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Council
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Chicksands,
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**TO EACH MEMBER OF THE
SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE**

16 June 2011

Dear Councillor

**SUSTAINABLE COMMUNITIES OVERVIEW & SCRUTINY COMMITTEE - Tuesday 21
June 2011**

Further to the Agenda and papers for the above meeting, previously circulated, please find attached the following supplementary paper, which the Chairman has agreed should be circulated to Members of the Committee:-

12. Biggleswade Town Centre Strategy and Masterplan SPD

Draft schedule of proposed changes to the final strategy and masterplan SPD resulting from the public consultation.

Should you have any queries regarding the above please contact the Overview and Scrutiny Team on Tel: 0300 300 4634

Yours sincerely

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Scrutiny Policy Adviser
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DRAFT Schedule of Proposed Changes
Final Strategy & Masterplan SPD



Page/ Ref Refs taken from Draft SPD (Feb 2011)	Change 'Add', 'Amend', 'Remove' or 'Check'	Reason
General	Add: paragraph numbers throughout. Add by section, i.e. 1.1, 2.1, 3.1 etc. Appendices marked A1.1, A2.1 etc.	For ease of reference and standard SPD practice.
General	Remove: all references to 'Draft' SPD including on footnotes. Check all references read 'Town Centre' 'Strategy and Masterplan'.	Updating.
General	Check: all references to Key Areas and Site reference numbers and whether these need amending in light of additional site(s).	Updating.
General	Check: all references to Franklins 'Recreation Ground' and remove any to 'Park'.	For consistency.
General	Check: All diagrams / town centre boundary.	For consistency.
Masterplan & Key Areas	On Masterplan remove any blue markings on buildings. Add a key. Check that all Key Areas refer appropriately to 'active frontages'.	To reflect plan clarity and flexibility.
Title Page	Amend: to 'Adoption' / Remove: 'Draft' Amend: Date 'July 2011'	Updating.
Page 4	Check: updated OS Licence Number	Updating. ACTION FOR CBC
Page 5	Check: contents page	To reflect Updating.
Page 8/ 9	Amend: references to Site Allocations DPD as 'adopted April 2011' to text and footnote of Figure 02.	Updating.
Page 8/ 9	Add: reference to the primary Core Strategy and Development Management Heritage policies CS15/ DM13 owing to conservation area. Add conservation area boundary to Figure 02.	To reflect English Heritage's representations on emphasising more clearly the historical importance of the town centre.
Page 9	remove North direction indicator from fig 2	
Page 10	Amend: text to cover: - 24 month preparation period	Updating.

	<ul style="list-style-type: none"> - Three public engagement events - Text on the third statutory consultation event - Outline more detail is available in the separate Statement of Community Involvement 	
Page 12	Amend: Delete ref to formal consultation as updated elsewhere.	Updating.
Pages 14 - 25	<p>Add: reference to make clear base date of data/ reporting of 2009, with some evidence updated to reflect 2010 situation.</p> <p>Amend: various references to read (words to the effect of) '<i>at the time of writing</i>'.</p>	For clarity.
Page 14	para 3.1.3 'a separate report' is referred to. Please give proper title.	
Page 22	<p>Amend: Keep broad so remove references to 'quarters'.</p> <p>Update: text on 'The Economy' to conclude the section more effectively.</p>	In recognition this is a short to long term plan.
Page 28	Add: reference to make clearer that when preparing and submitting planning applications for development within the town centre regard should be had of the Local Development Principles in Appendix A as a material consideration.	For clarity and to aid the planning process and determination of applications.
Page 30	Amend: Place policy DM3 in a text box.	For clarity.
Page 30	Add: Reference to Local Development Principles of Design/ Heritage and add new principles to Appendix A.	For completeness and to reflect English Heritage's comments.
Page 31	para 4.3.1.4 replace 'outlines' with 'includes'	
Page 32 & 35	<p>Add – in full 'LATP '3'</p> <p>Add – Refer that the SPD sets the framework for the future CBC Parking Strategy. <i>Add text: .</i></p> <p><i>"The priorities and objectives outlined in the SPD are intended to be used as basis for the Biggleswade section of the broader CBC Parking Strategy". (Page 35)</i></p>	<p>For consistency.</p> <p>For clarity and to reflect a key element of the ongoing Implementation and Delivery Strategy.</p>
Page 34	Add: Reference to Appendix B	For clarity.
Page 34	Delete: Reference to commercial space for cycling company at the Station. Also references to re-siting of large cycle furniture.	Updating/correction.
Page 34	para 5.5.3, full stop at 'reasons' and delete from 'including in close proximity to the Market Square'	Updating/correction.
Page 38	fig 07 – map needs to be updated to include new royal mail site	Updating/correction.
Page 41	Add: Royal Mail site development opportunity to Figure 08.	To reflect Royal Mail's representation. Updating/correction.

	<p><i>'Appropriate town centre uses with active ground floor frontages'</i></p> <p>Make clear requirement for ground flood active frontages.</p> <p>Add footnote to make clear that some 'indicative' development proposals are shown over existing buildings.</p>	
Page 44	Floorspace increase checked and updated.	Updating.
Page 43	Add: 'Long term' prior to text on Key Area 5 Franklin's Recreation Ground.	
Page 43	fig 09 – Update map to include royal mail site, e.g. extend shop/live/work to cover it.	
Page 44	Amend: Correct Figure no. to '10'	Correct typo.
Page 44	<p>Add to last para. '...but will be referred to as a material consideration when assessing planning proposals'</p> <p>Typo to be corrected. 15/6/2011.</p>	For clarity and to aid the planning process and determination of applications.
Page 45	<p>Amend/ Check: Figure 10 to reflect masterplan amendments / additional Key Sites. Also add total figures.</p> <p>Add: Development site opportunity at Station Road / Royal Mail site as new 'KS11'.</p> <p><i>"Appropriate town centre uses with active ground floor frontages"</i></p>	<p>Updating.</p> <p>To reflect Royal Mail's representation.</p>
Page 46	bullet point three 'replace 'loop' with 'route'.	
Page 46	bullet point three replace 'encourage people to use' with 'improve connectivity of'	
Page 46	Add: Reference to Appendix B at 1.	For clarity and for plan completeness re: desired public realm materials palette.
Page 50	<p>Add: reference to 'outdated' sewage system along Hitchin Street for reference with implementation.</p> <p><i>'Anglian Water has indicated that the sewage system on Hitchin Street may likely require enhancements over the plan period. This and other utility works should be considered when implementing public realm or new development initiatives in the area that require</i></p>	<p>Following representation from Anglian Water.</p> <p>Further contact made with Anglian Water to clarify.</p>

	<i>connections to the public sewer. Any public realm improvements or utility works to take place in period must be co-ordinated to ensure minimum disruption and impact on proposed improvements’.</i>	
Page 50	para 6.7.7, 2 nd line, delete ‘likely’	
Page 50	para 6.7.7, delete from ‘Central Bedfordshire Council...’ and replace with: Central Bedfordshire Council will consider this and other utility requirements when implementing public realm improvements in this area so as to ensure minimum disruption to businesses and more effective use of resources.	
Page 52	Check: reference to additional sq m in light of Masterplan amendments. Figure to be updated to show potential maximum increase.	Updating.
Page 52	Amend: Ensure that the text is clear about the delivery prospects of Aldi. And that Key Site 6 is key to unlocking the remaining delivery sites – approach to car parking redistribution etc. Text to state: <i>“It is acknowledged that the delivery of Key Sites 5/6 will assist with ‘unlocking’ the development potential of the Bonds Lane/Foundry Lane areas. This will require either a reconfiguration of the existing site uses associated with Key Sites 5 and 6 or relocation of these uses to an alternative and appropriate location elsewhere”.</i> Delete: Reference to ‘anchor store’. Term is misleading as Aldi itself could be considered an anchor store in its own right.	For clarity and to reflect Aldi’s representation.
Page 52/53 Figure 15	Add: Development site opportunity at Station Road / Royal Mail site as new ‘KS11’. <i>“Appropriate town centre uses with active ground floor frontages’</i>	Updating. To reflect Royal Mail’s representation
Page 53	fig 15 – add road name to road adjacent to Royal Mail site	
Page 54	para 6.9.2 - Amend title of green infrastructure study’: ‘As outlined by the Mid Bedfordshire Green Infrastructure Plan’.	
Page 54/55	Amend: The masterplan ‘highlights’ the opportunity.... Add: reference to Green Wheel and Green Infrastructure study.	To reflect there being no immediate plans for improvements. Reference to wider strategy.
Page 56 / 57	Add: onto Figure 17 reference to the	For clarity

Figure 17	<p>'Safeguarded Key Employment Site see policy E1' (through Site Allocations DPD).</p> <p>Add: Reference to improving signage and existing information.</p>	
Page 58	<p>Add: <i>'Development proposals should explore opportunities to create pedestrian and cycle linkages into neighbouring residential streets which would act to improve access to the proposed transport interchange ('KS12')</i>.</p> <p>Add: reference to 'Sewage Pumping Station'</p>	<p>To reflect public opinion on a central and accessible location for such facilities.</p> <p>To encourage walking/ cycling.</p> <p>To reflect Anglian Water's representation.</p>
Page 62 /63	<p>Update section/improve wording so that it is more clearly tied to the strategy objectives, e.e. Living and Working, Moving etc. Update structure chart so it reflects these objectives.</p>	<p>To better reflect strategic approach</p>
Page 63/644	<p>Make clear the nature of and links to the Town Town Plan:</p> <p>Add: <i>The Town Plan is a separate plan for the entire Town that has been developed by members of the local community. The production of the Town Plan has helped to inform the evidence base behind the Town Centre Strategy and Masterplan. A continuing relationship between these two plans and other locally driven community or neighbourhood plans will be an important element in coordinating the delivery of improvements to Biggleswade town centre.</i></p>	<p>In response to representations/comments from various contributors.</p>
Page 68	<p>Add: references to the key Local Development Principles regarding planning contributions (to be added)</p>	<p>For clarity and to aid the planning process and determination of applications.</p>
<u>Appendix A</u>		
Page 71	<p>Amend: Update references to 'adopted' Site Allocations DPD.</p>	<p>Updating.</p>
Pages 71-77 general	<p>Check and provide updates to text as necessary.</p>	
Page 75	<p>Add: within 'sustainable development' a new principle EN-H</p> <p><i>'All developments should seek to sustainably address water drainage and not increase the pressure on the existing drainage and where appropriate given the Town Centre location propose the use of SuDs or equivalent techniques. Connection to the mains sewer system is sequentially least preferred National</i></p>	<p>For clarity and plan completeness. To aid the planning process and determination of applications.</p> <p>To reflect Anglian Water's and the Environment Agency's representations.</p> <p>To reflect English Heritage's</p>

	<p><i>Planning Policy within PPS25 should be referred, and planning proposals on sites in excess of 1 hectare should be accompanied by a Flood Risk Assessment. Investigation may be required of waste water capacity prior to advancing development proposals'</i></p> <p>Add: A new sub section 'Design and Heritage'</p> <p>Add a new principle EN-I</p> <p><i>'New development should respect the historic character of the Conservation Area, being of an appropriate scale and massing and not exceeding three storeys. The appearance should reflect or respond to the Biggleswade historic context. The interface with the public realm and an overall high quality design approach is strongly encouraged as is adherence with the broad indicative masterplan framework. The Design & Access Statement submitted with development proposals should demonstrate this'.</i></p> <p>And EN-J</p> <p><i>'Any demolition within a Conservation Area will require Conservation Area Consent via the submission of planning proposals. The overall impact on the context of the site and surrounds will need careful consideration with regard to the other principles outlined in the SPD'.</i></p> <p>And EN-K</p> <p><i>'Reference should be made and regard had of Manual for Streets 2 and English Heritage Guidance – Streets for all'</i></p>	<p>representations.</p>
<p>Page 77</p>	<p>Add a new sub heading 'General' and new Local Development Principle 'G-A':</p> <p><i>'Development proposals should have regard to the Planning Obligations SPD and emerging CIL framework. Commercial development as well as residential development will be expected to contribute in the form of planning obligations directed toward:</i></p> <ul style="list-style-type: none"> ▪ <i>Sustainable Transport</i> ▪ <i>Environmental Impacts</i> ▪ <i>Leisure Recreation, Open Space and Green Infrastructure</i> ▪ <i>Public Realm in the Town Centre'</i> 	<p>For clarity and plan completeness. To aid the planning process and determination of applications.</p>
<p>Page 77</p>	<p>TR – F Amend text as per below:</p> <p>The removal of the bus loop around Century House will enable a range of improvements. This may include including increasing the</p>	

	public space available for pedestrians, the Biggleswade town market and other events.	
Pages 79-90	No changes proposed to public realm palette	

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