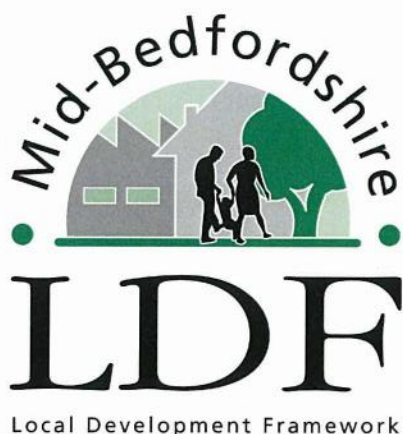
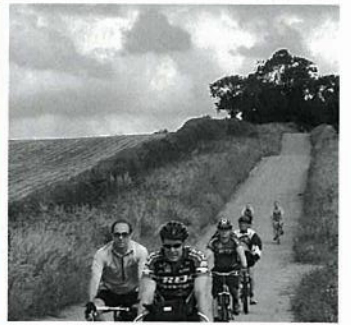
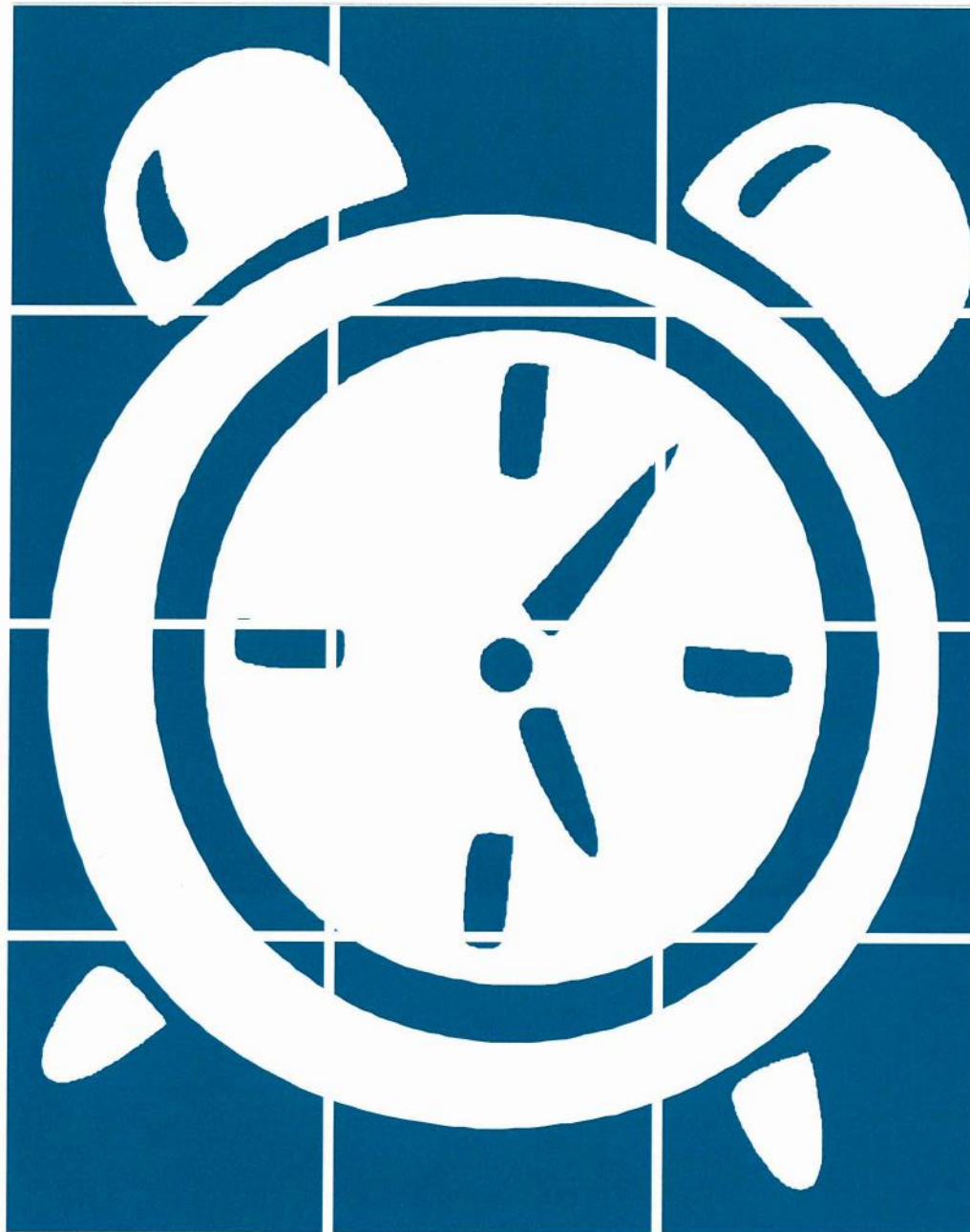


December 2008



# Local Development Framework Annual Monitoring Report 4

# LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2008

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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 fourth report monitors the period 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008.

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, contextual and significant effect indicators and saved policies.

### Key Findings

As at 31<sup>st</sup> March 2008, there has been a net gain of **10,847.5** sqm of B1-B8 employment floorspace across the whole of Mid Bedfordshire over the period April 2007-March 2008. Very little B1-B8 development has occurred in the MKSM growth area as this only covers two parishes within Mid Bedfordshire.

The annual number of housing completions at the 31<sup>st</sup> March 2008 was down on last year but is still just above the required completion rate for the whole period. The total completions and commitments shows the housing requirement for MKSM SRS will be met by 2021. For RSS14 1268 houses need to be identified to meet the target of 11,000 this is being done through the emerging Core Strategy and Site Allocations DPD's

With regard to the Local Development Scheme for the LDF, the Council did not hit its key milestones and key targets identified in the LDS Second Review, a Third Review is underway as a result and there is an analysis of the reasons outlined in this document.

### Core Indicators

Core output indicators are designed as part of the monitoring framework to achieve a consistent and cost effective approach to data collection. The core indicators were revised in July 2008 (Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008 DCLG). The update has rationalised the overall set of indicators and made further definitional changes to clarify the indicators and ensure they are consistent with national policy guidance and other data collection processes (including National Indicators).

The Council has endeavoured to develop monitoring systems to incorporate the changes in this AMR however in some cases the information is still incomplete. Progress as to there inclusion in next years AMR will be highlighted in the report.

### **Saved Policies**

The DCLG Protocol issued in August 2006 states that if an authority wishes to retain plan policies beyond the expiry of the three year period (28 September 2007 for plans adopted before commencement of Section 38 of the Planning and Compulsory Purchase Act 2004 on 28 September 2004; or three years from the date of adoption for other plans) then it will need to seek the Secretary of State's agreement to issue a direction to save them. In the case of the Mid Bedfordshire Local Plan, adopted in December 2005, this process had to be achieved before December of this year to comply with this legislation. To this end, the Council submitted a schedule (see Appendix 2) of all the policies it determined to 'save' to the Secretary of State in mid 2008. The format and criteria of this schedule complied with the principles of the DCLG Protocol, by demonstrating that the policies to be saved reflected the principles of LDFs and were consistent with, without repeating current national policy. Thus policies have *not* been 'saved' for three main reasons:

- 1) They repeat national planning policies e.g. GBT1- Green Belts
- 2) The policy is not required to deliver the intended outcome e.g. PHS4- S106 Agreements for Pollution Control
- 3) The project or development they support/enable is complete e.g. HO8(15)- Housing at The Dairy, Henlow.

This schedule was then ratified and the Secretary of State duly issued a direction to save the specified policies in September 2008 (See Appendix 4).

The approach taken is also consistent with the Planning and Compulsory Purchase Act, Regulation 48, which requires the AMR to monitor existing or saved policies.

## **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 (LDF).

Monitoring is crucial within the process to ensure the successful delivery of policies of the 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. The District has good north/south strategic transport links including the M1, A1 and two mainline rail services into London. Much of the District contains a high quality natural environment, including a small part of the Chilterns Area of Outstanding Natural Beauty and the Forest of Marston Vale, one of 12 Community Forests throughout the UK.



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

Mid Bedfordshire has a population of over 131,000 and approximately 52,000 households (Population Estimates and Forecasts, 2006). It is one of the fastest growing Districts in England having undergone a 10% increase in population from 1991 to 2001, which was double the average for England. The population is forecast to increase by 5 % to around 138,000 by 2021. The increase in population and 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 provided 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. 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.

Mid Bedfordshire has a strong local economy with a higher than average employment rate and only 0.9% unemployment compared to the regional rate of 1.8% (Unemployment Quarterly Bedfordshire County Council July 2007). The 2001 Census showed that less than half of residents work within the District. There is a need to provide more jobs 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 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. The attractive and accessible landscapes of the District are a draw to those people living in large neighbouring 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 Linkages with 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.

The Council's monitoring is submitted directly to the Regional Planning Authority through the online Regional Return.

### **3.2 The Mid Bedfordshire Community Strategy**

The first Mid Bedfordshire Community Strategy was launched in December 2003. A refreshed version re-titled the Mid Beds Sustainable Community Strategy 2008-2011, was approved by the Council in January 2008 alongside an action plan including specific measurements to monitor progress on implementation of the actions. The Council has taken 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.

### **3.3 Consultation**

This AMR has been prepared following consultation with Officers and Members of the Council, but has not been subject to external consultation this year. A draft report was presented to the LDF Members Task Force on 4<sup>th</sup> December 2008. Other key officers within the Council were also consulted and comments requested before submission of the final report in December 2008.

It is the Council's intention next year to review the process of producing the AMR with a view to including stakeholder involvement, to further develop the monitoring strategy for emerging LDD's.

## **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) The Core Output Indicators were updated in July 2008 (Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008 DCLG) and this update is reflected in section 2 of this document
- Monitor the implementation of the LDS
- Monitor the effectiveness of new LDF policies as well as “saved” policies

### **4.1 LDF Policies**

The District has made significant progress on its LDF. The most advanced LDD is the Core Strategy and Development Management Policies LDD. The Draft Submission document was published for a six-week period from October 13<sup>th</sup> 2008 to 23<sup>rd</sup> November 2008. It is intended that the document will be formally submitted to the Secretary of State within the first quarter of 2009.

The Core Strategy and Development Management Policies LDD has identified a set of overarching objectives for the LDF. Appendix 1 links these objectives with local, significant (sustainability) and core indicators together with the key delivery agencies.

## **4.2 Saved Policies**

### **Mid Bedfordshire**

The DCLG Protocol issued in August 2006 states that if an authority wishes to retain plan policies beyond the expiry of the three year period (28 September 2007 for plans adopted before commencement of Section 38 of the Planning and Compulsory Purchase Act 2004 on 28 September 2004; or three years from the date of adoption for other plans) then it will need to seek the Secretary of State's agreement to issue a direction to save them. In the case of the Mid Bedfordshire Local Plan, adopted in December 2005, this process had to be achieved before December of this year to comply with this legislation. To this end, the Council submitted a schedule (see Appendix 2) of all the policies it determined to 'save' to the Secretary of State in mid 2008. The format and criteria of this schedule complied with the principles of the DCLG Protocol, by demonstrating that the policies to be saved reflected the principles of LDFs and were consistent with, without repeating current national policy. Those policies not saved can be seen in Appendix 3

This schedule was then ratified and the Secretary of State duly issued a direction to save the specified policies in September 2008 (See Appendix 4).

The approach taken is also consistent with the Planning and Compulsory Purchase Act, Regulation 48, which requires the AMR to monitor existing or saved policies.

### **Bedfordshire County Council**

Five policies from the adopted Bedfordshire and Luton Structure Plan have been 'saved' until they are superseded by LDF policies upon adoption of the Core Strategy and Development Management Policies DPD. Policy 46 (New Infrastructure) was also saved but has since been replaced by Policy T15 of the East of England Plan (RSS14) which was published in May 2008.

The Bedfordshire and Luton Minerals and Waste Local Plan was adopted in January 2005, and was automatically saved until January 2008. The only Policies not saved are Policies W10 (concerning Household Waste Recycling Centres) and W15 (concerning Pre-landfill treatments for biodegradable waste). Monitoring for the Minerals and Waste Local Plan and production and development of the emerging Minerals and Waste LDF will continue to be done by the Joint Minerals and Waste Planning Team, which will be employed by Central Bedfordshire but will work on behalf of Bedford Borough, Central Bedfordshire and Luton Borough.

### 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. These indicators can be seen in the second section of this document and is split by core themes and contains information on the following:

- **Contextual Indicators** – A set of indicators, which together form a general portrait of Mid Bedfordshire. They cover diverse subjects, often unrelated to planning policy, to give a broad idea of the social, economic and environmental background against which the planning policies operate.
- **Output Indicators** – These include both statutory **Core Output** Indicators, set by central government, and **Local** Indicators, set by the Council. These indicators provide an analysis of the way the Council's adopted planning policies have performed.
- **Significant Effect Indicators (Sustainability Indicators)** – These indicators take a wider look at the effects that the Council's adopted planning policies are having on Mid Bedfordshire. They are based on the objectives set out in the Council's Sustainability Appraisal documents, and their purpose is to examine the indirect effects that the policies may have.

### Relationship with the National Indicators

From 1<sup>st</sup> April 2008 a set of 198 National Indicators for local authorities and local authority partnerships (National Indicators) were introduced and flow from the priorities identified in Public Service Agreements and Departmental Strategic Objectives announced in CSR07. These are the only set of indicators on which central government will performance manage local government working on its own or in partnership with other bodies.

Of the set of 198 indicators there are a number on which spatial planning has a powerful influence. The core output indicators within AMRs provide a set of consistent and comparable definitions, developed with regional and local monitoring representatives, to help planning bodies monitor their own progress, and review their own spatial strategies. Unlike with national indicators, AMRs are not used by Government to performance manage local areas. Where appropriate, targets from the National Indicators have been included in this years AMR.

The only exception to this is the three indicators on net additional homes,

affordable homes and deliverable housing sites, these are the same as national indicators NI154, N155 and NI159.

## **Policy Implementation**

Much work has already been done of relevance to delivery in the development of the draft submission Core Strategy. This includes

- Core Strategy and Development Management Policies Monitoring Framework. Appendix 1
- The Infrastructure Audit Technical Report
- The Planning Obligations Strategy Supplementary Planning Document referred to below; and
- The engagement of key stakeholders through the LDF community involvement process.

The Council is currently preparing a Local Delivery Strategy to support the delivery of the LDF. It will provide an overview of action that is required, who is responsible for delivery of infrastructure and a broad indication of phasing, cost and funding. The Local Delivery Strategy will be a key element in delivering the Core Strategy and it is intended that future AMR's will include a separate section outlining progress on the provision of infrastructure and measures on how to improve its effectiveness. This will be informed by detailed policy monitoring including the results from the various indicators.

### **4.5 Planning Obligations Strategy SPD**

On 20<sup>th</sup> February 2008, the Council adopted the Planning Obligations Supplementary Planning Document (SPD) which sets out proposals for an improved approach to negotiating and securing planning obligations associated with new development in Mid Bedfordshire. The Planning Obligations SPD, became operational in May 2008.

The monitoring procedure is currently being finalised and quarterly reports will be produced (30<sup>th</sup> June, 30<sup>th</sup> September, 31<sup>st</sup> December and 31<sup>st</sup> March) and is expected to cover the following:

- money that has been received and available for spending.
- money that has been spent.
- money that has been transferred to other parties.
- performance reports to show value of agreements signed/payments received/money spent and balance at end of quarter.
- breakdown of all payments received and expenditure.
- receipt and expenditure against obligation type.

Analysis of contributions will be reported in next years AMR.

## **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 the previous monitoring period and the reasons for it.

It then goes on to explain further issues that have arisen since the first review, resulting in a second review of the LDS, 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, in 2005 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.

In May 2006, the Executive considered a revision to the original LDS which sought to re profile some of the key milestones in response to changing regional issues in the emerging East of England Plan and staff changes. The amendments approved by the Executive formally came into force in July 2006. The Council therefore submitted a first review of the LDS to Government that was approved in July 2006.

### **5.2 LDS Second Review**

A number of issues have arisen since the first review that have affected the delivery of the key milestones set in the LDS. These include changes to the emerging East of England Plan, the experience of a number of authorities whose plans have been found "unsound", the restructuring of the Development Plans team, the need for further public consultation on spatial options, and the findings of technical reports indicating the need for further evidence. The LDS has therefore been revised in light of the above.

The Council submitted a subsequent second review of the LDS to Government that was approved in April 2007. The LDS Second Review is shown in Figure 1.

### **5.3 LDS Third Review/ The Central Bedfordshire LDS**

The Local Government Reorganisation and the ensuing move from Mid Bedfordshire District Council to the unitary authority of Central Bedfordshire from 1<sup>st</sup> April 2009 has necessitated a further review of the LDS, as this new project plan must now take account of Central Bedfordshire, although during the current review, the Luton and South Beds Growth Area will remain excluded. In addition to this a number of issues have arisen which have affected the timetable as set out in the LDS (second Revision)

The timetable for work on the Core Strategy and Development Management Policies DPD was always a challenging one, and was formulated with the expectation that the Government's proposals for "streamlining" the LDF system would be published in early April. These proposals, in the form of a revised PPS12: Local Spatial Planning and revised regulations, were not published until the beginning of June and it has taken some time to align the process for the Mid Beds LDF.

In addition, there is continuing uncertainty over key regional planning issues – namely the proposed Eco-town in the Marston Vale and the possible expansion of Milton Keynes into Mid Bedfordshire through the South East Plan. While the Eco-town issue is still the subject of some uncertainty even following the publication of the Draft Planning Policy Statement, a short delay in our timetable allowed us sufficient time to respond to the consultation on the Secretary of State's proposed changes to the South East Plan (the Government's response to the Panel Report on the Examination in Public) which were published for consultation on 17<sup>th</sup> July 2008.

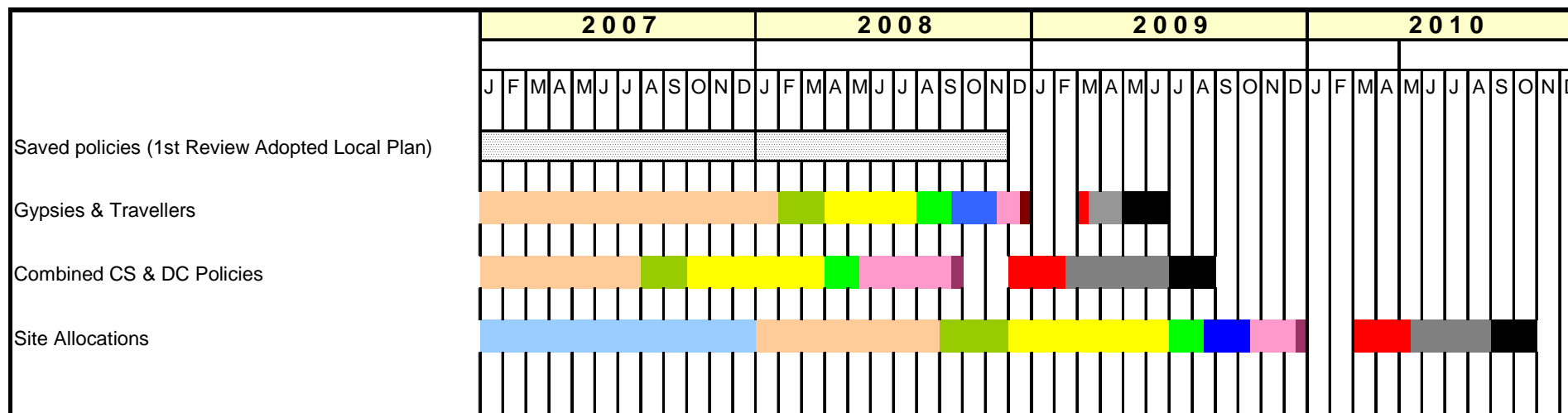
Finally, several pieces of technical work were not completed on time, including the "PPG17 study" and a further study of the implications of the draft Core Strategy on the Strategic Road Network in conjunction with the Highways Agency and Bedfordshire County Council. Both of these studies were key pieces of the evidence base to support the Core Strategy and it was important that this work was complete before progressing further with the document.

This further revision is also considered necessary in order to defer submission of the Site Allocations DPD until after adoption of the Core Strategy. This is prudent in order to ensure that any changes to the Core Strategy that arise through the Examination process can be incorporated into the Site Allocations DPD before submission, since changes cannot be made after this point. This change means a delay of around 6 months in the adoption of the Site Allocations DPD from the Second Revision.

While this Third Revision has not been formally approved, at a meeting held with Government Office in October the draft timetable was agreed in principle. The Local Development Scheme will go to both the LDF Task Force and the Shadow Executive in December 2008 before being formally submitted to the Government Office by 31<sup>st</sup> December 2008. The LDS Third Review is shown in Figure 2.

# Figure1: Mid Bedfordshire Local Development Scheme

## Second Revision (May 2007)



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



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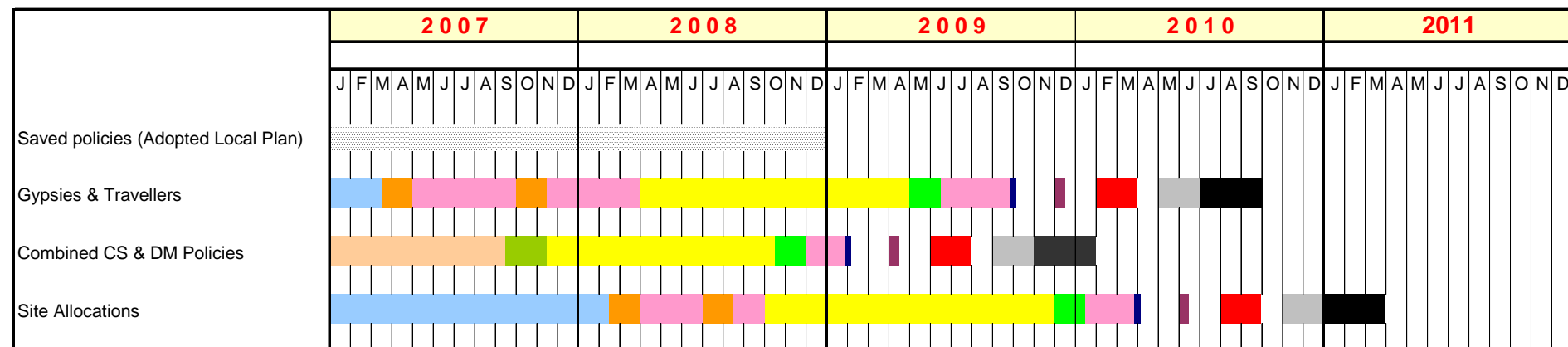
) timescales subject to

) Planning Inspectorate



**Figure 2: Mid Bedfordshire Local Development Scheme**

**Third Revision (December 2008) DRAFT**



Pre Production (evidence gathering and front loading)

Consultation on Issues and Options

Preparation of Preferred Options

Consultation on Preferred Options

Preparation of Draft Submission document

Draft Publication



Summary of consultation responses

Submission to Inspector

Pre-Examination meeting

Public Examination

Receipt of Inspectors Report

Adoption



Timescales subject to Planning Inspectorate

## 6.0 PROGRESS IN RELATION TO THE SECOND REVIEW

**Progress on the Preparation of The Mid Beds LDF for the period April 2007-March 2008 against the LDS Second Review Timetable (May 2007)**

### 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 Regulation 26</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.		

## Core Strategy and Development Management Policies Combined

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>	Aug-Sept 2007	Consultation completed 24 <sup>th</sup> September to 5 <sup>th</sup> November 2007
	<b>Submission phase (Regulation 28)</b>	April-May 2008	February 2009
	<b>Pre-examination meeting</b>	Sept 2008	April 2009
	<b>Commencement of the Examination</b>	Dec 2008-Feb 2009	May 2009
	<b>Adoption of the Development Plan Document</b>	July-Aug 2009	November 2009
Status and Progress	<p>The Public Participation on Preferred Options of the Core Strategy and Development Management Policies was delayed by a period of 5 weeks due to preparation. The milestones from Submission have not been met for a number of reasons:</p> <ul style="list-style-type: none"> <li>• The Government's streamlining proposals were published in June 2008, two months later than anticipated.</li> <li>• Uncertainty over key regional planning issues, namely the proposed Eco Town in the Marston Vale and the possible expansion of Milton Keynes into Mid Bedfordshire through the South East Plan.</li> <li>• Further technical work was not completed on time, and this needed to be completed before progressing with the DPD.</li> </ul> <p>Subsequent milestones have been delayed.</p>		

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Development Management Policies</b>	<b>Commencement of the preparation process of LDD</b>	November 2006	Yes Commenced Oct 2006
	<b>Public Participation on Preferred Options</b>	Aug-Sept 2007	Consultation completed 24 <sup>th</sup> September to 5 <sup>th</sup> November 2007
	<b>Submission of LDD</b>	April-May 2008	February 2009
	<b>Pre-examination meeting</b>	Sept 2008	April 2009
	<b>Commencement of the Examination</b>	Dec 2008-Feb 2009	May 2009
	<b>Adoption of the Development Plan Document</b>	July-Aug 2009	November 2009
Status and Progress	<p>The Development Management Policies DPD has been combined with the Core Strategy. The Public Participation on Preferred Options of the Core Strategy and Development Management Policies was delayed by a period of 5 weeks due to preparation. The milestones from Submission have not been met for a number of reasons:</p> <ul style="list-style-type: none"> <li>• The Government's streamlining proposals were published in June 2008, two months later than anticipated.</li> <li>• Uncertainty over key regional planning issues, namely the proposed Eco Town in the Marston Vale and the possible expansion of Milton Keynes into Mid Bedfordshire through the South East Plan.</li> <li>• Further technical work was not completed on time, and this needed to be completed before progressing with the DPD.</li> </ul> <p>Subsequent milestones have been delayed.</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: Second Issues and Options Consultation Completed 22 <sup>nd</sup> October to 3 <sup>rd</sup> December 2007
	<b>Public Participation on Preferred Options</b>	Feb-March 2008	Consultation commenced on 17 November 2008, and runs until 7 January 2009
	<b>Submission of LDD</b>	Aug-Sept 2008	September/October 2009
	<b>Pre-examination meeting</b>	Dec 2008	December 2009
	<b>Commencement of the Examination</b>	March 2009	February 2010
	<b>Adoption of the Development Plan Document</b>	May-June 2009	July 2010

Status and Progress

- During the six week consultation on the Issues and Options document in March 2007, a number of the sites that had initially been submitted were withdrawn by the promoters. Further work highlighted the need for further sites to be considered, and a Second Issues and Options consultation was undertaken on a range of new sites from 22<sup>nd</sup> October 2007 to 3<sup>rd</sup> December 2007.
- The number of representations received on the sites identified at Second Issues and Options Stage has far exceeded expectations. The Council has received around 3000 responses which all have to be checked for inappropriate racist content, and processed..
- Having considered all the sites consulted on last year and a few new sites which have emerged since then, the Council has now published its preferred shortlist. The responses made to both Issues and Options consultations last year have been used to inform this current consultation. The shortlist includes 6 sites (providing a total of 22 pitches) to meet local Gypsy and Traveller need and one site (providing 6 pitches) to meet Travelling Showpeople need across the District. The shortlist is not yet finalised and the Council is now seeking comments to inform the draft Submission version to be completed next year.

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Site Allocations</b>	<b>Commencement of the preparation process of LDD</b>	Sept 2006	Commenced September 2006
	<b>Publication of a Preferred Site list (informal)</b>	Summer 2009	Summer 2009
	<b>Submission of LDD</b>	July-Aug 2009	April 2010
	<b>Pre-examination meeting</b>	Dec 2009	June 2010
	<b>Commencement of the Examination</b>	March-May 2010	August 2010
	<b>Adoption of the Development Plan Document</b>	Sept-Oct 2010	January 2011
Status and Progress	The submission of the Site Allocations DPD has been deferred until after the adoption of the Core Strategy. This is to ensure that any changes to the Core Strategy that arise through the Examination process can be incorporated into the Site Allocations DPD before submission.		

## Supplementary Planning Documents (SPD)

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Planning Obligations Strategy</b>	<b>Research Phase</b>	June 2005- June2006	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	This stage took place between 6 <sup>th</sup> July 2007 – 24 <sup>th</sup> August due to the delay from the above stage
	<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	Started September 2007 – February 2008
	<b>Adoption of SPD</b>	June 2007	1 <sup>st</sup> April 2008
Status and Progress	This SPD was adopted on 1 <sup>st</sup> April 2008.		



Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>District Wide Design Guide</b>	<b>Research Phase</b>	Jan-Mar 2008	On Target N/A in this monitoring period
	<b>Preparation of draft SPD</b>	Apr-June 2008	On Target N/A in this monitoring period
	<b>Public Participation on Draft SPD</b>	Jul-Aug 2008	November – December 2008
	<b>Consideration of Consultation representations and amendment of SPD</b>	July-Sept 2008	December 2008 – January 2009
	<b>Adoption of SPD</b>	Jan-Feb 2009	March 2009
Status and Progress	The preparation of this SPD has taken longer than anticipated, and the subsequent milestones have slipped. However, the adoption of the SPD has only been delayed by one month.		

Local Development Document	Milestones	Milestone Date	Milestone met or on Target?
<b>Biggleswade Town Centre SPD</b>	<b>Research Phase</b>	Nov 2008 – April 2009	Commenced Nov 2008
	<b>Preparation of draft SPD</b>	April 2009 – Sept 2010	On Target N/A in this monitoring period
	<b>Public Participation on Draft SPD</b>	Oct – Dec 2009	On Target N/A in this monitoring period
	<b>Consideration of Consultation representations and amendment of SPD</b>	Dec 2009 – March 2010	On Target N/A in this monitoring period
	<b>Adoption of SPD</b>	May 2010	On Target N/A in this monitoring period
Status and Progress	Commenced		

**Role** To attract, guide and facilitate the provision of new facilities, improvement of public realm and increase in capacity required to ensure successful and sustainable growth of Biggleswade town centre as a provider of economic, cultural and other services to its resident population, catchment area and other users.

**Geographical coverage** Biggleswade town centre as defined by the draft submission Core Strategy.

**Status** Supplementary Planning Document.

**Chain of Conformity** To conform to the emerging Core Strategy and other DPDs.

**Indication of resource requirement**

- External Consultancy (funded external via GAF3)
- Members Task Force
- Town Centre Partnership (comprising Biggleswade members, community groups and businesses)
- Policy & Technical Officer Group

**Indication of Technical**

- Sustainability Appraisal
- Baseline evidence being collated covering wide ranging issues/areas

**Reports/  
Supporting  
Evidence**

covering (but not exclusively) local economic conditions, parking, transportation, assessment of need, capacity and balance between uses/densities and opportunities

- Development capacity testing/plot testing

**Review  
period**

This SPD will be monitored and reviewed within two years or as required.

**Approach to  
involving  
stakeholders  
and the  
community**

As part of the work to deliver this SPD a community engagement strategy/action plan will be devised in the initial stages of the project. This strategy and its actions will be fully compliant with the SCI which sets out the standard mechanisms for community involvement.

## **7.0 REASONS FOR SLIPPAGE IN RELATION TO THE LDS.**

### **7.1 The main changes to the timetable and reasons for the reviews**

#### **7.1.1 LDS First Review**

The impact of the review was restricted to the Core Strategy and Development Control Policies DPD and the Site Allocations DPD. The reasons for this are outlined below:

- The restructuring of the Development Plan Team during 2005 and in particular the departure of the Development Plan Team Leader in July 2006 resulted in delays in completing a number of technical reports which were needed to feed into the emerging Core Strategy.
- Conclusions drawn from the Technical reports identified in a number of studies, the need for further information to underpin the Council's approach. Stage 2 reports were being prepared by both the Development Plans Team and through the appointment of external consultants. The Government Office, who act as agents for the Secretary of State, had advised that all technical work is complete before the Council publish its Preferred Options document.
- More options were needed relating to the spatial distribution of development, and further consultation was required in accordance with the SCI.
- 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 assessed these issues and having sought further advice from Government Office identified the need for further evidence to underpin the Core Strategy and to meet the tests of soundness.

#### **7.1.2 LDS 2<sup>nd</sup> Review**

A number of issues arose after the first review that affected the delivery of the key milestones set in the LDS. These included:

- Changes to the emerging East of England Plan
- While the new planning system had been in place for nearly three years, the first authorities were only nearing the end of the production cycle of the new style documents. The experience of these authorities has been mixed. While several documents have been pronounced sound, a number of others have been found unsound – most notably Lichfield and Stafford. The implications for authorities with unsound plans is that they must go back to the drawing board and start the process more or less from the beginning. This has profound implications in terms of an authority's resources and its ability to determine planning applications, and highlights the importance of getting the process *"right first time"*.
- The need for further public consultation on options
- To enable further technical work to be undertaken, as well as allowing more

options relating to the spatial distribution of development to be proposed and appropriate consultation carried out in accordance with the SCI.

- The need to defer submission of the Site Allocations DPD until after adoption of the Core Strategy. This is prudent in order to ensure that any changes to the Core Strategy that arise through the Examination process can be incorporated into the Site Allocations DPD before submission, since changes cannot be made after this point.

A meeting was held with Government Office in November 2006, to discuss a revision to the timetable that was agreed in principle. A second revision was therefore undertaken to the LDS. This change resulted in the Core Strategy being delayed by a further two months, which meant that the timetable for its production now ran almost in parallel to the DC Policies DPD. A decision was therefore taken to merge the 2 documents to avoid two examinations overlapping. There was also a delay of around 7 months in the adoption of the Site Allocations DPD from the First Revision. The latest housing land availability monitoring report shows the equivalent of between 10 and 15 years supply of housing land within the district. The delay to this document would therefore not prejudice the delivery of housing in accordance with the draft RSS14 requirements. GO-East informally endorsed the above approach and the LDS 2<sup>nd</sup> Review was approved in April 2007 .

### **7.1.3 LDS 3<sup>rd</sup> Review**

A number of issues arose after the first review that affected the delivery of the key milestones set in the LDS. These included:

- The Local Government Reorganisation and the ensuing move from Mid Bedfordshire District Council to the unitary authority of Central Bedfordshire from 1<sup>st</sup> April 2009 which has necessitated a further review of the LDS, as this new project plan must now take account of Central Bedfordshire.
- The delayed publication of the Government's proposals for "streamlining" the LDF system. Instead of being published in April as advised, these proposals, in the form of a revised PPS12: Local Spatial Planning and revised regulations, were not published until the beginning of June and it has taken some time to align the process for the Mid Beds LDF.
- The continuing uncertainty over key regional planning issues – namely the proposed Eco-town in the Marston Vale and the possible expansion of Milton Keynes into Mid Bedfordshire through the South East Plan. While the Eco-town issue is still the subject of some uncertainty even following the publication of the Draft Planning Policy Statement, a short delay in our timetable allowed us sufficient time to respond to the consultation on the Secretary of State's proposed changes to the South East Plan (the Government's response to the Panel Report on the Examination in Public) which were published for consultation on 17<sup>th</sup> July 2008.
- The fact that several pieces of technical work were not completed on time, including the "PPG17 study" and a further study of the implications of the draft Core Strategy on the Strategic Road Network in conjunction with the Highways Agency and Bedfordshire County Council. Both of these studies were key pieces of the evidence base to support the Core Strategy and it was important that this work was complete before progressing further with the document.
- The need to defer submission of the Site Allocations DPD until after adoption

of the Core Strategy. This is prudent in order to ensure that any changes to the Core Strategy that arise through the Examination process can be incorporated into the Site Allocations DPD before submission, since changes cannot be made after this point. This change means a delay of around 6 months in the adoption of the Site Allocations DPD from the Second Revision.

While this Third Revision has not been formally approved, at a meeting held with Government Office in October the draft timetable was agreed in principle. The Local Development Scheme will go to both the LDF Task Force and the Shadow Executive in December 2008 before being formally submitted to the Government Office by 31<sup>st</sup> December 2008.

## **7.2 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.

Current Risks are identified as follows:

### ***Core Strategy and DM Policies DPD***

- There is a potential risk that representations received on the draft submission CS and DM Policies DPD currently being processed may identify issues of soundness that require for further evidence or further consultation on specific matters resulting in a delay in submission of the document.
- There will be a reduction in staff resources next year as a result of maternity leave
- Local Government Review will involve a major change to the Council from 1<sup>st</sup> April 09 and may have implications for the Examination

### ***Site Allocations DPD***

- Over 400 sites have been proposed for development. There is risk of insufficient staff resources to carry out the required site visits and analysis.
- There remains the need to defer submission of the Site Allocations DPD until after adoption of the Core Strategy. This is prudent in order to ensure that any changes to the Core Strategy that arise through the Examination process can be incorporated into the Site Allocations DPD before submission, since changes cannot be made after this point. Any delay to the Core Strategy and DM policies DPD will therefore have an impact the timetable for this DPD

### ***Gypsy and Traveller DPD***

- The Council is currently consulting on its preferred shortlist. The responses made to both Issues and Options consultations last year have been used to inform this current consultation. The shortlist includes 6 sites (providing a total of 22 pitches) to meet local Gypsy and Traveller need and one site (providing 6 pitches) to meet Travelling Showpeople need across the District. The consultation is open until January 7<sup>th</sup> 2009. However the

Council has programmed submission publication for September/October 2009. The only risk identified is if the Regional Plan Gypsy and Traveller Single Issue Review requires the Council to review its own level of provision which would require further consultation and a subsequent delay in the timetable. In addition any delay to the Core Strategy and DM Policies DPD may also have an impact on the timetable for this DPD

## **7.2 Contingencies**

The Local Development Scheme 3<sup>rd</sup> Review sets out the current timetable that the Council is working to for the production of its LDF. However further risks have been identified that may have an impact on the timetable. The contingencies identified include recruiting additional staff to cover maternity leave, if this is not possible the Council may be able to use consultants to do some work depending on resources following Local Government Reorganisation. There are currently no contingencies identified to overcome delays which might result from LGR as the issues associated with this are currently unknown.

## 8.0 TECHNICAL REPORTS

The Technical Reports listed below all form part of the evidence base for the Core Strategy and Development Management Policies DPD:

Affordable Housing Stage 1  
Affordable Housing Stage 2  
Bedfordshire and Luton Strategic Green Infrastructure Plan  
Bedfordshire and Luton Gypsy & Traveller Accommodation Needs Assessment 2006  
Bedfordshire Travelling Showpeople Study 2007  
Employment Land Review Stage 1  
Employment Land Review – Non B and-B Employment Uses  
Employment Land Review Sites Study  
Housing Land Availability Report  
Infrastructure Audit  
Mid Bedfordshire Green Infrastructure Plan  
Mid Bedfordshire Landscape Character Assessment Report  
Milton Keynes Strategic Development Areas Study  
Open Space, Sports and Recreation Needs Assessment  
Settlement Envelope Review  
Settlement Hierarchy Technical Report  
State of the Environment Report  
Strategic Flood Risk Assessment Stage 1  
Strategic Flood Risk Assessment Stage 2  
Transport Impact Assessment  
Town Centres and Retailing: Stage 1  
Town Centres and Retailing Stage 2  
Urban Potential Study

Sustainability Appraisal/Strategic Environmental Assessment



## SECTION 2

# MONITORING

This monitoring report is structured by the key policy themes as set out in the CLG Regional Spatial Strategy and Local Development Framework, Core Output Indicators – Update 2/2008.

These key policy themes are:

- **Business Development and Town Centre**
- **Housing**
- **Environmental Quality**
- Other Relevant Local Indicators
- Significant Effect 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, however this will be included in future years when Central Bedfordshire becomes the Minerals and Waste planning authority.

## 1.0 BUSINESS DEVELOPMENT AND TOWN CENTRES

### 1.1 Contextual Indicators

#### **Business Stock**

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

Year	Registrations	Deregistration	Start of year Stock
2001	415	380	4825
2002	465	390	4860
2003	515	370	4935
2004	515	400	5080
2005	480	390	5195
2006	510	310	5285

(Source: Department for Business, Enterprise and Regulatory Reform (BERR) Figures – end of year)

#### **Economic Activity Rate**

(Source: NOMIS, Official Labour Market Statistics. Annual Population Survey)  
(Based upon the population of working age)

- 2005-2006 **81.3%**
- Jan 2006 – Dec 2006 **83%**
- Jan 2007 – Dec 2007 **84.9%**

#### **Total in Employment**

(Source: NOMIS, Official Labour Market Statistics. Annual Population Survey) (Based on people aged 16 and over)

- 2005-2006 **64,500**
- Jan 2006 – Dec 2006 **69,500**
- Jan 2007 – Dec 2007 **73,200**

#### **Total employee jobs**

Year	Mid Bedfordshire (employee jobs)	East (employee jobs)	Great Britain (employee jobs)
1995	34,035	2,012,300	22,728,869
1996	32,709	2,033,982	23,137,135
1997	35,167	2,133,264	23,747,609
1998	37,100	2,187,800	24,355,000
1999	36,300	2,149,700	24,827,400
2000	36,600	2,241,200	25,214,600
2001	38,300	2,266,100	25,490,300
2002	40,100	2,283,600	25,593,700
2003	38,800	2,304,700	25,710,600
2004	40,800	2,303,000	26,067,500

2005	43,200	2,360,700	26,496,600
2006	42,700	2,382,100	26,351,600
2007	42,700	2,377,600	26,599,200

Source: ONS annual business inquiry employee analysis

### Unemployment

	Claimant Count	Employment Rate
April-04	891	1.20%
April-05	822	1.00%
April-06	822	1.10%
January-07	898	1.20%
April-07	831	1.00%
May -07	780	0.9%
June -07	751	0.9%
July -07	764	0.9%

Registered (Claimant Count) employment in Mid Bedfordshire has increased from 822 in April 2006 to 831 in April 2007, an increase of 9. The Unemployment rate has declined to 0.9% Mid Bedfordshire's unemployment rate is below that for the UK at 2.3% and the South East at 1.8%.

(Source: Unemployment Quarterly, July 2007, Bedfordshire County Council)

## 1.2 Core Output Indicators

### BD1 Total amount of additional employment floorspace – by type

BD1		B1a	B1b	B1c	B2	B8	B1-B8 Unknown	Total
MKSM	i Gross	0	0	1000	0	299	0	1299
	ii Losses	0	0	0	0	0	0	0
	iii Net	0	0	1000	0	299	0	1299
E of E	i Gross	3033	4692	3450	2073	2807	662.5	16717.5
	ii Losses	144	0	318	927	1078	4702	7169
	iii Net	2889	4692	3132	1146	1729	-4039.5	9548.5
District	i Gross	3033	4692	4450	2073	3106	662.5	18016.5
	ii Losses	144	0	318	927	1078	4702	7169
	iii Net	2889	4692	4132	1146	2028	-4039.5	10847.5

**BD2****Total amount of employment floorspace previously developed land – by type**

<b>BD2</b>		<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Unknown</b>	<b>Total</b>
<b>MKSM</b>	i Gross on PDL	0	0	0	0	0	0	<b>0</b>
	ii % PDL	0	0	0	0	0	0	<b>0</b>
<b>E of E</b>	i Gross on PDL	1420	0	675	1395	1628	139	<b>5257</b>
	ii % PDL	46.82	0	15.17	67.29	52.41	20.98	<b>29.18</b>
<b>District</b>	i Gross on PDL	1420	0	675	1395	1628	139	<b>5257</b>
	ii % PDL	46.82	0	15.17	67.29	52.41	20.98	<b>29.18</b>

**BD3****Employment land available – by type**

<b>BD3</b>		<b>B1a</b>	<b>B1b</b>	<b>B1c</b>	<b>B2</b>	<b>B8</b>	<b>B1-B8 Unknown</b>	<b>Total</b>
<b>MKSM (ha)</b>	i Extant Planning Permissions	0.09	0	0	0	0	0.76	<b>0.85</b>
	ii Extant Allocations	0	0	0	0	0	3	<b>3</b>
	iii Total	0.09	0	0	0	0	3.76	<b>3.85</b>
<b>E of E (ha)</b>	i Extant Planning Permissions	2.33	2.8	0.6	-0.65	-0.05	8.25	<b>13.28</b>
	ii Extant Allocations	0	18.08	0	0	0	25.68	<b>43.76</b>
	iii Total	2.33	20.88	0.6	-0.65	-0.05	33.93	<b>57.04</b>
<b>District (ha)</b>	i Extant Planning Permissions	2.42	2.8	0.6	-0.65	-0.05	9.01	<b>14.13</b>
	ii Extant Allocations	0	18.08	0	0	0	28.68	<b>46.76</b>
	iii Total	2.42	20.88	0.6	-0.65	-0.05	37.69	<b>60.89</b>

**BD4****Total amount of floorspace for ‘town centre uses’**

<b>BD4</b>	<b>of which in town centres</b>	<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Unknown</b>	<b>Total</b>
<b>MKSM</b>	ia Gross	No Return	No Return	0	No Return	No Return	<b>0</b>
	ib Losses	No Return	No Return	0	No Return	No Return	<b>0</b>
	ic Net	No Return	No Return	0	No Return	No Return	<b>0</b>
<b>E of E</b>	ia Gross	No Return	No Return	0	No Return	No Return	<b>0</b>
	ib Losses	No Return	No Return	0	No Return	No Return	<b>0</b>
	ic Net	No Return	No Return	0	No Return	No Return	<b>0</b>
<b>District</b>	ia Gross	No Return	No Return	0	No Return	No Return	<b>0</b>
	ib Losses	No Return	No Return	0	No Return	No Return	<b>0</b>
	ic Net	No Return	No Return	0	No Return	No Return	<b>0</b>

<b>BD4</b>	<b>Within Local Authority</b>	<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Unknown</b>	<b>Total</b>
<b>MKSM</b>	iiia Gross	No Return	No Return	0	No Return	No Return	<b>0</b>
	iiib Losses	No Return	No Return	0	No Return	No Return	<b>0</b>
	iiic Net	No Return	No Return	0	No Return	No Return	<b>0</b>
<b>E of E</b>	iiia Gross	No Return	No Return	3033	No Return	No Return	<b>3033</b>
	iiib Losses	No Return	No Return	144	No Return	No Return	<b>144</b>
	iiic Net	No Return	No Return	2889	No Return	No Return	<b>2889</b>
<b>District</b>	iiia Gross	No Return	No Return	3033	No Return	No Return	<b>3033</b>
	iiib Losses	No Return	No Return	144	No Return	No Return	<b>144</b>
	iiic Net	No Return	No Return	2889	No Return	No Return	<b>2889</b>

Mid Bedfordshire does not currently have town centre boundaries this is currently being addressed through the Core Strategy and Development Management Policies DPD within the LDF.

### 1.3 Local Indicators

#### **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.

#### **Local Plan Policy EMP4**

Employment Allocation Progress

Appendix 5 shows the status of B1-B8 allocated sites at 31/03/08

### 1.4 Significant Effects (Sustainability) Indicators

#### ***Residence of Workforce***

(Source: Bedfordshire County Council: Census 2001)

**Only 47% 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

### 1.5 Indicator/Policy Analysis

Appendix 5 shows that there has been a net gain of **10,847.5** sqm of B1-B8 employment floorspace across the whole of Mid Bedfordshire over the period April 2007-March 2008. Very little B1-B8 development has occurred in the MKSM growth area as this only covers two parishes within Mid Bedfordshire.

The percentage of B1-B8 employment completions on previously developed land (PDL) over the period April 2007-March 2008 is 29.18%. This percentage is low as Mid Bedfordshire is a mostly rural district and much of the new B1-B8 development occurs on redundant agricultural sites.

Information on allocated sites indicates that there is still a sufficient amount of allocated B1-B8 employment land that has yet to come forward for development. The majority of this allocated employment land, approximately 34% is concentrated in the A1 corridor at Sandy and Biggleswade and approximately 36% at Cranfield which is considered to be a strategic employment site with a much wider catchment.

## 2.0 HOUSING

### 2.1 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:**

Average

- Detached: **£369,247**
- Semi-detached: **£216,597**
- Terraced Housing: **£177,266**
- Flat/Maisonette: **£151,911**
- Overall: **£242,797**

**Change in last year 2.8%**

Local Authority	Average House Price	Change in last year
South Bedfordshire	£205,857	-5.0%
Mid Bedfordshire	£242,797	2.8%
Bedford	£221,335	2.4%
Luton	£173,321	-0.6%

Sources: [http://news.bbc.co.uk/1/shared/spl/hi/in\\_depth/uk\\_house\\_prices/counties/html/county2.stm](http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/counties/html/county2.stm) as at 3/11/08 Land Registry of England and Wales, Crown copyright. The information above is based on figures provided by the Land Registry of England and Wales.



## 2.2 Core Output Indicators

The East of England Plan and the MKSM Sub-Regional Strategy provide regional planning guidance for Mid Bedfordshire. This guidance sets out the housing provision required in Mid Bedfordshire over the period 2001-2021. The East of England Plan (May 2008) highlights that 11,000 new homes are required in the district over this period. In addition, the MKSM Sub- Regional Strategy has recognised the Northen Marston Vale as being within a recognised growth area and requires that an additional 3,230 new homes are built within this part of the district between 2001-2021.

### H1 Plan Period and housing targets

	Start of Plan Period	End of Plan Period	Total Housing Required	Source Of Plan Target
H1	2001	2021	3230	MKSM Sub-Regional Strategy
H1b	2001	2021	11000	East of England Plan
Total			14230	

### H2(a) Net additional dwellings – in previous years

See figure 3i, ii and iii

### H2(b) Net additional dwellings – for the reporting year

NI 154 Net additional homes provided

See figure 3a, 3b and 3c

### H2(c) Net additional dwellings – in future years

See figure 3a, 3b and 3c

### H2(d) Managed delivery target

See figure 3a, 3b, 3c and 4a, 4b and 4c

Refer to **Appendix 6** for Housing Trajectory supporting information.

NI 159 Supply of ready to develop housing sites

See Figure 5

**Figure 3: Core Indicators H2**

**Figure 3a: MKSM**

MKSM Sub-Regional Strategy		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
H2a		55	38	125	41	70	6														
H2b								12													
H2c	a) Net additions								0	56	100	450	410	160	0	50	400	400	50	400	400
	b) Hectares								Not Collated												
	Target								162	162	162	162	162	162							
H2d									222	240	257	273	253	233	244	285	331	314	286	404	407

**Figure 4b: East of England**

East of England Plan		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
H2a		540	608	620	410	813	840														
H2b								708													
H2c	a) Net additions								544	976	677	763	666	560	400	388	300	0	0	0	0
	b) Hectares								Not Collated												
	Target								550	550	550	550	550	550							
H2d									497	493	449	426	389	354	325	313	307	309	412	619	1237

**Figure 4c: District**

District		01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
H2a		595	646	745	451	883	846														
H2b								720													
H2c	a) Net additions								544	1032	777	1213	1076	720	400	388	700	400	50	400	400
	b) Hectares								Not Collated												
	Target								712	712	712	712	712	712							
H2d									719	733	706	699	642	588	569	597	639	623	698	1022	1644

Figure 4a: MKSM Housing Trajectory 2001-2021

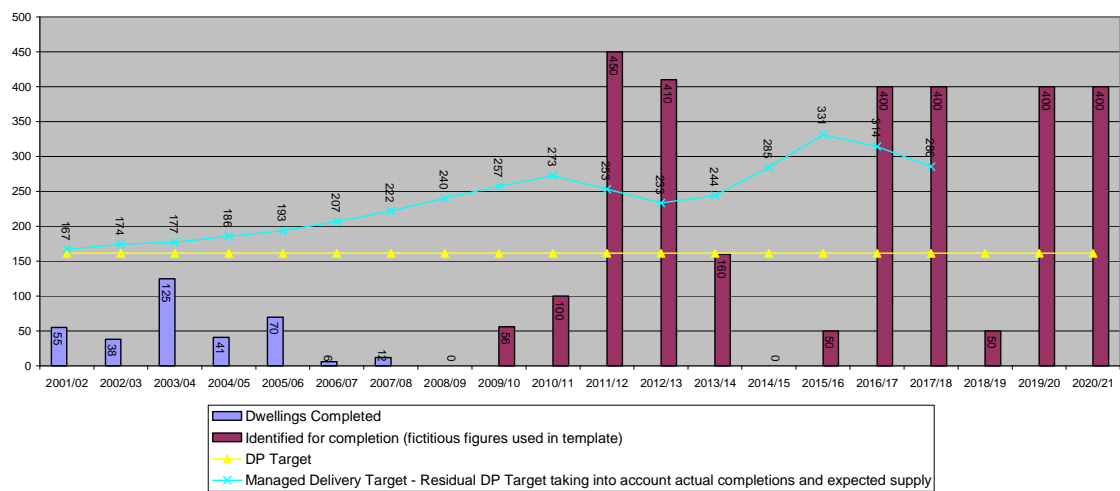


Figure 4b: East of England Housing Trajectory 2001-2021

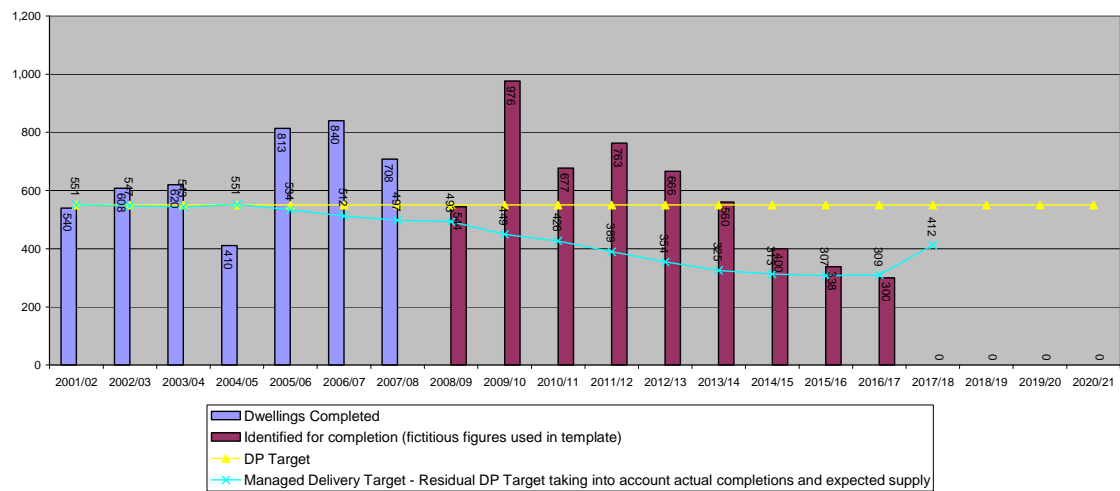
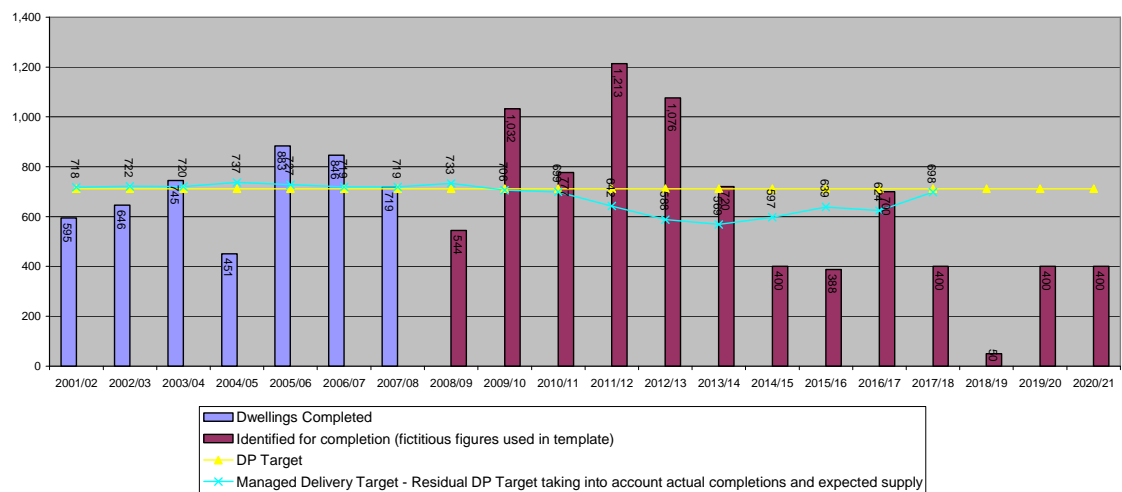


Figure 4c: District Housing Trajectory 2001-2021



**Figure 5:**

Basis of Land Supply Calculation	Estimated Land Supply (years)
<b>Implied annual completion rate of RSS14</b> <i>(Calculation 1 – 550 dwellings p.a.)</i>	<b>9.44</b>
<b>Implied annual completion rate of MKSM Sub Regional Strategy</b> <i>(Calculation 2 –162 dwellings p.a.)</i>	<b>20.08</b>
<b>Implied annual completion rate of RSS14 as recommended in the MKSM Sub Regional Strategy 2001-2021</b> <i>(Calculation 3 – 712 dwellings p.a.)</i>	<b>11.37</b>

### **H3 New and converted dwellings – on previously developed land**

H3		Total
MKSM Sub-Regional Strategy	Gross	<b>12</b>
	% gross on PDL	<b>85.7</b>
East of England Plan	Gross	<b>518</b>
	% gross on PDL	<b>69.9</b>
<b>District</b>	Gross	<b>530</b>
	% gross on PDL	<b>70.2</b>

### **H4 Net additional pitches (Gypsy and Traveller)**

H4	Permanent	Transit	Total
MKSM Sub-Regional Strategy	1	0	<b>1</b>
East of England Plan	0	0	<b>0</b>
<b>District</b>	<b>1</b>	<b>0</b>	<b>1</b>

### **H5 Gross affordable housing completions**

NI 155 Number of affordable homes delivered (gross)

Local Plan Policy HO2

H5	Social rent homes provided	Intermediate homes provided	Affordable homes total
MKSM Sub-Regional Strategy	0	0	<b>0</b>
East of England Plan	53	14	<b>67</b>
<b>District</b>	<b>53</b>	<b>14</b>	<b>67</b>

## H6 Housing quality – Building for Life Assessments

This indicator is not currently reported and will be dealt with by Development Management who are in the process of setting up procedures for monitoring this indicator.

### 2.3 Local Indicators

#### Local Plan Policy HO4

Provision of varying housing, types and size.

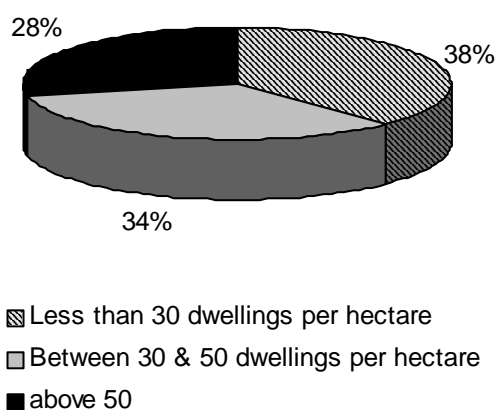
Year	Comp	Loss	Net	1 Bed Terr	2 Bed Terr	3 Bed Terr	4 + Bed Terr	1 Bed Semi	2 Bed Semi	3 Bed Semi	4+ Bed Semi	1 Bed Det	2 Bed Det	3 Bed Det	4+ Bed Det	1 Bed Flat	2 Bed Flat	3 Bed Flat	4 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3 Bed Bungalow	4 Bed Bungalow	Total
2002/03	656	10	646	0	24	93	7	0	9	61	29	0	19	60	282	18	54	0	0	not recorded				656
2003/04	756	11	745	9	71	125	28	0	32	110	12	5	6	54	210	62	32	0	0	not recorded				756
2004/05	481	30	451	3	34	73	15	1	25	41	18	2	10	56	157	7	39	0	0	not recorded				481
2005/06	903	20	883	1	50	161	34	0	36	123	42	1	7	74	215	63	89	0	0	2	5	0	0	903
2006/07	866	20	846	9	59	171	20	2	25	70	25	1	7	40	130	84	174	24	0	1	21	3	0	866
2007/08	754	35	719	0	54	92	12	6	31	99	23	3	13	52	150	39	171	8	0	0	0	0	1	754
TOTAL	4416	126	4290	22	292	715	116	9	158	504	149	12	62	336	1144	273	559	32	0	3	26	3	1	4416

#### 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 England are directed to ensure the best and most efficient use of land when considering applications for new residential development. PPS3 'Housing' states that Local planning authorities may wish to set out a range of densities across their area, although 30 dwellings per hectare (net) should be used as a national indicative minimum to guide decision making. '

#### Gross Density



## 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 7.

## 2.4 Significant Effects (Sustainability) Indicators

- **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	610	574.4	576
Male Full Time Workers	655.5	618.5	634
Female Full Time Workers	468.7	497.6	486.8

Source: annual survey of hours and earnings - resident analysis

Average house price £242,797 in the District

Average house price £224,064 in the UK (Annual change –2.8%) Nov 2008

## 2.5 Indicator/Policy Analysis

Housing requirements for Mid Bedfordshire up to 2021 are set out in the East of England Plan (RSS14) and the Milton Keynes South Midlands Sub-Regional Strategy (MKSM SRS).

The East of England Plan proposes a housing requirement for the district of 11,000 new homes in the period 2001-2021. Between 2001 and 31/03/08 4,539 dwellings have been completed leaving 6,461 required to be built by 2021.

The MKSM SRS requires the delivery of 3,230 new homes between 2001-2021. Since 2001 and 31/03/08 346 dwellings have been built leaving a requirement of 2,884 dwellings to be built by 2021.

The Council publishes a 'Mid Bedfordshire House building Trajectory 2001-2021' in the Housing Land Availability Report No. 23. It sets out the future housing completions in Mid Beds up to 2021 based on information received from developers on expected completion rates. The total number of completions and commitments shows the housing requirement for MKSM SRS will be met by 2021. For RSS14 1268 houses need to be identified to meet the target of 11,000 this is being done through the emerging Core Strategy and Site Allocations DPD's

The table below indicates housing completions and commitments (as at 31 March 2008)

	MKSM (SRS)	RSS14	District Total
<b>Total housing requirement 2001-2021</b>	<b>3230</b>	<b>11000</b>	<b>14230</b>
Housing completions 2001-2008	346	4539	4885
“Deliverable” housing commitments @ 31/03/08 *	1047	3595	4642
“Developable” housing commitments @ 31/03/08 *	1860	1598	3458
<b>Total Completions and Commitments @ 31/03/08</b>	<b>3253</b>	<b>9732</b>	<b>12985</b>
<b>Housing Requirement 2001-2021 not yet identified</b>	<b>-23</b>	<b>1268</b>	<b>1245</b>

\* “deliverable” and “developable” commitments are those sites that meet the requirements of PPS3: Housing

## 3.0 ENVIRONMENTAL QUALITY

### 3.1 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): **154**

Changes to CWS are summarized in the below table:

CWS Name	Central Grid Ref	Change	Date
Wood End Alders CWS	TL022324	New Site	July 2007
Flitwick Manor	TL030339	New Site	July 2007
Cainhoe Lakes	TL099377	New Site with the absorbed CWS of Clophill Fullers Earths Works CSW	July 2007
Clophill Fullers Earths Works CSW	TL100380	No longer exists in its own right as a CWS has been absorbed into the new CWS of Cainhoe Lakes	July 2007
Flit Valley CWS	TL070369	New Site with the absorbed CWS of Flitton Moor CWS and Pennyfather's Moor CWS	July 2007
Flitton Moor CWS	TL056360	No longer exists in its own right as a CWS has been absorbed into the new CWS of Flit Valley	July 2007
Pennyfather's Moor CWS	TL076372	No longer exists in its own right as a CWS has been absorbed into the new CWS of Flit Valley	July 2007
Upper Alders CWS	TL117388	Boundary extended	July 2007
Flitwick Moor CWS	TL045350	Boundary extended	July 2007
River Flit CWS	TL026294	Boundary extended	July 2007
Millbrook Warren	SP999369	Boundary extended	November 2007
Eversholt Millennium Pond	SP983327	New Site	November 2007
Harlington Village Pond	TL038305	New Site	November 2007
Clipstone Brook	SP92 Many	New Site	November 2007
River Ivel and Hiz		Boundary extended	November 2007
Warren Villas	TL181473	New Site	February 2008

- Number of Local Nature Reserves (LNR): **8 (154.89 Ha)**

- Number of National Nature Reserves (NNR): **1 (8.08 Ha)**



- Number of Regionally Important Geological and Geomorphological Sites (RIGS): **10 (499.70 Ha)** created October 2007

See Appendix 8 for list of sites.

## 3.2 Core Output Indicators

### E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds

NI 189 Flood and coastal erosion risk management

Reported by Environment Agency.

### E2 Change in areas of biodiversity importance

E2 (ha)	Loss	Addition	Total
MKSM Sub-Regional Strategy	0	93	<b>93</b>
East of England Plan	44	577	<b>533</b>
<b>District</b>	<b>44</b>	<b>670</b>	<b>626</b>

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

#### Wildlife sites in relation to proximity of development:

	Within 100m of development		Within 500 m of development	
	Number	Area	Number	Area
<b>County Wildlife Site</b>	17	912.39	54	1919.02
<b>SSSI</b>	3	16.219	7	245.34
<b>National Nature Reserve</b>	0	0	0	0
<b>Local Nature Reserve</b>	2	15.35	3	27.95
<b>RIGGS</b>	2	54.45	0	0

NB: The numbers and areas relate to the wildlife sites not the developments (ie 17 County Wildlife sites fall within 100m of a development).

## NI 197 Improved local biodiversity – active management of local sites

### Target

There are 388 Local Sites in Bedfordshire, and the target is to increase the number of sites where positive management is being implemented from 149 to 210.

Baseline	L.A.	2008/09	2009/10	2010/11
Beds 38.4% = (149 out of 388 sites)	Beds	46% (+31 sites)	50% (+46 sites)	54% (+61 sites)
Bedford 38.6% = (49 out of 127 sites)	Bedford	47% (+11 sites)	51% (+16 sites)	55% (+21 sites)
Mid Beds 38.5% = (60 out of 156 sites)	Mid Beds	47% (+13 sites)	51% (+19 sites)	54% (+25 sites)
South Beds 38.1% = (40 out of 105 sites)	South Beds	45% (+7 sites)	49% (+11 sites)	52% (+15 sites)

Data for this NI is not available for this AMR and will be reported in subsequent years.

## E3 Renewable energy generation

Within the monitoring period Mid Bedfordshire approved two planning applications for domestic wind turbines and 2 approved planning applications for solar panels.

### NI 185 CO<sub>2</sub> reduction from Local Authority operations

The first report to DEFRA is due on 31 July 2009. Work is currently being undertaken in progressing the identification of what data will be needed and who is responsible for providing it.

### NI 186 Per capita reduction in CO<sub>2</sub> emissions in the LA area

The performance statistics for NI 186 are generated by DEFRA. Mid Bedfordshire will report on progress via the LAA as there is a 10.7% reduction target set for this indicator. This will be done through the countywide partnership. The baseline year is 2005 and the data for 2006 was released in September 2008. The 2006 data indicates a 0.1 tonne increase in CO<sub>2</sub> emissions per capita in Mid Beds from 6.7 tonnes to 6.8 tonnes.

The main focus of work for NI 186 has been populating the Bedfordshire CO<sub>2</sub> Outputs Log, the tool that has been put together to monitor progress towards the LAA target. To date this has and will continue to involve:

- Accounting for activities being carried out within each of the LA's in all areas. This includes both internally facing activities; e.g. linking into NI 185 activity, and externally facing activities; e.g. Fuel Poverty/Home Energy conservation work (this has a significant contribution to make to NI 186).
- Contacting partner organisations to find out what they are doing and seek permission to include their initiatives in Bedfordshire's response to NI 186.

- c) Seek to gain as much supporting data as possible in order to determine estimated and actual CO<sub>2</sub> emissions from the activities identified.

So far around 200 activity streams happening in Bedfordshire have been identified that will result in CO<sub>2</sub> savings. From this we have identified estimated savings of 2227.20 tonnes of CO<sub>2</sub> and actual savings of 1711.58 tonnes of CO<sub>2</sub>, giving so far giving us total savings of 3938.78 tonnes of CO<sub>2</sub> over the three years of the LAA.

This represents a reduction of 10kg of CO<sub>2</sub> to Bedfordshire's average per capita CO<sub>2</sub> emissions. In terms of percentage reduction to total emissions for Bedfordshire this represents a reduction by 0.15%. For the target for the first year of the LAA we have to account for at least a 0.6% reduction as a result of local activities (15,222 tonnes).

The carbon savings have only been calculated from the data that is currently available; this is for around 23% of the activity streams identified. There are still several sources of large savings e.g. the Districts and Boroughs work on domestic energy efficiency and fuel poverty. Much of the data that will be used to identify CO<sub>2</sub> savings will be available at the end of the financial year.

### Target

	2008/09			2009/10			2010/11		
<b>Beds</b> (Baseline 7.0 tonnes)		% Redn	Tonnes per capita		% Redn	Tonnes per capita		% Redn	Tonnes per capita
	<b>Total</b>	<b>-2.0</b>	<b>6.88</b>	<b>Total</b>	<b>-3.7</b>	<b>6.62</b>	<b>Total</b>	<b>-5.0</b>	<b>6.27</b>

<b>Bedford</b> (Baseline 6.9 tonnes)		% Redn	Tonnes per capita		% Redn	Tonnes per capita		% Redn	Tonnes per capita
	Nat	-1.40	<b>6.73</b>	Nat	-2.58	<b>6.47</b>	Nat	-3.51	<b>6.13</b>
	Loc	-0.62		Loc	-1.14		Loc	-1.54	
	<b>Total</b>	<b>-2.0</b>		<b>Total</b>	<b>-3.7</b>		<b>Total</b>	<b>-5.1</b>	

<b>Mid Beds</b> (Baseline 7.1 tonnes)		% Redn	Tonnes per capita		% Redn	Tonnes per capita		% Redn	Tonnes per capita
	Nat	-1.44	<b>6.96</b>	Nat	-2.65	<b>6.68</b>	Nat	-3.60	<b>6.29</b>
	Loc	-0.71		Loc	-1.30		Loc	-1.77	
	<b>Total</b>	<b>-2.2</b>		<b>Total</b>	<b>-3.9</b>		<b>Total</b>	<b>-5.4</b>	

### NI 188 Adapting to climate change

This is reported annually at the end of each financial year. An initial assessment has been made of the Council and gap analysis undertaken. This places the Council close to Level 1. It is recommended that the bulk of the action to amend procedures and train staff be left until Central Bedfordshire Council is operational.

### 3.3 Local Indicators

#### **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:

- (i) intensify the risk of flooding;
- (ii) be at an unacceptable risk of flooding;
- (iii) prejudice existing flood control and maintenance works; or
- (iv) 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.

Number of planning permissions approved in flood zones between 1<sup>st</sup> April 2007 and 31<sup>st</sup> March 2008:

Flood zone 2&3: 21

#### **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.

#### **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 NC2, NC3, EN2, EN3 and EN4 reported through core indicators.

**3.4 Significant Effects (Sustainability) Indicators****Percentage of new development incorporating water efficiency measures.**

Not monitored this year.

**3.5 Indicator/Policy Analysis**

Within the monitoring period in Mid Bedfordshire there has been a loss of 44 hectares and an increase of 670 hectares in areas of biodiversity importance. Two planning applications for domestic wind turbines and 2 planning applications for solar panels have been approved.

Further monitoring work will be conducted and reported in next years AMR.

## 4.0 OTHER RELEVANT LOCAL INDICATORS

### 4.1 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: **38**

Number of Listed Buildings: **1409**

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

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

Number of grade **II** Listed Buildings: **1289**

Buildings at risk: **52**

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

Scheduled monuments: **59**

(Source: English Heritage)

### 4.2 Local Indicators

#### Local Plan Policy TP1

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

Completed:

- 1km – upgrading of Greensand Ridge walk
- 1km – Footpath 9, Shefford Walk

**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.

- The number of new sport and leisure facilities provided. Not reported in this monitoring period
- The number/type of facilities permitted/built beyond settlement envelopes. Not reported in this monitoring period
- Contributions totaling £129,830 were 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

- Not reported in this monitoring period

**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.

- Off site contributions totalling £194,083 were secured toward the provision or improvement of children's play and £78,578 secured towards open space in various settlements across the district.
- New open space provided as a result of local initiative and local authority grant funding - Not reported in this monitoring period

- Grants awarded towards the improvement of existing play areas and open spaces, as targeted by the Open Space Strategy. Not reported in this monitoring period.

#### **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

- Two public rights of way extinguishment and diversion orders have been agreed during the monitoring period.  
No new public rights of way were provided or were lost as a result of development during the monitoring period.

#### **Local Plan Policy CS5**

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

- Between 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008 2 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

- Comments received on planning applications between 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008:
  - Ivel and Ouse Countryside Project - 0
  - Greensand Trust - 0

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

Control/restrict the demolition of Listed Buildings.

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

- 0 listed building was demolished during the monitoring period
- 48 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

The following conservation areas are currently under review during 2008/2009:

Conservation Area	Scheduled Date of Review
Astwick	October 2008
Henlow	October 2008
Husborne Crawley	November 2008
Husborne Crawley (Church End)	November 2008
Maulden	November 2008
Potton	November 2008

**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 3 new conservation area approved:

Conservation Area	Scheduled Date of Review
Woburn	19/03/08
Aspley Guise	19/03/08
Aspley Heath	19/03/08

- During the current year there has been 1 new conservation area approved:

Conservation Area	Scheduled Date of Review
Clophill	16/04/08

**Local Plan Policy DPS16**

Protection of District's character.

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

- 4 Tree preservation Orders (TPOs) were made between April 1st 2007 and March 31st 2008.

### 4.3 Indicator/Policy Analysis

Saved policies from the Local Plan will continued to be monitored as Local indicators. Monitoring of LDF policies is outlined in Appendix 1.

## 5.0 OTHER RELEVANT SIGNIFICANT EFFECTS INDICATORS

### 5.1 Significant Effects (Sustainability) Indicators

**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.**

This information has been collated by Bedfordshire County Council using the Accession software package and can be seen in Appendix 9.

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

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

- 2 residential and workplace travel plans were approved during 2007/2008
- 24 schools completed Travel Plans during 2007/2008

Broadmead Lower School  
Burgoyne Middle School  
Cranfield VC Lower School  
Derwent Lower School  
Greenfield CofE VC Lower School  
Laburnum Lower School  
Langford Lower School  
Lawnside Lower School  
Potton Lower School  
Pulloxhill Lower School  
Redborne Upper School and  
Community College  
Shelton Lower School  
The Lawns Nursery School  
All Saints VA CofE Lower School

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

### LDS Implementation

As at 31<sup>st</sup> March 2008, the Council did not hit its key milestones and key targets identified in the LDS second Review, a third review is underway as a result and there is an analysis of the reasons outlined in this document.

### Core Indicator Analysis

This AMR has been able to provide the information required for fourteen out of the sixteen revised national core indicators areas.

Core Indicator		Monitored
<b>BD1</b>	Total amount of additional employment floorspace - by type	Yes
<b>BD2</b>	Total amount of employment floorspace on previously developed land - by type	Yes
<b>BD3</b>	Employment land available - by type	Yes
<b>BD4</b>	Total amount of floorspace for 'town centre uses'	No
<b>H1</b>	Plan period and housing targets	Yes
<b>H2(a)</b>	Net additional dwellings - in previous years	Yes
<b>H2(b)</b>	Net additional dwellings for the reporting year	Yes
<b>H2(c)</b>	Net additional dwellings - in future years	Yes
<b>H2(d)</b>	Managed delivery target	Yes
<b>H3</b>	New and converted dwellings - on previously developed land	Yes
<b>H4</b>	Net additional pitches (Gypsy and Traveller)	Yes
<b>H5</b>	Gross affordable housing completions	Yes
<b>H6</b>	Housing quality - Building for Life Assessments	
<b>E1</b>	Number of planning permissions granted contrary to EA advice on flooding and water quality grounds	Reported by Environment Agency.
<b>E2</b>	Change in areas of biodiversity	Yes
<b>E3</b>	Renewable energy generation	Yes

There is a need to develop monitoring arrangements with partners in order to ensure that the data is available for next years AMR.

### Key core indicator findings

As at 31<sup>st</sup> March 2008, there has been a net gain of **10,847.5** sqm of B1-B8 employment floorspace across the whole of Mid Bedfordshire over the period April 2007-March 2008. Very little B1-B8 development has occurred in the MKSM growth area as this only covers two parishes within Mid Bedfordshire.

The annual number of housing completions at the 31<sup>st</sup> March 2008 was down on last year but is still just above the required completion rate for the whole period. The total completions and commitments shows the housing requirement for MKSM SRS will be met by 2021. For RSS14 1268 houses need to be identified to meet the target of 11,000 this is being done through the emerging Core Strategy and Site Allocations DPD's

## APPENDICES

## APPENDIX 1: CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES MONITORING FRAMEWORK

### Proposed indicators for the Mid Beds Core Strategy to be monitored in future years

The monitoring framework below shows the links between the objectives, policies and monitoring indicators. Some of the indicators are national Core Output Indicators (COI) which Local Authorities are required to monitor (numbers accord with the LDF Monitoring Good Practice Guide 2005) and others are Local Output Indicators (LOI) and Significant Effect Indicators (Sustainability) which have initially been developed from local information sources and the recommendation from the Sustainability Appraisal Report September 2008. The targets are in the process of being developed at this stage.

Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
Taken from Draft Submission Core Strategy		Government Departments, Agencies and Regional Offices. EERA, EEDA, Local Authorities, Local Delivery Vehicle – Renaissance Bedford, Local Strategic Partnership, Town and Parish Councils, English Partnerships, Housing Corporation, House Builders Federation, Environmental Agencies, Community, Health, Social Care and Emergency Services, Public Transport Providers, Businesses, Development Industry, Landowners, Registered Social Landlords, Utility Providers, Community, Amenity and Special Interest Groups and local community	Applicable policies taken from the Core Strategy and Development Management Policies Draft SubmissionDPD	Proposed Indicators to monitor the Core Strategy and Development Management Policies DPD		Social, economic, environmental, physical, financial

Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
<b>1. To deliver the regional and sub regional spatial planning requirements of the East of England Plan, the South East Plan and the Milton Keynes and South Midlands Sub Regional Strategy</b>	<ul style="list-style-type: none"> <li>• Improve social, economic and environmental well being of the community.</li> <li>• Meet Regional and sub-regional growth requirements.</li> <li>• Communities will function more sustainably with individuals leading more sustainable and healthy lifestyles.</li> </ul>	All	CS1	<ul style="list-style-type: none"> <li>• Hectares of new greenspace</li> <li>• Provision of new community facilities</li> <li>• Mix of housing tenure</li> </ul>	<ul style="list-style-type: none"> <li>• <b>BD1</b> Total amount of additional employment floorspace – by type</li> <li>• <b>H1</b> Plan period and housing targets</li> <li>• <b>H2(a)</b> Net additional dwellings – in previous years</li> <li>• <b>H2(b)</b> Net additional dwellings –for the reporting year</li> <li>• <b>H2(c)</b> Net additional dwellings – in future years</li> <li>• <b>H2(d)</b> Managed delivery target</li> </ul>	<ul style="list-style-type: none"> <li>• Social and economic wellbeing of the community reduces</li> <li>• Environmental and physical quality declines</li> <li>• More sustainable lifestyles do not materialise resulting in declining local and global environments</li> <li>• Area does not contribute to growth in national economy</li> </ul>
<b>2. To maintain the existing Green Belt and extend it to ensure that existing towns and villages do not coalesce with growth of Milton Keynes</b>	<ul style="list-style-type: none"> <li>• The Green Belt will have been protected and extended to restrain development and retain the character and separate physical identity of towns and villages within it.</li> </ul>	GoEast, GoSE, BCC, MBDC, Relevant Town and Parish Councils, CPRE, Chilterns Conservation Board, Local Amenity Groups	<ul style="list-style-type: none"> <li>• CS1,CS16, CS17, DM6, DM8</li> </ul>	<ul style="list-style-type: none"> <li>• Number/type permissions/refusals in Green Belt</li> <li>• Hectares of new greenspace</li> <li>• Hectares of new development outside settlement boundaries</li> </ul>		<ul style="list-style-type: none"> <li>• Towns and villages within the Green Belt are expanded with the possible loss of their individual character and identity and the loss of surrounding countryside</li> <li>• Could inhibit urban regeneration</li> <li>• Could result in the non development of sustainable locations around larger major settlements within Green Belt</li> </ul>

Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
<b>3. To plan for the highest quality sustainable development in the most sustainable location whilst ensuring that new development has a positive impact on communities and is supported by necessary infrastructure</b>	<ul style="list-style-type: none"> <li>Sustainable growth will have been embraced by ensuring that new development meets strict design and sustainability criteria, and is supported with an appropriate range of jobs, transport, affordable housing, health, social, community and recreational facilities, utility and emergency services and green infrastructure.</li> <li>New development will have been located in the most accessible locations and the reuse of previously developed land will have been maximised.</li> </ul>	<p>DCLG, DfT, DCSF, DBERR, DIUS, DCMS, DEFRA, Home Office, HM Treasury, GoEast, EERA, EEDA, Highways Agency, CABE, BRE, BCC, MBDC, BRCC, Town and Parish Councils, LSP, Renaissance Bedford, Developers, Landowners,</p> <p>University of Bedfordshire, Cranfield University and Further Education Colleges serving Mid Beds</p> <p>East of England Strategic Health Authority, East of England Ambulance Trust, Bedfordshire Primary Care Trust Sport England – East, Theatres Trust Religious Organisations</p> <p>Environment Agency, Anglian Water, Internal Drainage Board, National Grid, Private Gas and Electricity Suppliers Telecommunications Companies Police, Fire and Rescue Services + other specific transport, housing, employment, cultural and environmental organisations listed in 7-11 below</p>	<ul style="list-style-type: none"> <li>CS1, CS2, CS3, CS13, DM1, DM2, DM3, DM4, DM5</li> </ul>	<ul style="list-style-type: none"> <li>The amount of derelict and vacant land in urban areas (ha)</li> <li>Percentage of new residential development within 30 minutes public transport time of GP, hospital, primary and secondary school, employment and a major health centre New on site provision (by hectare and type of facility) for children's play space, outdoor sport and informal use</li> <li>Number of new sports and leisure facilities provided</li> <li>Percentage of new development completed at less than 30, between 30 and 50 and above 50 dwellings per hectare</li> <li>Hectares of new development outside settlement boundaries</li> <li>Percentage of new development incorporating water efficiency measures</li> <li>Hectares of new greenspace</li> </ul>	<ul style="list-style-type: none"> <li><b>BD2</b> Total amount of employment floorspace on previously developed land – by type</li> <li><b>H3</b> New and converted dwellings – on previously developed land</li> </ul>	<ul style="list-style-type: none"> <li>Development fails to meet key sustainability criteria relating to its location, quality and level of supporting infrastructure</li> <li>Less sustainable development results in a further decline in local and global environments</li> <li>Current infrastructure deficits are exacerbated</li> <li>Lack of local infrastructure results in additional travel to access facilities elsewhere</li> <li>Use of previously developed land is not maximised</li> <li>Homes/jobs balance fails to materialise and out commuting continues to increase</li> </ul>



Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
<b>4. To identify a hierarchy of settlements and concentrate development in the larger settlements, while seeking opportunities to direct growth to one or two key locations. In particular to:</b> <b>i. deliver planned growth in the identified Major Service Centres and consolidate and develop their role</b> <b>ii. deliver planned growth in the identified Minor Service Centres and allow development to serve the needs of their population and their rural catchment areas</b> <b>iii. limit development outside of the identified Major and Minor Service</b>	<ul style="list-style-type: none"> <li>Outside of the Marston Vale the main growth will have occurred, by the delivery of existing commitments, in Biggleswade, Stotfold (includes Fairfield Park), and, on a more modest scale, in Sandy, Ampthill, Flitwick, Arlesey, Cranfield and Shefford. Further growth will have occurred at Arlesey and Silsoe on new allocations.</li> <li>Arlesey will have a consolidated town centre offering additional retail and leisure facilities, more local jobs and a relief road to address traffic issues in the High Street.</li> <li>Within the Marston Vale major growth will have occurred at a new settlement, The Wixams, and at Marston Moretaine, both of which reflect current commitments.</li> <li>Land to accommodate the further growth necessary to meet the outstanding requirement of around 3,000 dwellings will have been focused primarily towards the identified major and minor service centres.</li> <li>General locations for growth post 2021 will have been identified</li> </ul>	GoEast, EERA, MBDC	<ul style="list-style-type: none"> <li>CS1</li> </ul>	<ul style="list-style-type: none"> <li>Percentage of development by settlement/area to be delivered through the Site Allocations DPD</li> <li>Hectares of new development outside settlement boundaries</li> </ul>		<ul style="list-style-type: none"> <li>Development is dispersed rather than being in the most sustainable locations</li> <li>Less sustainable development results in a further decline in local and global environments</li> </ul>

Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
<b>Centres</b>						
<b>5. To make Mid Bedfordshire a more environmentally, economically and socially sustainable place that positively responds to the challenges of climate change but is prepared for its effects</b>	<ul style="list-style-type: none"> <li>The wider global impacts of development in the district will have been recognised and respond to.</li> <li>Energy use will have become more efficient and there will be greater use of renewable energy sources.</li> <li>The risk of flooding will have been reduced.</li> <li>All new development to meet level3 of Code for Sustainable homes</li> </ul>	All	<ul style="list-style-type: none"> <li>CS13, DM1, DM2, DM3, DM4</li> </ul>	<ul style="list-style-type: none"> <li>Statistics on reduction of CO2 emissions for the district per annum</li> <li>Renewable energy capacity installed by type</li> <li>Number of new homes complying with level 3 of the code for sustainable homes</li> <li>Number of commercial buildings achieving the BREEAM rating of 'excellent' for new commercial buildings and a BREEAM rating of 'good' on refurbishment</li> <li>Amount of residential and commercial development that incorporates SUDS</li> <li>Percentage of new development incorporating water efficiency measures</li> <li>Number of applications which have a SFRA</li> </ul>	<ul style="list-style-type: none"> <li><b>E1</b> Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds</li> <li><b>E3</b> Renewable energy generation</li> <li><b>H6</b> Housing quality – Building for Life Assessments</li> </ul>	<ul style="list-style-type: none"> <li>Less sustainable development results in a further decline in local and global environments</li> <li>Social and economic wellbeing of the community reduces</li> <li>Environmental and physical quality declines</li> <li>Flood risk increases</li> </ul>
<b>6. To support the role of towns and villages as locations for accessible services by the retention and enhancement of existing facilities and the provision of appropriate</b>	<ul style="list-style-type: none"> <li>The vitality and viability of all communities will have been enhanced.</li> <li>Key local facilities and services will have been enhanced and retained, and identified deficiencies remedied.</li> <li>Greater use of local facilities will have occurred and with it more sustainable lifestyles.</li> </ul>	GoEast, EERA, BCC, MBDC, PCT, Town and Parish Councils, LSP, BRCC, Local Businesses, Developers, Landowners, Community Groups	<ul style="list-style-type: none"> <li>CS2, CS3, DM10, DM11, DM19</li> </ul>	<ul style="list-style-type: none"> <li>Percentage of new residential development within 30 minutes public transport time of GP, hospital, primary and secondary school, employment and a major health centre</li> <li>New on site provision (by hectare and type of facility) for children's play space, outdoor sport and informal use</li> <li>Number of new sports</li> </ul>	<ul style="list-style-type: none"> <li><b>BD4</b> Total amount of floorspace for 'town centres uses'</li> </ul>	<ul style="list-style-type: none"> <li>Vitality and viability of settlements deteriorates due to loss of facilities</li> <li>Current infrastructure deficits are exacerbated</li> <li>Lack of local infrastructure results in additional travel to access</li> </ul>

Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
new ones.				and leisure facilities provided <ul style="list-style-type: none"> <li>• Total amount of completed retail, office and leisure development</li> <li>• Number of permissions given for change of use for last village shop/pub</li> </ul>		facilities elsewhere <ul style="list-style-type: none"> <li>• Less sustainable development results in a further decline in local and global environments</li> </ul>
<b>7. Taking account of the rural nature of Mid Bedfordshire, reduce the need to travel, promote more sustainable transport modes, maximise capacity of the existing transport network and add additional capacity and new infrastructure where needed.</b>	<ul style="list-style-type: none"> <li>• An effective, efficient and sustainable transport system will have made Mid Bedfordshire a more sustainable place.</li> <li>• Transport modal shift will have occurred with more people walking, cycling and using public transport, and using the car less.</li> <li>• The Thameslink Programme will have been completed and a new station opened at The Wixams to deliver improved rail services on the Midland Mainline by increasing train capacity and accessibility to Luton, Hertfordshire, London, the south of England and, through St Pancras International, mainland Europe. The Programme will have provided similar improvements for the rail service through Sandy, Biggleswade and Arlesey, by linking it, for the first time, to the Thameslink service through London.</li> <li>• E-W Rail improvements will have begun with enhanced accessibility through the Marston Vale Line to Milton Keynes and the West Coast Mainline.</li> <li>• The Marston Vale Line will have become a key element in delivering sustainable growth</li> </ul>	DfT, Highways Agency, BCC, MBDC, Network Rail, Bus and train operators - East Midlands Trains, National Express East Coast, First Capital Connect, Silverlink, Community Rail Partnership, Stagecoach, Bedfordshire Rural Communities Charity, Sustrans, Town and Parish Councils, LSP, Passenger Organisations, Bedford and Milton Keynes Waterways Trust  <i>London Luton Airport Operations Ltd</i>	<ul style="list-style-type: none"> <li>• CS4, DM11, CS17, DM18</li> </ul>	<ul style="list-style-type: none"> <li>• Percentage of new residential development within 30 minutes public transport time of GP, hospital, primary and secondary school, employment and a major health centre</li> <li>• Kilometres of cycle route completed in the district</li> <li>• Length of new public rights of way provided/lost as a result of development or other projects</li> <li>• Number of Green Travel plans produced for new development</li> <li>• S106 contributions towards green travel options</li> <li>• Other relevant LTP indicators</li> </ul>		<ul style="list-style-type: none"> <li>• Planned improvements in transport infrastructure are delayed with the result that costs escalate and the network becomes further stressed and congested</li> <li>• Modal shift away from car use fails to materialise</li> <li>• Public transport usage declines resulting in reduced level of service</li> <li>• Health improvements fail to materialise as a result of</li> <li>• Less sustainable development results in a further decline in local and global environments</li> </ul>

Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
	<p>in the area.</p> <ul style="list-style-type: none"> <li>The A421 between Bedford and Junction 13 of the M1 will have been dualled, the M1 widened between Junctions 10 and 13 and the Ridgmont Bypass/ Woburn Link provided. This will have resulted in less traffic congestion, improved access to the M1 and Milton Keynes as well traffic relief in Ridgmont and Husborne Crawley.</li> <li>The Biggleswade Eastern Relief Road will have been completed providing reduced congestion and improved safety and environmental conditions.</li> <li>The A6 will have been dualled, between the A421 and The Wixams new settlement to provide improved access to this sustainable new community.</li> </ul>					
<b>8. To provide the right mix of new high quality homes, including enough affordable homes to meet identified needs</b>	<ul style="list-style-type: none"> <li>A minimum of 14,230 dwellings will have been delivered between 2001 and 2021 and 2,750 (<i>May change?</i>) between 2021 and 2026.</li> <li>Provision made will reflect more closely local needs and will include at least 35% affordable housing to reach the target of 28% overall.</li> </ul>	DCLG, EERA, MBDC, LSP, BRCC, Housing Corporation, Registered Social Landlords, House Builders Federation, Housebuilders, Developers, Landowners, Specialist Needs Providers, Renaissance Bedford, English Partnerships	<ul style="list-style-type: none"> <li>CS5, CS6, CS7, CS8, DM12</li> </ul>	<ul style="list-style-type: none"> <li>Affordable housing completions outside settlement envelopes</li> <li>Number of 1,2,3,4,5 bed houses completed</li> <li>Average house price compared with average earnings</li> <li>Housing waiting list</li> </ul>	<ul style="list-style-type: none"> <li><b>H1</b> Plan period and housing targets</li> <li><b>H2(c)</b> Net additional dwellings – in future years</li> <li><b>H2(d)</b> Managed delivery target</li> <li><b>H5</b> Gross affordable housing completions</li> </ul>	<ul style="list-style-type: none"> <li>Housing stress increases</li> <li>Local housing needs are not met</li> <li>Homes remain too expensive for many within the community</li> <li>Social wellbeing of the community reduces</li> <li>More sustainable lifestyles do not materialise resulting in declining local and global environments</li> </ul>
<b>9. To strengthen</b>	<ul style="list-style-type: none"> <li>The provision of at least 14,000 jobs in the period</li> </ul>	DBERR, DIUS, DEFRA, DCLG,	<ul style="list-style-type: none"> <li>CS9, CS10, CS11, CS12,</li> </ul>	<ul style="list-style-type: none"> <li>Total amount of completed retail, office</li> </ul>	<ul style="list-style-type: none"> <li><b>BD1</b> Total amount of</li> </ul>	<ul style="list-style-type: none"> <li>Diversification of local economy</li> </ul>

Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
<b>the local economy, providing new employment opportunities that help reduce the level of out-commuting</b>	<p>2001 to 2021 and 3,000 between 2021 to 2026 will have been encouraged.</p> <ul style="list-style-type: none"> <li>Major new employment opportunities will have been created through the completion of planned expansion at Cranfield Technology Park and Stratton Business Park, Biggleswade and delivery of research and tourism based facilities at the Nirah and Centreparks developments.</li> <li>Elsewhere further local employment will have been encouraged at the major and minor centres and sustainable transport links improved to these and neighbouring employment centres.</li> </ul>	DCMS, EERA, EEDA, BCC, MBDC, LSP, Renaissance Bedford, Chamber of Commerce, Learning and Skills Council, Local Businesses, Developers, Landowners	DM9, DM13, DM14	<p>and leisure development</p> <ul style="list-style-type: none"> <li>Job creation figures for Mid Beds – Annual Business Index</li> <li>% of employees commuting out of District to work - Census</li> <li>Employment land supply by type</li> <li>Net floorspace completions by sub area (major and minor service centres)</li> <li>Amount of employment land lost to residential development</li> <li>Number of conversions to employment use in rural areas</li> <li>Number of permissions for tourist related development</li> </ul>	<p>additional employment floorspace – by type</p> <ul style="list-style-type: none"> <li><b>BD4</b> Total amount of floorspace for 'town centres uses'</li> <li><b>BD3</b> Employment land available – by type</li> </ul>	<p>fails to materialise</p> <ul style="list-style-type: none"> <li>Required level of jobs fails to materialise resulting in increased unemployment and/or further out commuting</li> <li>Homes/jobs balance fails to materialise and out commuting continues to increase</li> <li>Social and economic wellbeing of the community reduces</li> <li>More sustainable lifestyles do not materialise resulting in declining local and global environments</li> </ul>
<b>10. To ensure development respects and contributes to the district's diverse local character.</b>	<ul style="list-style-type: none"> <li>The district's environmental resources, including land, air and soil quality, the water environment, biodiversity, landscape character and the historic and cultural environment will have been conserved and enhanced and pollution minimised.</li> <li>(Same as below)</li> </ul>	DCLG, DEFRA, DCMS, BCC, MBDC, LSP, English Heritage, Natural England, Environment Agency, Wildlife Trust, CPRE, Beds and Luton Green Infrastructure Consortium, Bedford and Milton Keynes Waterways Trust, Marston Vale Trust, Ivel and Ouse Countryside Project, Greensand Trust, Chilterns	<ul style="list-style-type: none"> <li>CS14, CS15, DM5, DM7</li> </ul>	<ul style="list-style-type: none"> <li>The number of listed buildings removed or added from/to the statutory list or at risk</li> <li>The number and location of new and reviewed Conservation Areas</li> <li>Number of historic parks and gardens</li> <li>Important open spaces lost</li> </ul>		<ul style="list-style-type: none"> <li>Character of District adversely affected by unsympathetic development</li> <li>Districts environmental resources become further depleted</li> <li>Environmental wellbeing of community reduces</li> <li>Less sustainable development</li> </ul>

Strategic Objective	Intended Effect/Targets	Key delivery agencies	Core Strategy Policies	Local and Sustainability Appraisal Indicators	Core indicators	Consequences of non delivery
		Conservation Board, Beds Life – Beds and Luton Biodiversity Partnership				results in a further decline in local and global environments
<b>11. To enhance and manage natural resources of the district in a sustainable and integrated way to bring about an increase in biodiversity, a net gain in green infrastructure, and the retention and enhancement of landscape character</b>	<ul style="list-style-type: none"> <li>The district's environmental resources, including land, air and soil quality, the water environment, biodiversity, landscape character and the historic and cultural environment will have been conserved and enhanced and pollution minimised.</li> <li>(Same as above)</li> </ul>	DCLG, DEFRA, BCC, MBDC, LSP, BRCC, Natural England, Environment Agency, Wildlife Trust, Ivel and Ouse Countryside Project, Greensand Trust, CPRE, Beds and Luton Green Infrastructure Consortium, Bedford and Milton Keynes Waterways Trust, Marston Vale Trust, Chilterns Conservation Board, Beds Life – Beds and Luton Biodiversity Partnership	<ul style="list-style-type: none"> <li>CS16, CS17, CS18</li> </ul>	<ul style="list-style-type: none"> <li>Proportion of new developments delivering habitat creation or restoration</li> <li>Area of Sites of Special Scientific Interest in favourable condition</li> <li>Number of TPO and Hedgerow Notices served</li> <li>Net loss/gain of accessible greenspace</li> <li>Change in area of woodland in the FoMV</li> </ul>	<ul style="list-style-type: none"> <li><b>E2</b> Change in areas of biodiversity importance</li> </ul>	<ul style="list-style-type: none"> <li>Character of District adversely affected by unsympathetic development</li> <li>Districts environmental resources become further depleted</li> <li>Environmental wellbeing of community reduces</li> <li>Less sustainable development results in a further decline in local and global environments</li> </ul>

## APPENDIX 2: SAVED LOCAL PLAN POLICIES (BEYOND 2008)

Saved Local Plan policies (beyond 2008)		Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number
Policy	Description	Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources		
LPS1A	New Settlement at Elstow	✓	n/a	✓	n/a	✓	✓	✓	x	n/a	x	x	Policy supports delivery of new settlement at Elstow Storage Depot site. Policy is necessary as project to develop the Wixams new settlement is ongoing.	CS1
LPS1	Selected Settlements	✓	n/a	✓	n/a	n/a	✓	✓	n/a	n/a	x	x	Policy identifies the highest tier of settlements. Policy is necessary as forms part of the Settlement Hierarchy.	CS1
LPS2	Large Villages	✓	n/a	✓	n/a	n/a	✓	✓	n/a	n/a	x	x	Policy identifies the middle tier of settlements. Policy is necessary as forms part of the Settlement Hierarchy.	
LPS3	Small Villages	✓	n/a	✓	n/a	n/a	✓	✓	n/a	n/a	x	x	Policy identifies the lowest tier of settlements. Policy is necessary as forms part of the Settlement Hierarchy.	
LPS4	Settlement Envelopes	✓	n/a	✓	n/a	n/a	✓	✓	n/a	n/a	x	x	Identifies the purpose of Settlement Envelopes. A locally applied policy tool which links to site specific proposals maps.	Proposal Maps Para 3.3.1 DM6
CS1	Landscape	✓	✓	✓	n/a	n/a	✓	x	✓	x	x	x	Policy states that local landscape character should be protected for its own sake. PPS7 indicates that LDDs should provide policies for the maintenance of the countryside.	CS16 DM16



Saved Local Plan policies (beyond 2008)		Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number
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CS3	Areas of Great Landscape Value	✓	✓	✓	n/a	n/a	✓	x	✓	x	x	x	Protects locally applied areas of landscape value as identified by the County Council. A local policy which does not repeat national planning policy.	Obsolete on adoption of CS. Replaced by CS16 DM16
CS5	Marston Vale Community Forest	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Sets out criteria that support the Marston Vale Community Forest Plan. Policy is specific to the district and accords with the strategy set out in Policy ENV5 of the RSS.	CS16
CS7	Countryside Management Projects	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy supports the aims of the Ivel and Ouse Project & the Greensand Trust. Both are local groups so the policy is specific to the district.	In general terms CS17
CS10	Farm Diversification	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Sets out detailed criteria for farm diversification. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	CS11 DM14
CS15	Re-use of Rural Buildings (commercial)	✓	✓	✓	n/a	✓	✓	x	n/a	✓	x	x	Sets out detailed criteria for the commercial re-use of rural buildings. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	CS11 DM5 DM14
CS17	Agricultural PD	✓	n/a	n/a	n/a	n/a	✓	x	n/a	✓	x	x	Sets out a period of ten years for	Obsolete



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	Rights												the agricultural use of farm buildings to prevent the abuse of agricultural PD Rights. Locally devised policy which has been used successfully to prevent inappropriate development in the countryside.	on adoption of CSDM
CS18	Re-use of Rural Buildings (residential)	✓	✓	✓	n/a	✓	✓	✓	n/a	x	x	x	Sets out detailed criteria for the residential conversion of buildings. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	DM5 Design Guide SPD
CS19	Development in the Countryside	✓	✓	✓	n/a	✓	✓	x	✓	x	x	x	Sets out acceptable development in the countryside and outside of Settlement Envelopes. Necessary as it complements LPS4 which sets out acceptable development within Settlement Envelopes.	DM6
CS21	Important Countryside Gaps	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy seeks to prevent the coalescence of settlements. ICGs are locally devised areas, specific to this district which link to the proposals maps which accompany The Local Plan.	Obsolete on adoption of CSDM
CS22	Re-building of Dwellings in the Countryside	✓	✓	n/a	n/a	n/a	✓	x	x	x	x	x	Sets out detailed criteria for the rebuilding of dwellings in the countryside. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	Obsolete on adoption of CSDM

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CS23	Horse Related Development (Domestic)	✓	✓	n/a	n/a	n/a	✓	x	x	x	x	x	Sets out detailed criteria for domestic equestrian development. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	DM20
CS24	Horse Related Development (Commercial)	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Sets out detailed criteria for commercial equestrian development. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	DM20
CS25	Retailing in the Countryside	✓	n/a	✓	n/a	✓	✓	x	x	✓	x	x	Policy limits retailing activities in the countryside. Necessary because not specifically referred to in PPS7.	DM14
CS26	Outdoor Markets	✓	n/a	n/a	n/a	✓	✓	x	x	✓	x	x	Policy prevents the operation of car boot sales outside of Settlement Envelopes. Necessary to protect the countryside and not set out in government policy.	Obsolete on adoption of CSDM
CS27	Garden Extensions	✓	n/a	n/a	n/a	✓	✓	x	x	x	x	x	Policy allows for limited garden extensions subject to certain criteria. Necessary because not covered in government policy and is well-used to limit the change of use of agricultural land.	DM6
NC3	CWSs & LNRs	✓	✓	✓	n/a	n/a	x	x	x	x	x	x	A descriptive policy outlining the protected status of CWSs & LNRs. Necessary as PPS9 advises that LDDs contain policies to protect these sites.	CS18

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NC8	Protection of Undesignated Sites	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Detailed criteria based policy to aid the protection of undesignated sites. PPS9 refers to the need for LDDS to give policy protection to undesignated sites.	CS17 CS18
GBT3	Infill Development in Green Belt	✓	n/a	n/a	n/a	✓	✓	✓	✓	x	x	x	Policy allows for infill development within Green Belt infill boundaries in settlements washed over by Green Belt. Policy is necessary as it supports the boundaries set down on the proposals maps which accompany the Local Plan with detailed criteria over and above that which is found in PPG2.	DM8
GBT5	Green Belt Buffer (Amphill & Flitwick)	✓	n/a	✓	n/a	✓	✓	x	✓	x	x	x	Policy prevents coalescence between the towns of Amphill and Flitwick. Necessary because it is specific to this area and still remains a key objective.	Obsolete on adoption of CSDM
CHE8	Historic Parks & Gardens	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy seeks to protect and conserve historic parks and gardens. There is no statutory duty of protection that goes with the English Heritage designation or in PPG15 so policy is required to safeguard these important sites of which there are a higher than average number in Mid Beds.	CS15

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CHE11	New Development in CAs	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Sets out detailed criteria regarding development in CAs. Necessary as PPG15 outlines the general principles but does not contain as much detail. Supported by Policy ENV6 of the RSS.	CS15 DM15 Design Guide SPD
CHE13	Retention of Unlisted Buildings	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Sets out detailed criteria to encourage the retention of unlisted buildings that are not in CAs. Criteria is locally devised and not found in PPG15. Supported by Policy ENV6 of the RSS.	CS15
A1	Ancient Monuments	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy seeks to preserve Ancient Monuments and their settings. PPG16 does not specifically refer to the prevention of adverse impacts on the settings of Ancient Monuments. Supported by Policy ENV6 of the RSS.	CS15
A2	Site Evaluations	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy requires applicants to provide an appropriate site evaluation when working in areas of archaeological interest. PPG16 advises some sort of evaluation as best practise but does not give as a specific requirement.	CS15
DPS5	Protection of Amenity	✓	n/a	n/a	n/a	✓	✓	x	x	x	x	x	Policy sets out criteria to protect amenity and ensure good accessibility for all. Policy is well-used and does not repeat national planning policy.	DM5 Design Guide SPD

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DPS6	Criteria for Extensions	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria for the erection of extensions. Detailed criteria are necessary to protect amenity of neighbouring properties and does not repeat national planning policy.	DM5 Design Guide SPD
DPS9	Open Space for New Dwellings	✓	✓	n/a	n/a	✓	✓	✓	x	x	x	x	Policy sets out the criteria for the provision of open space for new dwellings. Policy is necessary as it supports the delivery of well-designed new housing and does not repeat national planning policy.	CS2 CS3
DPS10	Highways Provision for New Developments	✓	✓	n/a	n/a	✓	✓	✓	x	x	x	x	Policy sets out criteria for the adequate provision of highways for residential development. Policy is necessary to ensure adequate provision and does not repeat national planning policy.	CS3 CS4 Design Guide SPD
DPS11	Landscaping for New Developments	✓	n/a	n/a	n/a	✓	✓	✓	x	x	x	x	Policy sets out criteria for landscaping and in particular for the provision of buffer landscaping. Policy is necessary as it supports the delivery of well-designed new housing and does not repeat national planning policy.	CS17 DM5 DM16

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DPS12	Character of Village Ends	✓	n/a	✓	n/a	n/a	✓	x	x	x	x	x	Policy seeks to protect the unique character of 'village ends' in Mid Bedfordshire. Locally specific policy which is necessary to retain characteristic settlement patterns in the district. Complies with Policy ENV6 of the RSS.	DM5 Design Guide SPD
DPS15	Important Open Space	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy seeks to protect Important Open Space as identified on the proposals maps. Policy is necessary for the protection of these sites within settlement and being locationally specific does not repeat national planning policy.	DM7
DPS16	Trees and Hedgerows	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy encourages the retention of landscape features and replanting if necessary. Policy contributes to the reduction of the impact of climate change and conforms with Policy ENV1 of the RSS.	CS16 DM16
DPS17	Surface Water Drainage	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Policy determines that development that will intensify the risk of flooding will be refused. While PPS25 provides guidance on the general approach to be taken, the policy provides more detailed criteria and may help to reduce the impact of climate change.	DM4

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DPS18	Sewerage Infrastructure	✓	n/a	n/a	n/a	n/a	✓	✓	x	x	✓	✓	The policy seeks to ensure that adequate sewerage infrastructure will be supplied for new developments. Policy is necessary as it encourages investment and upgrading over and above the 1991 Water Services Act.	CS2
DPS19	Public Transport/ Cycling	✓	✓	✓	n/a	n/a	✓	x	x	x	x	✓	Policy seeks to encourage public transport and cycling particularly in relation to new developments. Policy complies with Policy T1 of the RSS and contributes to the sustainability agenda as a whole.	CS2 DM11
DPS20	Energy Conservation	✓	✓	✓	n/a	n/a	✓	x	x	x	x	✓	Policy sets out criteria to maximise energy conservation. Policy complies with the approach of the RSS and PPS1, and follows best practice guidance in By Design (DETR, 2000)	CS13 DM2 DM3
DPS20A	Management of Development Waste	✓	n/a	✓	n/a	✓	✓	x	x	x	✓	✓	Policy sets out criteria for the management of development waste. Complies with Policy WM6 of the RSS and contributes to sustainable residential development.	DM5
DPS23	Crime Prevention	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	x	Policy seeks to design out crime. Necessary as a locally devised policy which complies with but does not merely repeat national planning policy.	CS14 DM5



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DPS26	Temporary Buildings	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria for the erection of temporary buildings. Similarly detailed criteria are not given in government policy.	Design Guide SPD
DPS27	Public Art	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy encourages the provision of public art. Policy is necessary as it is not required in other government guidance although By Design (DETR 2000) supports the provision of public art to improve the public realm.	CS2 DM5
EN2	Renewable Energy	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Policy promotes the development of renewable energy schemes. Policy is in accordance with PPS1 which instructs LPAs to promote renewable energy.	CS13 DM1
EN3	Wind Turbines	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Policy sets out criteria for wind turbines. Climate change supplement to PPS1/PPS22 discuss renewable technologies but do not include detailed criteria.	CS13 DM1
EN4	Solar Energy	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Policy sets out criteria for solar energy. Climate change supplement to PPS1/ PPS22 discuss renewable technologies but do not include detailed criteria.	CS13 DM1



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PHS3	Limiting Emissions	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	✓	Policy determines that development proposals will be refused if emissions are considered to have a significantly adverse impact on air/water/soil or amenity. Policy is well-used and more all-encompassing than the guidance given in PPS23.	CS13 DM5
PHS5	Light Pollution	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	x	Policy sets out detailed criteria for limiting light pollution. Policy is far more detailed than PPS23.	DM5
SR2	Sport & Leisure Facilities	✓	✓	n/a	n/a	✓	✓	x	x	x	x	x	Policy sets out criteria for the development of multi-purpose sports and leisure facilities. Policy complies with approach of PPG17 but sets out far more detailed criteria that does not repeat national planning policy.	CS3
SR5	Provision of Recreational Open Space	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy sets standards for the provision of recreational open space. Locally specific as uses both NPFA standards as well as locally derived standards.	CS3 DM10
SR6	Rights of Way	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria to retain and improve rights of way. Policy complies with access to the countryside agenda of the Community Strategy and complies with approach of PPG17 while providing much greater detail.	-

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SR8	Sport & Leisure Facilities in the Countryside	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy provides detailed criteria to guide the development of leisure facilities in the countryside. PPG17 gives general approach but does not provide necessary detail for the determination of planning applications.	CS17 DM18 DM19
HO2	Affordable Housing	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy sets out affordable housing thresholds (revised in later SPG). Policy is required by PPS3 and the RSS which only give general approach.	CS7
HO3	Rural Exceptions Sites	✓	✓	✓	n/a	✓	✓	✓	✓	x	x	x	Policy sets out detailed criteria for rural exceptions sites. Policy is required by PPS3, PPS7 and the RSS which only give general approach.	CS8
HO4	Housing Mix	✓	✓	✓	n/a	n/a	✓	✓	x	x	x	x	Policy sets out approach to housing mix and locally applicable threshold. Policy complies with the suggested approach of the RRS and PPS3.	DM12
HO5	Housing Density	✓	n/a	✓	n/a	n/a	✓	✓	x	x	x	x	Policy sets out approach to housing density. Policy complies with the suggested approach of the RRS and PPS3.	DM5

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HO6	Location of New Residential Development	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy provides guidance on the determination of allocated housing sites. Policy links to the proposals maps and so is locationally specific to the district. Furthermore policy supports the delivery of housing in line with the RSS.	CS1 CS5
HO8(1)	Land East of Lidlington	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD
HO8(2)	Land at Stewartby	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(2A)	Land at High Street, Houghton Conquest	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(3A)	Land East of Bedford Rd, Marston Moretaine	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(4)	Elstow New Settlement	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	

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HO8(5)	Land at Swaffield Close, Ampthill	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD
HO8(6A)	Tavistock Avenue, Ampthill	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(8)	Land East of Biggleswade	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(10)	Land South of Stotfold	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(11)	Land at Queen Street, Stotfold	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(12)	Land at Fairfield, Stotfold	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(13A)	Cricketers Road, Arlesey	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(14A)	Garfield Farm, Langford	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	

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HO8(15A)	Land East of the Dairy, Langford	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(19)	Land at Shefford Town Football Club	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD
HO8(22A)	Woodlands Estate, Greenfield	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(25A)	Braybrooks Drive, Potton	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(26)	College Farm, Silsoe	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(26A)	Home Farm, Cranfield	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	

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HO9	Impaired Mobility Dwellings	✓	✓	✓	n/a	n/a	✓	✓	x	x	x	x	Policy sets a target for impaired mobility dwellings on specific sites. Sites referred to in policy (HO8(1) & HO8(26A)) are still not complete so policy must be retained in order to meet this target. Also complies with the housing mix approach suggested by PPS3.	DM12
HO10	Retention of Winter Quarters for Travelling Show People	✓	✓	✓	n/a	n/a	✓	✓	x	x	x	x	Policy seeks the retention of the travelling show people site at Mill Lane & Sun Street, Biggleswade. Policy required to safeguard this site if or until a new site is agreed. Policy complies with Circular 04/2007.	Gypsy and Traveller DPD
HO11	Provision of Winter Quarters for Travelling Show People	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy sets out criteria for the development of new travelling show people sites. Policy required to guide development of these sites until the Gypsy & Traveller DPD makes allocations and provides further detailed guidance. Policy complies with Circular 04/2007.	

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HO12	Gypsy and Traveller Sites	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy sets out criteria for new Gypsy & Traveller sites. Policy required to guide development of these sites until the Gypsy & Traveller DPD makes allocations and provides further detailed guidance. Policy complies with Circular 01/2006.	
EMP1	Safeguarded Employment Sites	✓	✓	✓	n/a	n/a	✓	x	x	✓	x	x	Policy seeks to safeguard employment sites in the district in line with the recommendations of The Employment Land Review (Stage 1) which recommended the safeguarding of all but four sites. This is supported by the RSS and is a site specific policy which does not repeat national guidance.	CS10
EMP2A	Rural Workshops	✓	✓	✓	n/a	n/a	✓	x	x	✓	x	x	Policy supports the development of rural workshops subject to various criteria. Policy necessary to support these sorts of rural enterprises as confirmed by the findings of the ELR. They are also supported by PPS7 and the emerging PPS4.	CS11 DM14
EMP3	Protection of Amenity	✓	n/a	n/a	n/a	✓	✓	x	x	✓	x	x	Policy introduces the use of conditions to protect amenity in relation to industrial uses. Policy required to ensure that amenity is safeguarded. Policy does not repeat national planning policy.	DM5



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EMP4(1)	Stratton Business Park, Biggleswade	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD
EMP4(2)	Land North of Sunderland Rd, Sandy	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP4(3)	Land at Girtford Underpass, Sandy	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP4(4)	Land at Arlesey Brickworks	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP4(6)	Cranfield Technology Park	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP4(10A)	Land adj. 29 Clophill Rd, Maulden	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP6A	Elstow Storage Depot	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	



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EMP7	Small Scale Tourist Development	✓	✓	✓	n/a	n/a	✓	x	x	✓	x	x	Policy supports small-scale tourist related development. Policy is in conformity with the Community Strategy's aim to develop tourism in the district and the broad approach of the RSS.	
EMP9	Major Tourist Related Development	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy sets out criteria for the development of major tourist related facilities. Policy is in conformity with the Community Strategy's aim to develop tourism in the district and the broad approach of the RSS.	CS11 DM13
EMP10	High Education and Research Facilities	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy allows for appropriate development of established research institutions in the district. Policy is necessary to ensure the continuing development of these sites and in turn the creation of skilled jobs in the district. Policy will be continued as a site specific LDF policy and is supported by policy E4 of the RSS which recognises the value of Cranfield as part of a technology cluster.	DM13
EMP11	Aviation Development	✓	n/a	n/a	n/a	n/a	✓	x	x	✓	x	x	Policy sets out detailed criteria for the expansion of aviation use on airfields in the district. Policy is required as there are a number of airfields in the district and policy does not repeat national planning policy.	Obsolete at adoption of Site Allocation DPD

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EMP12	Cranfield Airfield	✓	n/a	n/a	n/a	n/a	✓	x	x	✓	x	x	Policy requires that all development proposals within the vicinity of Cranfield Airfield should have regard to aircraft safeguarding considerations. Policy required to ensure that these are considered in this specific area. Policy does not repeat national planning policy.	Obsolete at adoption of Site Allocation DPD
TCS2	Retail Development	✓	n/a	✓	n/a	✓	✓	x	x	✓	x	x	Policy introduces criteria outlining the sequential approach to retail development as recommended by PPS6. Complies with national policy which encourages LPAs to formulate their own policies and also the general approach of the RSS.	CS12 DM9
TCS4	Site at Bonds Lane & Palace St, Biggleswade	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy relates to a specific site for potential mixed use development in Biggleswade. Complies with national policy and is necessary to ensure retention of land allocation for mixed uses.	Obsolete at adoption of Site Allocation DPD
TCS5	Land at Buildings at Bonds Lane & Foundry Lane, Biggleswade	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy relates to a specific site for potential mixed use development in Biggleswade. Complies with national policy and is necessary to ensure retention of land allocation for mixed uses.	Site Allcations DPD

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TCS7	Town Centre Opportunity Site, Flitwick	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy relates to a specific site for potential mixed use development in Flitwick. Complies with national policy and is necessary to ensure retention of land allocation for mixed uses.	Site Allocation DPD
TCS8	Retail Warehouse Development at London Road	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy relates to a specific site for potential retail warehouse development in Biggleswade. Complies with national policy and is necessary to ensure retention of land allocation for retail warehouse development.	Obsolete at adoption of Site Allocation DPD
TCS9	A3 Uses in town and village centres	✓	n/a	✓	n/a	✓	✓	x	x	✓	x	x	Policy sets out criteria for the development of A3 (food and drink) uses. The policy is necessary to manage the evening economy in line with the approach set out by PPS6. Policy does not repeat national planning policy.	DM9
TCS10	Residential Uses in Town Centres	✓	n/a	✓	n/a	n/a	✓	✓	x	x	x	x	Policy seeks to encourage residential uses on upper floors in town centres in line with the approach of PPS6. Policy required to provide greater detail and support diversity and vitality in town centres.	DM9

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TCS11	Office Uses in Town Centres	✓	n/a	✓	n/a	n/a	✓	✓	x	✓	x	x	Policy seeks to encourage B1 (office) uses above ground level in town centres in line with the approach of PPS6. Policy required to provide greater detail and support diversity and vitality in town centres.	DM9
TCS12	Leisure and Cultural Facilities	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy upholds the sequential approach outlined in Policy C2 of the RSS and PPS6 for the determination of development proposals for leisure and cultural facilities. Policy is necessary to provide greater detail and accords with national and regional policy.	DM9
TCS13	Off-Street Car Parking	✓	n/a	✓	n/a	n/a	✓	x	x	x	x	x	Policy allows for the redevelopment of off-street parking subject to stated criteria. Policy accords with the approach taken in PPG13 and PPS6 which cautions against the redevelopment of car parks in town centre locations without adequate safeguards.	CS4

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TCS14	Town Centre Car Parking	✓	n/a	n/a	n/a	✓	✓	x	x	x	x	x	Policy sets out criteria for the development of new town centre car parks. Policy is necessary as it provides greater detail than PPG13 and PPS6 which recognise the need for town centre parking to support new development in town centre locations.	CS4
TCS15	Shopfronts	✓	n/a	✓	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria for the development of shopfronts and seeks to balance the need for security with the aim of creating a pleasant street scene. Policy is necessary to guide development of vital town centres in line with PPS6 and Policy SS4 of the RSS.	DM5 Design Guide SPD
TCS16	Village Shops & Local Retail Centres	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy seeks to prevent the loss of existing shops in village and neighbourhood centres. Policy is well-used and supports the specific approach of PPS7 and PPS6 as well as the sustainability objectives that run through all national policy.	DM10
TCS17	Last Public House	✓	✓	n/a	n/a	n/a	✓	x	x	✓	x	x	Policy seeks to safeguard the last public house in any given settlement from closure. Policy is necessary as has been applied locally with success and does not repeat national planning policy.	DM10

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TP1A	Travel Assessments	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria to guide the production of travel assessments where required. Policy is in conformity with Policy T2 of the RSS which encourages the changing of travel behaviour.	DM11
TP1	Access for Cyclists & Pedestrians	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy seeks to promote and enhance opportunities for cycling and walking in the district. Policy is in conformity with Policy T9 of the RSS which encouraged the use of non-motorised transport.	CS4
TP4	Biggleswade-Sandy Cyclepath	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy supports provision of cyclepath and safeguards route. Policy is necessary to ensure route is safeguarded ahead of implementation.	CS4
TP5	Public Transport Provision	✓	✓	✓	n/a	n/a	✓	x	x	x	x	✓	Policy promotes the use of public transport in the district. Approach is encouraged at regional level in Policy T13 of the RSS and in the Community Strategy.	CS4

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TP6	East-West Rail Link	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy supports the development of an East-West Rail link and improvements to the Marston Vale line. Policy necessary as this public transport infrastructure remains a priority in the face of increasing development in the MKSM Growth Area. The Community Strategy also supports the new station on the Bedford-Bletchley section at The Wixams and related improvements.	CS4
TP7	Env. Impact of Rail Freight	✓	n/a	✓	n/a	n/a	✓	x	x	✓	x	x	The policy supports measures to reduce the environmental impact of rail freight and safeguards the freight related warehousing in Sandy. The conforms with the approach of Policy T10 of the RSS which requires that sites related to rail freight are safeguarded.	CS4



### APPENDIX 3: LOCAL PLAN POLICIES NOT SAVED (BEYOND 2008)

Local Plan Policies Not saved (beyond 2008)		Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:
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LPS3A	Strategic Location of Settlements	x	n/a	x	n/a	n/a	x	x	x	x	x	x	Describes the position of settlements within strategic corridors. Policy is solely descriptive and does not have outputs capable of being monitored.
LPS4A	Marston Vale Strategy	✓	n/a	✓	n/a	x	x	x	x	x	x	✓	Supports the Marston Vale Strategy. Strategy is no longer operational
CS2	The Chilterns Area of Outstanding Natural Beauty	✓	✓	✓	n/a	n/a	x	x	✓	x	x	x	Protection already guaranteed by National Parks and access to Countryside Act 1949 & The Countryside and Rights of Way Act 2000. Also referred to in PPS7
CS6	Stewartby Country Park	x	n/a	✓	n/a	x	x	x	x	x	x	✓	Supports the creation of a Country Park. Project now complete
CS8	River Great Ouse Protection Area	x	✓	✓	n/a	x	x	x	x	x	x	✓	Policy seeks to protect areas around the River Great Ouse. Policy only relevant to a small area in Tempsford parish and has not been used by DC Officers. Is covered by other general countryside policies.



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CS9	High Grade Agricultural Land	✓	✓	✓	n/a	n/a	x	x	✓	x	x	x	Policy encourages the safeguarding of high grade agricultural land. Covered in PPS7.
CS11	Dwellings for Agricultural Workers	✓	n/a	n/a	n/a	n/a	x	x	x	x	x	x	Policy sets out criteria for agricultural workers dwellings. Policy repeats Annex A to PPS7
CS14	Landscaping for Agricultural Buildings	x	n/a	x	n/a	n/a	x	x	x	x	x	x	Policy sets out criteria for landscaping around agricultural buildings. Covered by general landscaping policy DPS11
NC2	SSSIs & NNRs	✓	✓	✓	n/a	n/a	x	x	x	x	x	x	A descriptive policy outlining the protected status of SSSIs & NNRs. Not required as their protection is established in PPS9.
NC5	Article 4 Directions for Designated Sites	x	n/a	x	n/a	x	x	x	x	x	x	x	Policy allowing for the issuing of Article 4 Directions to protect nature conservation sites from harmful development. Directions can be issued without policy.
NC6	Earth Science Conservation	x	✓	✓	n/a	x	x	x	x	x	x	x	Policy resists development that will have an adverse impact on these sites. Weak and unspecific policy which repeats national policy PPS9
NC7	Rare & Protected Species	✓	✓	✓	n/a	✓	x	x	x	x	x	x	Policy seeks to protect rare and protected species. Repeats national policy PPS9.

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NC7A	Mitigation Measures to Protect Species	✓	✓	✓	n/a	✓	x	x	x	x	x	x	Policy seeks to promote mitigation measures to avert adverse impacts on protected species. Repeats national policy PPS9.
GBT1	Green Belt	✓	✓	✓	n/a	✓	x	x	✓	x	x	x	Sets out when the types of development that may be acceptable within Green Belt. Repeats national policy PPG2.
GBT2	Re-Use of Buildings in GB	✓	n/a	n/a	n/a	n/a	x	x	✓	x	x	x	Sets criteria for the re-use of buildings in the Green Belt. Repeats national policy PPG2.
GBT4	Housing in Green Belt	✓	n/a	n/a	n/a	✓	x	✓	✓	x	x	x	Sets criteria for housing in Green Belt. Repeats national policy PPG2.
GBT6	Sandvik Site	✓	n/a	n/a	n/a	✓	x	x	✓	x	x	x	Makes provision for development of former industrial site in the Green Belt. Development now complete
GBT7	Recreational Use of Green Belt	✓	✓	✓	n/a	n/a	x	x	✓	x	x	x	An aspirational policy which encourages recreational use of the Green Belt. Repeats national policy PPG2.
CHE1	Alterations to Listed Buildings	✓	n/a	✓	n/a	n/a	x	x	x	x	x	x	States that alterations that have an adverse impact will not be permitted. Repeats national policy PPG15.
CHE1A	Development affecting Setting of Listed Building	✓	n/a	✓	n/a	✓	x	x	x	x	x	x	Requires development to take account of the setting of Listed Buildings. Repeats national policy PPG15.

Local Plan Policies Not saved (beyond 2008)		Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:
Policy	Description	Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources	
CHE1B	Change of Use of Listed Buildings	✓	n/a	✓	n/a	✓	x	x	x	x	x	x	States that changes of use of Listed Buildings will not be permitted if they have a detrimental effect. Repeats national policy PPG15.
CHE2	Demolition of Listed Buildings	✓	n/a	✓	n/a	✓	x	x	x	x	x	x	Sets out criteria for the demolition of Listed Buildings. Repeats national policy PPG15.
CHE9	Conservation Area Reviews	x	n/a	✓	n/a	n/a	x	x	x	x	x	x	Sets out a process for carrying out Conservation Area Reviews. Policy not required to implement this
CHE10	New Conservation Areas	x	n/a	✓	n/a	n/a	x	x	x	x	x	x	Allows for the creation of new Conservation Areas. Policy not required to implement this
CHE11A	Demolition in CAs	✓	n/a	✓	n/a	✓	x	x	x	x	x	x	States that Council will have regard to contribution of unlisted buildings to be demolished in CAs. Repeats national policy PPG15
CHE12	Shopfronts and Advertisements in a CA	✓	n/a	✓	n/a	n/a	x	x	x	x	x	x	States that the Council will sympathetic proposals in line with the Shopfront Design Guide. Repeats national policy PPG15.
A3	Archaeological Remains	✓	n/a	n/a	n/a	n/a	x	x	x	x	x	x	Requires a programme of work to be submitted by condition when remains are discovered. Repeats national policy PPG16.

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A4	Article 4 Directions for Archaeological Remains	x	n/a	x	n/a	n/a	x	x	x	x	x	x	Policy allows for the issuing of Article 4 Directions to protect archaeological remains. Policy not required to issue Direction.
A5	Investigation of Remains	✓	n/a	n/a	n/a	n/a	x	x	x	x	x	x	Policy encourages developers to seek expert advice to determine importance of remains. Repeats national policy PPG16.
DPS1	Development Contributions	✓	✓	✓	n/a	n/a	x	✓	x	✓	x	x	Policy allows for the negotiation of development contributions. Not required as the adopted Planning Obligations Strategy covers this with any negotiated agreements which fall outside of this remit covered by S106 of the 1990 Act & Circular 5/2005.
DPS2	Community Facilities	x	✓	✓	n/a	x	x	x	x	x	x	x	Policy sets out criteria relating to community facilities. Not required as repeats content of DPS5.
DPS7	Commercial Activities in Residential Areas	✓	n/a	n/a	n/a	n/a	✓	x	x	✓	x	x	Policy seeks to control commercial activities in residential areas while encouraging home-working where appropriate. Repeats national policy PPG4 and the general approach of the emerging draft PPS4.
DPS14	Non-Conforming Uses	x	n/a	x	n/a	x	x	x	x	x	x	x	Encourages relocation of harmful non-conforming uses. Never used by DC Officers because unworkable in practice.

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DPS21	Impaired Mobility Access to Buildings	✓	n/a	✓	n/a	n/a	x	x	x	x	x	x	Allows access to buildings for all. Covered by Building Regulations Part M
DPS22	Impaired Mobility Access to Site Boundaries	✓	✓	✓	n/a	n/a	x	x	x	x	x	x	Allows access to site boundaries for all. Covered by Building Regulations Part M
DPS24	Noise Impact	✓	n/a	n/a	n/a	n/a	x	x	x	x	x	x	Policy sets out approach to noise sensitive development. Repeats national policy PPG24.
DPS28	Outdoor Advertising Consent	✓	n/a	n/a	n/a	x	x	x	x	x	x	x	Criteria for the control of outdoor advertisements Covered by PPG19 and Circular 03/07
DPS29	Telecommunications Development	✓	n/a	n/a	n/a	x	x	x	x	x	x	x	Criteria for telecommunications development. Covered by PPG8
EN1	Impact of Energy Development	x	n/a	x	n/a	x	x	x	x	x	x	x	Confusing policy which attempts to control the impacts of energy related infrastructure. Policy criteria repeat that of other policies in the Local Plan.
PHS1	Pollution Control	x	n/a	n/a	n/a	x	x	x	x	x	x	x	Policy sets out LPAs approach to pollution control. Policy merely outlines procedure for consultation and is covered by PPS23 and relevant Pollution Control legislation.

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PHS2	Pollution Control	x	n/a	✓	n/a	x	x	x	x	x	x	✓	Policy determines that advice will be sought on pollution control and development with reduced emissions will be encouraged. A weak policy which is covered by Local Plan Policy PHS1.
PHS4	S106 Conditions to Limit Pollution	x	n/a	✓	n/a	x	x	x	x	x	x	x	A statement that S106 Conditions may be require to limit pollution. Policy not required to negotiate these.
PHS6	Contaminated Land	✓	n/a	n/a	n/a	n/a	x	x	x	x	x	x	Policy sets out criteria for development on contaminated land. Policy is covered by detailed national policy PPS23.
SR3	Community Use of School Sport & Leisure Facilities	✓	n/a	x	n/a	n/a	x	x	x	✓	x	x	A policy encouraging the use of school sports facilities by the wider community. Not necessary as a planning policy as scheme under the jurisdiction of Community & Leisure Services at the Council.
SR4	Protection of Recreational Open Space	✓	✓	n/a	n/a	n/a	x	x	x	x	x	x	Policy seeks to protect recreational open space. Policy criteria repeats wording in PPG17.
HO1	Provision of Additional Dwellings	✓	x	✓	n/a	n/a	x	x	x	x	x	x	Policy creates target for dwellings up until 2006. Time period has now passed.

Local Plan Policies Not saved (beyond 2008)		Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:
Policy	Description	Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources	
HO8(3)	Land at Woburn Road, Marston Moretaine	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(6)	Land at Woburn Street, Ampthill	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(7)	Land at Denel End, Flitwick	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(9)	Land at Hitchin Street, Biggleswade	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(13)	Land at House Lane, Arlesey	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(14)	Church Street, Langford	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(15)	The Dairy, Henlow	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(16)	Land at Broad Street, Clifton	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(17A)	Shefford Road & Pedley Lane, Clifton	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.



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HO8(18)	Land at Bedford Road, Henlow Camp	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(20)	Amphthill Road, Shefford	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(21)	Land at Amphthill Road, Maulden	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(22)	Hall End, Maulden	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(23)	High Street, Meppershall	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(24)	Land at Myers Road, Potton	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
HO8(25)	Sandy Road, Potton	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific housing policy. Development now complete.
EMP4(5)	Ridgmont Brickworks Site	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific employment policy. Development now complete.
EMP4(10)	Phase III, Shefford Industrial Estate, Old Bridge Way, Shefford	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific employment policy. Development now complete



Local Plan Policies Not saved (beyond 2008)		Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:
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EMP8	Larger Scale Purpose Built Tourism Development	x	✓	✓	n/a	x	x	x	x	x	x	x	Offers general support for these types of development and references other policies. Covered by Local Plan Policy EMP9.
TCS1	Town Centre Enhancement Projects	✓	✓	✓	n/a	✓	x	x	x	x	x	x	Site specific town centre policy. Development now complete.
TCS3	Town Centre Opportunity Site, Sandy	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific town centre policy. Development now complete
TCS6	Town Centre Opportunity Site, Church Street, Biggleswade	✓	n/a	✓	n/a	✓	x	x	x	x	x	n/a	Site specific town centre policy. Development now complete.
TP2	Marston Vale Cyclepath	✓	✓	✓	n/a	✓	x	x	x	x	x	✓	Supports provision of cyclepath. Project now complete
TP3	Bedford-Sandy Country Way	✓	✓	✓	n/a	✓	x	x	x	x	x	✓	Supports provision of cycle route. Project now complete.
TP8	Traffic Calming Measures	✓	x	n/a	n/a	x	x	x	x	x	x	x	Policy supports traffic calming measures where appropriate. Policy not required as provides only general support to an area under the remit of the Highways Authority.

Local Plan Policies Not saved (beyond 2008)		Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:
Policy	Description	Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources	
TP9	Control of HGVs	x	n/a	x	n/a	n/a	x	x	x	x	x	x	Policy supports controls on HGV movements through towns and villages. Not a planning policy issue – dealt with by County Highways.
TP12	Upgrading of the A1	✓	x	✓	n/a	x	x	x	x	✓	x	x	Policy supports aims of A1 Campaign Group. Route Management Strategy for A1 and ensuing improvements are now being project managed by the Highways Agency.
TP14	Ridgmont Bypass	✓	n/a	n/a	n/a	✓	x	x	x	x	x	x	Support for a bypass for Ridgmont. Project now substantially complete
TP15	Flitwick/ Westoning Bypass	✓	✓	✓	n/a	✓	x	x	✓	✓	x	x	Policy supports identification of a route for the Flitwick Westoning bypass and its eventual provision. Road scheme is identified in the Local Transport Plan for formal submission in 2009.
TP16	Motorway Service Areas	✓	n/a	n/a	n/a	x	x	x	x	x	x	x	Policy seeks to prevent the development of service areas on the M1 within the district. Policy not required as issue is covered by national planning policy PPG13, Annex A.

Local Plan Policies Not saved (beyond 2008)		Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of: <ul style="list-style-type: none"><li>What policy does</li><li>Why it is not being saved – relative to the protocol</li></ul>
Policy	Description	Where appropriate there is a clear central strategy					Policies that support the delivery of housing						
		Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority’s area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources			
IR1	Monitoring of Housing & Employment Land & Retail Development Trends	✓	n/a	✓	n/a	n/a	x	x	x	x	n/a	Monitoring stated trends. A requirement under the 2004 Planning and Compulsory Purchase Act.	
IR2	Publication of an Annual Monitoring Report	✓	n/a	✓	n/a	n/a	x	x	x	x	n/a	Requires publication of results in an annual report. A requirement under the 2004 Planning and Compulsory Purchase Act.	

## **APPENDIX 4 SECRETARY OF STATE DIRECTION & SAVED POLICIES FINAL SCHEDULE**

### **DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE PLANNING AND COMPULSORY PURCHASE ACT 2004 POLICIES CONTAINED IN MID BEDFORDSHIRE LOCAL PLAN 2005**

The Secretary of State for Communities and Local Government in the exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in Schedule 1 to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by the authority of the  
Secretary of State

*Tim Freathy*  
*Deputy Regional Director of Development & Infrastructure*  
*Government Office for the East of England*  
*23<sup>rd</sup> September 2008*

## SCHEDULE 1

### POLICIES CONTAINED IN MID BEDFORDSHIRE LOCAL PLAN 2005

<b>LPS1A</b>	New Settlement at Elstow
<b>LPS1</b>	Selected Settlements
<b>LPS2</b>	Large Villages
<b>LPS3</b>	Small Villages
<b>LPS4</b>	Settlement Envelopes
<b>CS1</b>	Landscape
<b>CS3</b>	Areas of Great Landscape Value
<b>CS5</b>	Marston Vale Community Forest
<b>CS7</b>	Countryside Management Projects
<b>CS10</b>	Farm Diversification
<b>CS15</b>	Re-use of Rural Buildings (commercial)
<b>CS17</b>	Agricultural PD Rights
<b>CS18</b>	Re-use of Rural Buildings (residential)
<b>CS19</b>	Development in the Countryside
<b>CS21</b>	Important Countryside Gaps
<b>CS22</b>	Re-building of Dwellings in the Countryside
<b>CS23</b>	Horse Related Development (Domestic)
<b>CS24</b>	Horse Related Development (Commercial)
<b>CS25</b>	Retailing in the Countryside
<b>CS26</b>	Outdoor Markets
<b>CS27</b>	Garden Extensions
<b>NC3</b>	CWSs & LNRs
<b>NC8</b>	Protection of Undesignated Sites
<b>GBT3</b>	Infill Development in Green Belt
<b>GBT5</b>	Green Belt Buffer (Amphill & Flitwick)
<b>CHE8</b>	Historic Parks & Gardens
<b>CHE11</b>	New Development in CAs
<b>CHE13</b>	Retention of Unlisted Buildings
<b>A1</b>	Ancient Monuments
<b>A2</b>	Site Evaluations
<b>DPS5</b>	Protection of Amenity
<b>DPS6</b>	Criteria for Extensions
<b>DPS9</b>	Open Space for New Dwellings
<b>DPS10</b>	Highways Provision for New Developments
<b>DPS11</b>	Landscaping for New Developments
<b>DPS12</b>	Character of Village Ends
<b>DPS15</b>	Important Open Space
<b>DPS16</b>	Trees and Hedgerows
<b>DPS17</b>	Surface Water Drainage
<b>DPS18</b>	Sewerage Infrastructure
<b>DPS19</b>	Public Transport/ Cycling
<b>DPS20</b>	Energy Conservation
<b>DPS20A</b>	Management of Development Waste
<b>DPS23</b>	Crime Prevention
<b>DPS26</b>	Temporary Buildings
<b>DPS27</b>	Public Art
<b>EN2</b>	Renewable Energy
<b>EN3</b>	Wind Turbines
<b>EN4</b>	Solar Energy
<b>PHS3</b>	Limiting Emissions
<b>PHS5</b>	Light Pollution

<b>SR2</b>	Sport & Leisure Facilities
<b>SR5</b>	Provision of Recreational Open Space
<b>SR6</b>	Rights of Way
<b>SR8</b>	Sport & Leisure Facilities in the Countryside
<b>HO2</b>	Affordable Housing
<b>HO3</b>	Rural Exceptions Sites
<b>HO4</b>	Housing Mix
<b>HO5</b>	Housing Density
<b>HO6</b>	Location of New Residential Development
<b>HO8(1)</b>	Land East of Lidlinton
<b>HO8(2)</b>	Land at Stewartby
<b>HO8(2A)</b>	Land at High Street, Houghton Conquest
<b>HO8(3A)</b>	Land East of Bedford Rd, Marston Moretaine
<b>HO8(4)</b>	Elstow New Settlement
<b>HO8(5)</b>	Land at Swaffield Close, Ampthill
<b>HO8(6A)</b>	Tavistock Avenue, Ampthill
<b>HO8(8)</b>	Land East of Biggleswade
<b>HO8(10)</b>	Land South of Stotfold
<b>HO8(11)</b>	Land at Queen Street, Stotfold
<b>HO8(12)</b>	Land at Fairfield, Stotfold
<b>HO8(13A)</b>	Cricketers Road, Arlesey
<b>HO8(14A)</b>	Garfield Farm, Langford
<b>HO8(15A)</b>	Land East of the Dairy, Langford
<b>HO8(19)</b>	Land at Shefford Town Football Club
<b>HO8(22A)</b>	Woodlands Estate, Greenfield
<b>HO8(25A)</b>	Braybrooks Drive, Potton
<b>HO8(26)</b>	College Farm, Silsoe
<b>HO8(26A)</b>	Home Farm, Cranfield
<b>HO9</b>	Impaired Mobility Dwellings
<b>HO10</b>	Retention of Winter Quarters for Travelling Show People
<b>HO11</b>	Provision of Winter Quarters for Travelling Show People
<b>HO12</b>	Gypsy and Traveller Sites
<b>EMP1</b>	Safeguarded Employment Sites
<b>EMP2A</b>	Rural Workshops
<b>EMP3</b>	Protection of Amenity
<b>EMP4(1)</b>	Stratton Business Park, Biggleswade
<b>EMP4(2)</b>	Land North of Sunderland Rd, Sandy
<b>EMP4(3)</b>	Land at Girtford Underpass, Sandy
<b>EMP4(4)</b>	Land at Arlesey Brickworks
<b>EMP4(6)</b>	Cranfield Technology Park
<b>EMP4(10A)</b>	Land adj. 29 Clophill Rd, Maulden
<b>EMP6A</b>	Elstow Storage Depot
<b>EMP7</b>	Small Scale Tourist Development
<b>EMP9</b>	Major Tourist Related Development
<b>EMP10</b>	High Education and Research Facilities
<b>EMP11</b>	Aviation Development
<b>EMP12</b>	Cranfield Airfield
<b>TCS2</b>	Retail Development
<b>TCS4</b>	Site at Bonds Lane & Palace St, Biggleswade
<b>TCS5</b>	Land at Buildings at Bonds Lane & Foundry Lane, Biggleswade
<b>TCS7</b>	Town Centre Opportunity Site, Flitwick
<b>TCS8</b>	Retail Warehouse Development at London Road
<b>TCS9</b>	A3 Uses in town and village centres
<b>TCS10</b>	Residential Uses in Town Centres

<b>TCS11</b>	Office Uses in Town Centres
<b>TCS12</b>	Leisure and Cultural Facilities
<b>TCS13</b>	Off-Street Car Parking
<b>TCS14</b>	Town Centre Car Parking
<b>TCS15</b>	Shopfronts
<b>TCS16</b>	Village Shops & Local Retail Centres
<b>TCS17</b>	Last Public House
<b>TP1A</b>	Travel Assessments
<b>TP1</b>	Access for Cyclists & Pedestrians
<b>TP4</b>	Biggleswade-Sandy Cyclepath
<b>TP5</b>	Public Transport Provision
<b>TP6</b>	East-West Rail Link
<b>TP7</b>	Env. Impact of Rail Freight

## APPENDIX 5: STATUS OF B1-B8 ALLOCATED SITES AT 31/03/08

Site	Local Plan Policy	Plan Area	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 Arlesey Brickworks, Arlesey	EMP4(4)	E of E	2	0	0	0	2	0
Phase IV Stratton Business Park, Biggleswade	EMP4(1)	E of E	20.2	2.98	0	0	17.22	0
Phase 1, 2 & 3, Stratton Business Park, Biggleswade	EMP4(1)	E of E	34.96	33.49	0.43	0	1.04	0
Land at Ridgmont Brickworks, Brogborough (Prologis Park)	EMP4(5)	E of E	34.17	34.17	0	0	0	0
Cranfield Technology Park, Cranfield	EMP4(6)	E of E	35.18	14.25	2.9	0	18.03	0
Land West of Girtford Bridge, Sandy	EMP4(3)	E of E	16.51	13.04	0	0	3.47	0
Land North of Sunderland Road, Sandy	EMP4(2)	E of E	5.7	3.7	0	0	2	0
Land Adjoining 29 Clophill Road, Maulden	EMP4 (10A)	E of E	0.37	0	0.37	0	0	0
Land at Bedford Road, Marston Moretaine	HO8(3)	MKSM	3	0	0	0	0	3
Land South of Stotfold	HO8(10)	E of E	2.27	0	2.27	0	0	0
<b>Total</b>			<b>154.36</b>	<b>101.63</b>	<b>5.97</b>	<b>0</b>	<b>43.76</b>	<b>3</b>
*Land forming Phase III, Shefford Industrial Estate, Shefford	EMP4 (10)	E of E	-0.85	0	0	-0.85	0	0
** Robinsons Depot and Land off Steppingley Road, Flitwick	TCS7	E of E	1.72	0	0	0	Not known	0



## APPENDIX 6: MID BEDFORDSHIRE HOUSING TRAJECTORY 2001-2021

Mid Bedfordshire Housebuilding Trajectory 2001-2021																						
Site type	Site name/location	2001/ 2002	2002/ 2003	2003/ 2004	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	Total 2001- 2021
<b>SMALL SITES AND OTHER CHANGES</b>																						
Completed		147	177	223	209	324	328	265														1673
Net outstanding homes on sites of <14 (RM and FULL) (see note 1)									118	86	87	86	86									463
<b>MEDIUM SITES</b>																						
Completed (0.41-1.0ha)		87	64	57	54	226	95	136														719
Estimated Completions for Housing Allocations (15-50 dwellings)																						
	Land East of The Dairy, Henlow								38													38
	Braybrooks Drive, Potton								19													19
	Land at High Street, Houghton Conquest									26												26
	Woodlands Estate, Greenfield									25	17											42
	Garfield Farm, Langford								57													57
	Land at Stewartby, Houghton Conquest												60	60								120
Estimated Completions for Outstanding Commitments (non allocations 15-50 dwellings)																						
	Land at Central Garage, Cranfield									24												24
	Brunswick House, Rose Lane, Biggleswade								16													16
	Land at Highways Depot, Clifton								25	15												40

	49 London Road & Land r/o 88 The Baulk, Biggleswade								22													22				
	Land at 42 The Baulk Biggleswade									15												15				
	Pegasus House, High Street, Biggleswade								21													21				
	Land at 6 Church Street, Biggleswade									23												23				
	123 Shortmead Street, Biggleswade									43												43				
	72-78 Ampthill Road, Shefford									18												18				
LARGE SITES																										
Completed (>1 ha)		379	415	476	218	353	443	353														2637				
Completions/ Estimated Completions for Housing Allocations (51 + dwellings)																										
	Land East of Bedford Road, Marston Moretaine									30	100	150	100	100								480				
	Wixams											300	250	0	0	50	400	400	50	400	400	2250				
	Land East of Biggleswade									100	200	300	300	300	300	300	300					2100				
	Land off Potton Road, Biggleswade								0	50	45											95				
	Land South of Stotfold								53	59	100	100	100	100	100	38						650				
	Queen Street, Stotfold								8													8				
	Fairfield Park, Stotfold								107	108	107	107										429				
	Fairfield Hospital								20													20				
	College Farm, Silsoe								40	100												140				
	Land West of Ampthill									50	50	50	50	10								210				
	Home Farm, Cranfield									30	41	70	80	150								371				
	Old Bridge Way, Shefford									112												112				

<b>Non Allocations (51 or more dwellings)</b>																						
	1 Clifton Road, Shefford									58												58
	The Limes, Ampthill									60												60
	Land and buildings SE of Taylors Rd, Stotfold									0	0	30	50	50								130
<b>DWELLING LOSSES</b>		-18	-10	-11	-30	-20	-20	-35														-144
<b>Total for all sites (net) :</b>		<b>595</b>	<b>646</b>	<b>745</b>	<b>451</b>	<b>883</b>	<b>846</b>	<b>719</b>	<b>544</b>	<b>1032</b>	<b>777</b>	<b>1213</b>	<b>1076</b>	<b>720</b>	<b>400</b>	<b>388</b>	<b>700</b>	<b>400</b>	<b>50</b>	<b>400</b>	<b>400</b>	<b>12985</b>

**Notes:**

1. At 31/03/08 there were 475 (net) dwellings with planning permission on sites of 14 dwellings or less. 118 of these were under construction so it has been assumed that they would be developed over the next 12 months. The remainder have been split over the next 4 years. On average, planning permission expires for 3 dwellings per year on small sites. Therefore 3 dwelling completions have been deducted from each year from 2009/2010 to 2012/2013.
2. Sites where the delivery rate cannot be estimated have not been included in the trajectory.

## APPENDIX 7: STATUS OF HOUSING ALLOCATIONS HO8(1) – HO8(26A) OF THE LOCAL PLAN AS AT 31/03/08

Site Address	Policy HO 8 ref.	Site Area (ha.)	Local Plan Estimate of out-turn	Local plan allocations remaining	Basis of Assumption	Current status	Actual Dwgs permitted at 31/03/07	Affordable Housing Requirement	Estimate of out-turn of affordable dwellings	Actual affordable dwellings secured at 31/03/07	Planning Application number
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		Development to include village green.	Current application - Not started	26	28%	7		06/00558
Land East of Bedford Road, Marston Moretaine	3A	30.80	380		Development brief adopted November 2005	Subject to S106	480	28%	134		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.	2250	25%	563		24/99/1694
Swaffield Close, Ampthill	5	1.70	50	50	Site topography dictates a low density	No current planning application.		28%	14		01/99/1747 Refused 01/01/1228 Withdrawn
Tavistock Avenue, Ampthill	6A	6.5	150	210	Development brief adopted November 2005	Draft S106 agreed, waiting for signing. No application submitted		28%	42		n/a
Land East of Biggleswade	8	74.50	2100		Development brief adopted June 2003	Current Applications - not started	2100	28%	588		03/01205 03/02006 05/01423/24 05/01424/25 05/01477(duplicate of 03/02006)
Land South of Stotfold	10	32.50	650		30 dwellings to the ha across 2/3 gross site	Site Under Construction	650	28%	182	33	07/01546 07/01383
Queen Street, Stotfold	11	3.30	70		30 dwellings to the ha across the site	Site Under construction	97	22%		23	03/01541FULL
Fairfield Hospital, Stotfold*	12	27.7	850		Fairfield Hospital Development Brief	Site Under Construction	853	28%		45	48/00/1151
Garfield Farm, Langford	14A	1.70	35		30 dwellings to the ha across the site	Site Under construction	58	28%		15	04/01542FULL 04/01867FULL
Land East of The Diary, Henlow	15A	1.00	30		30 dwellings to the ha across the site	Current outline application	38	28%	9		05/00535OUT
Shefford Town FC, Ivel Road, Shefford	19	1.50	40		30 dwellings to the ha across the site.	Subject to S106	40	Local Plan Inspectors recommend no affordable housing			07/00889/OUT

Woodlands Estate, Greenfield	22A	1.19	20	30 dwellings to the ha across the site	Site Not Started	42	28%	11	05/01444
Braybrooks Drive, Potton	25A	0.75	20	30 dwellings to the ha across the site	Site Under construction	21	Nil	Nil	05/02056FULL
College Farm, Silsoe	26	2.8	90	30 dwellings to the ha across the site	Site Under construction	90	20%	15	03/01148 07/00539
Home Farm, Cranfield	26A	17.70	350	Development brief adopted September 2005	Current Outline Application	371	28%	104	05/00885OUT
Land East of Lidlington	1	2.00	60	30 dwellings to the ha across the site	SITE COMPLETE	72	20%	14	05/01516 RM
Woburn Road, Marston Moretaine	3	6.80	100	SAM & A421 require 'stand-off'	SITE COMPLETE	141	20%	30	29/02/0549 29/02/0445
Woburn Street, Ampthill	6	0.95	30	A flatted scheme is sought to reflect locality	SITE COMPLETE	30	Nil	Nil	01/01/0718
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
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
House Lane, Arlesey	13	1.20	30	30 dwellings to the ha across the site	SITE COMPLETE	63	20%	7	02/01/0110
Cricketers Road, Arlesey	13A	2.20	60	30 dwellings to the ha across the site	SITE COMPLETE	73	22%	16	03/01331OUT 05/01141RM
Church Street, Langford	14	0.90	25	30 dwellings to the ha across the site	SITE COMPLETE	18	Nil	Nil	27/99/0069
The Dairy, Henlow	15	2.40	70	Awkward shaped site partly in CA	SITE COMPLETE	72	20%	12	23/99/1618
Broad Street, Clifton	16	1.20	35	30 dwellings to the ha across the site	SITE COMPLETE	31	20%	6	10/99/1725 01/01099
Shefford Road/Pedley Lane, Clifton	17A	1.70	35	30 dwellings to the ha across the site	SITE COMPLETE	35	20%	8	04/00906
Land at Bedford Road, Henlow	18	6.40	150	30 dwellings to the ha across 2/3 gross site.	SITE COMPLETE	136	20%	34	23/00/1991
Ampthill Road, Shefford	20	1.00	20	Significant screening required partly in floodplain.	SITE COMPLETE	22	Nil	Nil	42/98/0916
Ampthill Road, Maulden	21	1.60	45	30 dwellings to the ha across the site.	SITE COMPLETE	46	20%	9	30/03/01985
Hall End, Maulden	22	1.10	20	30 dwellings to the ha across the site.	SITE COMPLETE	25	Nil	Nil	30/01/0897
High Street, Meppershall	23	2.60	75	30 dwellings to the ha across the site.	SITE COMPLETE	66	20%	13	31/02/0057
Myers Road, Potton	24	2.50	70	30 dwellings to the ha across the site.	SITE COMPLETE	70	20%	14	37/98/0045
Sandy Road, Potton	25	3.25	95	30 dwellings to the ha across the site.	SITE COMPLETE	86	20%	20	37/01/0334

<b>Total</b>	<b>318.79</b>	<b>8259</b>	<b>260</b>			<b>8343</b>		<b>1672</b>	<b>347</b>
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\* 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 8 : BIODIVERSITY – SITE LOCATIONS

### SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI)

*- notified under Section 28 of the Wildlife & Countryside Act 1981*

1	Coopers Hill, (The Firs),	Amphill
2	Deacon Hill	Shillington (Pegsdon)
3	Flitwick Moor	Flitwick
4	Kings Wood & Glebe Meadow	Houghton Conquest
5	Knocking Hoe	Shillington (Pegsdon)
6	Marston Thrift	Marston Moretaine (Wood End)
7	Maulden Church Meadow	Maulden
8	Maulden Heath	Maulden
9	Maulden Wood & Pennyfathers Hills	Maulden
10	Potton Wood	Potton
11	Pulloxhill Marshes	Pulloxhill
12	Sandy Warren	Sandy
13	Smithcombe, Sharpenhoe & Sundon Hills (part of) SE of Harlington	<i>(English Nature class this as within South Bedfordshire)</i>
14	Southill Lake & Woods	Southill
15	Wavendon Heath Pond	Aspley Heath

### LOCAL NATURE RESERVES (LNR)

*- declared under Section 21 of the National Parks & Access to the Countryside Act 1949*

1	Coopers Hill, (The Firs) Amphill
2	Kings Wood, & Glebe Meadow, Houghton Conquest
3	Flitton Moor, Flitton
4	Marston Thrift, nr Cranfield
5	Henlow Common & Langford Meadows
6	Maulden Church Meadow
7	Flitwick Wood
8	The Riddy, Sandy (made 2003)

### NATIONAL NATURE RESERVES (NNR)

*- declared under Section 16 of the National Parks & Access to the Countryside Act 1949*

1	Knocking Hoe, Pegsdon
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### REGIONALLY IMPORTANT GEOLOGICAL AND GEOMORPHOLOGICAL SITES (RIGS)

The Pinnacle	October 2007
Broom Quarry	October 2007
Cainhoe Quarry	October 2007
Deepdale Quarry	October 2007
Quest Pit	October 2007
River Ivel Walk	October 2007
Segenhoe Church	October 2007
Smithcombe, Sharpenhoe and Sundon Hills	October 2007
St Mary's Church, Clophill	October 2007

**COUNTY WILDLIFE SITES (CWS)**

Amphill	Amphill Cutting	1997
Amphill	Amphill Park	
Amphill	Coopers Hill (incl. SSSI & LNR)	
Amphill	St. Andrew's Church Cemetery & The Knoll	
Arlesey	Arlesey Meadows	1998
Arlesey	Blue Lagoon	
Arlesey	Hill Farm Pits	1998
Aspley Guise	Aspley Guise Meadow	2005
Aspley Guise	Braystone	2003*
Aspley Heath	Aspley Heath Field	
Aspley Heath	Aspley Wood, New/Old Wavenden Heath (incl. SSSI)	2000
Battlesden	Battlesden Lake complex	
Battlesden	Watergate Meadow	
		New Site
Battlesden	Clipstone Brook	15/11/2007
Biggleswade	Biggleswade Common	1999
Blunham	Blunham Railway Line	
Blunham	Gt. Barford Gravel Pit	
Campton & Chicksands	Chicksands Wood	
Campton & Chicksands	Lower Alders	1997
Campton & Chicksands	Speedsdaury Wood	
Campton & Chicksands	Temple Grove	
		Boundary
		Extended
Campton & Chicksands	Upper Alders	15/06/07
Chicksands	Aerial Site	
Clophill	Fullers Earth Works	1997
		Absorbed into
		new site
		Cainhoe Lakes
		15/06/07
Clophill	Readshill Grassland	
Clophill	Cainhoe Lakes CWS	New Site
		15/06/07
Cranfield	Cranfield Manor Farm	
Dunton	Dunton Green Lane	
Eversholt	Birchall's Wood	
Eversholt	Briar Stockings	
Eversholt	Hay Wood	
Eversholt	Kingshoe Wood	
		New Site
Eversholt	Eversholt Millenium Pond	15/11/07
Everton	Everton Churchyard	1997
Everton	Everton Hill	
Everton	Foxhole Wood	
Everton	Waterloo Thorns	
Everton	White Wood	
Everton	Woodbury Cinques Complex	
Everton	Woodbury Story Moats, Crow Grove, Story Moat Spinney	





		15/11/07
Milton Bryan	Hungerhill Wood	
Milton Bryan	Palmer's Shrubs	
Milton Bryan	S.W. Washers Wood	
Mogerhanger	Bottom Wood	
Mogerhanger	Lepards/Southmills Pits	1997
Mogerhanger	Park Hospital	
Northill	College Wood	
Northill	Home Wood Complex	
Northill	Sheerhatch Wood	
		New Site
Northill	Warren Villas	07/02/08
Old Warden	Old Warden Church	2004*
Old Warden	Old Warden Railway	
Old Warden	Old Warden Tunnel	
Old Warden	Palmers Wood & Spinney	
Old Warden	Swiss Garden Woodland	
Old Warden	Warden Abbey Grasslands	
Old Warden	Warden Great Wood	
Old Warden	Warden Little Wood	
Old Warden	Warden Warren	
Potsgrove	Bushycommon Wood	
Potsgrove	Grove Wood	
Potsgrove	Home Wood	
Potsgrove	Potsgrove Grasslands	1997*
Potton	Potton Wood (incl. SSSI)	
Pulloxhill	Grasslands, W of Flitton Road	
Pulloxhill	Grasslands. Land E. & S.E. of Pulloxhill	1997
Pulloxhill	Meadhook Wood	
Pulloxhill	Pulloxhill Marsh (incl. SSSI)	
Sandy	Bunkers Hill & Tank Depot	1998
Sandy	Disused Railway	
Sandy	Lords Wood	
Sandy	<del>Redstone Hill</del>	Deleted 1998
Sandy	Sandy Cemetery	
Sandy	Sandy Meadows	1996
Sandy	Sandy Warren (incl. SSSI)	
Sandy	The Pinnacle	2000*
Sandy	Zwetsloots Pits	
Shefford	Beal's Wood	
Shefford	Old Warden Railway	
Shillington	Apsleybury Wood	
Shillington	Church	1997
Shillington	<del>Higham Gobion Meadow</del>	Deleted 1997
Shillington	Kettledean Farm	
		Modified
Shillington	Knocking Hoe (incl. SSSI & NNR)	20/07/06
		Modified
Shillington	Noon & Deacon Hill (incl. SSSI)	20/07/06
Shillington	Northley Farm Meadows	1998*
Shillington	Pegsdon Grassland	
Shillington	Pegsdon Hills (Wildlife Trust Holding)	

Shillington	Shillington Meadow	
Shillington	Tingley Field Plantation	
Silsoe	Buckle Grove	
Silsoe	Disused Pit N. of Silsoe	1997
		1997
		Absorbed into
		new Flit Valley
		CWS 15/06/07
<del>Silsoe</del>	<del>Pennyfather's Moors &amp; Meadows</del>	
Silsoe	Simpsonshill Plantation	
Silsoe	Thrift Wood	
Silsoe	Warren Wood	
Silsoe	Wrest Park grounds	
Southill	Keepers Warren	
Southill	Old Warden Railway	
Southill	Railway Embankment	
Southill	Southill Lake & Woods (incl. SSSI)	
Southill	Rowney Warren	
Stanford	Stanford Plantation	
Steppingley	adj. Steppingley Hospital	1997
Steppingley	Rod Wood/Steppingley Copse	
<del>Stondon</del>	<del>Lower Stondon Meadows</del>	Deleted 1996
Sutton	Sutton/Millhouse Fen & Waterloo Wood	
Tempsford	Latch Pool Brook	
Tempsford	Sir John's Wood	
Tingrith	Hills Plantation	
Tingrith	Washers Wood/Daintry Wood	
Westoning	Moors Plantation	
Westoning	Wood End Alders	New Site 15/06/07
Woburn	Apesfield Spring	
Woburn	Charle Wood	
Woburn	Coswell Lane Field	2000*
Woburn	Horsemoor Farm marsh	
Woburn	Lowes Wood	
Woburn	Milton Wood & Ponds	Boundary clarified 04/10/05
Woburn	The Pinetum, Woburn Park	
Woburn	Utcoate Grange Meadow	
Woburn	Woburn Park	
Wrestlingworth	Cockayne Hatley Wood	
District	River Flit	Boundary Adjustment and clarification 15/11/07
Various Locations	River Ivel and Hiz	

## APPENDIX 9 TRANSPORT INDICATOR



**Bedfordshire County Council**

**Percentage of new residential development in Bedfordshire within 30 minutes public transport time of a GP, Hospital, Lower School, Middle School, Upper School, area of employment and a Major Retail centre.**

**Based on Housing completions 2007/08**

**October 2008**

Produced by:

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## Appendices

Appendix A: Housing Completions in Mid Bedfordshire (2007/08)

## 1. **Introduction**

- 1.1 Accession Software enables assessment to be made of accessibility for different areas and different population groups. It can use a range of transport modes, including public transport, car, walking and cycling. Accession can either use frequency-based services data, time, or cost and also takes into account the time period during which services are available.
- 1.2 Accession's time and cost maps can help in pin pointing the barriers to accessibility and facilitate the development of alternative solutions. In this case Accession has been used to establish the results for Indicator 3b of the Local Development Framework (LDF), "The percentage of new residential development within Mid Bedfordshire District Council that is within 30 minutes public transport time of a GP, hospital, Lower, Middle and Upper schools, employment area and major retail centre."

## **2 Assessment Parameters and Technical Information**

2.1 In order to run a calculation in Accession there are required project components

- Public Transport Networks
- Road Network
- Origin Sets
- Destination Sets

### **Public Transport Network**

2.2 This data set consists of the most up to date public transport service and stop information that is available to Bedfordshire County Council. This is a combination of Bedfordshire and its surrounding counties public transport information downloaded from the National Public Transport Data Repository (NPTDR).

2.3 This data consists of existing conventional public transport services (commercial and county council tendered services) but excluding coach, schools contract and Demand Responsive Transport Services.

### **Road Network**

2.4 The Integrated Transport Network (ITN) has been obtained from Ordnance Survey for Bedfordshire and its surrounding authorities. This data is generally used by Accession to establish accessibility by walking or cycling to destinations or bus stops.

### **Origin Sets**

2.5 Origins are a set of points that represent the start of any journey. They form the basis for any type of accessibility calculation and are often selected to represent where people live. The Easting and Northing points of all housing completion sites in Mid Bedfordshire from 2007-2008 were used as origin points. The spreadsheet containing this data was obtained from the LDF Team at Mid Bedfordshire District Council.

## Destination Sets

2.6 The destination set contains the end point for the trip and the number of destinations can range from a single destination to hundreds of destinations. The destination sets used for these calculations are based on the key services required within the LDF process for indicator 3b and were produced in the following way:

- **GP Surgeries** – A list of GP surgeries was compiled from the NHS website ([www.nhs.uk](http://www.nhs.uk)). The search area used covered Bedfordshire and surrounding counties.
- **Hospitals** – The main acute hospitals within Bedfordshire were extracted from DfT supplied lists of NHS hospitals in the UK. Bedfordshire residents are sometimes referred across administrative boundaries to closer hospitals within other PCT's, these have also been compiled from the DfT list.
- **Lower, Middle and Upper Schools** – A list of schools that children in Bedfordshire attend has been obtained from the Sustainable School Travel Team.
- **Areas of Employment** – A spreadsheet of main employment areas was supplied by Mid Bedfordshire District Council
- **Major Retail Centres** – A list of major retail centres people in Bedfordshire are likely to use has been compiled using sites in the Local Development Framework and by Bedfordshire County Council using local knowledge

## Time Periods

2.7 Accessibility calculations can be assessed for any time period in a day. Knowledge within Bedfordshire County Councils Transport Policy team, the Integrated Public Transport Unit and from the Accession calculations generally suggest that few if any locations in Bedfordshire which have an AM peak public transport service do not have the opposite service in the PM. With this knowledge only assessments within the AM peaks have been assessed.



- 2.8 Accession calculations have been undertaken to assess how accessible key services are to the residents of the housing completion sites in Mid Bedfordshire.
- 2.9 Access to each of the key service areas has been based upon typical time periods when demand for the service is likely to be greatest.
- GP Surgeries: 7am – 12pm
  - Hospitals: 7am – 12pm
  - Schools: 7am – 9am
  - Areas of Employment: 7am – 10am
  - Major Retail Centres: 9am – 12pm
- 2.10 The accessibility of these services was assessed for public transport and walking modes.

#### **Default Values**

- 2.11 For the purpose of this assessment, the default values within Accession have been used;
- Walk Speed – 4.8km/hr
  - Maximum connection distance – 0.8 km (distance to bus stops)
  - Maximum interchange distance of 0.5 km (walk distance to make a public transport connection)
- 2.12 This ensures that the approach to these results is consistent across all areas of the county.

### **3      Assumptions**

- 3.1      Accession software has a number of built-in operating assumptions that need to be taken into account when considering the results.
- 3.2      **Choice** – Accession makes an assumption that people will access their local facility (that is the easiest to get too based on the transport modes selected in the options for the calculation). No account is taken of preferential choice to access one facility over another, for example, reflecting the fact that different town centres often have different shops and personal choice. However, the impact of this issue is considered minimal as it is an exercise to represent the availability of any service location, rather than one of preferred choice
- 3.3      **Buses run on Time** – Accession assumes that buses run exactly to their timetable. This assumption means that connections between services can always be made (if the timetable and walk times allow) and it takes no account of the knock on effect that a delay to one service may have on further connections necessary to complete the journey.
- 3.4      **Buses aren't full** – No account is taken in Accession of bus loadings and the ability for people to physically get on a bus. Accession assumes that if a bus serves a particular route then it will always have the capacity to accommodate people wanting to board the bus.
- 3.5      **Walk Time** – As out lined above, Accession assumes a walk time to bus stops that is stipulated in the options before undertaking the calculation. This is then applied to all users of public transport. In reality, user groups walk at different speeds when accessing public transport.

## 4 **Results**

- 4.1 Accession can produce results in map format or tabular format. Maps are an excellent way to visually demonstrate the accessibility from each housing completion site to each of the seven stated services.
- 4.3 Whilst maps are an excellent analytical tool, particularly for identifying the sites with low accessibility, in this case the actual results in tabular format are needed to provide figures to determine the following
- Percentage of new residential development within 30 minutes public transport time of a GP, hospital, lower school, middle school, upper school, area of employment and a major retail centre.
- 4.4 As would be expected:
- The completion sites in urban areas tend to be the most accessible areas (where networks are most dense, connectivity is good, services are located nearby and public transport services are readily available)
  - Completion sites located on key bus corridors are with good accessibility, generally due to a combination of some local services, combined with good access to strategic services offered by inter urban bus networks; and
  - Rural areas are generally the least accessible areas. Increases in car ownership have resulted in lower levels of bus use; subsequently commercial provision has been reduced, leaving a lower frequency and less comprehensive network particularly affecting the more rural areas of Mid Bedfordshire.
- 4.8 The tables produced by Accession can be made available on request, however a summary for Mid Bedfordshire District is provided below.
- 4.9

Total Number of Residential Development Sites 2007/08	Total Number of Residential Development Sites within 30 Minutes Public Transport Time of a <b>GP Surgery</b> Calculated by Accession	% of residential development sites within 30 minutes PT time of a <b>GP Surgery</b>
386	320	83%

## 4.10

Total Number of Residential Development Sites 2007/08	Total Number of Residential Development Sites within 30 Minutes Public Transport Time of a <b>Hospital</b> Calculated by Accession	% of residential development sites within 30 minutes PT time of a <b>Hospital</b>
386	19	5%

## 4.11

Total Number of Residential Development Sites 2007/08	Total Number of Residential Development Sites within 30 Minutes Public Transport Time of a <b>Lower School</b> Calculated by Accession	% of residential development sites within 30 minutes PT time of a <b>Lower School</b>
386	367	95%

## 4.12

Total Number of Residential Development Sites 2007/08	Total Number of Residential Development Sites within 30 Minutes Public Transport Time of a <b>Middle School</b> Calculated by Accession	% of residential development sites within 30 minutes PT time of a <b>Middle School</b>
386	230	60%

## 4.13

Total Number of Residential Development Sites 2007/08	Total Number of Residential Development Sites within 30 Minutes Public Transport Time of an <b>Upper School</b> Calculated by Accession	% of residential development sites within 30 minutes PT time of an <b>Upper School</b>
386	151	39%

## 4.14

Total Number of Residential Development Sites 2007/08	Total Number of Residential Development Sites within 30 Minutes Public Transport Time of an <b>Area of Employment</b> Calculated by Accession	% of residential development sites within 30 minutes PT time of an <b>Area of Employment</b>
386	141	37%

## 4.15

Total Number of Residential Development Sites 2007/08	Total Number of Residential Development Sites within 30 Minutes Public Transport Time of a <b>Major Retail Centre</b> Calculated by Accession	% of residential development sites within 30 minutes PT time of a <b>Major Retail Centre</b>
386	144	37%

## **APPENDIX A**

### **Housing Completions in Mid Bedfordshire (2007/08)**

PARISH	SITE_ADDRESS	Area	Origin X	Origin Y
Aspley Guise	Blue Orchid Restaurant, The Square	641	494271	235899
Aspley Guise	28 Mount Pleasant	628	494771	235802
Flitwick	19a and 19b High Street	186	503175	235489
Ampthill	19 Dunstable Street	232	503367	237635
Pulloxhill	Land at 93 Greenfield Road	4290	505794	234482
Ampthill	Land at Morgana Works, Station Road	3988	502586	237262
Westoning	Land adj 4 Church Road	324	503284	232542
Clophill	Land adj 14 The Slade	480	508346	238244
Haynes	Greenacres, West End, Haynes, MK45 3QU	3467	506902	239745
Stotfold	Land r/o 16 Church Road	784	521791	236826
Gravenhurst	Land adj 65 High Street	706	511387	236075
Maulden	9 Kings Road	401	505058	238306
Maulden	Clophill/Silsoe Road	1829	505875	237783
Silsoe	Land north of Silbury Court	1063	507558	236229
Flitton & Greenfield	38 High Street	2101	505176	234662
Ampthill	12 Flitwick Road	259	503213	237378
Clophill	1 Hight Street	705	508250	237738
Cranfield	20A Broad Green	420	496097	243147
Cranfield	Land off Merchant Lane	8193	495290	242301
Eversholt	Granham House Barns, Higher Rads End	3929	499386	232920
Flitton & Greenfield	Manor Farm, Brook Lae	329	505817	235931
Flitwick	Former Waverley School, Steppingley Road	434	503145	235113
Meppershall	2 Fildyke Close	2458	514280	236417
Dunton	Land adj 3 Lime Tree Drive	447	523688	244087
Biggleswade	25 Hitchin Street	68	518959	244429
Clifton	Clifton House	5844	516678	239166
Gravenhurst	Land adj 11 Parkside	218	510988	235837
Gravenhurst	Fairbourne, Barton Road	1104	511052	235741
Maulden	Sandridge, 6 Flitwick Road	1773	504670	237847
Brogborough	The Coach House, Manor Barns, Bedford Road	3555	496293	239078
Langford	The Vicarage, 65 Church Road	733	518725	241787
Biggleswade	101-103 Hitchin Street	424	518961	244164
Potton	4 Orchard Close, Market Square	331	522340	249260
Sandy	Phase 8, Plots 112 - 128, Ivel Park	5944	516611	250498
Arlesey	Land r/o 260 High Street	795	519346	236823
Liddington	Land known as Westmead Farm, Sheaptick End	1330	498514	239299
Clifton	10 Hitchin Lane	378	516683	238650
Flitwick	Land adj Flitwick Mill, Greenfield Road	1710	504137	234789
Potton	Land off Chapman Close	505	522164	249396
Meppershall	Meppershall Garage, High Street	205	514060	236727
Meppershall	89A High Street	705	513759	236344
Meppershall	Land off 2 Crackle Hill Road	562	514093	236808
Meppershall	Land at 29 & 31 Fildyke Road	361	514299	236547
Meppershall	Land at 33 Fildyke Road	1875	514337	236549
Meppershall	49 High Street	484	513961	236632
Northill	Rotary Farm, Thorncote Green	8922	515156	247544
Northill	Land adj 86 Hitchin Road	489	516500	245438

Meppershall	Land at 29 & 31 Fildyke Road	4523	514303	236580
Stondon	Rear of 38 Station Road, Lower Stondon	786	515637	235159
Sandy	Sunderland Road, Sandy	1071	517194	249393
Maulden	84 Clophill Road, Maulden	2035	506680	237622
Maulden	7 Kings Road, Maulden, MK45 2DT	641	505072	238311
Houghton Conquest	Village Farm, Chapel End Road, Houghton Conquest	615	504752	241619
Ampthill	The Paddock, Grange Road	575	503012	237213
Aspley Guise	27 Mentone Avenue, Aspley Guise	733	493886	235583
Clifton	198 Shefford Road, Clifton	502	515506	239053
Biggleswade	42 The Baulk, Biggleswade	1178	519513	244629
Biggleswade	9 and 9a Station Road	1972	519179	244433
Henlow	52 Clifton Road, Henlow	1644	517273	238274
Moggerhanger	37 Blunham Road	1150	514214	249544
Sandy	land to rear of 37 - 41 St Neots Road	375	516882	249535
Biggleswade	Land to rear of 80 - 82 The Baulk	891	519606	244622
Flitwick	39 Kings Road	900	503735	234952
Harlington	103a Westoning Road	2804	503373	230991
Maulden	The Rectory site, Clophill Road	4323	506167	237630
Hulcote Salford	Land adjacent to 1 Brittons Lane	493	493475	239123
Aspley Guise	21 Mentone Avenue	656	493844	235605
Aspley Guise	3a Weathercock Lane	1355	493396	235758
Shefford	Old Bridge Road	13160	514357	238761
Clophill	Land r/o 81 High Street	992	508899	238168
Clophill	80 High Street	1966	508872	238071
Cranfield	Brook Farm, Crawley Road	2462	495624	244393
Cranfield	Land at 5 Court Road, Court Road	1284	495558	242068
Cranfeild	Land adj. to East End Farm, Bedford Road	1088	496193	242513
Eversholt	The Sheiling, Tingrith Road	2883	499708	233121
Eversholt	The Old Bakery, Church End	345	498313	232469
Ampthill	The Paddock, Grange Hill	3187	503094	237156
Aspley Guise	Timber Ridge, Woburn Lane	4377	494223	235336
Haynes	26-28 Plummers Lane	550	509752	241534
Aspley Guise	The Old Barn	95	494755	235898
Maulden	The Lodge, Clophill Road	770	506175	237698
Lower Stondon	Holwellbury Farm	8660	516132	234461
Silsoe	College Farm	9251	508027	235427
Biggleswade	Land to rear of 27 Hitchin Street	158	518979	244429
Cranfield	12 Merchant Lane	1774	495365	242239
Pulloxhill	Land at junction of Greenfield Road and High Street	374	506161	233953
Stotfold	Fairfield Central Phase 2	5145	520319	234824
Stotfold	Fairfield Central Phase 2	11231	520312	234903
Stotfold	Parcel 1, Land south of Stotfold	20421	521998	236294
Potton	Land r/o 16-22 Byards Green	3900	522056	249676
Potton	Brookfields	9287	522495	249285
Potton	Land adj Crown Cottage, Market Square	919	522372	249284
Potton	Myers Farm, Myers Road	1548	522504	249739
Potton	Land r/o Braybrooks Drive	8393	522446	248938
Potton	Land adj Myers Farm, Myers Road	1719	522489	249717
Potton	The Old Hall, Brook End	149	522463	249171
Sandy	Land at Jordans Yard, High Street	4656	517221	249337
Sandy	39 High Street	1435	517435	249148
Sandy	land adj 32 Brickhill Road	182	517595	249510



Sandy	10 St Neots Road	674	517161	249356
Sandy	Land to rear of The Conservative Club, Bedford Road	5096	517094	249136
Sandy	Land btw 13 & 17 Kings Road, Sandy	240	517161	249221
Sandy	The Lodge, Mill Lane	2603	516713	248839
Sandy	36 High Street	304	517542	248999
Sandy	Land to r/o 152 St Neots Road	812	516764	249969
Sandy	8 Bedford Road	3762	517047	249291
Sandy	Land Adj to Cobblers Cottage, The Baulk, Beeston	217	516869	248422
Sandy	10 London Road	325	516526	249181
Sandy	Woodside Farm	2645	517994	248530
Flitton & Greenfield	Uplands, Wardhedges	3792	506387	235738
Flitton & Greenfield	Land adj The Old Vocarage, High Street	1172	506028	235801
Flitton & Greenfield	Land r/o 61-67 High Street	2269	505192	234804
Flitton & Greenfield	Land adj 32 High Street	713	505961	235791
Flitton & Greenfield	Church Farm, 19 Church Street	624	505964	235992
Flitwick	43 Elmwood Crescent	657	503672	234640
Flitwick	29 Dunstable Road	813	503402	234705
Flitwick	92 Ampthill Road	879	502983	236220
Flitwick	Land adj 56 The Ridgway	334	503462	235557
Flitwick	80 Ampthill Road	573	502989	236122
Flitwick	Land at High Street	14628	503338	235315
Flitwick	Ashton Gate	296	502977	235758
Flitwick	Ashton Gate	202	503025	235747
Flitwick	Old Far, Church Road	1317	502747	233979
Flitwick	Land at Vicarage Hill	896	503295	234346
Flitwick	Land adj 62 Lyall Close	477	503501	234693
Flitwick	53a Station Road	324	503796	234793
Flitwick	10 Steppingley Road	889	503240	235066
FLITWICK	Land to r/o 17-35 Kings Road	4008	503667	234975
Flitwick	Land r/o 3 Ampthill Road	907	503121	235684
Flitwick	16 Millards Close	628	502939	235355
Blunham	17 High Street	210	515280	251200
Stotfold	Parcel 7, Junction of Hitchin Road and A507	25601	521014	235957
Moggerhanger	The Guinea PH, Blunham Road	1100	514146	249262
Flitwick	2 High Street, Flitwick	608	503451	235030
Houghton Conquest	Land adj 11 Rectory Lane	360	504512	241337
Henlow	Land adjacent to 59 Park Lane, Henlow	749	517730	238587
Sandy	30, The Green, Beeston	1470	517008	247917
Flitton - Greenfield	Land adjacent to 71 High Street, Greenfield	545	505301	234894
Shillington	Lordship Farm, 77 Upton End Road	2776	512517	235012
Shillington	Land at Meppershall Road	1755	513544	235806
Shillington	Archers Farm, Hanscombe End Road	4343	511603	233798
Shillington	Land at the Gables, New Walk	3687	512548	234271
Shillington	26 Apsley End Road	88	512146	232636
Shillington	Land adj 48 Aspley End Road	1035	512047	232404
Shillington	The Old Swan House, 7 Hanscombe End Road	1800	512117	233118
Sandy	Ivel Park	63459	516569	250630
Houghton Conquest	Rectory Lane	2144	504472	241336
Houghton Conquest	Rectory Lane	696	504463	241359
Houghton Conquest	10 High Street	820	504585	241555
Houghton Conquest	Land adj Bunyan Cottage, The Grove	881	504214	241264
Hulcote & Salford	Church Farm,	2205	494561	238917

Hulcote & Salford	Woodbine Ctage, Broughton Road	905	493241	239385
Lidlington	Thrupp End Farm	38931	498755	239641
Lidlington	Land off, Marston Road	28803	499236	239138
Marston Moretaine	Walnut Tree Farm, Upper Shelton	1014	498878	243396
Marston Moretaine	Land adj 45 Beancroft Road	332	499320	241626
Marston Moretaine	Land r/o 67 Bedford Road	674	499610	241534
Marston Moretaine	Land adj 130 Bedford Road	969	500020	242171
Marston Moretaine	Paddocks, 1 Upper Shelton Road	2124	498860	243469
Marston Moretaine	8 Lower Shelton Road	587	500072	242440
Marston Moretaine	Land adj to 145 Lower Shelton Road	724	499643	242803
Westoning	Land at 12 Church Road	246	503261	232558
Westoning	Land r/o 14-18 Church Road	378	503251	232590
Tempsford	Land at Church Street	2472	516160	252782
Stotfold	62-64 Regent Street	543	521690	237046
Gravenhurst	High Street	270	511277	235924
Biggleswade	Brunswick House, Rose Lane	1423	519134	244908
Langford	Garfield Farm	3511	518685	241028
Arlesey	The Lake House, Etonbury Farm	5552	519297	238159
Arlesey	Land r/o 141 High Street	2942	519300	236191
Arlesey	Coach House r/o 121 High Street	1291	519298	236078
Arlesey	Land adj St Andrews Church, High Street	375	519169	235584
Arlesey	Land r/o 175 High Street	375	519256	236407
Arlesey	225a High Street	584	519249	236538
Arlesey	Land r/o 233 & 235 High Street	848	519227	236600
Arlesey	Land r/o 128 & 134 High Street	1145	519398	236166
Arlesey	Land r/o 1-18 Pix Court	906	519340	237803
Arlesey	Land r/o 32-42 House Lane, Arlesey	1198	519441	237252
Arlesey	1-9 Stotfold Road	977	519368	237791
Biggleswade	Havelock Road	320	519426	244933
Biggleswade	Land r/o 58 High Street	322	519224	244574
Biggleswade	8 Kingsfird Road	71	520271	244231
Biggleswade	154 Drove Road	1091	519666	245172
Biggleswade	97-101 High Street	215	519305	244630
Biggleswade	132 Shortmead Street	376	518796	245032
Biggleswade	Land adj 95 Hitchin Street	104	518954	244188
Biggleswade	Milestone, Dunton Lane, Biggleswade	1479	520405	243559
Biggleswade	29 Lindsell Crescent	307	519501	245040
Stotfold	Fairfield - Site 1 Off Bronte Avenue	29539	520053	235081
Stotfold	Fairfield - The Crescent, North Section	17853	520247	234735
Stotfold	Dickens Boulevard, Stotfold	3171	520225	234827
Stotfold	Fairfield Hospital - Zones 5,8,9,10,11,12,13,14,15	82219	520368	235188
Stotfold	Taylor's Nursery, Taylor's Road	12920	522075	238150
Stotfold	land to r/o 16 Church Road	784	521791	236826
Stotfold	Adj 24 Regent Street	604	521627	236921
Stotfold	Fairfield Hospital - Farm Buildings	8890	520258	235291
Stotfold	Land to r/o 46,48 & 50 The Avenue	1149	521763	236785
Stotfold	69A High Street	301	521819	236539
Stotfold	73A High Street	370	521827	236550
Stotfold	Land adjoining 31 Regent Street	1009	521570	236918
Stotfold	Land adj 31 Regent Street	1008	521570	236918
Stotfold	Land adj to 22 Meadow Way	1151	521631	236704
Stotfold	Land adj to 96 Vaughan Road	258	521578	237478

Stotfold	Land at Church Road and The Crofts	1319	521899	236622
Stondon	179a Station Road	185	516382	235706
Stondon	Adj to 1 Meppershall Road	710	515309	235172
Stondon	197a Station Road	185	516382	235706
Stondon	Land at Stondon Garden Centre, Station Road	4152	515638	235203
Stondon	Land adj to 5 Brookvale	434	515127	235169
Woburn	Maryland College, Leighton Street	13572	494199	232882
Woburn	Ivy Lodge, Leighton Street	1004	494090	232796
Woburn	Round House, Leighton Street	1507	494057	232913
Woburn	Woburn Golf and Country Club,	44070	492418	233164
Arlesey	49 Stotfold Road	897	519572	237642
Arlesey	Land off St Johns Road	17862	519060	235878
Henlow	Chiltern Lane	542	517474	238106
Henlow	5 Lime Walk	273	517607	238586
Henlow	Westfield Farm, Hitchin Road	6263	517237	237153
Henlow	12 Church Road	1057	517732	238706
Langford	Holmestead Farm	858	518672	242325
Langford	21-23 Prospect Place	408	518794	240931
Langford	Running Waters Farm	839	518698	242547
Langford	9-11 High Street	1155	518628	240818
Potton	Land off Myers Road	2895	522290	249822
Sandy	35 St Neots Road	1191	516867	249509
Houghton Conquest	76 Bedford Road	791	504325	242224
Maulden	Land & bldgs at 34 Water End Road	664	507161	237331
Maulden	Land adj 27 Wingfield Avenue	515	505056	238405
Maulden	79 Clophill Road	801	506744	237697
Maulden	Land adj 107 Clophill Road	3343	507079	237734
Maulden	Clophill/Silsoe Road	1829	505875	237783
Millbrook	56 Sandhill Close	4658	501446	238245
Pulloxhill	Gagmansbury Farm	759	507300	234076
Pulloxhill	5 Church Road	392	506179	233916
Pulloxhill	17 High Street	142	506339	234115
Ridgmont	70 Station Road	138	497279	236340
Shefford	81-85 Clifton Road	2216	514852	238992
Shillington	Red House Farm, 19 Upton End Farm	416	512927	234641
Stotfold	132-136 Hitchin Road	874	521029	236269
Haynes	96 - 96a Church End	1507	508266	241114
Shillington	Little cedars, Handscombe End Road	2785	511813	233645
Houghton Conquest	Land off High Street	11651	504577	241503
Flitwick	Lime close, Flitwick	1813	503653	234469
Clophill	5 - 7 Old Silsoe Road	165	508305	237510
Potton	Land to rear of 22 Horslow Street, Potton	453	522256	249399
Langford	Land to rear of 125 & 127 Church St	196	518615	241156
Potton	Vicarage Farm, Gamlingay Road	5498	523474	250546
Stondon	171A Station Road	559	516238	235695
Stanford	96 Broom Road	761	516215	241157
Stondon	Land to r/o 22 Station Road	6493	515523	234791
Southill	Stanford Road	863	515604	241908
Stanford	Fir Screen Nurseries, Broom Road	1535	516074	241118
Ampthill	46 Park Hill	1166	503284	238177
Aspley Guise	The Corner House, 19 Mentone Avenue	658	493830	235611
Flitwick	2 Woodcock Walk	486	502872	234438

Harlington	10 Bunyans Walk	253	503678	230716
Marston Moretaine	Land SW of 100 to 102 Bedford Road	1479	499923	242009
Arlesey	Edgeworth House, 121 High Street	1549	519249	236086
Clifton	Land adj to 8A New Road	182	516396	238858
Langford	105 High Street	209	518462	240181
Shefford	Land off Squires Close	4431	514916	238674
Shefford	Land off Squires Close	4431	514916	238674
Shefford	34a and r/o 32 High Street	419	514256	239086
Shefford	Land r/o 8 Bedford Road	427	514289	239491
Shefford	Land r/o 43 New Street	397	514156	238796
Shefford	Land between 8 & 11 Palmer Close	328	514125	239185
Shefford	Land r/o 54 & 56 High Street	726	514124	239050
Shefford	8 Clifton Road, Shefford	603	514585	239001
Shefford	Land off Midland Gardens	210	514176	238770
Shefford	3 New Street	594	514142	238920
Silsoe	Land adj to Swallows, West End Lane	688	507931	235492
Silsoe	Land south of Silbury Court	727	507513	236103
Silsoe	Old Vicarage	488	508009	235738
Silsoe	Land at Road Farm, Clophill Road	670	508023	236415
Silsoe	Land r/o 40 Newbury Lane	717	507780	236233
Silsoe	Land r/o 38 Newbury Lane	2160	507755	236268
Silsoe	Land adj to 46 High Street	366	508196	235818
Tingrith	New Road Farm, Hight Street	964	501035	232483
Westoning	Wadelow Grange, Wood End	1394	501650	231526
Westoning	Land adj 15 Richmond Road	169	503358	232728
Westoning	4 Church Road	442	503298	232534
Westoning	Land r/o 2 The Pyghtle	349	503393	232406
Westoning	2a Greenfield Road	980	503492	232713
Biggleswade	20 Nursary Close	4836	519791	245640
Biggleswade	2b Shortmead Street	81	518892	244640
Biggleswade	Land r/o 56 Drove Road	628	519793	244654
Biggleswade	64 Shortmead Street	930	518848	244843
Biggleswade	5 Edward Road, Biggleswade	404	519496	245109
Maulden	Holly Cottage, Clophill Road, Maulden	1468	507336	237612
Langford	30 Church Street, Langford	1947	518611	241913
Henlow	Land adjacent to 21 Clifton Road	939	517191	238250
Henlow	2 Clifton Road	645	517639	238017
Stotfold	Fairfield Former Hospital	7997	520524	235361
Shillington	Archers Farm, Shillington	2779	511503	233776
Potton	34 Horslow Street	205	522244	249467
Langford	Land r/o Honey Hill Farm, 7 Station Road	656	518736	240854
Aspley Guise	St Marys Roman Catholic Church, Aspley Hill	10703	493399	235561
Biggleswade	6 Station Road	100	519098	244423
STOTFOLD	96 Vaughan Road	252	521578	237478
NORTHILL	27 The Fields, Lower Caldecote	492	517587	246476
SOUTHILL	Hazelwood, Old School Land	1412	516292	240953
SANDY	Land to rear of 9 Ivel Rd	199	517560	248913
MARSTON MORETAINE	34 Upper Shelton Road	1055	499100	243423
Houghton Conquest	land at Sun Rise, Mill Lane	4384	504865	242167
BIGGLESWADE	19 High Street	226	518955	244616
AMPTHILL	20 Dunstable Street	327	503328	237687

MARSTON MORETAINE	Land adj to The Bell, Bedford Road	1805	499567	241378
HENLOW	The Pheasantry, 3 Poppy Hill Cottages	960	518438	238763
FLITTON	Land off Eves Field	290	506014	235350
FLITTON	Land adj to 14 Sand Road	492	505996	235330
Biggleswade	Land adj 1 Holme Crescent	632	519036	244171
Biggleswade	Land r/o 47 London Road	1093	519606	244574
Clifton	Land at Highways Depot, Stockbridge Road	11171	517046	239101
Clifton	Clifton House	5844	516678	239166
Clifton	Land adj 21 New Road	597	516412	238753
Clifton	39 Church Street	1474	516530	239193
Aspley Guise	3a Weathercock Lane	1355	493396	235758
Greenfield/Flitton	R/O 36 High Street	364	505154	234670
Flitton & Greenfield	38 High Street, Greenfield	843	505162	234690
Flitton & Greenfield	Land off Oak Drive & Maple Close	16796	505777	234838
Clifton	198a Shefford Road	490	515496	239083
Clifton	200 Shefford Road	1101	515485	239064
Dunton	Land r/o 8 Chapel Street	1341	523685	244137
Dunton	Land adj Old Vicarage, High Street	892	523523	244123
Edworth	Lower Farm, Lower Farm Road	719	522635	241338
Everton	Fernbury Farm	3387	518996	251580
Wrestlingworth	Rear of 49-51 High Street	1099	525754	247557
Wrestlingworth	Brookside Garage, High Street	1022	525854	247594
Wrestlingworth	Manor Farm	4383	524517	246956
Wrestlingworth	6 Alexander Road	544	525860	247840
Tempsford	Land at Tempsford Hall Cottages, Station Road	4819	516654	253812
Suton	Berehaven, Church Road	2323	521833	247562
Stotfold	65 The Green	744	521953	237316
Flitwick	Beaumont Road, Flitwick	1146	503203	235272
Arlesey	Land adjacent to 73 Hitchin Road, Arlesey	291	519131	235181
Meppershall	Land adj to 82 Fildyke Road, Meppershall	2013	514344	236359
Flitwick	Ruxox House, Maulden Road, Maulden	1841	504361	236115
Arlesey	Land to rear of 156 High Street, Arlesey	4166	519385	236443
Sandy	Land to rear of 14 Bedford Road, Sandy	489	516950	249300
Henlow	Land off A600, Henlow	5229	516807	235011
Biggleswade	64 - 72 Stratton Court, Biggleswade	612	519293	244596
Westoning	34D Church Road, Westoning	2162	503177	232785
Stotfold	Land adjacent to 22 Meadow Way, Stotfold	338	521634	236726
Amphill	1 Saunders Piece	123	503453	237727
Sandy	The Heatherdence Centre	325	516799	250597
Stotfold	Queen Street	33474	522281	236540
Stotfold	Queen Street	33474	522281	236540
Stotfold	Fairfield - Plots 38-151	49699	520491	234665
Stotfold	Fairfield Hospital - Zone 4, incl former laundry wing	1763	520433	235250
Stotfold	Fairfield - Plots 119, 120, 121, 178 & 351-358 Hitchin Road	5793	520073	234888
Stotfold	Fairfield Hospital zones 8-13 & 17	5183	520326	235196
Stotfold	Fairfield - Plots 206-250	19489	519998	234706
Aspley Guise	43 Weathercock Lane	1294	493047	235973
Clophill	Land between 110a & 114 High Street	427	509071	238171
Stotfold	Fairfield -	2992	520147	234987
Stotfold	Fairfield - Plots 23-25 & 27-77 Hitchin Road	26567	520134	234573
Stotfold	Site 3 Fairfield - Hitchin Road	1774	520090	234769

Stotfold	Fairfield - Land off Palmerston Way	2208	520462	234913
Stotfold	Fairfield - Land at Nightingale Way	4363	520442	234747
Stotfold	Fairfield - Site 2 off Bronte Avenue	8983	520010	234940
Lidlington	Land adj. t 2 Station Road	3101	498939	239158
Shefford	2-4 High Street	289	514347	239122
Shefford	Land off Squires Close	4431	514916	238674
Amphill	25 Flitwick Road	530	503258	237230
Clophill	Land at Shefford Road	2680	509291	238250
Cranfield	Land to r/o 24-34 High Street	1178	495124	241655
Eversholt	2 Brook End	201	498347	232663
Amphill	3A Woburn Street	437	503435	238124
Amphill	Land at Bedford Road	8712	503441	238246
Amphill	12 Church Avenue	1096	503734	238082
Amphill	Land adj to 41 Flitwick Road	1663	503226	237088
Amphill	Land r/o 81 Dunstable Street	440	503448	237850
Aspley Guise	Woodcote, Woodside	17130	493473	235598
Aspley Guise	25 Weathercock Lane	963	493151	235874
Aspley Guise	37 Station Road, Woburn Sands	370	492815	236048
Battlesden	Centre Farm	3509	496677	228701
Biggleswade	123 Shortmead Street	2577	518675	245175
Biggleswade	Land at 6 Church Street	2042	519115	244674
Clifton	Land adj to 72 Broad Street	1999	516756	238673
Dunton	Newton Grove Farm, Newton	2916	522859	244368
Langford	Land at Church Street	826	518624	241599
Moggerhanger	Land adjoining The Guinea Pub, Blunham	852	514145	249267
Northill	Briar Patch Nursery, Ickwell	1095	515986	245845
Harlington	Land r/o 5 Church Road	838	503659	230548
Harlington	Land at 107 Barton Road	2236	504376	230807
Harlington	115 Westoning Road	1233	503290	231020