

**Appendix A – Schedule of Minor Modifications to the Central Bedfordshire Local Plan (April 2018)**

Document	Chapter	Policy/Para	Change required	Proposed change	Reason for change
Local Plan	1	1.11	Section on 'pre-submission draft' and consultation section written in present tense. To be re-worded.		Update to current status
Local Plan	1	1.5 Partial Plan Review	Insert reference to Partial Plan Review being subject to full public participation		Clarity
Local Plan	1	para 1.7.4	Remove reference to Strategic Frameworks	.. And will continue to do so throughout the plan-making process. Central Bedfordshire has committed to actively engage with our neighbours throughout the Local Plan process and identify specific cross-boundary issues that need to be discussed. These discussions will form the foundation for the Statements of Common Ground...'	Update to current status
Local Plan	2	2.3.2	Natural England suggest that re-use of brownfield land needs to make explicit that brownfield land will be brought forward for development provided that it is not of high environmental value.	<i>The Council will seek opportunities to maximise the use of suitable and available, previously developed or 'brownfield' land provided that it is not of high environmental value, before looking to sites within the Green Belt or green field sites elsewhere in Central Bedfordshire to accommodate future growth requirements'</i>	Clarity - representation from Natural England
Local Plan	4	4.1.1 A Vision for 2035	Clarify reference to natural environment, not just landscape	Replace "...enhanced high quality landscape" with "high quality natural environment"	Clarity
Local Plan	4	4.2 Visions and Objectives		SO3 - add following text at end of objective - "Seek to encourage developments that will result in a reduction in the number of heritage assets on the national Heritage at Risk Register (HAR)."	Clarity - representation from Historic England
Local Plan	4	4.2 Visions and Objectives		Add new bullet to SO3 - "A strategy for the conservation; protection and enhancement of the historic environment shall be developed and implemented. The strategy will include measures to mitigate any harmful impacts to the historic environment and shall use information derived from site specific heritage impact assessments;"	Clarity - representation from Historic England
Local Plan	4	4.2 Visions and Objectives		SO3 - replace 'heritage' with 'historic environment'	Clarity - representation from Historic England
Local Plan	4	4.2 Visions and Objectives - SO12	SO12 - Add reference to Biodiversity Opportunity Areas, Greensand Ridge NIA, AONB, and GI Plans.	addition of text to read "Encourage the development of wildlife corridors and networks to support objectives of the Nature Conservation Strategy, Rebuilding Biodiversity (Biodiversity Opportunity Areas and Networks), the NIA, AONB and Green Infrastructure Plans, and provide open spaces in line with the requirements identified in Central Bedfordshire's Leisure Strategy".	Clarity - representations including Greensand Trust and Wildlife Trust
Local Plan	5	5.4		Bullet 3 - replace 'heritage' with 'historic environment'	Clarity - representation from Historic England
Local Plan	6	6.6.2		Remove the word 'modest'	Clarity
Local Plan	6	SP2/SP2 supporting text	Add definition of what constitutes an 'out of date' policy		Clarity
Local Plan	6	Table 6.2	Figures to be updated to reflect the most recent Housing Trajectory	Figures to be added once available	Update required to reflect changes since January 2018
Local Plan	6	Table 6.3	Figures to be updated to reflect any changes/removals of proposed allocations	Figures to be added once available	Update required to reflect changes since January 2019
Local Plan	7	7.1.1	Reference to Trajectory is incorrect, it can be found in the HIS and not the SHLAA	Reword 'The delivery rates of existing housing commitments have already been determined and are set out within the housing trajectory in the Housing Implementation Strategy (HIS)'	Error
Local Plan	7	7.1.1	Amend text to acknowledge that the provision of infrastructure impacts on delivery.	Amend text '...taking into consideration competing sites, the provision of infrastructure, likely commencement....'	Clarity
Local Plan	7	7.3.1	Amend text to ensure Plan also refers to employment land monitoring	Add sentence at the end of 7.3.1  "The supply and development of employment land will also be monitored on an annual basis and the figures will be published in the AMR."	Omission
Local Plan	7	7.5 SP3	Addition of bullet making it a requirement that all development proposals brought forward at the identified strategic allocations should be accompanied by a Mineral Resource Assessment in accordance with Policy MSP11 of the Minerals and Waste Local Plan (January 2014)		Omission
Local Plan	7	7.7(a) SA1	Capacity figures in allocations should be expressed using 'approximately' not 'up to'	Change 'up to' to 'approximate' for capacity	Error
Local Plan	7	7.7(a) SA1	Add similar wording from HRN2 to North of Luton re Affordable Housing provision for Luton.	Add wording 'up to 30% affordable homes, subject to viability testing, to meet the needs of Central Bedfordshire and Luton residents'.	Clarity - change proposed following DfC Meeting

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Local Plan	7	7.7(a) SA1	Clarify reference to 'heritage assets and their settings'	Insert "...heritage assets and their setting..." exact wording TBC	Clarity - representation from Historic England
Local Plan	7	7.7(a) SA1 (1c)	Point c starts with 'Provide' which doesn't make sense when read with the text under point 1.	reword ' <i>provision of the serviced land necessary</i> '	Error
Local Plan	7	7.7(a) SA1 (1d)	Point 1d should distinguish between 'community facilities AND retail' as these are separate	In para 1(d) Remove ' <i>including</i> ' and add comma	Clarity
Local Plan	7	7.7(a) SA1 (1d)	Para 1(d) refers to HQ2 in error - should be HQ3	Reference to ' <i>HQ2</i> ' in para 1(d) to change to ' <i>HQ3?</i> '	Error
Local Plan	7	7.7(a) SA1 (1f)	Para 1(f) refers to EE12 in error - should be EE13	Reference to ' <i>EE12</i> ' in para 1(f) change to ' <i>EE13</i> '	Error
Local Plan	7	7.7(a) SA1 (2)	Ensure that A6-M1 link road is described in all instances as a ' <i>strategic route</i> '.	2. ' <i>....appropriately designed strategic route to link....</i> '	Clarity
Local Plan	7	7.7(a) SA1 (2,3,4)	Add wording to state that proposals will give due consideration to the highways impacts in Luton. Exact wording to be confirmed.		Clarity - change proposed following DtC Meeting
Local Plan	7	7.7(a) SA1 (9)	Reword point on link road to reference ' <i>settings of heritage assets</i> '	<i>...AONB, Heritage assets and their settings, and biodiversity...</i>	Clarity - representation from Historic England
Local Plan	7	7.7(a) SA1(11?)	List heritage assets of interest, but bookend with "etc" to show list not exhaustive		Clarity - representation from Historic England
Local Plan	7	7.7(a) SA1(13)	SA1 differs to other strategic allocation policies in that it does not refer to capacity for both sewage treatment and within the sewer network and the timing of development. Update text to address this.	Suggested re-word to say ' <i>Foul drainage from the development shall be connected to the public sewerage network. The development shall demonstrate that there is adequate capacity in water recycling centre (sewage treatment works) and the foul sewerage network to serve the proposed development. Any application for planning permission shall detail any infrastructure upgrades where required and any necessary phasing arrangements as agreed by the relevant sewerage company;</i> '	Clarity - Representation from Anglian Water
Local Plan	7	7.7(b) SA2 (1c)	Point c starts with 'Provide' which doesn't make sense when read with the text under point 1.	reword ' <i>Provision of a suitable parcel of serviced...</i> '	Error
Local Plan	7	7.7(b) SE1	Clarify reference to heritage assets and their settings	Insert "...heritage assets and their setting..." (bullet point 5)	Clarity - representation from Historic England
Local Plan	7	7.7(b) SE1	List heritage assets of interest, but bookend with "etc" to show list not exhaustive		Clarity - representation from Historic England
Local Plan	7	7.7(b) SE1	Add reference to A6-M1 link road to say	Add text ' <i>delivery and design of this link road should have regard to any emerging proposals in relation to the M1-A6 strategic route.</i> '	Error
Local Plan	7	7.7(b) SE1	Add additional text to ensure the protection of the Chiltern Way is given due consideration.		Error
Local Plan	7	7.7(b) SE1	Suggested amendments and additions to policy to say no warehousing shall be occupied or logistics operations commenced until the rail connection, including signalling, sidings and locomotive run-round loop as required by Network Rail, has been constructed, commissioned and is fully operational.		Clarity
Local Plan	7	7.7(b) SE1	Add reference to strategic and integrated drainage solutions.	Similar wording to that in the SA allocations	Omission
Local Plan	7	7.7(c) SA2	Capacity figures in allocations should be expressed using 'approximately' not 'up to'	Change 'up to' to 'approximate' for capacity	Error
Local Plan	7	7.7(c) SA2	Clarify reference to 'heritage assets and their settings'	Insert "...heritage assets and their setting..." exact wording TBC	Clarity - representation from Historic England
Local Plan	7	7.7(c) SA2	List heritage assets of interest, but bookend with "etc" to show list not exhaustive		Clarity - representation from Historic England
Local Plan	7	7.7(c) SA2	Add requirement for the preparation of Mineral Resource Assessment.	Shall be accompanied by a Mineral Resource Assessment in accordance with Policy MSP11 of the Minerals and Waste Local Plan (January 2014)	Clarity
Local Plan	7	7.7(c) SA2	change policy to say ' <i>up to 40 ha</i> ' of employment land rather than requirement	Replace ' <i>a minimum of</i> ' with ' <i>up to</i> '	Clarity
Local Plan	7	7.7(c) SA2	Amendments to be made to map boundaries as they need updating (see developers rep, Brogborough PC rep, and check with Waterway)	update to map required	Clarity
Local Plan	7	7.7(c) SA2 (1d)	Point 1d should distinguish between 'community facilities AND retail' as these are separate	In Para 1d Remove ' <i>including</i> ' and add comma	Clarity
Local Plan	7	7.7(c) SA2 (1d)	Policy refers to HQ2 in error - should be HQ3	Reference to ' <i>HQ2</i> ' in para 1d change to ' <i>HQ3?</i> '	Error
Local Plan	7	7.7(c) SA2 (1f)	Policy refers to EE12 in error - should be EE13	reference to ' <i>EE12</i> ' in para 1f change to ' <i>EE13</i> '	Error
Local Plan	7	7.7(c) SA2 (4)	Do not abbreviate 'GCN'	Change GCN to Great Crested Newts	Error
Local Plan	7	7.7(d) SE2	List heritage assets of interest, but bookend with "etc" to show list not exhaustive and clarify reference to heritage assets and their settings		Clarity - representation from Historic England

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Local Plan	7	7.7(d) SE2	Add reference to strategic and integrated drainage solutions.	Similar wording to that in the SA allocations	Omission
Local Plan	7	7.7(d) SE2	Add wording relating to level crossing at Ridgmont to say that a scheme or strategy will be required to resolve concerns raised by Network Rail in relation to increased traffic over the level crossing.		Omission
Local Plan	7	7.7(d) SE2	Add to main bullet points a requirement to seek to improve the station facilities and provide access to the station.		Omission
Local Plan	7	7.7(d) SE2	Add text relating to Travel plans as an integral requirement		Omission
Local Plan	7	7.7(d) SE2 (2)	Add B2 to the Policy to cover the full range of activities that typically occur at strategic distribution sites.		Omission
Local Plan	7	7.7(e) SA3	Capacity figures in allocations should be expressed using 'approximately' not 'up to'	Change 'up to' to 'approximate' for capacity	Error
Local Plan	7	7.7(e) SA3	Clarify reference to 'heritage assets and their settings'	Insert "...heritage assets and their setting..." exact wording TBC	Clarity - representation from Historic England
Local Plan	7	7.7(e) SA3	List heritage assets of interest, but bookend with "etc" to show list not exhaustive		Clarity - representation from Historic England
Local Plan	7	7.7(e) SA3 (1d)	Policy refers to HQ2 in error - should be HQ3	Reference to 'HQ2' in para 1d change to 'HQ3?'	Error
Local Plan	7	7.7(e) SA3 (1f)	Policy refers to EE12 in error - should be EE13	Reference to 'EE12' in para 1f change to 'EE13'	Error
Local Plan	7	7.7(e) SA3 (7)	Remove point 7 no designated assets	Delete text to reword 'The development shall seek to mitigate the degree of harm to the significance of all designated heritage assets...'	Clarity
Local Plan	7	7.7(e) SA3 (9)	Re-word to point 9 to clarify reference to pedestrian and cycle connections in general rather than current reference to rights of way.	<i>the development shall integrate and connect to existing pedestrian and cycle connections within and adjoining...</i>	Clarity
Local Plan	7	7.7(f) SA4	Need for additional text to acknowledge proximity to level-crossings and require contributions for closure of Lindsells level crossing.	Exact text TBC but something similar to "Need to assess the impact development will have on the level crossing and propose appropriate mitigation and contributions..."	Omission - representation from Network Rail
Local Plan	7	7.7(f) SA4	Capacity figures in allocations should be expressed using 'approximately' not 'up to'	Change 'up to' to 'approximate' for capacity	Error
Local Plan	7	7.7(f) SA4	Clarify reference to 'heritage assets and their settings'	Insert "...heritage assets and their setting..." exact wording TBC	Clarity - representation from Historic England
Local Plan	7	7.7(f) SA4	List heritage assets of interest, but bookend with "etc" to show list not exhaustive		Clarity - representation from Historic England
Local Plan	7	7.7(f) SA4	Addition of bullet making it a requirement any application for development is accompanied by a Mineral Resource Assessment in accordance with Policy MSP11 of the Minerals and Waste Local Plan (January 2014)		Omission
Local Plan	7	7.7(f) SA4 (1b)	Point 1b starts with 'Provide' which doesn't make sense when read with the text under point 1.	reword 'Provision of a commensurate...'	Error
Local Plan	7	7.7(f) SA4 (1c)	Point 1c should distinguish between 'community facilities AND retail' as these are separate	Remove 'including' and add comma	Clarity
Local Plan	7	7.7(f) SA4 (1c)	Para 1c refers to HQ2 in error - should be HQ3	reference to 'HQ2' in para 1c, change to 'HQ3?'	Error
Local Plan	7	7.7(f) SA4 (1e)	Para 1e refers to EE12 in error - should be EE13	reference to 'EE12' in para 1c change to 'EE13'	Error
Local Plan	7	7.7(f) SA4 (9)	The plan refers to Sustainable drainage systems (SUDS) through the plan. In some locations SUDS is referred to a Sustainable Urban Drainage Systems which is an old term for SUDS. Suggestion is to be consistent and use Sustainable drainage systems (SUDS) through the plan.	Delete "sustainable urban drainage systems" and replace with "sustainable drainage systems"	Error
Local Plan	7	7.7(f) SA4, (9)	Policy SA4, point 9 refers to the need to 'mitigate' flood risk through the use of SuDS. For consistency with policies SA1, SA2 and SA3, and with NPPF Paragraph 100, we recommend that this should be amended to 'reduce'.	Amend sentence: '... ensure adequate measures to reduce flood risk...'	Error
Local Plan	7	7.7(g) SE3	List heritage assets of interest, but bookend with "etc" to show list not exhaustive and clarify reference to heritage assets and their settings		Clarity - representation from Historic England
Local Plan	7	7.7(g) SE3	Add reference to strategic and integrated drainage solutions	Similar wording to that in the SA allocations	Omission
Local Plan	7	7.7(g) SE3	Site immediately north of Newspring borehole and within a groundwater source protection zone (SPZ). SE3 does not reference the need to consider the potential risk of pollution to this groundwater source.	Suggested addition 'A detailed groundwater risk assessment will be required to demonstrate no adverse impact from polluting activities on groundwater sources. Proposals will be supported where it can be demonstrated to the satisfaction of the Council in consultation with the water undertaker that pollution to existing groundwater sources can be avoided or suitably mitigated.'	Omission - Representation from Anglian Water
Local Plan	7	7.7(h) SE4	List heritage assets of interest, but bookend with "etc" to show list not exhaustive and clarify reference to heritage assets and their settings		Clarity - representation from Historic England



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Local Plan	7	7.7(h) SE4	Add reference to strategic and integrated drainage solutions	Similar wording to that in the SA allocations	Error
Local Plan	7	7.7(h) SE4		Add text after 3rd para ' <i>...unique location, and consider the existing aviation uses on the site.</i> '	Clarity
Local Plan	7	7.7(h) SE4	The development brief should include proposals to require improvement to the railway station at Arlesey.		Omission - representation from Network Rail
Local Plan	7	7.7(h) SE4	Wording to be added acknowledging the effect development could have on the surrounding network and the impact on the A659/A600 towards Hitchin.	Add text to second bullet point ' <i>deliver necessary improvements to the road network maintaining suitable access to the site and ensuring that any impact on the surrounding network, including the A600/A659, is appropriately mitigated</i> '	Clarity - change proposed following DtC Meeting
Local Plan	7	7.8 HA1 (multiple sites)	Under Additional Policy Requirements add text under relevant sites referring to additional flood risk work required - this is to be taken from SFRA level 2		Omission - representation from Environment Agency
Local Plan	7	7.8 HA1 (multiple sites)	Site areas to updated to ensure they correspond with GIS.	Updated measurements to be added	Error
Local Plan	7	7.8 HAS01/02	HAS01 and HAS02 to have requirement added to ensure that they are brought forward together		Error
Local Plan	7	7.8 HAS04	Need to clarify the replacement of pitches and associated facilities HAS04 ( needs linkage with Barton FC) - add additional policy requirement 'replacement of equivalent or better sport pitches'	Add text ' <i>It must be demonstrated that replacement football pitches and ancillary facilities (of equivalent or better quality) will be delivered within appropriate timescales.</i> '	Omission
Local Plan	7	7.8 HAS05	Add policy requirement for serviced land (2.1ha) for a new lower / primary school		Omission
Local Plan	7	7.8 HAS06	Need for additional text to reference land and contributions required for closure of Lindsells level crossing.	Exact text TBC but something similar to "Need to assess the impact development will have on the level crossing and propose appropriate mitigation and contributions, including land contributions..."	Omission - representation from Network Rail
Local Plan	7	7.8 HAS09	Add policy requirement for provision of land to enable school expansion (0.6ha)		Omission
Local Plan	7	7.8 HAS11	Boundary needs changing (land ownership revised)	Site boundary to be re-drawn and capacity / site area updated to reflect revised land ownership plan.	Change required - Representation from land owner
Local Plan	7	7.8 HAS15	Add policy requirement for provision of land to enable school expansion (0.6ha)		Omission
Local Plan	7	7.8 HAS17	HAS17 – extra policy requirement for Flitwick woods visitor management	<i>Site design to incorporate landscape buffering to Flitwick Wood and views towards Steppingley. Regard should be had to managing increased visitor pressure on Flitwick Wood to ensure that there is no detriment to habitat or species present. Woodland planting....'</i>	Omission
Local Plan	7	7.8 HAS17		Amend text ' <i>...Flitwick Wood to safeguard the views to and from Steppingley</i> '	Clarity
Local Plan	7	7.8 HAS20	Add policy requirement for serviced land (2.1ha) for a new lower / primary school		Omission
Local Plan	7	7.8 HAS23	Add policy requirement for provision of land to enable school expansion (0.61ha)		Omission
Local Plan	7	7.8 HAS26	Add policy requirement for provision of land to enable school expansion (0.5ha)		Omission
Local Plan	7	7.8 HAS30/HAS31	HAS30 and HAS31 should have similar requirements in terms of ROW?	Add wording ' <i>Design will need to be complimentary to adjoining allocation and work with the adjoining allocation to ensure that the Right of Way to the east of site is enhanced.</i> '	Error
Local Plan	7	7.8 HAS30/HAS31	Strengthen requirement for GI buffering to railway line.	Re-word ' <i>...Landscaping, buffering and noise mitigation will be required for the railway edge</i> '	Clarity
Local Plan	7	7.8 HAS32	Site area is incorrect.	Update site area to 7.29ha and cross check with GIS plan	Error
Local Plan	7	7.8 HAS36	Error in site capacity, to update to clarify proposed capacity as 25 dwellings	Update capacity to 25 dwellings	Error
Local Plan	7	7.8 HAS44	Add policy requirement for serviced land (2.1ha) for a new lower / primary school		Omission
Local Plan	7	7.8 HAS46	calculated number of dwellings is incorrectly listed. This has been calculated on 35dph not 30dph (LP and SHLAA)	Update approx. density to say 35dph	Omission
Local Plan	7	7.8 HAS46	Add requirement for a comprehensive development of whole site, and clarity that a piecemeal development would not be acceptable		Omission
Local Plan	7	7.9 (7.10) SA5	Clarify that Houghton Regis is a commitment and not an allocation	Change ' <i>Houghton Regis North Strategic Allocation</i> ' to ' <i>Houghton Regis North Strategic Commitment</i> '	Error
Local Plan	7	7.9 (7.10) SA5	Add similar wording from HRN2 to HRN1 re Affordable Housing provision for Luton. Exact wording to be confirmed.	Add wording ' <i>up to 30% affordable homes, subject to viability testing, to meet the needs of Central Bedfordshire and Luton residents.</i> '	Clarity - change proposed following DtC Meeting
Local Plan	7	7.9 (7.10) SA5	Amend text to refer to exact number of homes we have permission for, not a range		Error
Local Plan	7	7.9.3	Potential typo' The identified land area as respond to' - re-word to clarify	Reword ' The identified land responds to...'	Error
Local Plan	8	SP5	Insert sentence acknowledging that Gaps have wider GI network function and that the Council will support applications which improve/enhance/contribute to these functions		Clarity

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Local Plan	8	SP5		Second bullet - delete "...and will resist any extension to built up areas..." and replace with permission will be refused for development...."	Clarity
Local Plan	8	SP5		Third para - delete "unallocated development" and replace with "any new development that would promote the visual or physical coalescence of nearby settlements."	Clarity
Local Plan	10	10.3.1	Update text to take account of cumulative impact.	Bullet 2, expand by adding "in conjunction with any existing provision" after "number of pitches and plots"	Clarity
Local Plan	11	11.1.5	Clarify annual requirement as 1600 no 1684	Amend text '...this amounts to 1600 dwellings per annum...'	Error
Local Plan	11	11.4.8		Add after 'affordable housing provision' add 'or alternative delivery mechanisms to secure on-site proviso of 30% affordable housing'	Clarity
Local Plan	11	11.4.9	Typo - should say 'viability assessment will...'	Amend text 'a viability assessment will determine...'	Error
local Plan	11	11.8.1	Incorrect policy reference - should be SP8 not SP7	Re-word 'The pitch and plot requirements for Gypsies and Travellers and Travelling Showpeople are set out in Strategic Policy SP8 at the head of this Plan...'	Error
Local Plan	11	H1	Need flexibility as there are many variables according to each individual application.	Insert word into the first paragraph i.e.: an "appropriate" mix of housing types and sizes... New sentence: "The housing mix must have regard to the latest housing needs, the nature of the site and its surroundings, and any other site-specific considerations such as viability".	Clarity
Local Plan	11	H2	Should therefore not apply the higher level Part M4(3) to market homes.	Delete 'Require all new build housing to deliver at least 5% Category 3, Requirement M4 (3) wheelchair accessible homes (or any new or revised regulations that revoke or modify the Building Regulations).'	Error
Local Plan	11	H3	Explain whether the viability of delivering the requirements set out within Policy H3 has been fully considered	bullet 3 - add "The proportions of which will be guided by viability considerations on a site-by site basis" at the end of the sentence.	Omission
Local Plan	11	H3	There will be many examples, such as flatted developments, and sites where the location or character of the area would make the provision of bungalows entirely unsuitable.	Bullet 6 - add "The onus is on the applicant to justify why this is not possible on a site by site basis" at the end of the sentence.	Omission
Local Plan	11	H4	Suggest removal of third bullet point to avoid duplication - It is already sufficiently covered in policy H2	Delete 3rd bullet point that relates to NDSS	Clarity
Local Plan	11	H5		first eight bullet points - remove "first" so reads '....conform to the eight criteria above....'	
Local Plan	11	H6	To clarify that a commuted sum payment will only be considered on the basis of viability. Applicants cannot 'pay-off' the obligation.	Change the beginning of the last bullet point to "In cases where viability evidence is demonstrated..."	Clarity
Local Plan	11	H7	Clarify that delivery of serviced plots will be subject to viability considerations, to be consistent with other LP policies	add bullet point to policy(between 2nd and 3rd bullet). "Delivery of serviced plots will be subject to viability considerations".	Clarity
Local Plan	11	H7	Clarify distinction between serviced plots for self build and Affordable Housing	Add wording to penultimate bullet point: "Serviced plots for the delivery of Self and Custom build housing will form part of the market delivery".	Clarity
Local Plan	11	H8	Add text requiring applications to avoid areas (including those with noise or air quality issues or are in areas at high risk of flooding) that would have a detrimental impact on the health and well-being of any Gypsy and Travellers that may locate there.		Clarity - representation from Environment Agency
Local Plan	11	Policy H9	Add text requiring applications to avoid areas (including those with noise or air quality issues or are in areas at high risk of flooding) that would have a detrimental impact on the health and well-being of any Gypsy and Travellers that may locate there.		Clarity - representation from Environment Agency
Local Plan	12	12.1.6	Ensure that A6-M1 link road is described in all instances as a 'strategic route'.		Clarity
Local Plan	12	12.7.5	Should reference EMP3 not EMP4	Correct policy ref: 'Policy EMP3 applies only to sites that are outside of the Green Belt'.	Error
Local Plan	12	EMP4	Add text to broaden and strengthen policy, recognising that agriculture and forestry are still significant in economic and land-use terms.		
Local Plan	13	Table 13.1	Should reference settlement hierarchy not SP7/SP8	Replace 'See Policy SP7' and 'See Policy SP8' with 'See Settlement Hierarchy Table in Chapter 9'	Error
Local Plan	14	14.6	Add new para to this section about railways, the upgrade of existing railway stations for example to support DDA compliance, provision of cycle parking and the closure and replacement of unsafe railway level crossings with one or more safe crossings.		Omission - representation from Network Rail
Local Plan	14	14.3.2	Add reference to inappropriate routing to unsafe level crossings	Add additional bullet point to communities: 'inappropriate routing of all users to unsafe level crossings.'	Omission - representation from Network Rail
Local Plan	14	14.4.2	Ensure plan considers quality of pedestrian, cycle and public transport links	Amend third bullet to read: 'Increase safe and convenient connectivity and accessibility particularly through sustainable travel.'	Omission
Local Plan	14	14.4.2		Amend fifth bullet to read: 'Provide additional capacity where required and upgrade or replace existing infrastructure if necessary.'	Omission - representation from Network Rail

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Local Plan	14	T1	Add reference to routes needing to be safe	Amend bullet 2 to read: <i>'Comprehensive, convenient and safe pedestrian and cycle links to schools, local employment and service provision'</i>	Clarity
Local Plan	14	T1	Formatting error - distance to bus and rail should be a bullet point	Change para four, starting "suitable bus or rail..." into a bullet and add to the list of bullets in the paragraph above.	Error
Local Plan	14	T2	Amend 3rd bullet to add reference to Bridle paths		Clarity
Local Plan	14	T5		Amend bullet point 'university sites' to read ' <i>Education Facilities, including universities</i> '	Clarity
Local Plan	15	15.12	Add reference to the Surface Waters Plan and need for further engagement with the IDB.		Omission - from representation from IDB
Local Plan	15	15.1.1		Replace ' <i>heritage</i> ' with ' <i>historic environment</i> '	Clarity - representation from Historic England
Local Plan	15	15.1.3		First sentence, after word ' <i>environment</i> ' insert " <i>(natural, built and historic)</i> "	Clarity - representation from Historic England
Local Plan	15	15.15.2	Note Council supports the principle of designating Local Green Spaces through Neighbourhood Plans, but this should be caveated with "where a clear and robust methodology consistent with Government guidance has been followed".	The Council supports the principle of designating Local Green Space through Neighbourhood Plans where a clear and robust methodology consistent with Government guidance has been followed	Clarity - representation from Greensand Trust
Local Plan	15	15.4.4	Inclusion of wording for emerging district level GCN licence	Add the following to 15.4.4: ' <i>A District Level Licence for GCN in Central Bedfordshire is currently being prepared. The aim of this licence is to reduce delays, costs and uncertainty for developers whilst providing strategic habitat compensation to improve long-term nature conservation for Great Crested Newts</i> '	Omission - from representation from Natural England
Local Plan	15	15.5.2		reference to 16.10 incorrect, should read 15.10	error
Local Plan	15	15.6.1		replace " <i>historic and cultural heritage</i> " with " <i>the historic environment</i> ", and add word " <i>that</i> " they provide	Clarity - representation from Historic England
Local Plan	15	15.6.6		After " <i>tranquillity</i> " add " <i>and the historic environment.</i> "	Clarity - representation from Historic England
Local Plan	15	15.6.9		Replace " <i>be of historic or cultural interest</i> " with " <i>have historic environment interest.</i> "	Clarity - representation from Historic England
Local Plan	15	15.6.9		Final bullet, replace " <i>historical</i> " with " <i>historic environment interest</i> "	Clarity - representation from Historic England
Local Plan	15	15.7.6	Clarify that further guidance on tranquillity will be produced in due course	amend last sentence: ' <i>Further guidance on assessment of tranquillity and mitigation will be produced in due course</i> '	Clarity
Local Plan	15	EE1		First sentence of paragraph 1 ' <i>Proposed development...</i> '	Clarity -Natural England recommendation
Local Plan	15	EE1	The plan refers to Sustainable drainage systems (SUDS) through the plan. In some locations SUDS is referred to a Sustainable Urban Drainage Systems which is an old term for SUDS. Suggestion is to be consistent and use Sustainable drainage systems (SUDS) through the plan.	Amend wording in Policy EE1 delete " <i>sustainable urban drainage systems</i> " and replace with " <i>sustainable drainage systems</i> "	Error
Local Plan	15	EE1		First sentence, after word ' <i>infrastructure assets</i> ' insert " <i>(both natural and historic)</i> "	Clarity - representation from Historic England
Local Plan	15	EE1		Second para, after ' <i>biodiversity</i> , insert ' <i>the historic environment</i> '	Omission - representation from Historic England
Local Plan	15	EE11	Policy should require protection and provision of tow and riverside paths	Bullet 1, after 'and biodiversity, including where appropriate the provision of new tow and riverside paths.'	Omission
Local Plan	15	EE13		Final para, replace "heritage" with " <i>historic environment</i> "	Clarity - representation from Historic England
Local Plan	15	EE14		Rename policy " <i>...for Minerals and Waste Restoration</i> "	Clarity
Local Plan	15	EE14		New bullet " <i>Pay due regard to the historic environment, particularly in relation to the setting of any heritage assets (whether designated or non-designated) affected by the development proposals</i> ".	Omission - representation from Historic England
Local Plan	15	EE3	3rd paragraph, 2nd bullet point, inclusion of Roadside Nature Reserves	Add bullet point to list under bullet point 2 ' <i>Roadside Nature Reserves</i> '	Omission
Local Plan	15	EE3	Add additional wording on impact on European designated sites as suggested by Natural England.	Natural England advises that the following additional policy wording, or similar, is included: <i>'Developments that are likely to have an adverse effect, either alone or in combination, on European designated sites must satisfy the requirements of the Habitats Regulations, determining site specific impacts and avoiding or mitigating against impacts where identified. Mitigation may involve providing or contributing towards a combination of the following measures:</i> <i>i. Access and visitor management measures within the SAC;</i>	Omission - from representation from Natural England



**Appendix A – Schedule of Minor Modifications to the Central Bedfordshire Local Plan (April 2018)**

Document	Chapter	Policy/Para	Change required	Proposed change	Reason for change
				<p>ii. Improvement of existing greenspace and recreational routes;</p> <p>iii. Provision of alternative natural greenspace and recreational routes;</p> <p>iv. Monitoring of the impacts of new development on European designated sites to inform the necessary mitigation requirements and future refinement of any mitigation measures.</p> <p>v. other potential mitigation measures to address air pollution impacts e.g. emission reduction measures, on site management measures.'</p>	
Local Plan	15	EE3	Policy to be strengthened by inclusion of the following points: Conserve and enhance the network of habitats, species and sites (both statutory and non-statutory) of international, national and local importance commensurate with their status and give appropriate weight to their importance; Avoid negative impacts on biodiversity and geodiversity, mitigate unavoidable impacts and as a last resort compensate for residual impacts; and Deliver a net gain in biodiversity where possible, by creating, restoring and enhancing habitats and enhancing them for the benefit of species.	Precise wording to be confirmed	Clarity -Natural England recommendation
Local Plan	15	EE5		inclusion of wording, 3rd paragraph, 1st bullet point '...surrounding landscape, <b>historic environment</b> and existing settlement form.'	Clarity - representation from Historic England
Local Plan	15	EE5		After " <i>tranquillity</i> " add " <i>and the historic environment.</i> "	Clarity - representation from Historic England
Local Plan	15	EE6		Bullet 2, after " <i>biodiversity</i> " add " <i>impact on the historic environment,</i> "	Omission - representation from Historic England
Local Plan	15	EE7		first paragraph inclusion of wording '... permission for major developments <b>in these areas ...</b> '	Clarity
Local Plan	15	EE9	Rep from Forest of Marston Vale Trust advices that wording must be consistent with BBC wording to meet DTC requirements.	Replace term ' new buildings' with 'development proposals'	Clarity
Local Plan	16	16.7.2	recommended additional wording on foul drainage	Include additional wording in 16.7.2.: <i>Foul drainage should be connected to the mains sewer if the distance from the development is within 30 metres of less of a main sewer (multiplied by the number of dwellings). Where it has been satisfactorily demonstrated that connection to the mains sewer is not possible, then irrespective of planning approval, under the Environmental Permitting Regulations 2016 any discharge of sewage or trade effluent made to either surface water or groundwater will need to be registered as an exempt discharge activity or hold a permit issued by the Environment Agency'</i>	Omission
Local Plan	16	16.7.3	Thames Water want amended wording for clarity.	Proposed new text to replace paragraph 16.7.3: " <i>The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the Water and Sewerage Company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.</i> "	
Local Plan	16	CC2		Replace ' <i>heritage assets</i> ' with ' <i>the historic environment</i> '	Omission - representation from Historic England
Local Plan	16	CC3, bullet 7	Policy is contradictory as on one hand betterment is being sought, yet in another only the pre-development rates can be achieved. The policy is inconsistent with the evidence in the Level 2 SFRA. The SFRA states that Sustainable Drainage Systems (SuDS) should ensure that the development achieves a reduction in greenfield run-off rates and reduce existing downstream risk, whereas Policy CC3 only requires surface water runoff to be managed to pre-development rates and volumes. Suggest that the following wording change to CC3, bullet point 7.	Make proposed change to wording CC3, bullet point 7: ' <i>Surface water runoff is managed to give priority to the use of SuDS, reducing overall flood risk, through the reduction in discharge rates and volumes to pre-development levels for previously developed sites, and to reduce discharge rates and volumes for greenfield sites. Discharge locations must have capacity to receive all foul and surface water flows from the development.</i> '	Clarity
Local Plan	16	CC4, bullet 1	We advise that a requirement to protect and enhance priority and protected species such as otter and water vole is added to ensure that the policy is sound and compliant with paragraph 117 of the NPPF.	Amend CC4, bullet 1:  <i>Conserve, and where possible, enhance the ecological and flood storage value of the water environment, including the protection and enhancement of priority and protected species such as otter and water vole;</i>	Clarity - representation from Natural England
Local Plan	16	CC5	The Plan should seek developers to provide betterment, such that they reduce flood risk rather than simply replicate pre-development conditions, should also refer to the partner RMAs and the requirements of site specific assessment of flood risk being agreed with them.	Recommend change to policy CC5 – to reflect wording of the SFRA report: ' <i>SuDS should ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates and reduce existing downstream risk. This may include consideration of "off-site" solutions</i> '	Clarity
Local Plan	16	CC6: bullet 1	Suggest amending wording to ensure terminology is correct.	Amend first bullet as follows: " <i>adequate water supply resources are is available, or can be provided in time to serve the development, and existing</i>	Clarity

**Appendix A – Schedule of Minor Modifications to the Central Bedfordshire Local Plan (April 2018)**

Document	Chapter	Policy/Para	Change required	Proposed change	Reason for change
				<i>water resources will be safeguarded from the potential impacts of development."</i>	
Local Plan	17	17.5.12		Add "(built, natural and historic)" after "environmental impact", and new sentence at end of para: "However, such developments can also have an adverse impact on the historic environment and in particular the setting of heritage assets (both designated and non-designated)."	Omission - representation from Historic England
Local Plan	17	17.5.13		Add "(including the impact on the historic environment)" after words "wider landscape"	Omission - representation from Historic England
Local Plan	17	HQ1	Add wording on designing for healthy lifestyles to Policy HQ1		Omission - representation from Sport England
Local Plan	17	HQ1: High Quality Development		Bullet 6, add words "existing built, natural and historic" before "environment"	Omission - representation from Historic England
Local Plan	17	HQ2	Correct typo in policy title	...Community Infrastructure Levy'	Error
Local Plan	17	HQ4	Add reference to Leisure Strategy in supporting text - similar to 15.14 (EE13)		Clarity
Local Plan	18	18.4		Rename section "18.4 Listed Buildings, Conservation Areas and Built Heritage"	Omission - representation from Historic England
Local Plan	18	18.7		Add new section "18.7 Built Heritage"  "18.7.1 In addition to the 1,938 Listed Buildings Central Bedfordshire's historic market towns, villages and landscapes contain a significant number of distinctive buildings and structures which are not offered statutory protection. Many of these buildings are recorded on the Historic Environment Record and include: vernacular cottages, farm houses, town houses, artisan houses, barns, onion sheds, model farms, and watermills. These buildings usually have few architectural pretensions and are simple in form and detailing. Their building materials were generally sourced from the locality. The Council recognises the need to conserve and enhance all of these important features, which make up an essential component of the character of the area.  18.7.3 Applications that affect Listed Buildings and Conservation Areas will need to be accompanied by a Built Heritage Statement. On some occasions applications that affect non-designated buildings and structures will need to be accompanied by a Built Heritage Statement. Prospective developers should contact the Council's specialist advisors in order to establish whether a Built Heritage Statement should be submitted as part of any planning application".	Omission - representation from Historic England
Local Plan	18	18.1.2		Replace "Heritage@Risk" with "Heritage at Risk"	Clarity - representation from Historic England
Local Plan	18	18.1.5		Add "a heritage asset holds" after words "degree of significance"	Clarity - representation from Historic England
Local Plan	18	18.2.1		Replace "if there is a need for a field evaluation of this resource prior to the submission of a planning application" with "the type of information about archaeological resource that will be required to be submitted as part of a planning application".	Clarity - representation from Historic England
Local Plan	18	18.2.2		First sentence, replace "survey" with "assessment"	Clarity - representation from Historic England
Local Plan	18	18.2.4		After last sentence add "Developments that will result in the destruction of non-designated archaeological earthworks will not generally be supported".	Clarity - representation from Historic England
Local Plan	18	18.3.1		Replace "There are also a number of undesignated historic parks" with "There are also many undesignated historic parks"	Clarity - representation from Historic England
Local Plan	18	18.3.1		After "...across Central Bedfordshire" add "and these are recorded in the Historic Environment Record".	Clarity - representation from Historic England
Local Plan	18	18.3.2		Rewrite "Applications that affect registered parks and gardens will need to be accompanied by a Historic Park and Gardens Heritage Statement. On some occasions applications that affect non-designated historic parks and gardens will need to be accompanied by a Historic Parks and Gardens Statement. Prospective developers should contact the Council's specialist advisors in order to establish whether a Historic Park and Gardens Heritage Statement should be submitted as part of any planning application".	Clarity - representation from Historic England
Local Plan	18	18.5.1		Revise first sentence to read "When considering applications for Listed Buildings (including for change of use); the repair, renovation, alteration and	Clarity - representation from Historic England



**Appendix A – Schedule of Minor Modifications to the Central Bedfordshire Local Plan (April 2018)**

Document	Chapter	Policy/Para	Change required	Proposed change	Reason for change
				<i>extension of should not be at the expense of its the building's intrinsic special interest and significance".</i>	
Local Plan	18	18.5.2		In cases where Listed Buildings have become vacant and derelict, there is a presumption in favour of their retention. Consent to demolish will be wholly exceptional; only allowed if all other options have been thoroughly explored and it is demonstrated that the loss is necessary to deliver substantial public benefits.	Clarity - representation from Historic England
Local Plan	18	18.5.2		Delete " <i>it is demonstrated that the loss will be compensated by substantial public benefits</i> ".	Clarity - representation from Historic England
Local Plan	18	H3		Rename Policy " <i>Listed Buildings, Conservation Areas and Built Heritage</i> "	Clarity - representation from Historic England
Local Plan	18	H3		Delete bullets 3 - 6 and replace with " <i>Development proposals that affect Listed Buildings or Conservation Areas or their settings must be accompanied by a Built Heritage Statement. The Built Heritage Statement must:</i>  <ul style="list-style-type: none"> <li>• Describe the significance of the heritage assets and their settings that will be affected by the development; and</li> <li>• Assess the level of impact that the development proposals will have on those assets including where necessary an assessment of the impact of the development proposals on their setting.</li> </ul> <i>Exceptions will be made where advice from the Council's specialist advisors indicates a Built Heritage Statement is not necessary.</i>  <i>Development that will result in a reduction in the number of built heritage assets on the Heritage at Risk Register will be encouraged."</i>	Clarity - representation from Historic England
Local Plan	18	HE1		First sentence after words "assets" add " <i>(whether designated or non-designated)</i> "	Clarity - representation from Historic England
Local Plan	18	HE1		End of bullet 1 add " <i>and (if appropriate) their settings</i> "	Clarity - representation from Historic England
Local Plan	18	HE1		New para after " <i>...of the development</i> " stating " <i>Development proposals that will result in the total loss of archaeological heritage assets or which cause substantial harm to the significance of archaeological heritage assets or their settings (whether designated or non-designated), will be refused unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that would outweigh the harm or loss of significance</i> ".	Clarity - representation from Historic England
Local Plan	18	HE2		Second bullet - delete and replace with " <i>Assess the level of impact that the development proposals will have on those assets including where necessary an assessment of the impact of the development proposals on their setting</i> ".	Clarity - representation from Historic England
Local Plan	18	HE2		Final para, delete and replace with " <i>Development proposals that will degrade the character and appearance of a Registered Park and Garden or which will cause substantial harm to the significance of a Registered Park and Garden or its setting, will be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that would outweigh the harm</i> ".	Clarity - representation from Historic England
Local Plan	19	DC1	No ref to date building constructed. Add text to specify buildings constructed prior to 2018		Omission
Local Plan	19	DC2	Omission to Policy regarding replacement temporary dwellings, mobile homes, caravans which will not be allowed.	Add wording: ' <i>Planning Permission will not be granted for the replacement of temporary dwellings, mobile homes, caravans or other dwellings constructed of short life materials, with a permeant dwelling.</i> '	Omission
Local Plan	19	DC2	No ref to date building constructed. Add text to specify buildings constructed prior to 2018		Omission
Local Plan	19	DC3		Rewrite final para to include ref to historic environment " <i>Where agricultural, forestry and other full-time worker dwellings are proposed in the Green Belt, Chilterns AONB, or affect the historic environment; Green Belt, and AONB and historic environment policies will be applied in addition to the above</i> ".	Clarity - representation from Historic England
Local Plan	0	All	Remove references to Plan as 'draft'	Remove references to Plan as 'draft'	Error
Local Plan	Appendix 1	Appendix 1	Add 'Pitch' and 'plot' to glossary		Error
Local Plan	Appendix 1	Appendix 1		Typo in listed building definition ' <i>cartilage</i> '. To be corrected.	Error

**Appendix A – Schedule of Minor Modifications to the Central Bedfordshire Local Plan (April 2018)**

Document	Chapter	Policy/Para	Change required	Proposed change	Reason for change
Local Plan	Appendix 1	Appendix 1	Add 'OAN' to glossary		Clarity
Local Plan	Appendix 1	Glossary of Terms	Add definition of "Heritage Asset", "Non-Designated Heritage Asset", "Registered Park and Garden", and "Setting of a Heritage Asset Scheduled Monument"		Clarity - representation from Historic England
Local Plan	Appendix 1		Add definition of 'spoke' in terms of health hub		
Local Plan	Appendix 2	H1 (28)		This site is not completed so should not be listed as such	Error
Local Plan	Appendix 2	H1 (30)		This site is not completed so should not be listed as such - retain as white land	Error
Local Plan	Appendix 2	H1 (5)		This site is not completed so should not be listed as such	Error
Local Plan	Appendix 2	Site Allocations (North) Development Plan Document		Add HA14 ' <i>Land at Roecroft School Site</i> ' to the list of superseded policies. State ' <i>Superseded by events. Now in education use</i> '	Omission
Local Plan	Appendix 2	Site Allocations (North) Development Plan Document		Add EA8 ' <i>Land at Quest Pit, Amphill Road, Houghton Conquest</i> ' to the list of superseded policies. State ' <i>permission expired</i> '.	Omission
Local Plan	Appendix 2	Site Allocations (North) Development Plan Document		Add MA7 to the list of superseded policies. State ' <i>Superseded by planning application</i> '	Omission
Local Plan	Appendix 3			Second sentence in the text at the beginning - add words ' <i>and the delivery of targets</i> ' after 'policy implementation'. Against SP1 add the following monitoring indicators ' <i>Number of annual dwelling completions against annualised requirements</i> ' ' <i>Quantum of land developed for employment uses annually</i> ' H4 - add into the monitoring indicator column after the word 'dwellings'... ' <i>against targets for affordable rent and intermediate tenure</i> ' H6 - in monitoring indicator column change 'approved' to ' <i>delivered</i> ' and then add ' <i>against targets</i> ' EMP1- after ' <i>uses</i> ' add ' <i>and net gain/loss in B1-B8 employment land</i> ' HQ10 - in monitoring indicator column change replace word 'show' with ' <i>demonstrate</i> ' T5 - add ' <i>number of charging points provided on new developments</i> ' DC5 – delete ' <i>number of applications listing</i> '	Clarity
Local Plan	Appendix 4	CG20	Caption not readable - potential formatting error	Correct caption error	Error
Local Plan	Appendix 4		Revisions to Gap boundaries - Cranfield only	update to map required	Error
Local Plan	Appendix 5	N/A		Revise boundary for Cranfield site to take account of airpark masterplan	Error
Local Plan	Appendix 6	Site allocations		update site boundaries for Cranfield, Clifton and Campton	Error
Proposals Map	N/A			Add route of the Waterway	Omission