

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 Head of Members' 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 Head of Members' Services has confirmed the decision has not been called in.

1. Description of decision

Approval of an updated Local Development Scheme (LDS) which replaces the previous LDS bringing the timetable for the production of Local Development Documents up to date and reflecting the adoption of the Allocations & Designations Local Plan and supplementary planning documents by the Council. Following approval, the LDS will be brought into effect by the Council. The Assistant Director Planning, Strategic Transport and Housing is authorised to make minor textual amendments to the LDS.

2. Date of decision

2nd October 2013

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

Signed Don Hodgson Date 2/10/2013 Name of Decision Taker MAYOR DAVE HODGSON

This is a public document. A copy of it must be given to the Head of Members' Services as soon as it is completed.

Date decision published: 4th October 2013

Date decision can be implemented if not called in: 14th October 2013

(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, Strategic Transport and Housing

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 LDS identifies the key planning documents that the Council intends to produce over the next three years along with a timetable for each.

This report seeks approval of a revised LDS which replaces the previous LDS bringing the timetable for the production of Local Development Documents up to date. The LDS also details additional supplementary planning documents. 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 That the proposed replacement Local Development Scheme (LDS) attached as Appendix A be considered and if found satisfactory:-

- a. be approved and brought into effect by the Council by 15th October 2013;**
- b. that the Assistant Director Planning, Strategic Transport and Housing be authorised to make 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 it therefore has no policy implications.

Resource Implications

- 4.3 This report sets out an LDS which it is intended to deliver within current resources, funded from existing budgets and from calls on the Plans and Strategies Reserve as required.

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.

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 Portfolio Holder for Community & Regulatory Services on 29th October 2012 and brought into effect on 8th November 2012.
- 5.2 This 2013 review of the LDS is required to bring the timetable for the production of Local Development Documents (LDDs) up to date, and in particular it acknowledges the adoption of the Allocations & Designations Local Plan http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/what_is_planning_policy/documents_of_the_bdf/allocations_and_designations/adoption.aspx and incorporates a timetable for the preparation of a new Local Plan. Also the East of England Regional Strategy and Milton Keynes and South Midland Sub-Regional Strategy were formally revoked on 3rd January 2013 and therefore no longer form part of the development plan. In addition the Bedfordshire Structure Plan 2011 saved policies are no longer saved.
- 5.3 The Government published the National Planning Policy Framework in March 2012 providing a framework within which local people and their councils can produce local and neighbourhood plans to reflect the needs and priorities of their communities. In terms of timescale it indicates, so far as housing is concerned, that plans should identify proposals and broad locations for growth for the subsequent 15 years. It is vital that the council starts to look beyond 2021 in preparing a new 'Local Plan'.
- 5.4 Therefore, the most important addition to the LDS as proposed in this report is the timetable for work to develop a replacement plan, 'the Local Plan'. Details of the scope, timetable and resource needs for this plan are now emerging. Over the next few months as evidence for growth and local needs are collected, issues and options will be identified for consideration by Executive.
- 5.5 The revised LDS (set out in Appendix A) takes on board the updated timetables. It sets out the documents which were already under preparation and are to be produced and explains what they will cover and the timetable for their completion.
- 5.6 In addition the revised LDS states which saved policies in the Local Plan 2002 are expected to be replaced by Local Development Documents (LDDs), and explains what will happen to the existing Local Plan 2002 policies and currently adopted Supplementary Planning Guidance as new documents are adopted.
- 5.7 A key feature of the system is the emphasis on community involvement in plan making. The LDS makes reference to the Statement of Community Involvement which outlines how the community will be consulted and involved in the preparation of other documents. A revised Statement of Community Involvement Supplementary Planning Document (SPD) was adopted by the Council in July 2013

http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/what_is_planning_policy/documents_of_the_bdf/community_involvement_sci.aspx

- 5.8 Also in July the Council adopted the Planning Obligations SPD which sets out the approach and standards for securing and using developer contributions.
http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/what_is_planning_policy/documents_of_the_bdf/planning_obligations.aspx
- 5.9 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.
- 5.10 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 Group
- 6.2 No adverse comments have been received.

7. Ward Councillor Views

- 7.1 Not applicable for this report.

Report Contact Officer:	Kim Wilson Senior Planning Officer kim.wilson@bedford.gov.uk
File Reference:	5/101
Previous Relevant Minute(s):	Executive Decision 29 th October 2012 (decision number 1069)
Background Papers:	None other than those with links set out in the report
Appendix:	Appendix A: Revised Local Development Scheme October 2013

LOCAL DEVELOPMENT SCHEME

October 2013

Environment and Sustainable Communities

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1.0 INTRODUCTION

The Planning and Compulsory Purchase Act (2004) introduced the Local Development Framework (LDF) - in the case of Bedford Borough, the Bedford Development Framework. Along with policies 'saved' from the Local Plan 2002, the documents adopted as part of the framework provide the spatial strategy, policies and guidance for the Borough.

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 2013 review of the LDS is required to bring the timetable for the production of LDDs up to date, and in particular it acknowledges the adoption of the Allocations & Designations Local Plan and incorporates a timetable for the preparation of a new Local Plan. Also the East of England Regional Strategy and Milton Keynes and South Midland Sub-Regional Strategy were formally revoked on 3rd January 2013 and therefore no longer form part of the development plan. In addition the Bedfordshire Structure Plan 2011 saved policies are no longer saved.

The Statement of Community Involvement Supplementary Planning Document (SPD) and the Planning Obligations SPD have also been adopted.

This LDS 2013 replaces the LDS adopted in October 2012 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 http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/what_is_planning_policy/documents_of_the_borough/local_development_scheme.aspx

Two significant pieces of legislation have been published in the last two years and these will have an impact on future plan making. These are The Localism Act 2011 and the Town and Country Planning (Local Planning)(England) Regulations 2012. They are considered below.

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 Development Documents that will set the strategic context within which neighbourhood development plans will sit and will provide information about neighbourhood planning which will 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:

www.bedford.gov.uk/environment_and_planning/planning_town_and_country/what_is_planning_policy/neighbourhood_planning.aspx

THE NATIONAL PLANNING POLICY FRAMEWORK 2012

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 and the Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan 2008 are able 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 both plans is consistent with the NPPF.

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. Importantly Section 33A of the Act imposes a new duty to co-operate in relation to the planning of sustainable development.

2.0 THE DEVELOPMENT PLAN

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)

When determining planning applications the decision shall be in accordance with the Development Plan unless material considerations indicate otherwise.

The Core Strategy and Rural Issues Plan and the Town Centre Area Action Plan were both adopted in 2008.

The Allocations & Designations Local Plan was adopted on 17th July 2013 and allocates land required for future development, designates areas where particular controls will apply and establishes the policy boundary of settlements. It covers the whole local authority area.

The Statement of Community Involvement was adopted on 10th 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.

A Planning Obligations SPD was also adopted by the Council on 17th July. The supplementary planning document sets out the approach and standards for securing and using developer contributions.

These and other documents already adopted, including SPDs, are set out in Appendix 1.

Documents under preparation and planned but not yet commenced are set out in Appendix 2.

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 are still "live" and can be afforded weight in making planning decisions.

Appendix 3 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 4 sets out a schedule of current supplementary planning guidance.

This Local Development Scheme makes no provision for Minerals and Waste planning because this is dealt with on behalf of the unitary councils (Bedford Borough, Central Bedfordshire and Luton Borough Councils) by a shared Minerals and Waste Service that is hosted by Central Bedfordshire Council. The former Bedfordshire County Council adopted The Bedfordshire & Luton Minerals and Waste Local plan in 2005 under the old Local Plan Regulations. Policies have been saved and a new Minerals and Waste Scheme sets out the timetable for the preparation of a Minerals and Waste Local Development Framework which is well advanced. The joint new Core Strategy is currently being examined and is anticipated to be adopted in late 2013.

www.bedford.gov.uk/environment_and_planning/planning_town_and_country/what_is_planning_policy/documents_of_the_bdf/minerals_waste.aspx

3.0 DOCUMENTS UNDER PREPARATION

The following documents are being prepared at the current time.

COMMUNITY INFRASTRUCTURE LEVY

The Council is preparing a Community Infrastructure Levy -a levy that the council can choose to charge all new developments in the borough and that can be spent on providing infrastructure to support the planned development of the area.

The Council consulted on a CIL Preliminary Draft Charging Schedule December 2012 - February 2013 and additional consultation for a 4 week period May - June 2013 for further comments on the draft Supplementary Planning Document (now adopted) and CIL Draft Charging Schedule.

The Council's Executive on 10 July 2013 approved the Draft Charging Schedule and supporting evidence base for submission for Examination. The Examination is likely to take place in late 2013 and adoption of the Charging Schedule is anticipated in spring 2014.

SUPPLEMENTARY PLANNING DOCUMENTS

Three Supplementary Planning Documents are currently being prepared.

An Open Space SPD which explains how the local open space standards in the Allocations and Designations Local Plan will be applied was the subject of public consultation in June 2013 and is expected to be adopted by the Council in the September 2013.

A Parking Standards for Sustainable Communities SPD will set out up to date local standards for the design and amount of vehicle parking in new developments for cars, bicycles and powered two wheelers. Public consultation on this document is anticipated in September 2013 and adoption in early 2014.

A Thurleigh Airfield Development Brief is being prepared which will update the adopted (but out of date) 1996 SPG. Scoping work is underway and a detailed timetable for this work is being put together.

POLICIES MAP UPDATE

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 is in the process of being updated, and it is anticipated that this will be available by the end of 2013.

A LOCAL PLAN FOR BEDFORD BOROUGH

Work has begun on the production of a new Local Plan for Bedford Borough. The document will roll the development period forward beyond 2021 and will apply to the whole of the local authority area. It will also contain development management policies which are the general policies which will be taken into account when reaching decisions on planning applications.

Pre-commencement work has begun with recent census data being used to develop preliminary growth projections. This will inform the levels of housing and jobs growth that the Local Plan will need to provide for. A timetable for the production of this document is set out at Appendix 5.

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 beyond 2021.

DIAGRAM 1 RELATIONSHIP BETWEEN LOCAL DEVELOPMENT DOCUMENTS

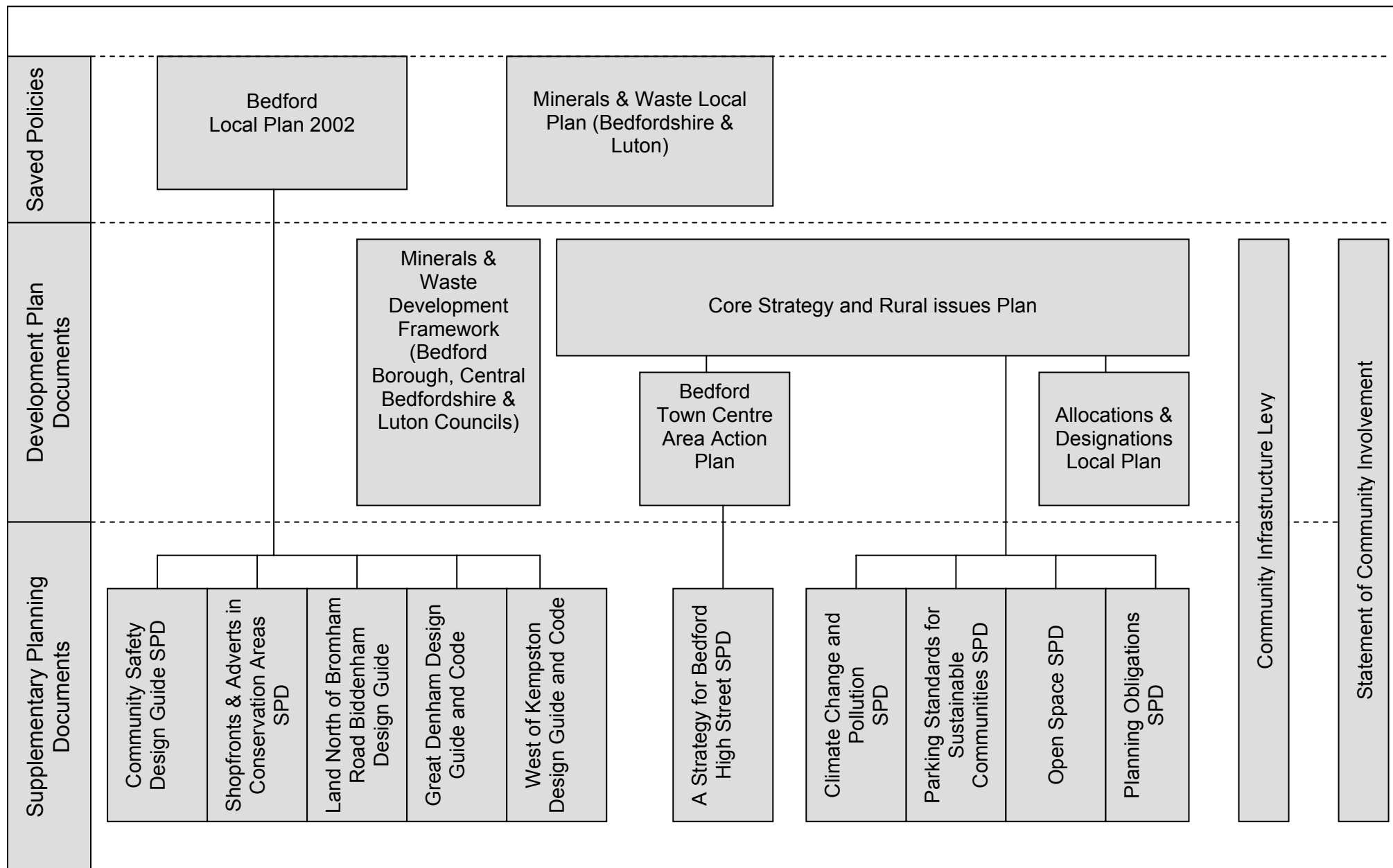
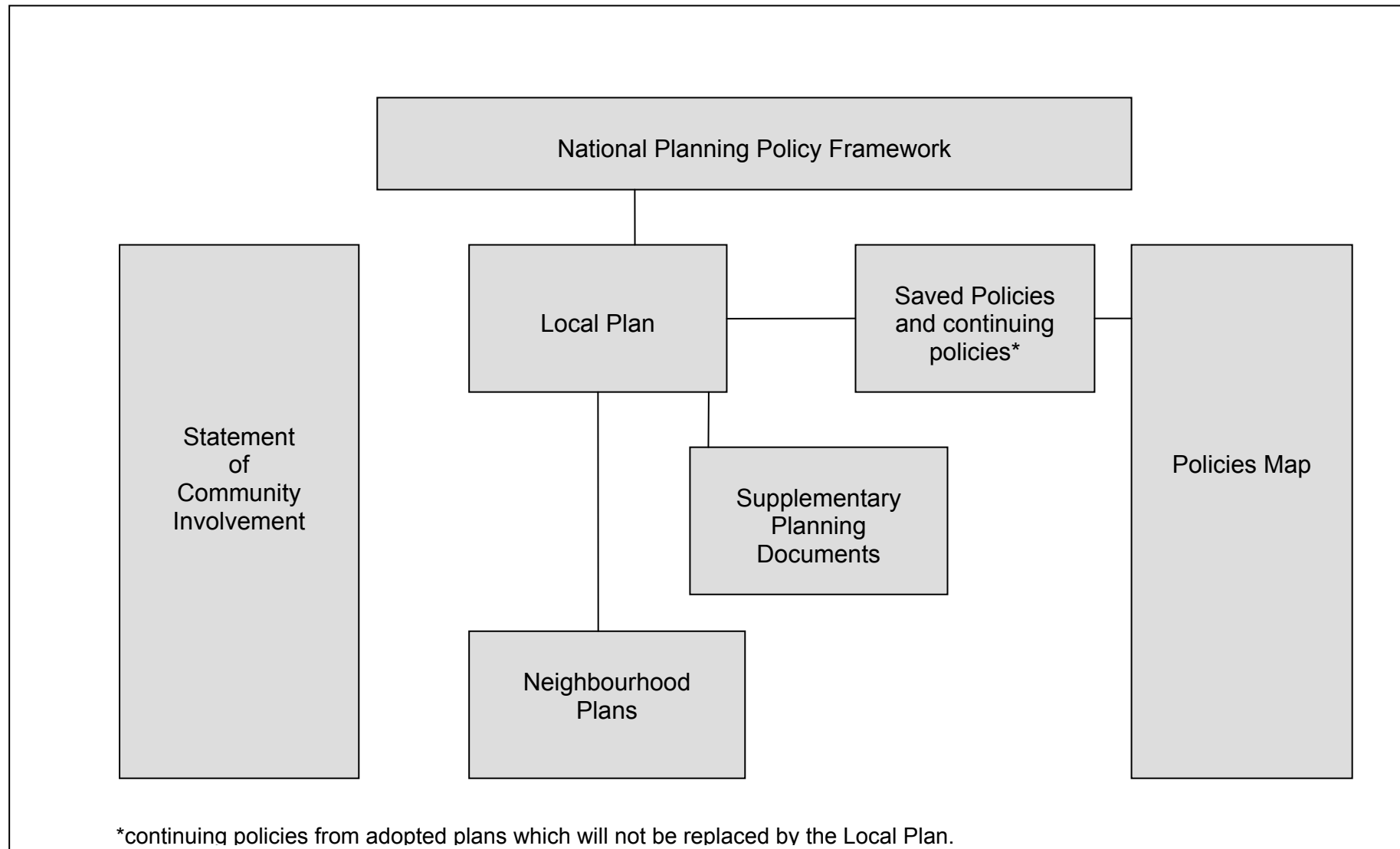


DIAGRAM 2 DOCUMENTS WHICH PROVIDE THE FRAMEWORK FOR DEVELOPMENT IN
THE BOROUGH BEYOND 2021



4.0 PROJECT MANAGEMENT RESOURCES

The main resource for the preparation of the LDDs 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 will be the preparation of the new Local Plan.

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 Council also has a challenging timetable in place to prepare and adopt a CIL charging schedule. Adoption is anticipated before April 2014. More information is available on the council's web site www.bedford.gov.uk/environment_and_planning/planning_town_and_country/what_is_planning_policy/documents_of_the_bdf/community_infrastructure_levy.aspx

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

5.0 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 preparation of the documents by being undertaken at key stages in the preparation process. 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
In line with the preparation of 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.

6.0 MONITORING AND REVIEW

6.1 The Council is required to prepare a Bedford Borough Monitoring Report (BBMR) 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 Monitoring Report, the Council will consider what changes, if any, need to be made to the Local Development Scheme and if necessary will bring forward changes.

However, the Council will bring forward changes to the Local Development Scheme at other times in response to significant new issues or changes in circumstance.

7.0 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.

8.0 RISK ASSESSMENT

Key Risks	Action to mitigate risk and comments
LDDs found to be not in conformity with the NPPF	Soundness Self Assessment and Duty to Co-operate Statement will be prepared for the new Local Plan Risk level - low
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 – eg. 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 such as the Environment Agency. Risk level - medium
Loss of experienced staff and difficulty in recruiting policy staff	If positions in the policy team become vacant, are difficult to fill or are lost, 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	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. Therefore 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 - high

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 - high
Document could be found 'unsound'	Through preparing a good evidence base, good dialogue with the community/ stakeholders in line with Statement of Community Involvement and the Planning Inspectorate and legal advice at all stages. Risk level - medium
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. Risk level - low

Appendix 1 schedule of local development documents (adopted)

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
Land North of Bromham Rd, Biddenham: Design Guide	SPD	Provides detailed guidance on all aspects of design for the land north of Bromham Road, Biddenham through a design guide	The land north of Bromham Road development area	To conform with saved Local Plan policy H8 and national policy	N/A	Aug – Sept 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

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
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

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
A Strategy for Bedford High Street	SPD	Sets out measures to regenerate Bedford High Street	Bedford Town Centre	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	Dec 2012	N/A	N/A	July 2013

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

Appendix 2 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 report	Date for pre-submission consultation	Date for submission to Secretary of State	Proposed date for adoption
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.	Sept 2013	N/A	N/A	March 2014
Bedford Borough Local Plan	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.	Dec 2013	Oct 2014	Sept 2015	Dec 2016
Open Space	SPD	Sets out guidelines for the operation of new local open space standards	Whole authority area	Allocations and Designations Plan Policy AD28	N/A	June 2013	N/A	Sept 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	Feb -April 2014
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.		Unknown at this stage		

SPD = Supplementary Planning Document LDD = Local Development Document

Appendix 3 saved policies

Bedford Borough Local Plan – Policies 17 July 2013

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 Yelnow 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 4
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 SPD June 2009	H6
Land West of Kempston (2003) superseded by SPD June 2009	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
Car Parking Standards (1996)	T15
Strategies	
Cycle Parking Guidance and Annexes (2006)*	T15
Managing Waste in New Developments SPD (2006) Bedfordshire & Luton Minerals and Waste Local Plan	(2005) Policies W5 and W6
<p>* These documents were approved by the former Bedfordshire County Council and are carried forward as relevant strategies for Bedford Borough Unitary Authority under transitional arrangements.</p>	

APPENDIX 5 LOCAL PLAN TIMETABLE

2013

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

2014




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



2015

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

2016

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

-  **1. Evidence base gathering. Look at options and prepare Issues and Options.**
-  **2. Public Consultation on Issues and Options and 'call for sites'.**
-  **3. Prepare and agree plan for submission, consult and submit.**
 - ▲ Submission plan consultation,
 - Submission.

-  **4. Formal examination.** Includes hearing sessions before appointed Inspector to debate outstanding soundness issues.
 -  **5. Receive Inspector's report and adopt the plan if found to be sound.**
- At all relevant stages above need to undertake
- SA/SEA,
 - Equality Analysis
 - Soundness self assessment
 - Consultation statement.

LOCAL PLAN TIMETABLE

Document Details	
Title	Bedford Borough Local Plan
Role and Content	Identifies levels of growth and the spatial strategy to be adopted by the Council post 2012. It allocates land for development and designates specific areas subject to planning policies controlling development.
Status	Local Development Document
Chain of Conformity	To conform with the NPPF.
Geographic coverage	Whole Authority Area

Timetable	
Pre-production	In progress
Preparation of issues and alternative options and consideration of representations	Sept 2013 – August 2014
Submission consultation	October 2014
Submission to the Secretary of State	September 2015
Pre-hearing meeting	October 2015

Examination period	October 2015 – August 2016
Receipt of Inspector's binding report	September – December 2016
Adoption	December 2016

Arrangements for production	
Lead organisation/department	Assistant Director Planning, Strategic Transport and Housing
Management arrangements	Key stages agreed by Executive. Adoption by Full Council.
Resources required	Planning Policy team and input from across the Council. Consultancy input to background studies and reports.
Approach to involving the community	In accordance with the SCI.

Post production	
Monitoring and review mechanisms	Bedford Borough 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 Under the Planning Acts, 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. From 2012 the term 'Development Plan Document' will no longer be used. It is replaced by the term 'Local Plan'.

Local Development Documents (LDDs) Generic term for documents that can be included in the Development Plan and other planning documents.

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.