

RECORD OF EXECUTIVE DECISION TAKEN BY AN EXECUTIVE MEMBER

This form **MUST** be used to record any decision taken by the Elected Mayor or an individual Executive Member (Portfolio Holder).
 The form must be completed and passed to the Service Manager (Committee & Administrative Services) no later than NOON on the second working day after the day on which the decision is taken. No action may be taken to implement the decision(s) recorded on this form until 7 days have passed and the Service Manager (Committee & Administrative Services) has confirmed the decision has not been called in.

1. Description of decision

To approve
 a. That the proposed replacement Local Development Scheme (LDS) attached as Appendix A be approved and brought into effect by the Council by 15th April 2016;
 b. That the Assistant Director (Planning) be authorised to make any necessary minor textual amendments to the LDS in order to ensure it can be brought into effect as soon as possible.

2. Date of decision

31st March 2016

3. Reasons for decision

To meet the requirements of the Planning and Compulsory Purchase Act 2004 and to ensure that the LDS is kept up to date.

4. Alternatives considered and rejected

There are no alternatives that allow progress in accordance with the requirements of the Planning and Compulsory Purchase Act 2004.

5. How decision is to be funded

From existing budgets.

6. Conflicts of interest

Name of all Executive members who were consulted AND declared a conflict of interest.	Nature of interest	Did Standards Committee give a dispensation for that conflict of interest? (If yes, give details and date of dispensation)	Did the Chief Executive give a dispensation for that conflict of interest? (If yes, give details and the date of the dispensation).

The Mayor has been consulted on this decision

N/A

Signed Dave Hodgson

Date 31/3/16

Name of Decision Taker MAYOR DAVE HODGSON

This is a public document. A copy of it must be given to the Service Manager (Committee & Administrative Services) as soon as it is completed.

Date decision published: 1.4.16

Date decision can be implemented if not called in: 12.4.16

(Decision to be made exempt from call in.....~~YES~~ or NO.....)

Bedford Borough Council

Executive Decision to be taken by the Mayor

Report by: Assistant Director (Planning)

Subject: LOCAL DEVELOPMENT SCHEME

1. Executive Summary

The Planning and Compulsory Purchase Act 2004 requires the Council to prepare and publish a Local Development Scheme (LDS) for its area. The purpose of the LDS is to identify the key planning documents that the Council is preparing along with a timetable for their production. It also contains details of current development plan documents and policies.

This report seeks approval of an updated LDS to replace the currently published document. It brings the content including the timetable for the production of the Local Plan up to date. As a result of the Localism Act there is no longer a requirement to submit the LDS to the Secretary of State before it is brought into effect.

2. Recommendations

- 2.1 a. That the proposed replacement Local Development Scheme (LDS) attached as Appendix A be approved and brought into effect by the Council by 15th April 2016;
b. That the Assistant Director (Planning) be authorised to make any necessary minor textual amendments to the LDS in order to ensure it can be brought into effect as soon as possible.

3. Reasons For Recommendations

- 3.1 To meet the regulatory requirements of the Planning and Compulsory Purchase Act 2004 (<http://www.legislation.gov.uk/ukpga/2004/5/contents>) and to ensure that the LDS is kept up to date.

4. Key Implications

Legal Implications

- 4.1 The Council has a statutory duty to prepare, maintain and review as appropriate its LDS. The document has been prepared in accordance with the Town & Country Planning (Local Development)(England) Regulations 2004 (<http://www.legislation.gov.uk/ukxi/2004/2204/contents/made>), as amended by the Town & Country Planning (Local Development)(England) Regulations 2009 (<http://www.legislation.gov.uk/ukxi/2009/401/contents/made>) and the Localism Act 2011.

Policy Implications

- 4.2 The LDS identifies the Council's priorities and work programme for the development or review of policies. Of itself therefore the LDS has no policy implications.

Resource Implications

- 4.3 This report sets out an LDS which is intended to be delivered within current resources, funded from existing budgets and from calls on the Plans and Strategies Reserve as required. The Government has recently invited comments on proposals to penalise authorities who fail to deliver Local Plans in accordance with their published timetables by reducing/removing New Homes Bonus payments. Failure to have a realistic timetable for the preparation of the Local Plan may therefore have significant financial consequences.

Risk Implications

- 4.4 A risk assessment is included within the LDS. Critical to the delivery of the timetable set out in the LDS is the availability of adequate financial resources and experienced staff. The degree of complexity of the documents as they develop and the level of involvement by third parties in the process will both have a bearing on the timetable and cannot be forecast with certainty at this point. Timetables must be monitored and updated as required.

Environmental Implications

- 4.5 No environmental implications have been identified.

Equalities Impact

- 4.6 In preparing this report, due consideration has been given to the Borough Council's statutory Equality Duty to eliminate unlawful discrimination, advance equality of opportunity and foster good relations, as set out in Section 149(1) of the Equality Act 2010.
- 4.7 A relevance test for equality has been completed. The equality test determined that the activity has no relevance to Bedford Borough Council's statutory equality duty to eliminate unlawful discrimination, advance equality of opportunity and foster good relation. An equality analysis is not needed.

5. Details

- 5.1 The current LDS was approved by the Mayor on 17th July 2015 and brought into effect on 29th July 2015.
- 5.2 This 2016 review of the LDS is required in order to revise the timetable for the preparation of the Local Plan which is the only Local Development Document in production at the present time.
- 5.3 The timetable needs to be updated for two main reasons. Firstly as a result of the 2015 Local Plan consultation a further 250 potential development sites were submitted for consideration (bringing the total number to around 640). This was an unexpectedly high number and the time taken to process and publish the sites on the web site has been longer than allowed for by the current timetable. This has already delayed the next stage of the plan's preparation.
- 5.4. Secondly, within the 250 new sites are a small number of new settlement proposals. No such sites were submitted during the first call for sites in 2014 so the draft development strategy published for comment in late 2015 was based on a dispersed approach, with the urban area of Bedford and Kempston being the first area of search and then remaining growth distributed in accordance with a rural settlement hierarchy. The submission of new settlement proposals now presents the option of pursuing a different development strategy, focusing the majority of growth in a much smaller number of locations including one or more new settlements. Whilst no decision has been made at this stage this option is now being actively investigated. New settlement site promoters are being asked to submit additional information so that their proposals can be evaluated.
- 5.5 Should the new settlement selection process show that proposals are suitable, available and deliverable then a strategy incorporating one or more new settlements will be drafted however it will be a number of years after the adoption of the local plan before sites of this scale will start to deliver housing completions. As a result, smaller sites that can be developed earlier on in the plan period will also be required in order to maintain a five year supply of housing completions in accordance with the National Planning Policy Framework. Such sites would need to be allocated in accordance with an updated settlement hierarchy and an updated site selection methodology (taking into account the revised development strategy and comments made during the 2015 consultation). Therefore sites in the urban area followed by Group 1 villages will be assessed first. Should assessment work suggest that delivery of these sites within the early years of the plan period will be unlikely; sites within the Group 2 villages will also be needed. Whilst this further work is required before the scale of growth needed from smaller sites is known, the expectation is that sites in Group 3 villages will not need to be allocated. Sites in Group 2 villages may not need to be allocated if sufficient deliverable capacity can be identified in Group 1 villages. However communities in those villages that wanted to bring forward growth could do so through neighbourhood plans should they so wish.
- 5.6 As a result of this potential change of approach a longer period is needed for assessment of the new settlement option and an additional period for consultation has been added to the timetable to allow comment on the new development strategy once work on the proposed new settlements has progressed. The precise scope of the consultation will be agreed in due course but it is anticipated to take place in April

2017. In addition the outcome of this work and the revised timetable for its production has resulted in the plan period itself being rolled forward to cover the period 2015 – 2035 (from 2012 – 2032). The Local Plan will be renamed Local Plan 2035.

- 5.7 The LDS contains a number of appendices that list current development plan documents and policies.
- 5.8 The scale and speed of change within the planning system is very challenging and the Council has to be realistic about the resources available to progress the preparation of documents. The LDS therefore seeks to prioritise its resources to ensure that the most important issues are progressed first.
- 5.9 Appendix A of this report sets out the text of the proposed replacement LDS. Once approved, the replacement LDS will be brought into effect by the Council once the call in period for the Executive Decision has passed.

6. Summary of Consultations and Outcome

- 6.1 The following Council Units or Officers and/or other organisations have been consulted in preparing this report:

- Finance
- Legal Services
- Management Team

- 6.2 No adverse comments have been received.

7. Ward Councillor Views

- 7.1 Not applicable for this report.

Report Contact Officer:	Gill Cowie: Service Manager Planning Policy and Housing Strategy Gill.cowie@bedford.gov.uk
File Reference:	Local Development Scheme
Previous Relevant Minute(s):	Executive Decision 17 th July 2015 (number 1252)
Background Papers:	None other than those with links set out in the report
Appendix:	A: Revised Local Development Scheme March 2016

*(Note: The Appendix is not reproduced in hard copy with the decision and report however it is set out in full on the Council's website:
<http://apps.bedford.gov.uk/execdecisions/default.asp>)*



LOCAL DEVELOPMENT SCHEME 2016

Environment and Sustainable Communities

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1.0 INTRODUCTION

Local planning authorities are required to prepare a Local Development Scheme (LDS). The scheme is a public statement which sets out the programme for the production of Local Development Documents (LDDs).

This 2016 review of the LDS is required to amend the timetable for the preparation of the Local Plan 2035.

This LDS 2016 replaces the LDS adopted in July 2015 and will be reviewed as frequently as is necessary to ensure that it is kept up to date.

The LDS is available for inspection at the Customer Service Centre, 2 Horne Lane, Bedford, MK40 1SJ during normal office hours and via the Council's website at [Local Development Scheme](#)

NATIONAL POLICY

THE LOCALISM ACT 2011

[The Localism Act](#) introduced new rights and powers to allow local communities to shape new development by working together to prepare neighbourhood development plans (NDPs). These may be taken forward either by town and parish Councils or by neighbourhood forums.

Neighbourhood Plans are a powerful tool for shaping the development and growth of a local area. They should not just re-state the Council's plan but set out the community's views on the development and use of land in their neighbourhood. The Localism Act includes a "basic condition" that requires Neighbourhood Plans to be in general conformity with the strategic policies of the local plan.

Unlike many of the parish, village or town plans produced in the past, a Neighbourhood Plan becomes a formal part of the planning system. Neighbourhood Plans form part of the development plan and sit alongside documents adopted by the local authority. Planning applications will need to be decided against the Council's plans, adopted Neighbourhood Plans and any other material considerations.

In another important change to the planning system, communities can use neighbourhood planning to permit the development they want to see-in full or in outline, without the need for planning applications. This can be achieved through the preparation of 'neighbourhood development orders' (NDO).

The borough council will continue to produce local plan(s) that set the strategic context within which neighbourhood development plans sit and will provide information about neighbourhood planning to help local groups decide whether they want to take advantage of their new planning powers.

Further information is available on the Council's website following this link: [Neighbourhood Planning](#)

TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

Part 2 of the Planning and Compulsory Purchase Act 2004 (["the Act"](#)) establishes a system of local development planning in England and the [2012 Regulations](#) update provision for the operation of that system.

THE NATIONAL PLANNING POLICY FRAMEWORK 2012

In addition to these two new pieces of legislation the National Planning Policy Framework ([NPPF](#)) was published in March 2012. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF does not change the statutory status of the development plan as the starting point for decision making. The NPPF is however a material consideration and must be taken into account in the decision making process.

Saved policies in the Local Plan 2002, policies in the Core Strategy and Rural Issues Plan and in the Bedford Town Centre Area Action Plan 2008 are to be given weight in the decision making process dependent on the degree of consistency with the NPPF. It is the Council's view that the overall strategy of these adopted plans is consistent with the NPPF. The Allocations and Designations Local Plan was examined and adopted in 2013 so its policies post-date the introduction of and have been found to be consistent with the NPPF.

THE NATIONAL PLANNING PRACTICE GUIDANCE

On 6 March 2014 the Department for Communities and Local Government (DCLG) launched the [planning practice guidance web-based resource](#). This was accompanied by a [Written Ministerial Statement](#) which includes a [list of the previous planning practice guidance documents cancelled](#) when this site was launched.

2.1 THE DEVELOPMENT PLAN

When determining planning applications the decision shall be in accordance with the development plan unless material considerations indicate otherwise. The statutory development plan for the borough is currently made up of the following documents

- [Saved Local Plan 2002 policies.](#)
- [Saved Minerals and Waste Local Plan 2005 policies.](#)
- [The Core Strategy and Rural Issues Plan \(2008\)](#)
- [The Bedford Town Centre Area Action Plan \(2008\)](#)
- [The Allocations & Designations Local Plan \(2013\)](#)
- [The Minerals and Waste Local Plan: Strategic Sites and Policies \(2014\)](#)

[The Planning and Compulsory Purchase Act \(2004\)](#) provided for transitional arrangements to allow for a smooth handover between the old Local Plan system and the Local Development Framework that replaced it. The Act allows for the policies in the existing adopted local plans to be ‘saved’ for a period of three years from commencement. The Secretary of State has agreed to extend the period for which Local Plan 2002 policies are saved until such time as they are replaced. This means that relevant policies in the Local Plan 2002 are still “live” and can be afforded weight in making planning decisions.

Appendix 1 of this LDS lists all the policies in the adopted Local Plan 2002. Some have already been replaced by the Core Strategy and Rural Issues Plan, the Bedford Town Centre Area Action Plan and the Allocations and Designations Local Plan.

The transitional arrangements did not allow for the formal ‘saving’ of approved supplementary planning guidance. However the Council’s adopted supplementary planning guidance will continue to be a material consideration in the determination of planning applications as it elaborates upon saved Local Plan 2002 policies.

Appendix 2 sets out a schedule of current supplementary planning guidance (SPG).

Minerals and waste planning is dealt with on behalf of the unitary councils (Bedford Borough Council, Central Bedfordshire Council and Luton Borough Council) by a shared Minerals and Waste Service that is hosted by Central Bedfordshire Council. Following the recent adoption of the Minerals and Waste Local Plan: Strategic Sites and Policies

(2014), remaining saved Minerals and Waste Local Plan 2005 general and environmental policies will be reviewed as part of the Unitary Councils' individual local plans, in the case of Bedford Borough, the Local Plan 2035.

3.0 STATEMENT OF COMMUNITY INVOLVEMENT

A revised [Statement of Community Involvement](#) was adopted on 10 July 2013. The document sets out consultation standards and the Council's approach to involving the community and stakeholders in the production of planning documents. It replaces the first Statement of Community Involvement that was adopted in 2006.

4.0 COMMUNITY INFRASTRUCTURE LEVY

The introduction of a [Community Infrastructure Levy](#) was agreed and a charging schedule adopted by the Council on 5 February 2014 to be brought into effect from 1 April 2014. Related to this, a [Planning Obligations SPD](#) was adopted by the Council on 17 July 2013. The supplementary planning document sets out the approach and standards for securing and using developer contributions alongside the operation of CIL.

5.0 SUPPLEMENTARY PLANNING DOCUMENTS

Details of adopted local development documents are listed in Appendix 3. Documents under preparation and planned but not yet commenced are listed in Appendix 4.

6.0 POLICIES MAP

The Town & Country Planning (Local Planning) (England) Regulations 2012 Regulation 9 requires the local planning authority to provide a [policies map](#) illustrating geographically the application of the policies in the adopted development plan. As a result of the adoption of the Allocations & Designations Local Plan the policies map was updated in January 2014.

7.0 DOCUMENTS UNDER PREPARATION

BEDFORD BOROUGH LOCAL PLAN 2035

Work has begun on the production of a [new local plan for Bedford Borough](#). The document will roll the development period forward beyond 2021 to 2035 and will apply to the whole of the local authority area. It will also contain development management policies which are the general policies taken into account when reaching decisions on planning applications. The Local Plan 2035 will include general and environmental minerals and waste policies which were not included in the Minerals and Waste Local Plan: Strategic Sites and Policies (2014)

A first Issues and Options consultation was carried out in January and February 2014 to mark the commencement of the plan and gather opinion on a range of strategic issues. A 'call for sites' was also undertaken as part of this exercise. A further consultation and 'call for sites' was undertaken in autumn of 2015. In addition a number of background documents along with a revised Strategic Housing Market Assessment (SHMA) were available for consultation in January 2016.

A timetable for the production of this document is set out at Appendix 5.

SUPPLEMENTARY PLANNING DOCUMENTS

A Thurleigh Airfield Development Brief may be prepared to update the guidance adopted in 1996. However, the preparation of neighbourhood plans in this part of the borough may mean that a revision of the SPG is unnecessary. The Council will monitor the situation and progress the SPD if it is required.

Diagram 1 shows the relationship between the adopted and emerging Local Development Documents mentioned above. Diagram 2 shows the documents which will provide the framework for development in the borough following the adoption of the Local Plan 2035.

DIAGRAM 1 RELATIONSHIP BETWEEN LOCAL DEVELOPMENT DOCUMENTS

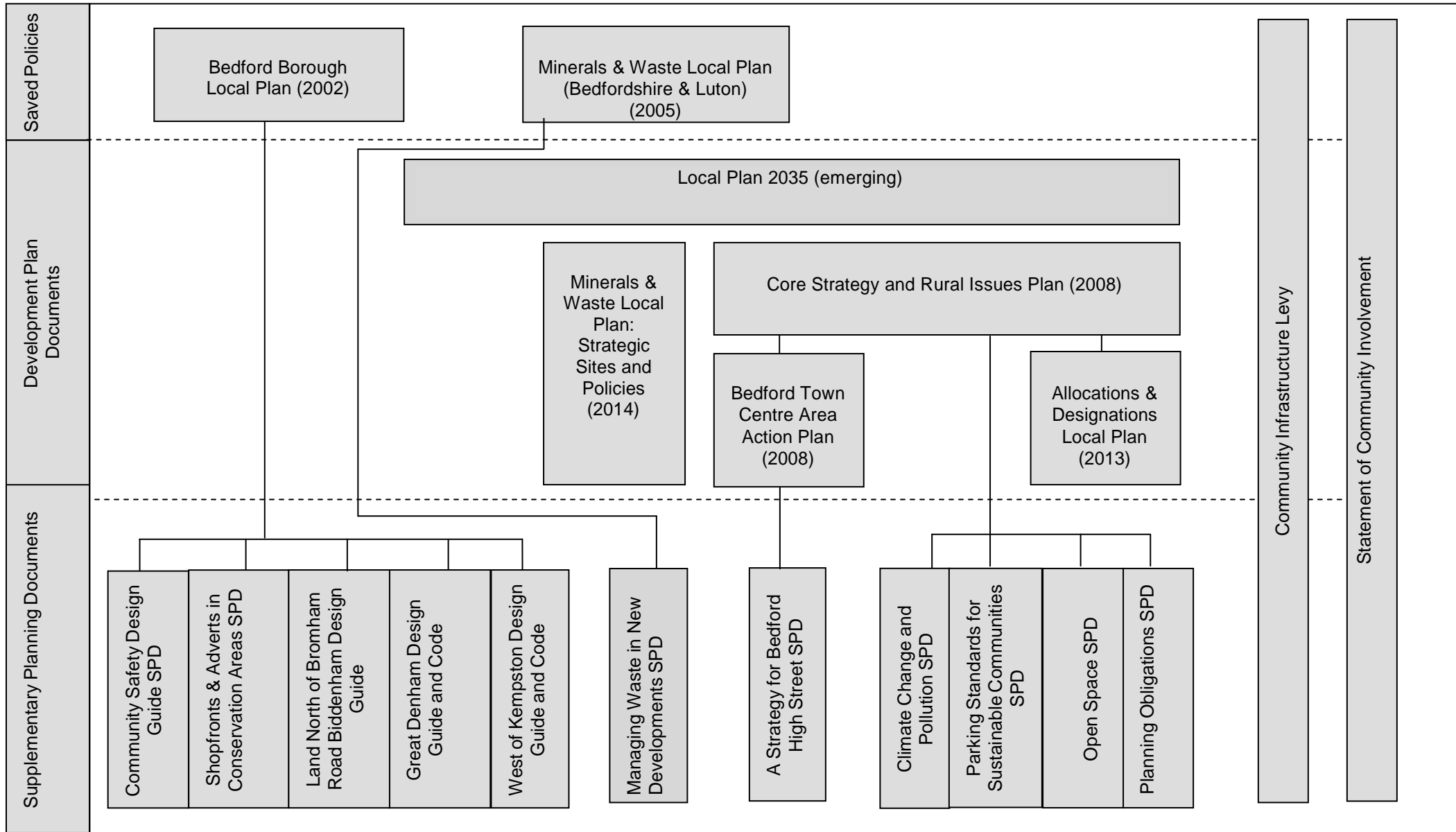
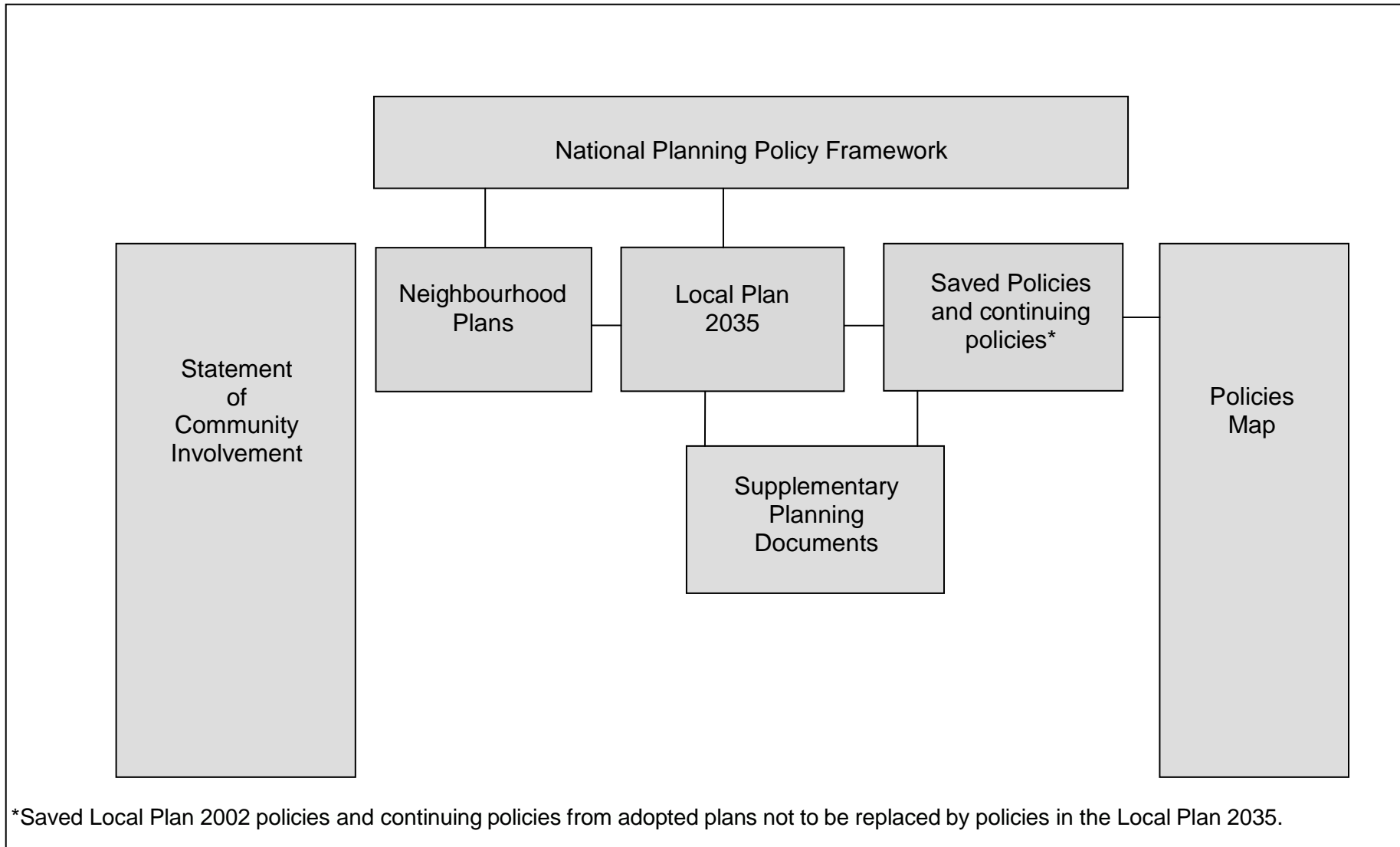


DIAGRAM 2 DOCUMENTS WHICH WILL PROVIDE THE FRAMEWORK FOR DEVELOPMENT IN THE BOROUGH FOLLOWING THE ADOPTION OF LOCAL PLAN 2035



8.0 PROJECT MANAGEMENT RESOURCES

The main resource for the preparation of the Local Development Documents will be the planning policy team along with specialist officers within the Environment & Sustainable Communities Directorate, consultancy and legal advice as required. Following the adoption of the Allocations and Designations Local Plan the team's top priority is the preparation of the Local Plan 2035.

The production of any further SPDs relating to the major sites will depend on the resources of external parties as the initial drafts are expected to be produced by consultants acting for the developers concerned with the individual sites. Council resources will also be required. It is intended that the documents would be produced on a collaborative basis.

The timetable provided in this document is dependent on resource being available as and when required.

9.1 SUSTAINABILITY APPRAISAL AND STRATEGIC ENVIRONMENTAL ASSESSMENT

One of the requirements of the plan-making system is to undertake a [sustainability appraisal](#) and [strategic environmental assessment](#) of Local Development Documents. This appraisal process is one which should shape the content of the documents by being undertaken at key stages in the documents' preparation. Therefore in the preparation of Local Development Documents the Council will:

- At the pre-production stage: carry out a scoping exercise and collect baseline information.
- At the document production stage (issues and options): carry out an appraisal and prepare a sustainability report.
- At the submission stage; make available the sustainability appraisal report, amended and updated as necessary.
- At the examination stage; where necessary, appraise any significant changes proposed.
- At adoption; integrate into ongoing monitoring activity.

10.0 MONITORING AND REVIEW

The Council is required to prepare a Bedford Borough Planning Monitoring Report ([BBPMR](#)) to monitor how effectively its policies and proposals are being implemented, and what action might need to be taken to address emerging issues or problems. This includes an assessment of the level of housing completions against housing requirements. It also reports on progress being made in implementing the work programme set out in the Local Development Scheme.

Arising from the Bedford Borough Planning Monitoring Report, the Council will consider what changes, if any, need to be made to the Local Development Scheme. The Council will bring forward changes to the Local Development Scheme at other times in response to significant new issues or changes in circumstance.

11.0 EVIDENCE BASE

It is important that the preparation of Local Development Documents is underpinned by a strong base of evidence to inform their proposals. Each document under preparation will set out its evidence base and relevant documents will be made available on the Council's web site.

12.0 RISK ASSESSMENT

Key Risks	Action to mitigate risk and comments
Local Plans found to be unsound/ fail the tests relating to legal compliance & Duty to Co-operate	Ensure legal compliance and duty to cooperate addressed during the production of the plan. Soundness Self Assessment and Duty to Co-operate Statement will be prepared. Use published checklists. Risk level - medium
Challenging timescales for preparing the documents identified in this LDS	Keep Local Development Scheme under constant review and amend as necessary. Manage and prioritise workload to enable targets to be met. Uncertainty factors remain – e.g. Issues associated with the duty to cooperate including the failure of other authorities’ plans, the level of representations submitted on documents, time taken in public examination and reporting time, or if new issues arise requiring other documents to be prepared or the diversion of staff, eg. Neighbourhood Plans. Other factors identified in this assessment may also lead to delay to the timescales, for example, consultants not preparing background studies or draft SPD in accordance with agreed timetable and specification, and failure to get sign off by third parties. Risk level – medium
Short term loss of experienced staff	If positions in the policy team become vacant and are not quickly filled, there may be a need to review the Local Development Scheme to reschedule work on Local Development Documents and/or Supplementary Planning Documents. Risk level – medium
Lack of financial resources/reduction in size of policy and other teams	There may be insufficient funding available through the Plans and Strategies Reserve and reduced revenue budgets in order to fund examinations, expert consultant advice, consultations etc. Uncertainties remain regarding length and cost of public examinations and cost of consultancy. Budget cuts may result in fewer staff in the Planning Policy and other teams that are involved in the preparation of plans. As a result there may be a need to review the Local Development Scheme to reschedule work on Local Development Documents and/or Supplementary Planning Documents and the Local Plan 2035 to take account of reduced resources. Risk level - medium

Key Risks	Action to mitigate risk and comments
New Government policy guidance will continue to be issued during the preparation of documents	Take into account at the next appropriate stage in preparation. If guidance issued late in process, address in subsequent review of document. Risk level - medium
Capacity of Planning Inspectorate (PINS) and other agencies to support the process	Provide early warning to PINS and other agencies of timescales and requirements. However, much of this is out of the Council's hands. PINS and other agencies are likely to experience fluctuations in work pressures from local authorities preparing Local Development Documents to similar timescales. Risk level - low
Legal challenge to the adopted plan	Ensure all procedures are in line with published Regulations and guidance. Risk level - low
Failure to adopt Local Plans. Members may not agree to adopt the Inspector's binding report if recommended modifications are not acceptable to the Authority	Through preparing a good evidence base, good dialogue with the community/ stakeholders in line with Statement of Community Involvement regular liaison with Members and the Planning Inspectorate and legal advice at all stages. Risk remains that if the Inspector's binding report on the examination is not acceptable the Council may fail to adopt any element of the Bedford Local Plan 2035. Risk level - low

APPENDIX 1

SAVED BEDFORD BOROUGH LOCAL PLAN 2002 POLICIES

The following list shows all the policies of the Local Plan adopted in October 2002. The policies highlighted in red have been deleted. The policies highlighted in blue have been partially deleted. The 'comment' column indicates when the policy was deleted or partially deleted.

Key dates

27th September 2007; First 'saving' of local plan policies

16th April 2008; Adoption of the Core Strategy & Rural Issues Plan

8th October 2008; Adoption of the Town Centre Area Action Plan

17 July 2013; Adoption of the Allocations and Designations Local Plan

Policy	Title	Comment
BOROUGH STRATEGY		
S1	Urban Priority	Deleted 16 th April 2008
S2	Opportunity sites	Partially deleted 8 th October 2008 (<i>in respect of sites that are covered by the TCAAP</i>)
S3	Urban area boundary	Deleted 17 July 2013
S4	South West Bedford Strategic Corridor	Deleted 16 th April 2008
S5	Marston Vale	Deleted 16 th April 2008
S6	Settlement Policy Areas	Deleted 16 th April 2008
S7	Rural Settlement Hierarchy	Deleted 16 th April 2008
S8	Supplementary Planning Guidance	Deleted 27 th Sept 2007
S9	Facilities in tandem with development	Deleted 16 th April 2008
NATURAL ENVIRONMENT		
NE1	Sites of Special Scientific Interest	Deleted 27 th Sept 2007
NE2	Species protected by law	Deleted 27 th Sept 2007

Policy	Title	Comment
NE3	Sites of local importance	
NE4	Trees and hedges	
NE5	Tree Preservation Orders	Deleted 27 th Sept 2007
NE6	Woodland	
NE7	Wildlife corridors	Deleted 17 July 2013
NE8	Replacement provision	
NE9	Conservation management	
NE10	Contributions to nature conservation	
NE11	Access to the countryside and interpretation facilities	
NE12	Landscaping in association with development	
NE13	Landscape management and protection	
NE14	Area of Great Landscape Value	Deleted 16 th April 2008
NE15	River Protection Area	Deleted 27 th Sept 2007
NE16	Flooding	
NE17	Open Spaces	Deleted 17 July 2013
NE18	Character of built areas	
NE19	Wyboston Land Settlement Association	Deleted 17 July 2013
NE20	Landscape and environmental improvement	
NE21	Forest of Marston Vale	Deleted 17 July 2013
NE22	Bedford Linear Park	Deleted 17 July 2013
NE23	Bedford River Valley Park	Deleted 17 July 2013
NE24	Protection and enhancement of water resources	
NE25	Pollution	Deleted 27 th Sept 2007
NE26	Agricultural Land Quality	Deleted 27 th Sept 2007
NE27	Wildlife habitats v agricultural land	Deleted 27 th Sept 2007
NE28	Land contamination	Deleted 27 th Sept 2007
NE29	Uncertain consequences of proposals	Deleted 27 th Sept 2007
BUILT ENVIRONMENT		
BE1	Mixed uses	Partially deleted 8 th October 2008 (<i>in respect of sites that are</i>

Policy	Title	Comment
		<i>covered by the TCAAP)</i>
BE2	Mixed uses in opportunity sites	Partially deleted 8 th October 2008 (<i>in respect of sites that are covered by the TCAAP)</i>
BE3	Uses and infrastructure to promote self-sustaining communities	
BE4	Mixed uses in residential areas	
BE5	Area of Special Restraint	Deleted 17 July 2013
BE6	Renewable Energy	Deleted 16 th April 2008
BE7	Renewable energy-criteria	
BE8	Energy efficient layouts	
BE9	Protecting the character of conservation areas	
BE10	Review of Conservation Areas	Deleted 27 th Sept 2007
BE11	Setting of Conservation Areas	
BE12	Plans, drawings and cross sections	Deleted 27 th Sept 2007
BE13	Demolition in Conservation Areas	
BE14	Premature demolition	Deleted 27 th Sept 2007
BE15	Protecting views and open spaces	
BE16	New advertisements/shopfronts in Conservation Areas	
BE17	Retaining listed buildings	Deleted 27 th Sept 2007
BE18	Demolition of listed buildings	
BE19	Alterations to listed buildings	
BE20	Change of use of listed buildings	
BE21	Setting of listed buildings	
BE22	Recording of listed buildings	
BE23	Archaeology	
BE24	Archaeology	
BE25	Archaeology	
BE26	Historic parks and gardens	
BE27	Barn conversions	
BE28	New agricultural buildings	

Policy	Title	Comment
BE29	High standard of design	
BE30	Material considerations in the control of new development	
BE31	Statement of design principles	
BE32	Development on the edge of urban areas and villages	
BE33	Gateways	Deleted 27 th Sept 2007
BE34	Development adjoining main road and rail routes	
BE34a	Protected views	Deleted 17 July 2013
BE35	Achieving quality in residential layouts	
BE36	Space about buildings	
BE37	Overdevelopment	
BE38	Landscaping	
BE39	Landscaping	
BE40	Landscaping	
BE41	Control of advertisements	
BE42	Lighting	
BE43	Public spaces	
BE44	Public art	
BE45	Community safety and crime prevention	
BE46	Security shutters	
BE47	Overhead power lines and electro magnetic fields	
BE48	Accessible environments	
BE49	Accessible environments	
HOUSING		
H1	Provision of housing land	Deleted 16 th April 2008
H2	Britannia iron works	
H3	Austin Canons	
H4	Land at Ford End Road	Deleted 27 th Sept 2007
H5	College Street Kempston	

Policy	Title	Comment
H6	Biddenham Loop	
H7	Land west of Kempston	
H8	Land north of Bromham Road, Biddenham	
H9	Land at Shortstown	
H10a	Land north of Brickhill	
H10b	Land north of Norse Road	
H11	Land south of Fields Road, Wootton	
H12	Land north of Fields Road, Wootton	
H13	Land off Rousbury Road, Stewartby	
H14	Elstow Storage Depot	
H15	Land off Northampton Road, Bromham	Deleted 27 th Sept 2007
H16	Bromham Hospital	Deleted 27 th Sept 2007
H17	Clapham Folly	Deleted 27 th Sept 2007
H18	New Road, Great Barford	
H19	Land at Yelow Lane, Sharnbrook	Deleted 27 th Sept 2007
H20	Land south east of Sharnbrook Upper School	Deleted 27 th Sept 2007
H21	Land between A6 and Luton Road, Wilstead	Deleted 27 th Sept 2007
H22	Land off Meadway, Harrold	Deleted 27 th Sept 2007
H23	Housing in second order villages	
H24	Residential development in SPA villages	
H25	Important open space	Deleted 17 July 2013
H26	Housing in the open countryside	
H27	Agricultural workers' dwellings	
H28	Replacement dwellings in the open countryside	
H29	Extensions to dwellings in the open countryside	
H30	Local needs housing in rural areas	Deleted 16 th April 2008
H31	The provision of affordable housing	Deleted 16 th April 2008
H32	The mix and range of housing type and size	Deleted 16 th April 2008
H34	Mobility housing	
H35	Gypsy sites	Deleted 27 th Sept 2007

Policy	Title	Comment
H36	Winter quarters for travelling show people	Deleted 27 th Sept 2007
H37	Mobile homes	
H38	Changes to existing dwellings and the development of garden land	
H39	Loss of residential stock	
EMPLOYMENT AND TOURISM		
E1	Provision of employment land	Deleted 16 th April 2008
E2	Land south of Cambridge Road	
E3	Land west of Elstow bypass	Deleted 27 th Sept 2007
E4	Land west of B530	Deleted 17 July 2013
E5	Land east of B530	
E7	Land at Marsh Leys Farm	Deleted 27 th Sept 2007
E9	Coronation Brickworks	
E10	Elstow Brickworks	
E11	Thurleigh Airfield	
E12	Loss of employment land	Deleted 16 th April 2008
E13	Redevelopment of employment sites	
E14	Working from home	
E15	Business uses in residential areas	
E16	Premises for small businesses	
E17	Business uses within SPAs	
E18	Re-use of rural buildings	
E19	Loss of employment sites in the countryside/rural settlements	
E20	Intensification on existing employment sites	
E21	Farm diversification	
E22	Equestrian development	
E23	Encouraging tourism	
E24	Provision of signposting	

Policy	Title	Comment
E25	Tourist accommodation	
E26	Touring caravans	
E27	Static caravans/chalets	
SHOPPING		
SH1	Regional shopping centres	Deleted 27 th Sept 2007
SH2	Shopping development in the town centre	Deleted 16 th April 2008
SH3	Primary shopping frontage	Deleted 8 th Oct 2008.
SH4	Pilgrim Square	Deleted 8 th Oct 2008.
SH5	District centre	Deleted 17 July 2013
SH6	Local centres	Deleted 17 July 2013
SH7	New local shopping facilities	
SH8	Change of use of local shops	Deleted 17 July 2013
SH9	Loss of village shops, Pos and pubs	Deleted 17 July 2013
SH10	New village shops, Pos and pubs	Deleted 17 July 2013
SH11	Farm shops	
SH12	Comparison retail outside primary and district centre areas	
SH13	Comparison retail - type of goods and sub-division	
SH16	New convenience retail development	
SH17	New convenience retail development	
SH19	Restaurants and take-aways	
SH20	Amusement centres	
BEDFORD TOWN CENTRE		
TC1	Protecting architectural and historic features	Deleted 8 th Oct 2008.
TC2	Grant aid	Deleted 27 th Sept 2007
TC3	Environmental improvements	Deleted 8 th Oct 2008.
TC4	Shopfronts and advertisements	Deleted 8 th Oct 2008.
TC5	Riverside enhancements	Deleted 8 th Oct 2008.

Policy	Title	Comment
TC6	Secondary shopping frontages	Deleted 8 th Oct 2008.
TC7	Living over the shop	Deleted 8 th Oct 2008.
TC8	Town centre residential use	
TC9	Office use in Primary Shopping Area	Deleted 8 th Oct 2008.
TC10	Town centre amenity	Deleted 8 th Oct 2008.
TRANSPORT		
T1	Strategic road network	Deleted 16 th April 2008
T2	Local transportation network improvements	Partially deleted 8 th October 2008 (in respect of the Prebend Street Relief Road -now covered in the TCAAP) Deleted 17 July 2013
T3	Strategic routes in the rural area	
T4	Reducing highway impact	
T5	Motorists' facilities	Deleted 17 July 2013
T6	Public transport infrastructure	
T7	Developer contributions for public transport measures	
T8	Rail network	
T9	Rail services	
T10	Access to rail services and stations	
T11	Rail freight links	
T12	River boat services	
T13	Pedestrian routes	Partially deleted 8 th October 2008 (in respect of the Batts Ford footbridge- now covered in the TCAAP) Deleted 17 July 2013
T14	Cycle routes	Deleted 17 July 2013
T15	Parking	
T17	Park & ride facilities and town centre parking	Deleted 17 July 2013
T18	Commercial vehicle park	Deleted 17 July 2013
T19	Coach parking	
T20	Safety and traffic calming	

Policy	Title	Comment
T21	Accessibility for less mobile people	
LEISURE AND RECREATION		
LR1	New sports and recreation facilities	
LR2	Adverse effects of development	
LR3	Golf	
LR4	Rowing course	
LR5	Radwell Lakes	
LR6	Arts venue	
LR7	Use of River Great Ouse	
LR8	Riverside Close amenity space	
LR9	Moorings	
LR10	Access to countryside	
LR11	Noise generation	
LR12	Santa Pod raceway	
LR13	Loss of leisure facilities	
LR14	Playing fields and allotments	
LR15	Provision of outdoor playing space for sport	Deleted 17 July 2013
LR16	Provision of children's play space	Deleted 17 July 2013
LR17	Provision of general amenity open space	Deleted 17 July 2013
LR18	Recreation/community uses	
LR19	Provision of new community facilities	
UTILITIES AND TELECOMS		
U2	Floodplain	
U3	Waste water management	
U4	Satellite dishes etc	
U5	Telecommunications equipment	

APPENDIX 2

MATERIAL SUPPLEMENTARY PLANNING GUIDANCE

The following supplementary planning guidance (SPG) which relates to policies in the adopted Local Plan 2002, was prepared in accordance with Government guidance and is considered to be a material consideration in the determination of planning applications.

Name of SPG and Date	Policy in Local Plan 2002 to which it relates
Development Briefs	
Great Denham (formerly Biddenham Loop) Revised Brief (2003) supplemented by Great Denham Design Guide and Code SPD January 2010	H6
Land West of Kempston (2003) supplemented by West of Kempston Design Guide and Code SPD January 2010	H7
Land North of Bromham Road Biddenham (2003)	H8
Land at Shortstown (2003)	H9
Wootton Development Brief (1999)	H11 & H12
Elstow New Settlement (1999) (Wixams)	H14
Thurleigh Airfield Development Brief (1996) (will be replaced in due course)	E11
Design Guides	
Achieving Quality in Residential Layouts (1997)	BE35
Residential Extensions, New Dwellings and Small Infill Developments (2000)	BE29
Mobility Housing (2000)	H34

Traffic Calming – Streets for People (1996)	T20
Water Conservation and Waste Management (2001)	NE24
Farm Buildings (1986)	BE30
Landscape Design Guidance	BE38 - BE40
Strategies	
Managing Waste in New Developments SPD (2006) Bedfordshire & Luton Minerals and Waste Local Plan	(2005) Policies W5 and W6

APPENDIX 3

SCHEDULE OF ADOPTED LOCAL DEVELOPMENT DOCUMENTS

DPD = Development Plan Document SPD = Supplementary Planning Document LDD = Local Development Document

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for pre-submission consultation (Issues & Options)	Date for public participation on draft (DPD) draft SPD and sustainability appraisal report	Date for submission to Secretary of State	Proposed date for adoption
Community Safety	SPD	To identify a set of design principles which will assist in planning out crime	Whole authority area	To conform with saved policy BE45	N/A	July -Sept 2005	N/A	Adopted Nov 2005
Shopfronts & Adverts in Conservation Areas	SPD	Provides detailed guidance on the design of shopfronts and adverts in conservation areas	The town centre and conservation areas in authority area	To conform with saved policies TC4 and BE16	N/A	Sept – Oct 2005	N/A	Adopted Nov 2005
Core Strategy & Rural Issues Plan	DPD	Sets out the spatial vision, spatial objectives and strategy for the development of the area and framework for development control	Whole authority area	Consistent with national planning policy and general conformity with the former RSS14 and MKSM Sub-Regional Strategy	Aug -Dec 2005	Jan – Feb 2006	July 2006	Adopted April 2008

Bedford Town Centre Area Action Plan	DPD	Sets out the spatial vision and strategy, allocations and development control policies for the town centre	Bedford Town Centre	To conform with the former RSS14, the MKSM Sub-Regional Strategy, the Core Strategy & Rural Issues Plan and certain saved policies	Mar – Sept 2005	Oct – Nov 2005	July 2006	Adopted Oct 2008
Climate Change & Pollution	SPD	Provides detailed guidance on how to tackle climate change	Whole authority area	To conform with Core Strategy & Rural Issues Plan Policy CP27 and national policy	N/A	Aug – Sept 2008	N/A	Adopted Dec 2008
Great Denham (formerly Biddenham Loop): Design Guide and Code	SPD	Sets out the design code for the land allocated under Local Plan Policy H6	The land at Great Denham, formerly known as Biddenham Loop	To conform with saved policy H6 and national policy	N/A	N/A	N/A	Adopted Jan 2010
West of Kempston: Design Guide and Code	SPD	Sets out the design code for the land allocated under Local Plan Policy H7	The land west of Kempston	To conform with saved policy H7 and national policy	N/A	N/A	N/A	Adopted Jan 2010
A Strategy for Bedford High Street	SPD	Sets out measures to regenerate Bedford High Street	Bedford High Street	To conform with Policy TC8 of the Bedford Town Centre Area Action Plan	Sept 09	Feb -March 2010	N/A	Adopted July 2010
Statement of Community Involvement	LDD	Document setting out standards and approach to involving the community and stakeholders in the production of the Local Development Framework	Whole authority area	To conform with corporate consultation policies and guidance.	N/A	N/A	N/A	Adopted July 2013

Allocations & Designations Local Plan	LDD	Allocates land required for future development, designates areas where particular controls will apply and establishes the policy boundary of settlements	Whole authority area	To conform with the Core Strategy and Rural Issues Plan	Dec 2007 - July 2010	Sept -Nov 2011	May 2012 - June 2013	Adopted July 2013
Planning Obligations	SPD	Sets out the approach and standards for securing and using developer contributions	Whole authority area	To conform with adopted policies in the Core Strategy and Rural Issues Plan, Town Centre AAP and Allocations and Designations Local Plan	N/A	Dec 2012 -Feb 2013	N/A	July 2013
Community Infrastructure Levy Charging Schedule	LDD	Sets out the charges to be applied to different types of new development in the Borough	Whole authority area		Dec 2012	May 2013	July 2013	February 2014
Open Space	SPD	Sets out guidelines for the operation of new local open space standards	Whole authority area	Allocations and Designations Local Plan Policy AD28	N/A	June-July 2013	N/A	September 2013

Parking Standards for Sustainable Communities	SPD	Sets out standards and guidelines for the design and amount of vehicle parking in new developments	Whole authority area	The Core Strategy & Rural Issues Plan and Local Transport Plan 3, saved Local Plan Policy T15 and Allocations and Designations Local Plan.	N/A	May-June 2014	N/A	September 2014
Land North of Bromham Road design guide – Revision/ Addendum 2015	SPD	Provides detailed guidance on all aspects of design for the land north of Bromham Road, Biddenham through a design guide with revisions arising from changes to the masterplan and policy changes at local and national level	The land north of Bromham Road development area	To conform with saved Local Plan policy H8 and national policy	N/A	Jan-Feb 2015	N/A	March 2015

APPENDIX 4

SCHEDULE OF DOCUMENTS UNDER PREPARATION OR TO BE COMMENCED

Document Title	Status	Role and Content	Geographical Coverage	Chain of Conformity	Date for public participation on issues and options (LDD) draft SPD and sustainability appraisal	Date for pre-submission consultation	Date for submission to Secretary of State	Proposed date for adoption
Bedford Borough Local Plan 2035	LDD	Sets out the spatial strategy for the borough beyond 2021 (the current Core Strategy end date)	Whole authority area	New duty to co-operate requirements and NPPF.	January 2014	Spring 2018	October 2018	June 2019
Thurleigh Airfield Development Brief	SPD	Sets out guidance for potential developers on constraints and other material considerations that will be used in determining any planning applications.	Thurleigh Airfield	Saved Local Plan 2002 Policy E11, Core Strategy & Rural Issues Plan Policy CP11 and NPPF.				

APPENDIX 5

LOCAL PLAN 2035 TIMETABLE

2016

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

2017

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
	E	PC	C	C							E

2018

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
PC	C	C						E/FC			

2019

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

E Executive meeting

FC Full Council

PC Prepare for consultation – make arrangements, finalise documents/web site, notify local councils, publicity

C Consultation period

	Assessment of new settlement options and reconsideration of development strategy.
	Consider consultation responses and prepare submission plan. Consult on submission plan.
	Consider submission plan responses and secure approval to submit the plan for examination.
	Prepare submission documents and submit the plan. Appoint Programme Officer.
	Examination takes place including hearing sessions. Evidence prepared.
	Consult on main modifications (if required) and receive Inspector's report. Adopt the plan.

LOCAL PLAN 2035 TIMETABLE

Document Details	
Title	Bedford Borough Local Plan 2035
Role and Content	Identifies levels of growth and the spatial strategy to be adopted by the Council. It allocates land for development, designates specific areas subject to planning policies controlling development and includes development management policies. The Local Plan 2035 will also include Minerals and Waste general and environmental policies (replacing those currently 'saved' from the Minerals and Waste Local Plan 2005).
Status	Local Development Document/Local Plan
Chain of Conformity	To conform with the NPPF/Corporate priorities and policies.
Geographic coverage	Whole Authority Area

Timetable	
Pre-production	Complete
Preparation of issues and alternative options and consideration of representations	Complete (2014)
Further consultation	Complete (2015)
Focussed consultation	April 2017
Submission consultation	Spring 2018
Submission to the Secretary of State	Autumn 2018

Pre-hearing meeting	Spring 2019
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Examination period	2019
Receipt of Inspector's binding report	Spring 2019
Adoption	Mid 2019

Arrangements for production	
Lead organisation/department	Assistant Director Planning
Management arrangements	Key stages agreed by Executive and Full Council in accordance with the Council's constitution. Adoption by Full Council.
Resources required	Planning Policy team and input from across the Council. Consultancy input to background studies and reports. Input from duty to cooperate partners.
Approach to involving the community	In accordance with the SCI.

Post production	
Monitoring and review mechanisms	Bedford Borough Planning Monitoring Report

APPENDIX 6

GLOSSARY OF TERMS

Allocations Sites specifically identified on the Policies Map for development.

Core Strategy & Rural Issues Plan The long-term spatial vision and strategy for the local planning authority area, including the key strategic policies and proposals to deliver that vision. The Plan is a part of Bedford's Development Plan.

Design Codes A set of specific rules or requirements to guide the physical development of a site or place. The aim of design coding is to provide clarity as to what constitutes acceptable design quality and thereby provides a level of certainty for developers and the local community alike that can help to facilitate the delivery of good quality new development.

Designations Areas shown on the Policies Map to which specific policies apply (not allocations).

Development Briefs Prepared by the Borough Council as a detailed statement of its planning policies for a particular site and its aspirations in terms of uses, layout and design principles.

Development Plan Defined under S.38 of the Planning and Compulsory Purchase Act 2004. This is the prime consideration in the determination of planning applications. For Bedford Borough Council this is the Core Strategy and Rural Issues Plan, the Bedford Town Centre Area Action Plan, the Allocations and Designations Local Plan and saved policies from the Local Plan 2002. Minerals and Waste policies also form part of the development plan.

Development Plan Document (DPD) Spatial planning document prepared by the local planning authority that is subject to an independent public examination. They can cover a range of issues, and will set out the main spatial strategy, policies and proposals of the Council.

Local Development Documents (LDDs) Generic term for documents that can be included in the Development Plan and other planning documents. Collectively LDDs deliver the spatial strategy for the local planning authority area.

Local Development Framework (LDF) A portfolio of Local Development Documents that provides the framework for delivering the spatial strategy of the area. From 2012 the term Local Development Framework will no longer be used. The portfolio of documents will normally be replaced by one document known as a Local Plan.

Local Development Scheme (LDS) Rolling three-year project plan for the preparation of Local Development Documents.

Localism Act Gives more power and responsibility to neighbourhoods and local community groups. It also proposed the revocation of regional planning guidance.

Local Plan 2002 Statutory district-wide document prepared pre 2004 that sets out land use policies and proposals for the area.

Local Plan Part of the Development Plan under the old system. Statutory district-wide document prepared under the old system sets out land use policies and proposals for the area. Since 2012, however the term 'Local Plan' is once again used to describe the document containing the Council's land use policies and proposals.

National Planning Policy Framework National planning policy which replaces all PPGs and PPSs in one document.

Policies Map Illustrates policies and proposals in local development documents.

Regional Spatial Strategy Previously a statutory document that has now been revoked.

Statement of Community Involvement (SCI) Sets out the approach of the authority to involving the community in the preparation, alteration and review of Local Development Documents and in the consideration of significant planning applications.

Strategic Environmental Assessment (SEA) Environmental assessment of policies, plans and programmes required under the European SEA Directive 2001/42/EC.

Structure Plan Part of the Development Plan under the pre-2004 system.

Supplementary Planning Documents (SPD) Non-statutory documents that expand upon adopted planning policies or proposals. These replace Supplementary Planning Guidance.

Supplementary Planning Guidance (SPG) Non-statutory guidance prepared under the pre-2004 system to expand upon policies and proposals in the Local Plan 2002.

Sustainability Appraisal (SA) A social, economic and environmental appraisal of strategy, policies and proposals – required for the Regional Spatial Strategy, all Development Plan Documents and, where necessary, Supplementary Planning Documents. To be undertaken jointly with Strategic Environmental Assessment.

Sustainable Community Strategy Sets out goals and aims to tackle identified pressing problems in the Borough around 7 themes: Thriving; Greener; Aspiring; Healthy; Safer; Inclusive; and Growing. The views of key stakeholders, communities and citizens have been sought to achieve a shared vision across the Borough.