in CS, more detail in DC
DPS12	Respect traditional character and form of a settlement in development proposals.	Check refusals using this policy	No	Investigation into the monitoring process required.		Merge DPS5-12 General policy in CS, more detail in DC
DPS14	To relate non – conforming uses to a more appropriate location.					Not carried forward
DPS15	Retain designated “ Important Open Space”	Planning applications submitted on “ Important Open Space “  Approvals/refusals	No	Investigation into the monitoring process required.		DPS15-DPS20 Merge DC
DPS16	Protection of Districts character.	Planting schemes on development sites.  Number of TPOs Served  Number of management agreements entered into – Re Maintenance	Yes Local Indicator			DPS15-DPS20 Merge DC
DPS17	Provision of surface water drainage and infrastructure.	SI06 requirements relating to drainage, flood alleviation.	No	Investigation into the monitoring process required.		DPS15-DPS20 Merge DC
DPS18	Upgrading of sewerage infrastructure.	SI06 agreements and infrastructure requirements.  Programme of improvements identified	No	Investigation into the monitoring process required.	PPG 25	DPS15-DPS20 Merge DC
DPS19	Development to be accessible by public transport, cycle or on foot.	Schemes submitted with emphasis on public transport, cycle routes etc. S106	Yes Core indicator			DPS15-DPS20 Merge DC
DPS20	Proposals to maximise energy conservation.	S106	Yes Core Indicator			DPS15-DPS20 Merge DC

DPS20A	Developers to identify appropriate sustainable waste management options					Not Carried Forward
DPS21/DPS22	Provision of access by persons with disabilities.	Building Control	No	Investigation into the monitoring process required.		DPS21-DPS24 Matter for District Design Guide SPD
DPS23	Promotion of crime prevention measures in new development.	Planning apps with comments from Police Architectural Liaison Officer	.No	Investigation into the monitoring process required.		DPS21-DPS24 Matter for District Design Guide SPD
DPS24	Impact of noise on new developments	Planning apps with comments from EHO	No	Investigation into the monitoring process required.		DPS21-DPS24 Matter for District Design Guide SPD
DPS26	Control of temporary buildings .	Number of planning applications submitted. Number of applications refused / approved.	No	Investigation into the monitoring process required.		DC
DPS27	Promotion of public art.	SI06 that refer to the provision of public art projects. Implementation of schemes – include location and nature of.	No	Investigation into the monitoring process required.		DC
DPS28	Outdoor advertising consent.	Number of applications. Applications refused / approved contrary to policy.	No	Investigation into the monitoring process required.	PPG19	DC
DPS29	Control of telecommunication development.	Number Applications refused / approved. of applications.	No	Investigation into the monitoring process required.		DC

## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Energy</b>	<b>Local Plan Chapter:</b>	<b>10</b>
		<b>Total No. of Policies:</b>	<b>4</b>
<b>Local Plan Objectives:</b>			
<ul style="list-style-type: none"> <li>• To encourage development that is appropriately located and meets identified needs; and</li> <li>• To encourage the conservation of energy and the development of renewable forms of energy.</li> </ul>			

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
EN1	To seek to protect designated landscape areas and the Green Belt from development and to minimise the impact of energy development in other areas.	Monitor development proposals in AONB and Green Belt	No		Policy wordy - not succinct . Repeats policy criteria. Question the resistance of development in the Green Belt.	DC
EN2	Encourage development of new energy generating capacity from renewable sources.	S106	Yes Core Indicator		Scale for monitoring must be clarified. Conflict with other policies.	CS

EN3	Encourage the balanced development of wind turbines as a renewal energy resource.	Monitor development proposals	Yes Core Indicator		Is the policy worth monitoring? How do you monitor 'encouraging'?	CS
EN4	Support the development of active solar systems.	Monitor development proposals / Building Control	Yes Core Indicator			CS

## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Pollution and Hazardous Substances</b>	<b>Local Plan Chapter:</b>	<b>11</b>
		<b>Total No. of Policies:</b>	<b>6</b>

### Local Plan Objectives:

- To resist development that would be likely to result in an unacceptable risk to the environment and public health and safety.
- To encourage development that would reduce the risk of pollution and improve standards of public health and safety.

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
PHS1	Where expert advice indicates that necessary pollution control authorisation is unlikely to be forthcoming, the council will not grant planning permission for the development.					Not Carried Forward
PHS2	The encouragement of development that is likely to result in a material reduction in polluting emissions to the environment	Percentage of new residential devt within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and	No Core Indicator	Investigation into monitoring process required		PHS2-4 Will be integral with Sustainability Appraisal/Strategic Environmental Assessment



		a major health centre.				
PHS3	Permission will not be granted where there is a risk that emissions to the environment will result in and unacceptable reduction in air quality, water quality (ground or surface), soil quality and/or an unacceptable reduction in amenity through noise or odour.	Monitor development proposals	No	Investigation into monitoring process required	Investigate through Environmental Health	PHS2-4 Will be integral with Sustainability Appraisal/Strategic Environmental Assessment
PHS4	Where appropriate, by condition or S106 agreement, the council will require the provision of works to minimise or negate the risk of pollution.	S106 planning conditions	No	Investigation into monitoring process required		PHS2-4 Will be integral with Sustainability Appraisal/Strategic Environmental Assessment
PHS5	Where proposals are likely to require external lighting, applicants will need to demonstrate that: <ul style="list-style-type: none"> <li>• The proposed lighting scheme is the minimum required</li> <li>• Light spillage is minimised</li> <li>• Where appropriate, to ensure that the lighting installation is screened from view in the surrounding countryside.</li> <li>• No dazzling or possible distraction to the users of nearby highways</li> <li>• No adverse impact upon the amenities of neighbouring or nearby residential</li> </ul>	Monitor proposals referred to Environmental Health for comments	No	Investigation into monitoring process required		DC

	occupants					
PHS6	Subject to expert advice; encourage the re-use and redevelopment of contaminated land	Contaminated Land Register S106	No	Investigation into monitoring process required		DC

## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Sport And Recreation</b>	<b>Local Plan Chapter:</b>	<b>12</b>
		<b>Total No. of Policies:</b>	<b>6</b>

### Local Plan Objectives:

- To acknowledge identified local and strategic needs for sporting and recreational facilities in Mid Bedfordshire and to guide their provision, and any other proposals for formal or specialist recreational activities that come forward, in accordance with sustainable environmental principles.
- To seek to ensure the provision of open space within towns and villages and associated with new development in accordance with identified needs and recognised standards of provision.
- To resist the loss of existing important open space.
- To complement and further the recreational aims and objectives of the Marston Vale Community Forest, the River Ivel Countryside Management Project and the Greensand Project.
- To protect and enhance the existing rights of way network.

PolicyNo.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
SR2	To guide the provision of new sport and leisure facilities to appropriate locations	<p>The number of new sport and leisure facilities (D2) completed.</p> <p>The number/type of facilities permitted/built beyond settlement envelopes.</p>	Yes Core and Local Indicator			DC

		The number of schemes which required travel assessments and/or Green Travel Plans.				
SR3	To maximise the community use of existing school sport and leisure facilities	The continuation of existing formal and informal dual use agreements. Any new dual use agreed during the year.				Not Carried Forward
SR4	The protection of existing recreational open space	The loss of any recreational open space and the circumstances which may explain that loss	Yes Local Indicator			DC
SR5	To ensure new recreational open space is provided to keep pace with the demands of new residential development	<p>New on-site provision (by Ha and type of facility) for:</p> <ul style="list-style-type: none"> <li>• Children's Play;</li> <li>• Outdoor Sport; and</li> <li>• Informal use</li> </ul> <p>Financial contributions agreed toward off-site provision of the same categories of open space.</p> <p>New open space provided as a result of local initiative and local authority grant funding.</p> <p>The improvement of existing play areas and open spaces, as targeted by the Open Space Strategy.</p>	Yes Local Indicator		Annual report to be provided by Play and Open Space Officer	DC

SR6	The retention and enhancement of the public rights of way network	<p>The number of public rights of way extinguishment and diversion orders agreed during the year</p> <p>The length of new public rights of way provided and lost as a result of development during the year</p> <p>The length of new public rights of way provided and lost as a result of country-side management projects during the year</p>	Yes Local Indicator			DC
SR8	To guide the appropriate provision of new sport and leisure facilities in the countryside	<p>The number of new sport and leisure facilities permitted in the countryside</p> <p>The number of extensions or intensifications permitted</p>	No	Investigation into monitoring process required.		DC

## Local Plan Annual Monitoring Report: Monitoring Framework

<b>Topic:</b>	<b>Housing</b>	<b>Local Plan Chapter:</b>	<b>13</b>
		<b>Total No. of Policies:</b>	
<b>Local Plan Objectives:</b>			
<ul style="list-style-type: none"> <li>• To meet the Structure Plan housing requirement for the period 1991-2006</li> <li>• To identify suitable land for the provision of a reasonable mix of housing.</li> <li>• To ensure adequate provision of affordable housing to meets local needs including shared equity purchase and rent.</li> <li>• To normally limit new residential development to settlements with adequate service provision and community facilities.</li> </ul>			

PolicyN o.	Aims	What to Monitor	Currently Monitored	IfNot Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
HO1	Provision of 12,800 net additional dwellings in the District between 1991 and 2006.	Number of dwellings granted planning permission/S106 sites/sites allocated for housing in Local Plan.	Yes Core Indicator		Housing Land Availability (HLA ) monitoring report.	CS and SA
HO2	Provision of affordable housing.	Number of dwellings granted planning permission on sites.  Number of sites where financial contribution in lieu of dwelling provision on site	Yes Core Indicator		HLA monitoring report.	CS and SA

HO3	Local exceptions policy for low cost housing outside settlement envelopes.	No of sites granted planning permission	Yes		HLA monitoring report.	CS and SA
HO4	Provision of varying housing, types and size.	Planning permissions	Yes Local Indicator		HLA monitoring report.	DC
HO5	Density of development to respect characteristics of the site and its surroundings.	Planning permissions	Yes Core Indicator		HLA monitoring report.	DC
HO6	Location of new residential development.	Planning permissions	Yes		HLA monitoring report.	CS and SA
HO8(1)	Provision of housing at :- Land East of Lidlington	All monitored through planning application and completion – HLA Report	Local Indicator Yes		See LPS1	HO8(1) – HO8(26A) Will be carried forward if necessary
HO8(2)	Land at Stewartby		Yes			
HO8(2A)	Land at High Street, Houghton Conquest		Yes			
HO8(3)	Land at Woburn Road, Marston Moretaine		Yes			Complete
HO8(3A)	Land East Of Bedford Road, Marston Moretaine		Yes			
HO8(4)	Land for Elstow New Settlement.		Yes			
HO8(5)	Land at Swaffield Close, Ampthill		Yes			
HO8(6)	Land at Woburn Road, Ampthill		Yes			Complete
HO8(6A)	Tavistock Avenue, Ampthill		Yes			
HO8(7)	Land at Denel End, Flitwick		Yes			

HO8(8)	Land East of Biggleswade		Yes			
HO8(9)	Land at Hitchin Street, Biggleswade		Yes			Complete
HO8(10)	Land South of Stotfold		Yes			
HO8(11)	Land at Queen Street Stotfold		Yes			
HO8(12)	Fairfield Hospital, Stotfold.		Yes			
HO8(13)	Land at House Lane, Arlesey.		Yes			Complete
HO8(13A)	Cricketers Road, Arlesey		Yes			
HO8(14)	Church Street, Langford		Yes			Complete
HO8(14A)	Garfield Farm, Langford		Yes			
HO8(15)	The Dairy, Henlow		Yes			Complete
HO8(15A)	Land East of The Dairy, Henlow		Yes			
HO8(16)	Land at Broad Street, Clifton		Yes			
HO8(17A)	Shefford Rd/Pedley Lane Clifton		Yes			
HO8(18)	Land at Bedford Road , Henlow Camp		Yes			
HO8(19)	Land at Shefford Town Football Club		Yes			
HO8(20)	Amphill Road, Shefford		Yes			Complete



HO8(21)	Land at Ampthill Road Maulden		Yes			
HO8(22)	Hall End, Maulden		Yes			Complete
HO8(22A)	Woodlands Estate, Greenfield		Yes			
HO8(23)	High Street, Meppershall		Yes			Complete
HO78(24)	Land at Myers Road, Potton		Yes			Complete
HO8(25)	Sandy Road Potton		Yes			
HO8(25A)	Braybrooks Drive, Potton		Yes			
HO8(26)	College Farm, Silsoe		Yes			
HO8(26A)	Home Farm, Cranfield		Yes			
HO9	Provision of dwellings to accommodate mobility / wheelchair users.	Planning application / permissions.	No	Investigation into monitoring process required.		DC
HO10	Retention of winter quarters for travelling show people.	Any applications submitted on site	No	Investigation into monitoring process required.		DC
HO11	Provision of new winter quarters for travelling show people.	Applications submitted for such use.	No	Investigation into monitoring process required.		DC
HO12	Proposals for new Gypsy Sites	Applications submitted- Evidence of unauthorised sites / stopping places	Yes Core Indicator			DC

## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Town Centres And Shopping Development</b>	<b>Local Plan Chapter:</b>	<b>15</b>
		<b>Total No. of Policies:</b>	<b>17</b>

### Local Plan Objectives:

- To promote development that enhances the diversity, accessibility, range and attractiveness of town and village centres
- To promote opportunities for complementary town centre redevelopment.
- To protect and enhance the character, vitality, viability and amenity of existing shopping centres.
- To positively promote the environment enhancement and management of existing shopping centres.
- To resist development that by virtue of its location, scale and cumulative impact threatens the vitality and viability of town and village centres.
- To safeguard important town centre car parking space and provide a framework for the consideration of proposals for new public car parking space in accordance with town centre strategies.
- To encourage walking, cycling and the greater use of public transport to town centres.

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
TCS1	To working jointly with interested parties to implement town centre environmental enhancement schemes in the settlements identified within the town centre audit process.	Implementation progress of environmental enhancement schemes within identified settlements				Not Carried Forward

TCS2	To support retail facilities within identified locations throughout the District subject to compliance with detailed development policies including development impact, transport arrangements and design and appearance	A1, A2 completions	Yes Core Indicator	Investigation into monitoring process required.		CS and DC
TCS3	Encourage comprehensive mixed redevelopment of Jordans Coal Yard, The Old Chapel and Searles Garages, Pleasant Place, and vacant land between Faynes Court and the Health Centre, Sandy	Monitor development proposals on this site	Yes			Will be carried into SA if necessary
TCS4	Encourage the mixed redevelopment of the warehouse building on the corner of Bonds Lane and Palace Street, Biggleswade	Monitor development proposals on this site	Yes			Will be carried into SA if necessary
TCS5	Encourage the comprehensive mixed use redevelopment of Bonds Lane and Foundry Lane, Biggleswade	Monitor development proposals on this site	Yes			Will be carried into SA if necessary
TCS6	Encourage the comprehensive mixed use redevelopment , re-use and conversion of land and buildings at the Greene King Brewery Site, Church Street and St Andrews School, Rose Lane, Biggleswade through the production of a development brief	Monitor development proposals on this site	Yes			Will be carried into SA if necessary

TCS7	Encourage the comprehensive mixed use redevelopment of land and buildings including Robsons Depot, Flitwick Railway Station and land off Steppingley Road, Flitwick	Monitor progress of Development Brief formulation and also development proposals on this site	Yes			Will be carried into SA if necessary
TCS8	To safeguard land at London Road, Biggleswade for retail development and assess any proposals within this area to detailed economic, transport, design and amenity criteria	Monitor development proposals on this site	Yes			Will be carried into SA if necessary
TCS9	To control the development, extension or use of premises for A3 (Food and Drink) uses in town and village centres	The number and location of A3 uses granted or refused approval	No	Investigation into monitoring process required.		CS and DC
TCS10	Support the re-use of vacant and under-used upper floors for residential purposes within town centres, subject to amenity and safety issues	The number and location of residential uses granted or refused approval within upper floor developments in town centres	No	Investigation into monitoring process required.	Can system identify residential type, i.e. flats?	CS and DC
TCS11	Within town centre redevelopment schemes support and encourage B1 use above ground level and residential use in suitable locations	The number and location of B1 and residential uses granted or refused approval within redevelopment schemes	No	Investigation into monitoring process required.	May conflict with TCS10 monitoring. May need to only monitor B1 uptake	CS and DC
TCS12	To support proposals for leisure, cultural or similar social facilities of appropriate scales following the sequential approach to site identification	Monitor approvals/refusals in relation to location	No	Investigation into monitoring process required.		CS and DC

TCS13	Control the loss of existing off street town centre public car parks	The loss of car parking sites within town centres	No	Investigation into monitoring process required.		CS and DC
TCS14	Subject to the identification of sufficient need support the development of further town centre car parks	The development of further car parking within town centres	No	Investigation into monitoring process required.		CS and DC
TCS15	Minimise the impact of new shopfront developments upon the surrounding built environment	The number of shopfront applications approved or refused, with policy reasons for refusal	No	Investigation into monitoring process required.		CS and DC
TCS16	Protect local shopping facilities of local importance within villages, neighbourhood centres or corner shops from unnecessary changes of use	The number of applicants refused or approved, with the relevant reasoning	No	Investigation into monitoring process required.		CS and DC
TCS17	To prevent the loss of the last remaining public house within village communities	The number of applications refused or approved, with the relevant reasoning	No	Investigation into monitoring process required.		CS and DC

## LDF Annual Monitoring Report: Monitoring Framework for Saved Policies

<b>Topic:</b>	<b>Transport</b>	<b>Local Plan Chapter:</b>	<b>16</b>
		<b>Total No. of Policies:</b>	<b>16</b>
<b>Local Plan Objectives:</b>			
<ul style="list-style-type: none"> <li>• To resist development that would result in unacceptable congestion or detriment to traffic safety.</li> <li>• To resist significant development proposals that are incapable of being reasonably served by public transport.</li> <li>• To encourage the management of traffic to effect, where appropriate, its removal or calming, and to reflect the needs of pedestrians, cyclists, horse riders and drivers, people with disabilities and carers with young children.</li> <li>• To ensure the provision of appropriate access facilities to new development to meet the needs of public transport, pedestrians, cyclist, people with disabilities and carers with young children.</li> </ul>			

PolicyN o.	Aims	What to Monitor	Currently Monitored	IfNot Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
TP1A	To ensure that major new developments take full account of their traffic impact and the contribution they can make to reducing the need to travel.	<p>The number of planning applications where a travel assessment has been required and what requirements have resulted from those assessments.</p> <p>The number of Green Transport Plans agreed for new and</p>				Not Carried Forward

		existing developments agreed in that year.				
TP1	Supports new and improved provision for walking and cycling. <i>(Specific aims and objectives are set out in the Council's Cycle and Walking Strategy and in the Rail Station Car Parking Strategy).</i>	Full monitoring of the aims, objectives, targets and actions set out in each of these Strategies should be undertaken. Rights of Way Officer	Yes Local Indicator			DC
TP2	Supports provision of Marston Vale Cyclepath.	Progress toward achieving the completed route of the cyclepath.				Not Carried Forward
TP3	Supports the completion of the Bedford-Sandy Country Way.	Progress toward achieving completion of the Country Way.				Not Carried Forward
TP4	Supports the completion of the Biggleswade-Sandy Cyclepath.	Progress toward achieving completion of the cyclepath.				Not Carried Forward
TP5	Promotes use of public transport in association with new development.  Supports new measures to improve access to public transport.	Assess planning applications of 25 dwellings/1 hectare or more and any obligations which have been required in respect of public transport.  New facilities/ infrastructure constructed related to improving access to public transport.  Monitor progress toward achieving objectives of Rail Car Parking Strategy and Local Transport Plan	Yes Core Indicator			DC

		via an annual report from the Transport Officer.				
TP6	Supports the development of the East-West Rail Link.	Progress toward achieving completion of the rail link.	No	Investigation into monitoring process required.		DC
TP7	Promotes development which will increase the capacity for non-road freight and specifically safeguards land at Sandy railway station for uses associated with rail freight.	Planning applications for rail or other non-road freight infrastructure (ie. canal) and applications at Sandy railway station.	No	Investigation into monitoring process required.		Carried into SA if necessary
TP8	Supports measures for traffic calming both to mitigate the impact of major new development and existing traffic problems.	Assess planning applications of 25 dwellings/1 hectare or more and any obligations which have been required in respect of traffic calming.  Monitor Beds CC programme of traffic calming improvements.	No	Investigation into monitoring process required.		CS
TP9	Supports imposition of weight restrictions to control HGV movement.	No. of new HGV vehicle restrictions imposed.	No	Investigation into monitoring process required.		CS
TP12	Supports the upgrading of the A1 in accordance with the Action Plan prepared by the A1 Campaign Group.	Langford and Tempsford junction improvements completed in 2001. Assess progress of other improvements being promoted by A1 Campaign Group.	No	Investigation into monitoring process required.		CS



TP14	Supports the completion of the A507 Ridgmont by-pass.	Progress toward achieving completion of the by-pass.	No	Investigation into monitoring process required.		CS
TP15	Promotes progress upon delivering A5120 by-passes for Flitwick and Westoning.	Progress toward achieving by-passes.	No	Investigation into monitoring process required.		CS
TP16	Embargo on the provision of new roadside service areas.	Whether any planning applications for roadside service areas have been submitted and/or permitted.	No	Investigation into monitoring process required.		CS

LDF Annual Monitoring Report: Monitoring Framework for Saved Policies			
<b>Topic:</b>	Implementation And Review	<b>Local Plan Chapter:</b>	17
		<b>Total No. of Policies:</b>	2
<b>Local Plan Objectives:</b>			

Policy No.	Aims	What to Monitor	Currently Monitored	If not Implemented Why?	Comments	Destination DPD Core Strategy – CS Development Control – DC Site Allocations – SA Gypsy & Traveller - GT
IR1						Not Carried Forward
IR2						Not Carried Forward

## APPENDIX2: Summary of Housing Completions by Parish at 31/03/06

Parish	Small Sites	Med Sites	Large Sites	Other Chgs	Gross Comps	Dwgs Lost	Net Comps	BF	GF Gross
<b>WestMidBeds</b>	dwellings								
<b>Ampthill</b>	11			1	<b>12</b>	1	<b>11</b>	12	
<b>Flitwick</b>	7		8		<b>15</b>		<b>15</b>	15	
AspleyGuisse	2				<b>2</b>		<b>2</b>	2	
AspleyHeath									
Battlesden									
Brogborough									
Campton&Chicksands									
Clophill	1				<b>1</b>		<b>1</b>	1	
Cranfield	8				<b>8</b>	1	<b>7</b>	2	6
Eversholt									
Flitton&Greenfield	7	11		1	<b>19</b>	3	<b>16</b>	19	
Gravenhurst									
Harlington	1				<b>1</b>	1	<b>0</b>	1	
Haynes	12				<b>12</b>	3	<b>9</b>	12	
HoughtonConquest	13				<b>13</b>	1	<b>12</b>	13	
Hulcote&Salford									
HusborneCrawley				1	<b>1</b>		<b>1</b>		1
Lidlington	2				<b>2</b>		<b>2</b>	2	
MarstonMoretaine		19	30	9	<b>58</b>		<b>58</b>		58
Maulden	4	43		1	<b>48</b>	1	<b>47</b>	4	44
Millbrook									
MiltonBryan									
Potsgrove									
Pulloxhill	2				<b>2</b>	1	<b>1</b>	2	
Ridgmont									
Shefford	34				<b>34</b>	2	<b>32</b>	34	
Silsoe	4			1	<b>5</b>	1	<b>4</b>	5	
Steppingley									
Tingrith									
Westoning	2			1	<b>3</b>		<b>3</b>	2	1
Woburn									
<b>Total</b>	<b>110</b>	<b>73</b>	<b>38</b>	<b>15</b>	<b>236</b>	<b>15</b>	<b>221</b>	<b>126</b>	<b>110</b>

Parish	Small Sites	Med Sites	Large Sites	Other Chgs	Gross Comps	Dwgs Lost	Net Comps	BF	GF Gross
<b>EastMidBeds</b>	dwellings								
<b>Biggleswade</b>	11	36		1	<b>48</b>		<b>48</b>	42	6
<b>Sandy</b>	37	7	32	4	<b>80</b>		<b>80</b>	45	35
Arlesey	4	18			<b>22</b>		<b>22</b>	4	18
Astwick									
Blunham	2			2	<b>4</b>	1	<b>3</b>	4	
Clifton			39		<b>39</b>		<b>39</b>		39
Dunton									
Edworth									
Everton									
Eyeworth									
Henlow	1	10	51	1	<b>63</b>		<b>63</b>	1	62
Langford	12			2	<b>14</b>	2	<b>12</b>	14	
Meppershall	10				<b>10</b>		<b>10</b>	1	9
Moggerhanger	8				<b>8</b>	1	<b>7</b>	1	7
Northill	2				<b>2</b>		<b>2</b>	2	
OldWarden									
Potton	9	16	49		<b>74</b>		<b>74</b>	50	54
Shillington				1	<b>1</b>		<b>1</b>	1	
Southill	14				<b>14</b>		<b>14</b>	2	12
Stondon	8	66			<b>74</b>		<b>74</b>	7	67
Stotfold	9		144	59	<b>212</b>	1	<b>211</b>	212	
Sutton									
Tempsford	2				<b>2</b>		<b>2</b>	2	
Wrestlingworth									
<b>Total</b>	<b>129</b>	<b>153</b>	<b>315</b>	<b>70</b>	<b>667</b>	<b>5</b>	<b>662</b>	<b>388</b>	<b>309</b>
<b>WestMidBeds</b>	<b>110</b>	<b>73</b>	<b>38</b>	<b>15</b>	<b>236</b>	<b>15</b>	<b>221</b>	<b>126</b>	<b>110</b>
<b>EastMidBeds</b>	<b>129</b>	<b>153</b>	<b>315</b>	<b>70</b>	<b>667</b>	<b>5</b>	<b>662</b>	<b>388</b>	<b>309</b>
<b>District</b>	<b>239</b>	<b>226</b>	<b>353</b>	<b>85</b>	<b>903</b>	<b>20</b>	<b>883</b>	<b>514</b>	<b>419</b>

BF(Brownfield)  
GF(Greenfield)

## APPENDIX 3 : Mid Bedfordshire Housebuilding Trajectory 2001-2021

Mid Bedfordshire Housebuilding Trajectory 2001-2021																												
		2001	2002	*2003	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2001-2021	2021	2022	2023	2024	2025	2026
Site type	Remaining Housing Allocations																											
<b>Small sites (&lt;0.4ha)</b>																												
Completed		110	184	241	180	305																1020						
Annual Estimated Average							178	150	150	150	150	150	125	125	125	125	125	100	100	100	100	1953	100	100	100	100	100	100
<b>Medium Sites (up to 50 dwgs)</b>																												
Completed		98	56	79	54	225																512						
Fall-in Annual Estimated Average							20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	300	20	20	20	20	20	20
Completions/ Estimated Completions for Housing Allocations																												
	Garfield Farm, Langford																					0						
	Swaffield Close, Ampthill							50														50						
	Land East of The Dairy, Henlow							15	15													30						
	Braybrooks Drive, Potton						21															21						
	Land at Stewartby, Houghton Conquest								50													50						
	Land at High Street, Houghton Conquest							24														24						
	Cricketers Road, Arlesey						20	40														60						
	Shefford Town FC, Ivel Road, Shefford							40														40						
	Woodlands Estate, Greenfield							42														42						
																						0						
<b>Large Sites (51 dwgs or more)</b>																												
Completed		352	459	547	159	209																1726						
Fall-in Annual Estimated Average							20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	300	20	20	20	20	20	20
Completions/ Estimated Completions for Housing Allocations																												
	Land East of Lidlington						15	57														72						
	Land East of Bedford Road, Marston Moretaine						50	150	150	130												480						
	Wixams New Settlement							50	100	150	150	150	150	150	150	150	150	150	150	150	150	1950	150	150				
	Land East of Biggleswade							100	200	300	300	300	300	300	300							2100						
	Land South of Stotfold						50	150	200	200	50											650						
	Queen Street, Stotfold						22	48	27													97						
	Fairfield Hospital, Stotfold				58	144	100	100	100	100	100	48										850						
	College Farm, Silsoe							45	45													90						
	Land West of Ampthill							50	50	50	50	50										250						
	Home Farm, Cranfield							70	70	70	70	70										350						
Total for all sites :		560	699	867	451	883	496	1221	1197	1190	910	860	663	615	615	315	315	290	290	290	290	13017	290	290	140	140	140	140
<b>Notes:</b>																												
1. <b>General:</b> 15 month year to account for monitoring changing from calendar to financial year.																												
2. <b>Small Sites 'Annual Estimated Average':</b> The estimate suggests that over time the out-turn from small-site completions may diminish to an average of 100 dwellings per annum (dpa). Actual small-site completions over the past 5 years are 212 dpa (net) and since 1991 have been 187 dpa (net).																												
3. <b>Medium Sites 'Fall-in Annual Estimated Average':</b> The estimate suggests that over the whole period to 2021 about 320 dwellings may be completed on medium sized 'fall-in' sites. This is based upon an average of 20 dpa. Completions on medium fall-in sites since 1998 average 88 dpa. It is however estimated that opportunities for medium site fall-in are now diminished to the extent that 20dpa is a more certain estimate.																												
4. <b>Large Sites 'Fall-in Annual Estimated Average':</b> The estimate suggests that over the whole period to 2021 about 320 dwellings may be completed on large fall-in sites. This is based upon the assumption that perhaps 1 or 2 large fall-in sites may come forward up to 2021 and that averaged out, this may generate about 20 dpa (net). Completions on large fall-in sites since 1998 average 125 dpa, but few (if any) opportunities for large site fall-in are unlikely to remain 'unallocated/unidentified' by the LDF in future.																												
5. Figures reported are net. 19/07/06																												
Produced by Forward Planning Team: July 2006. Contact Trevor Saunders, Forward Planning Manager (08458) 495470																												

## APPENDIX 4: Current Status of Proposed Housing Allocations as at 31/03/06

Site Address	Policy HO8 ref.	Site Area (ha.)	Local Plan Estimate of out-turn	Local plan allocations remaining	Basis of Assumption	Current status	Actual Dwgs permitted at 31/03/06	Affordable Housing Requirement	Estimate of out-turn of affordable dwellings	Actual affordable dwellings secured at 31/03/05	Planning Application number
Land East of Lidlington	1	2.00	60		30 dwellings to the ha across the site	Signed S106 RMA Application 05/01516 approved 23/12/05	72	20%		14	05/01516 RM
Land at Stewartby, Houghton Conquest	2	4.70	50		Bedford Borough Council development brief	Subject to S106	50	28%	14		24/97/1085
Land at High Street, Houghton Conquest	2A	1.40	24	24	Archaeological investigations required. Development to include village green.	Application 05/00308 refused. 06/00558 to be determined for 26 dwgs		28%	7		06/00558
Woburn Road, Marston Moretaine	3	6.80	100		SAM&A 421 require 'stand-off'	SITE COMPLETE	141	20%		30	29/02/0549 29/02/0445
Land East of Bedford Road, Marston Moretaine	3A	30.80	380	380	Development brief prepared	Application received, pending decision for 480 dwgs		28%	106		06/00593
Elstow Depot, Houghton Conquest*	4	65.00	2250		Development brief adopted September 1999. Assumed density 30-50 dwgs per ha	Current Outline Application Pending S106	2250	25%	563		24/99/1694
Swaffield Close, Ampthill	5	1.70	50	50	Site topography dictates a low density	Awaiting Appeal Decision 04/01770 FULL		28%	14		01/99/1747 Refused 01/01/1228 Withdrawn
Woburn Street, Ampthill	6	0.95	30		A flattened scheme is sought to reflect locality	SITE COMPLETE	30	Nil		Nil	01/01/0718
Tavistock Avenue, Ampthill	6A	6.5	150	150	Draft Development brief prepared	2a Application submitted and refused		28%	42		n/a
Denel End, Flitwick	7	1.45	40		30 dwellings to the ha across the site	SITE COMPLETE	50	20%		7	19/01/1147 19/00/1422
Land East of Biggleswade	8	74.50	2100		Development brief adopted June 2003	03/01205 OUT on part of the site (1450 Dwgs) 03/02066 on appeal (95 Dwgs) 05/01423/24 (373 Dwgs) 05/01425/27 (182 Dwgs) All Pending S106 (05/01477 duplicate of 03/02006)	2100	28%	588		03/01205 03/02006 05/01423/24 05/01424/25 05/01477 (duplicate of 03/02006)
Hitchin Street, Biggleswade	9	4.80	140		30 dwellings to the ha across the site	SITE COMPLETE	141	20%		30	07/99/1834 07/02/0748
Land South of Stotfold	10	32.50	650		30 dwellings to the ha across 2/3 gross site	Current Outline Application. S106 signed 21/04/06	650	28%		182	48/02/0242
Queen Street, Stotfold	11	3.30	70		30 dwellings to the ha across the site	Full Application, allowed on appeal. Site Under construction	96	24%		23	03/01541 FULL

SiteAddress	Policy HO8 ref.	SiteArea (ha.)	LocalPlan Estimateof out-turn	Localplan allocations remaining	BasisofAssumption	Currentstatus	Actual Dwgs permitted at 31/03/06	Affordable Housing Requirement	Estimateof out-turnof affordable dwellings	Actual affordable dwellings securedat 31/03/05	PlanningApplication number
FairfieldHospital, Stotfold*	12	27.7	850		FairfieldHospitalDevelopmentBrief S	iteUnderConstruction	853	28%		45	48/00/1151
HouseLane,Arlesey	13	1.20	30		30dwellingstothehaacrossthesite	SITECOMPLETE	63	20%		7	02/01/0110
CricketersRoad,Arlesey	13A	2.20	60		30dwellingstothehaacrossthesite	RMAApplication-Conditions yettobedischarged	73	20%		12	03/01331OUT 05/01141RM
ChurchStreet,Langford	14	0.90	25		30dwellingstothehaacrossthesite	SITECOMPLETE	18	Nil		Nil	27/99/0069
GarfieldFarm,Langford	14A	1.70	35		30dwellingstothehaacrossthesite	2duplicateapplications. PendingS106	57	28%	15		04/01542FULL 04/01867FULL
TheDairy,Henlow	15	2.40	70		AwkwardshapedsitepartlyinCA	SITECOMPLETE	72	20%		12	23/99/1618
LandEastofTheDiary, Henlow	15A	1.00	30		30dwellingstothehaacrossthesite	Application(38dwgs)S106 outstanding	38	28%	9		05/00535OUT
BroadStreet,Clifton	16	1.20	35		30dwellingstothehaacrossthesite	SITECOMPLETE	31	20%		6	10/99/1725 01/01099
SheffordRoad/Pedley Lane,Clifton	17A	1.70	35		30dwellingstothehaacrossthesite	SITECOMPLETE	35	20%		8	04/00906
LandatBedfordRoad, Henlow	18	6.40	150		30dwellingstothehaacross2/3 grosssite.	SITECOMPLETE	136	20%		34	23/00/1991
SheffordTownFC,lvel Road,Shefford	19	1.50	40		30dwellingstothehaacrossthesite.	CurrentApplication-Not Started	40	LocalPlan Inspectors recommendno affordablehousing			96/01341
AmphillRoad,Shefford	20	1.00	20		Significantscreeningrequiredpartly infloodplain.	SITECOMPLETE	22	Nil		Nil	42/98/0916
AmphillRoad,Maulden	21	1.60	45		30dwellingstothehaacrossthesite.	SITECOMPLETE	46	20%		9	30/03/01985
HallEnd,Maulden	22	1.10	20		30dwellingstothehaacrossthesite.	SITECOMPLETE	25	Nil		Nil	30/01/0897
WoodlandsEstate, Greenfield	22A	1.19	20		30dwellingstothehaacrossthesite	Applicationapproved.42 dwgsS106Pending. (Parishof Pulloxhill)		28%	11		05/01444
HighStreet,Meppershall	23	2.60	75		30dwellingstothehaacrossthesite.	SITECOMPLETE	66	20%		13	31/02/0057
MyersRoad,Potton	24	2.50	70		30dwellingstothehaacrossthesite.	SITECOMPLETE	70	20%		14	37/98/0045
SandyRoad,Potton	25	3.25	95		30dwellingstothehaacrossthesite.	SITECOMPLETE	86	20%		20	37/01/0334

Site Address	Policy HO8 ref.	Site Area (ha.)	Local Plan Estimate of allocations out-turn	Local plan allocations remaining	Basis of Assumption	Current status	Actual Dwgs permitted at 31/03/06	Affordable Housing Requirement	Estimate of out-turn of affordable dwellings	Actual affordable dwellings secured at 31/03/05	Planning Application number
Braybrooks Drive, Potton	25A	0.75	20	20	30 dwellings to the ha across the site	Current Application for 21 dwgs yet to be determined. Subject to S106		Nil		Nil	05/02056FULL
College Farm, Silsoe	26	2.80	90		30 dwellings to the ha across the site.	Outline Application	90	20%		18	03/01148
Home Farm, Cranfield	26A	17.70	350		Draft Development brief being prepared	Outline Application, S106 pending	388	28%	98		05/00885OUT
<b>Total</b>		<b>318.79</b>	<b>8259</b>	<b>624</b>			<b>7789</b>		<b>1467</b>	<b>484</b>	

\* Elstow is estimate only. Fairfield Hospital development 27.7 ha (1.5ha David Wilson, 26.2 remainder). Supplied by PPS. # Site area is 'gross' not 'net'.

## APPENDIX 5 : Condition of SSSI units – compiled 01/11/05

Data Source: English Nature

SSSI	Main Habitat	Unit No.	Unit Area (ha)	Date	Condition
Cooper's Hill	Dwarf Shrub Heath - Lowland	1	17.77	08/06/2005	Unfavourable no change
Deacon Hill	Calcareous grassland - Lowland	1	25.06	15/06/2004	Favourable
Deacon Hill	Calcareous grassland - Lowland	2	10.3	01/06/2005	Favourable
Flitwick Moor	Broadleaved, mixed and yew woodland - Lowland	1	11.02	13/07/2005	Unfavourable declining
Flitwick Moor	Broadleaved, mixed and yew woodland - Lowland	2	9.56	06/02/1998	Favourable
Flitwick Moor	Fen, marsh and swamp	3	2.63	25/10/2003	Unfavourable declining
Flitwick Moor	Broadleaved, mixed and yew woodland - Lowland	4	4.41	13/07/2005	Favourable
Flitwick Moor	Broadleaved, mixed and yew woodland - Lowland	5	31.29	28/07/1999	Favourable
Kings Wood and Glebe Meadows	Neutral grassland - Lowland	1	9.43	09/06/2004	Favourable
Kings Wood and Glebe Meadows	Broadleaved, mixed and yew woodland - Lowland	2	26.64	09/06/2004	Favourable
Knocking Hoe	Calcareous grassland - Lowland	1	8.09	18/04/2005	Favourable
Marston Thrift	Broadleaved, mixed and yew woodland - Lowland	1	5.42	24/07/2003	Favourable
Marston Thrift	Broadleaved, mixed and yew woodland - Lowland	2	18.76	24/07/2003	Favourable
Marston Thrift	Broadleaved, mixed and yew woodland - Lowland	3	13.47	24/07/2003	Favourable
Maulden Church Meadow	Neutral grassland - Lowland	1	4.19	27/06/2000	Unfavourable recovering
Maulden Heath	Acid grassland - Lowland	1	2.77	02/08/2004	Unfavourable no change
Maulden Heath	Acid grassland - Lowland	2	4.78	02/08/2004	Unfavourable no change
Maulden Wood & Pennyfathers Hill	Broadleaved, mixed and yew woodland - Lowland	1	50.2	30/07/1997	Favourable
Maulden Wood & Pennyfathers Hill	Broadleaved, mixed and yew woodland - Lowland	2	43.55	13/11/1998	Favourable
Maulden Wood & Pennyfathers Hill	Broadleaved, mixed and yew woodland - Lowland	3	16.61	13/11/1998	Favourable
Maulden Wood & Pennyfathers Hill	Broadleaved, mixed and yew woodland - Lowland	4	38.07	15/01/1998	Favourable
Potton Wood	Broadleaved, mixed and yew woodland - Lowland	1	16.07	01/08/2002	Unfavourable recovering
Potton Wood	Broadleaved, mixed and yew woodland - Lowland	2	18.28	31/07/2002	Favourable
Potton Wood	Broadleaved, mixed and yew woodland - Lowland	3	13.65	31/07/2002	Favourable
Potton Wood	Broadleaved, mixed and yew woodland - Lowland	4	16.15	31/07/2002	Favourable
Potton Wood	Broadleaved, mixed and yew woodland - Lowland	5	13.74	31/07/2002	Favourable



Potton Wood	Broadleaved, mixed and yew woodland - Lowland	6	7.35	31/07/2002 Favourable
Pulloxhill Marsh	Neutral grassland - Lowland	1	4.25	15/03/2004 Unfavourable recovering
Pulloxhill Marsh	Neutral grassland - Lowland	2	0.83	05/03/2004 Unfavourable recovering
Sandy Warren	Acid grassland - Lowland	1	7.33	28/07/2005 Favourable
Sandy Warren	Dwarf Shrub Heath - Lowland	2	9.05	16/09/2005 Unfavourable recovering
Southill Lake and Woods	Broadleaved, mixed and yew woodland - Lowland	1	25.56	30/07/1989 Favourable
Wavendon Heath Ponds	Neutral grassland - Lowland	1	2.56	10/09/2004 Unfavourable no change
Wavendon Heath Ponds	Neutral grassland - Lowland	2	2.12	06/09/2004 Unfavourable no change

**Biodiversity Changes  
for the  
Annual Monitoring Report  
2005-6**

Prepared for Mid-Bedfordshire District Council

by the

Bedfordshire and Luton Biodiversity Recording and  
Monitoring Centre (BRMC)

7<sup>th</sup> December 2006

Report on the actual and potential changes in habitats and populations of biodiversity importance as influenced by development in Mid-Bedfordshire for the financial year 2005-6. Jeffrey VanEtten provided areas of development for consideration on a GIS layer to the BRMC on 20th November 2006.

### **A note about the areas reported**

Wildlife may be indirectly affected by development through increased disturbance or pollution, even if the footprint of a development has not directly affected a site. Similarly wildlife may also range outside of recognized sites as part of their natural behaviour and be affected by nearby development.

For these reasons the areas of sites and species records immediately adjacent to development (i.e. within 100m) and within a short walk or foraging area (i.e. 500m) have been reported in addition to those within the development footprint. This indicates where potential effect may have been caused by development, and where measures to assess this effect and propose mitigation should have been required.

This report considers the effect of development on priority habitats, county wildlife sites and protected species.

### **Priority habitats**

Mapping of Bedfordshire habitats is currently incomplete. The following analyses of priority habitats (as defined in national and local Biodiversity Action Plans) is based upon data derived from County Wildlife Site surveys, Natural England's GIS layers, Wildlife Trust data and Wet Woodland mapping.

The following table summarizes the areas of priority habitat potentially affected by development during April 2005 to March 2006 in Mid Bedfordshire.

**Table 1 - Priority habitats lost to development or affected by its proximity**

<b>Priority Habitat</b>	<b>Area (hectares)</b>		
	<b>Within development</b>	<b>Within 100m of development</b>	<b>Within 500m of development</b>
Broadleaved and mixed woodland	0	6.61	736.83
Calcareous grassland	0	0	4.32
Heathland and acid grassland	0	0	17.42
Lowland Meadows	0	0	13.87
Neutral grassland	0	0.95	23.14
Wet woodland	0	0	33.64
Wetlands	0.41	6.34	131.531
Wood pasture and parkland	0	0	4.98
<b>TOTALS</b>	<b>0.41</b>	<b>13.9</b>	<b>965.731</b>

The applications that directly affected Wetlands (according to Natural England's "Coastal and floodplain grazing marsh\_v1\_1" GIS layer) are: **01/00991** and **02/00038**.

### **Wildlife sites**

The areas of four categories of wildlife site affected by development are as follows.

**Table 2 - Wildlife sites lost to development or affected by its proximity:**

<b>Category of site</b>	<b>Area (hectares)</b>		
	<b>Within development</b>	<b>Within 100m of development</b>	<b>Within 500m of development</b>
County Wildlife Site	0	6.01	218.32
Site of Special Scientific Interest	0	1.47	50.26
National Nature Reserve	0	0	0
Local Nature Reserve	0	0.62	25.98

The areas (in hectares) of each category within Mid-Bedfordshire at the end of the evaluation period were:

**Table 3 - Areas of Wildlife Sites at 31<sup>st</sup> March 2006**

<b>Site Category</b>	<b>Area (hectares)</b>
County Wildlife Site	4078.92
Site of Special Scientific Interest	502.90
National Nature Reserve	7.94
Local Nature Reserve	155.33

There had been no change to the area of any of these categories during the reporting period. (According to the Natural England website The Riddy LNR (8.47ha) was declared in 2006, but it is unclear in which financial year. It has been assumed to be 2006-7).

### **Priority species**

For the purpose of this report only records of species listed within the CROW Act Section 74 have been searched.

The list contained in Section 74 covers only species that are considered of principal importance for the conservation of biological diversity in England. It does not cover all species considered to be of local importance within Bedfordshire (covered by the Local biodiversity Action Plan). It does however provide a consistent list for national reporting.

It should be noted that Section 74 does not include some protected species such as Badgers (*Meles meles*) so it should be understood that the effect upon all protected species is not being reported here.

Only records that are accessible to the BRMC have been searched. While the BRMC has access to many species groups it should be noted in particular that it does not have access to bat records. (The Bedfordshire Bat Group should be contacted for the effects of development upon this group of species).

The spatial resolution of species records varies between 1m and 10km depending upon the precision supplied by the original observer. The majority of records have a spatial resolution of 100m or 1km (i.e. specify a 100m or 1km grid square). For the purpose of this analysis each record was mapped to the centre of its corresponding square.

Many of the records are the result of casual recording by naturalists over many years, but systematic monitoring of a few species has recently occurred (e.g. Otter and Water Vole). Not all section 74 species are being recorded or monitored in the county and geographical coverage is incomplete.

The lack of records therefore does not imply that a priority species was unaffected.

The existence of only an old record does not imply that the species is no longer present. It may simply not have been recorded by anyone recently.

In order to report the effects of development upon a species it is necessary to survey before work commences and monitor the effects during development and after development completes, including the success or otherwise of mitigation measures. The BRMC does not normally see such information gathered by developers' ecologists and therefore cannot report on changes caused by development.

The Section 74 species for which there are records within 500m of development, and may thus have been affected by it, are listed below.

**Table 4 - Section 74 species records within development areas:**

None
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**Table 5 - Section 74 species records within 100m of development:**

Scientific name	Common name	Date of record	Application no.
<i>Arvicola terrestris</i>	Water Vole	06/06/1990	02/01065
<i>Arvicola terrestris</i>	Water Vole	21/03/2004	01/00110
<i>Lutra lutra</i>	Otter	19/11/2003	02/00038
<i>Lutra lutra</i>	Otter	31/07/2003	02/00549
<i>Lutra lutra</i>	Otter	31/07/2003	02/00445
<i>Triturus cristatus</i>	Great Crested Newt	01/07/1988	01/00255
<i>Triturus cristatus</i>	Great Crested	01/11/1999	02/00720

	Newt		
<i>Triturus cristatus</i>	Great Crested Newt	01/07/1988	97/01344

**Table 6-Section 74 species records within 500m of development:**

Scientific name	Common name	Date of record	Application no.
<b><i>Arvicolaterrestris</i></b>	Water Vole	15/01/2003	02/00915
<i>Arvicolaterrestris</i>	Water Vole	15/01/2003	01/01702
<i>Arvicolaterrestris</i>	Water Vole	21/03/2004	01/00110
<i>Arvicolaterrestris</i>	Water Vole	21/03/2004	01/00667
<i>Arvicolaterrestris</i>	Water Vole	21/03/2004	02/00369
<i>Arvicolaterrestris</i>	Water Vole	09/11/1999	03/00313
<i>Arvicolaterrestris</i>	Water Vole	09/11/1999	00/00393
<i>Arvicolaterrestris</i>	Water Vole	01/01/2002	01/00767
<i>Arvicolaterrestris</i>	Water Vole	01/01/2002	02/00020
<i>Arvicolaterrestris</i>	Water Vole	05/03/2002	02/00701
<i>Arvicolaterrestris</i>	Water Vole	05/03/2002	02/01748
<i>Arvicolaterrestris</i>	Water Vole	05/03/2002	01/01875
<i>Arvicolaterrestris</i>	Water Vole	05/03/2002	02/00720
<i>Arvicolaterrestris</i>	Water Vole	05/03/2002	02/01490
<i>Arvicolaterrestris</i>	Water Vole	05/03/2002	02/01803
<i>Arvicolaterrestris</i>	Water Vole	05/03/2002	03/00764
<i>Arvicolaterrestris</i>	Water Vole	01/01/2002	03/00201
<i>Lepus capensis</i>	Brown Hare	01/01/2001	02/01026
<i>Lepus capensis</i>	Brown Hare	28/03/2003	97/00542
<i>Lepus capensis</i>	Brown Hare	23/07/2002	02/00093
<i>Lepus capensis</i>	Brown Hare	06/02/2003	02/00546
<i>Lepus capensis</i>	Brown Hare	20/06/2002	00/01508
<i>Lepus capensis</i>	Brown Hare	20/06/2002	02/01037
<i>Lepus capensis</i>	Brown Hare	10/03/2002	01/00424
<i>Lepus capensis</i>	Brown Hare	22/12/2005	02/00485
<i>Lepus capensis</i>	Brown Hare	14/02/2005	99/01061
<i>Lepus capensis</i>	Brown Hare	01/01/2001	01/01471
<i>Lepus capensis</i>	Brown Hare	17/02/2004	03/01529
<i>Lepus capensis</i>	Brown Hare	07/03/2004	00/01281
<i>Lepus capensis</i>	Brown Hare	07/03/2004	03/00825
<i>Lepus capensis</i>	Brown Hare	19/01/1992	02/01065
<i>Lepus capensis</i>	Brown Hare	02/07/1995	02/00310
<i>Lepus capensis</i>	Brown Hare	07/06/1992	02/00143
<i>Lepus capensis</i>	Brown Hare	03/08/1996	00/01035
<i>Lepus capensis</i>	Brown Hare	10/10/1992	02/01555
<i>Lepus capensis</i>	Brown Hare	20/02/1993	03/00776
<i>Lutra lutra</i>	Otter	19/11/2003	99/01452
<i>Lutra lutra</i>	Otter	01/05/2002	01/00991
<i>Lutra lutra</i>	Otter	01/05/2002	99/00252
<i>Lutra lutra</i>	Otter	05/12/2003	00/01101

<i>Lutra lutra</i>	Otter	01/05/2002	02/00867
<i>Lutra lutra</i>	Otter	19/11/2003	02/00038
<i>Lutra lutra</i>	Otter	01/05/2005	02/01706
<i>Lutra lutra</i>	Otter	12/01/2004	00/01334
<i>Lutra lutra</i>	Otter	31/07/2003	01/01164
<i>Lutra lutra</i>	Otter	31/07/2003	02/00549
<i>Lutra lutra</i>	Otter	31/07/2003	02/01002
<i>Lutra lutra</i>	Otter	31/07/2003	02/00445
<i>Lutra lutra</i>	Otter	18/12/2003	01/01356
<i>Triturus cristatus</i>	Great Crested Newt	01/01/1991	99/01834
<i>Triturus cristatus</i>	Great Crested Newt	01/01/1991	02/00748
<i>Triturus cristatus</i>	Great Crested Newt	10/09/2002	94/00834
<i>Triturus cristatus</i>	Great Crested Newt	10/09/2002	02/01877
<i>Triturus cristatus</i>	Great Crested Newt	01/01/1991	02/00179
<i>Triturus cristatus</i>	Great Crested Newt	10/09/2002	03/01610
<i>Triturus cristatus</i>	Great Crested Newt	01/01/1991	02/00178
<i>Triturus cristatus</i>	Great Crested Newt	01/01/1991	02/00388
<i>Triturus cristatus</i>	Great Crested Newt	29/04/2000	01/00255
<i>Triturus cristatus</i>	Great Crested Newt	29/04/2000	97/01344

## **Conclusion**

As this is the first time information for an Annual Monitoring Report is being prepared it is unclear at this time what information should be reported. It is hoped that this report contains a useful set of data using material already available.

In order to report on changes to habitats and species in future years it may be necessary to instigate a process of monitoring that currently doesn't occur. Guidance is required on what this should entail. It would of course also need to be adequately resourced and coordinated.

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