

# THE LOCAL DEVELOPMENT SCHEME FOR CENTRAL BEDFORDSHIRE

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## 1. Introduction

- 1.1 This document is a third revision of the Local Development Scheme (LDS) for Mid Bedfordshire, which was brought into effect in November 2005; although technically it is also the first Central Bedfordshire Local Development Scheme.
- 1.2 This document has been revised on two previous occasions. In May 2006, the Executive considered a revision to the original LDS in order to reprofile some of the key milestones in response to changing regional issues (the East of England Plan) and staff changes. The amendments approved by the Executive formally came into force in July 2006. Again in April 2007, the Executive approved a Second Revision to the LDS which was needed due to the restructuring of the Forward Plans Team, the need to do further technical work to form a robust evidence base and the need to consider further guidance from CLG.
- 1.3 This third revision has been necessitated by the Local Government Reorganisation and the ensuing move from Mid Bedfordshire District Council to the unitary authority of Central Bedfordshire from 1<sup>st</sup> April 2009. This new project plan must now take account of Central Bedfordshire, although during the current review, the Luton and South Beds Growth Area will remain excluded as this administrative area is subject to the Joint Technical Unit and Joint Planning and Transportation Committee which is producing a joint LDF covering the whole of South Bedfordshire and Luton. There has also been some slippage in the timetables of work on the various DPDs due to the uncertainty over; 'streamlining' in the form of a revised PPS12, the East of England Plan, the proposed Milton Keynes expansion through the South East Plan, and the proposed Eco-Town

### **Purpose of the Local Development Scheme**

- 1.4 The LDS is the starting point for the community and stakeholders to find out which documents are being produced under the new planning system. It includes the geographical area that they cover and a timetable for their preparation and review over the next three years. The LDS also indicates in general terms what future work is proposed by the Local Planning Authority beyond the three year period. A glossary of terms has been included at the end of this document.

### **The New Planning System**

- 1.5 The Government's Planning and Compulsory Purchase Act which came into force in 2004 requires that local authorities must prepare and maintain a Local Development Scheme for its area.
- 1.6 The old style of Local Plan is gradually being replaced by the Local

Development Framework (LDF), which will comprise a collection of documents individually referred to as Local Development Documents (LDDs). LDDs will set out the spatial strategy for the District and include:

- Development Plan Documents (DPDs). DPDs will replace the existing Mid Bedfordshire Local Plan and will be subject to community and stakeholder consultation, strategic environmental assessment, a sustainability appraisal and then independent examination by a Government appointed Inspector. The Council will be obliged to accept the recommendations in the Inspector's Report if they wish to adopt the DPD.
- Supplementary Planning Documents (SPDs) which will be either topic-based or area-based documents. These will be subject to community and stakeholder consultation and a sustainability appraisal/strategic environmental assessment, but not subject to examination.

- 1.7 Some of the LDDs will form part of the statutory development plan along with the Regional Spatial Strategy for the East of England (also known as the East of England Plan or RSS14) adopted May 2008 and the Milton Keynes South Midlands (MKSM) Sub-Regional Strategy (adopted March 2005). There will be a separate Minerals and Waste LDF which will be subject to its own LDS.
- 1.8 A fundamental part of the LDF process is the involvement of the community and stakeholders in its preparation. Government requires that one of the first LDDs to be prepared must be a Statement of Community Involvement (SCI) which sets out how this will be achieved. The Mid Bedfordshire SCI was adopted in February 2006. It is available from the District Council and can be viewed on the Council's web site [www.midbeds.gov.uk](http://www.midbeds.gov.uk).
- 1.9 To assist with the reporting of the various documents to the elected members of the Council, an LDF Members Task Force has been established. This group consists of several members to oversee the preparation of the LDF and to expedite the process of the LDDs and SPDs through the regulatory procedures of the Council. Ratification is required by the Council's Executive and Full Council prior to Submission to the Secretary of State and associated formal consultation on each DPD document. In addition, following the Examination in Public and receipt of the Inspector's Report, Executive and full Council approval to adopt the document as Council policy will be required. Executive approval is required for the LDS, the SCI and SPDs.

### **The Impact of 'Streamlining'**

- 1.10 PPS12 outlines the key ingredients of local spatial plans and how they should be prepared. It must be taken into account by local planning

authorities in preparing development plan documents and other local development documents. This was revised in June 2008 under a process often referred to as 'streamlining'. The two main outcomes of this are that the Preferred Options Stage has now been removed to allow for improved consultation arrangements which give the public more opportunity to get involved at the beginning of the process; and that final representations on the plan must now be made before it is submitted to the independent Inspector.

### **Mid Bedfordshire Context**

- 1.11 Mid Bedfordshire is the heartland of Bedfordshire – a broad swathe of rural countryside, small towns and villages of character between the more densely populated areas to the north and south. The District is well served by communications; the M1, A1 and A6 all traverse the District, as do the Network South East Thameslink railway line, the Great Northern Mainline and the Bedford-Bletchley railway line.
- 1.12 The Mid Bedfordshire Local Plan: First Review was adopted in December 2005. Many of its major allocations are underway such as Land South of Stotfold, Fairfield Hospital and Elstow Storage Depot (The Wixams). The Local Development Framework for the first three years will aim to accommodate modest incremental growth whilst protecting the natural and historic environment.
- 1.13 Key considerations include:
- providing homes and jobs and facilities in a sustainable manner, maintaining the rural character of the District;
  - longer term consideration of impact of Milton Keynes and South Midlands Sub-regional Strategy and the East of England Plan.
- 1.14 To address these key considerations the Council must prepare the following documents:

<b>Name of Document</b>	<b>Status</b>	<b>Date of Commencement</b>
Statement of Community Involvement	LDD	May 2004
Core Strategy Development Management Policies	DPD	April 2005
		November 2006
Gypsy and Traveller Site Allocations	DPD	November 2005
Planning Obligations Strategy	SPD	September 2006
Mid Bedfordshire Design Guide	SPD	January 2005
Biggleswade Town Centre	SPD	January 2008
		November 2008

All adopted policies contained within these documents, and the geographical area to which they apply, will be illustrated on a Proposals

Map. The documents will be subject to continuous community participation and a sustainability appraisal/strategic environmental assessment in accordance with government guidelines.

- 1.15 The Statement of Community Involvement sets out the Council's strategy for involving the community with preparation of the Local Development Framework as a whole. This document was adopted in February 2006 and is now part of the LDF. The Core Strategy and Development Management Policies DPD will set out strategic guidance for Mid Bedfordshire and will also pull together regional requirements for the District up to 2021. It will also provide more detailed guidance for development including a Settlement Hierarchy and boundaries of constraints such as Settlement Envelopes. The Site Allocations Document commenced in late 2006. The Council has taken the view that this is a logical order in which to produce the Development Plan Document portfolio, and the reasoning for this is set out in the following paragraphs.
- 1.16 The Council is in the position of having land available for housing for the next 5 years in accordance with the 'plan, monitor, manage' approach advocated in Planning Policy Statement 3 (see most recent Housing Land Availability Study for further details). Accordingly, the Council believed when project planning commenced in 2005 that in the short-term it had more than sufficient housing land and therefore deferred preparation of the Site Allocations Document until after the commencement of the Core Strategy and Development Management Policies DPD.
- 1.17 This has provided a level of certainty to developers looking to promote sites for development, as the emerging sustainability criteria, distribution of development and likely issues concerning the control of development, including Settlement Hierarchy and Settlement Envelope boundaries are already in the public domain, allowing both developers and the Council to consider potential sites for development in a transparent manner.
- 1.18 Housing requirements for Mid Bedfordshire up to 2021 are set out in the East of England Plan (RSS14) and the Milton Keynes & South Midlands Sub-Regional Strategy (MKSM SRS). The East of England Plan proposes a housing requirement for the part of the district outside the growth area of 11,000 new homes in the period 2001-2021. In addition to this figure, the East of England Plan incorporates the housing requirements of the MKSM SRS for the Bedford/Kempston/Northern Marston Vale growth area. In the part of the growth area within Mid Bedfordshire an additional 3,230 dwellings are anticipated between 2001 and 2021. The East of England Plan makes it clear that these regional housing targets are to be regarded as minimum targets to be achieved rather than ceilings that should not be exceeded.
- 1.19 PPS3: Housing requires Local Planning Authorities to “enable

*continuous delivery of housing for at least 15 years from the date of adoption*". In response to this requirement, the LDF will plan for housing development up to 2026. At the rate of housing development set out in the East of England Plan, the LDF will therefore plan for a further 2,750 dwellings in the period 2021-2026 outside the growth area through the Site Allocations DPD.

- 1.20 The following sections of this document set out the relationship of the existing Mid Bedfordshire Local Plan and the new system; a schedule of Local Development Documents and Supplementary Development Documents together with a timetable for their preparation and review.

## **2. The Mid Bedfordshire Local Development Framework**

### **Mid Bedfordshire Local Plan Saved Policies**

- 2.1 The DCLG Protocol issued in August 2006 states that if an authority wishes to retain plan policies beyond the expiry of the three year period (28 September 2007 for plans adopted before commencement of Section 38 of the Planning and Compulsory Purchase Act 2004 on 28 September 2004; or three years from the date of adoption for other plans) then it will need to seek the Secretary of State's agreement to issue a direction to save them. In the case of the Mid Bedfordshire Local Plan, adopted in December 2005, this process had to be achieved before December of this year to comply with this legislation.
- 2.2 To this end, the Council submitted a schedule (see Annex 1) of all the policies it determined to 'save' to the Secretary of State in mid 2008. The format and criteria of this schedule complied with the principles of the DCLG Protocol, by demonstrating that the policies to be saved reflected the principles of LDFs and were consistent with, without repeating current national policy. The final column also indicates whether each of the Local Plan policies have been replaced, merged or deleted in the Core Strategy & DM Policies DPD and Site Allocations DPD. This schedule was then ratified and the Secretary of State duly issued a direction to save the specified policies in September 2008 (See Annex 2).

### **Bedfordshire County Council Policies**

- 2.3 The East of England Plan, the Revision to the Regional Spatial Strategy for the East of England was published on 12 May 2008. The six Saved Policies from the adopted Bedfordshire and Luton Structure Plan are now replaced by this regional guidance. The Bedfordshire and Luton Minerals and Waste Local Plan was adopted in January 2005, and was automatically saved until January 2008. The only Policies not saved are Policies W10 (concerning Household Waste Recycling Centres) and W15 (concerning Pre-landfill treatments for biodegradable waste). Monitoring for the Minerals and Waste Local

Plan and production and development of the emerging Minerals and Waste LDF will continue to be done by the Joint Minerals and Waste Planning Team, which will be employed by Central Bedfordshire but will work on behalf of Bedford Borough, Central Bedfordshire and Luton Borough.

### **Technical Reports**

- 2.4 In preparing the LDDs a range of background work has been undertaken by the Council. This work has been published in the form of technical papers/reports. This information or evidence gathering is critical to ensure that a robust base for the policies and proposals in the LDF. Relevant information will be published as supporting documentation, to assist in community involvement in the development of the LDDs as necessary. More information is given in the profiles of each LDD later in this document.

### **Relationship with other Strategies**

- 2.5 In addition to specific technical work for the purposes of establishing planning policy it will also be necessary for work that has been produced by other sections of the Council to be taken into account and reflected in the LDF.
- 2.6 In particular the Council's Community Strategy, which was adopted in January 2004 is of specific relevance to the Local Development Framework and as such there is a clear relationship between the policies in the LDDs and the Strategy. A refreshed version retitled the Mid Beds Sustainable Community Strategy 2008-2011 was approved by the Council in January 2008 alongside an action plan including specific measurements to monitor progress on implementation of the actions. The Council has taken steps to ensure that there is a degree of commonality in the targets and measures where appropriate to ensure that the LDF forms a spatial expression of some elements of the Community Strategy.

### **Supplementary Planning Documents**

- 2.7 The District Council has prepared and approved for development control purposes, a range of Planning Guidance based on policies and proposals in the Mid Beds Local Plan. A number of these documents will have served their purpose at some point during preparation of the LDF, in particular site-specific guidance that will have been implemented as the result of planning permissions granted.
- 2.8 Existing Planning Guidance, adopted by the Council for development control purposes, is set out in Annex 3, together with an indication of whether documents are to be reviewed and included within the LDF.

2.9 Timetables for the preparation of new Supplementary Planning Documents together with revisions to existing guidance under the LDF is set out later in this report. The Council is entitled to add to the list of SPDs, particularly in relation to new sites, which may come forward for development over the LDF timescales. The need for such documents will be explored through the Annual Monitoring Report and the LDS and then updated as appropriate.

**Sustainability Appraisal and Strategic Environmental Assessment**

2.10 The Act requires Local Development Documents and Supplementary Planning Documents to be subject to Sustainability Appraisal. Sustainability Appraisal is a means of assessing potential social, environmental and economic effects.

2.11 It is the intention of the Council that the Sustainability Appraisals carried out will also satisfy the requirements of the Strategic Environmental Assessment European Union Directive 2001/42/EC, through the application of a single appraisal process.

2.12 To ensure an independent approach, the Council has appointed consultants to undertake Sustainability Appraisals (incorporating Strategic Environmental Assessment) at the key production stages of its LDDs and SPDs. Sustainability reports will consequently be available, along with other technical papers, at each of the key stages.

Document Stage DPDs and SPDs	Sustainability Appraisal/ Strategic Environmental Assessment
Pre production	baseline evidence gathering; assessing the scope of the document
<i>Preparation &amp; participation on preferred options (Informal stage)</i>	appraisal of issues and options; consultation on emerging options
Preparation & publication of draft submission document	formulation of submission option after assessment of predicted effects and identification of mitigation measures required; submission of final sustainability report
Examination (not SPDs)	to test the soundness of the sustainability appraisal
Adoption of DPD/SPD	issue statement summarising impact of the sustainability appraisal results on policy approach



Monitoring & implementation	monitor effects and publish sustainability monitoring reports as part of annual monitoring report
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- 2.13 It is envisaged that a sustainability appraisal report will be available during the preparation stage, with the final sustainability report being produced at submission stage.
- 2.14 The Council recognises the importance of the sustainability appraisal process contributing to the reasoned justification of policies and proposals, and in this respect requires the appraisal process to be conducted as a simultaneous and integral part of document production.

### 3. Implementation and Resources

#### Implementation

- 3.1 The preparation of the LDF will be undertaken by the Forward Planning Team, with the assistance of other departments as required. In addition, it will be necessary for specialist consultants to be appointed from time to time to provide expert advice on specific matters. Programme management of the LDF will be the responsibility of the LDF Team Leader.

#### Risk Management

- 3.2 Government guidance requires local planning authorities within their LDSs, to identify the risks involved with LDD/SPD production and the contingencies required to ensure the programme of document preparation remains on schedule.
- 3.3 The following table identifies short, medium and long term risks; the likely impact on LDD production and suggests contingencies where possible. It must be noted that this list is not exhaustive and the suggested contingencies requiring additional resources may not be forthcoming.

Risk(s)	Contingency	Impact of Contingency (time)
Miss allotted Committee Cycle due to additional work not being finalised <b>HIGH LIKELIHOOD/LOW IMPACT</b>	Programme additional committee cycle into LDS	Short term < 2 months
Changes required to submission document <b>MEDIUM LIKELIHOOD/MEDIUM IMPACT</b>	Programme additional time into LDS	"

<p>Change of Majority at Local Elections for Unitary Authority May 2009 <b>LOW LIKELIHOOD/MEDIUM IMPACT</b></p>	<p>Re-assess LDS in annual monitoring report if required</p>	<p>“</p>
<p>Need for additional evidence/technical data to support approach being taken <b>LOW LIKELIHOOD/MEDIUM IMPACT</b></p>	<p>Appoint external consultants to undertake work (unknown time and cost implication)</p>	<p>Medium term 2-6 months</p>
<p>Loss of personnel in LDFTeam/further restructuring of the Council <b>HIGH LIKELIHOOD/HIGH IMPACT</b></p>	<p>Attempt to recruit or appoint additional staff (unknown time and cost implication)</p>	<p>“</p>
<p>Unknown number of representations to draft submission documents and need to process representations <b>HIGH LIKELIHOOD/MEDIUM IMPACT</b></p>	<p>Use temporary staff to assist with processing of representations (unknown cost/time implications)</p>	<p>“</p>
<p>Problems with Acolaid online representations system <b>MEDIUM LIKELIHOOD/LOW IMPACT</b></p>	<p>Need alternative method of representation collection to be in place and to run in parallel/ extend consultation period</p>	<p>“</p>
<p>General Election and change in national policy and planning legislation <b>LOW LIKELIHOOD/MEDIUM IMPACT</b></p>	<p>Need to re-assess LDF approach in light of any revised guidance</p>	<p>“</p>
<p>Slippage to East of England Plan Single issue review: Gypsy &amp; Travellers timetable <b>LOW LIKELIHOOD/MEDIUM IMPACT</b></p>	<p>Likely to be required to remain on timetable despite slippage to East of England Plan, thus reaching key milestones ahead of evolving regional policy.</p>	

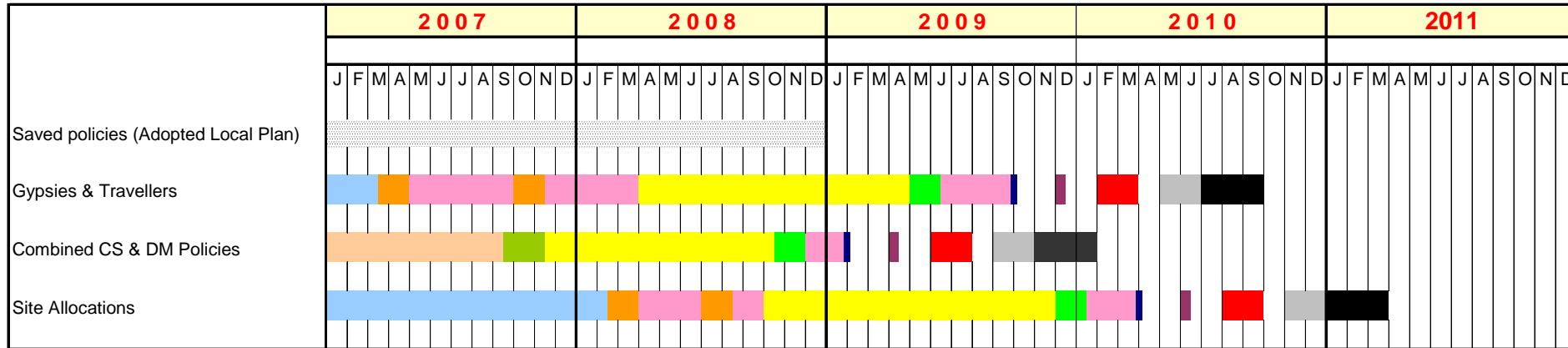
### Monitoring and Review

- 3.4 The Council is required under the new system to report annually on the implementation and effectiveness of its policies in meeting the vision and Core Strategy. It is the intention of the Council to produce an Annual Monitoring Report for the period 1<sup>st</sup> April to 31<sup>st</sup> March, which is to be published at the end of each year. This report will set out the progress made in meeting the targets identified in the LDS and if these need to be reviewed or replaced and a revised LDS prepared. The GANTT chart showing this Third Revision to the LDS will appear in Draft format in the LDF Annual Monitoring Report 4 (December 2008).

## **4. Local Development Documents (LDDs)**

- 4.1 The following section provides a profile of each LDD which includes details of its content, geographical coverage, resource implications, and further technical work required.
- 4.2 The following chart (Figure 1) sets out a revised timetable for production of the LDDs.
- 4.3 The diagram at Annex 3 illustrates the linkages between the proposed DPDs and SPDs.
- 4.4 At present the Council does not propose to prepare any Area Action Plans under the new system; this aspect will be kept under review and included within the Annual Monitoring Report as necessary.
- 4.5 This LDS does not include any LDDs to be prepared jointly with adjoining local authorities. It is anticipated that a LDD with Bedford Borough Council to cover that part of the District that falls within the growth area identified in the Milton Keynes South Midlands Sub-Regional Strategy will be required in the future, and will therefore be included in a further review of this document. Similarly, there may also be a requirement for a joint LDD with Milton Keynes to plan for the future expansion of the city and the implications for Mid Bedfordshire.

**Figure 1: Mid Bedfordshire Local Development Scheme (Third Revision)**



**Pre Production (evidence gathering and front loading)**  
**Consultation on Issues and Options**  
**Preparation of Preferred Options**  
**Consultation on Preferred Options**  
**Preparation of Draft Submission document**  
**Draft Publication**



**Summary of consultation responses**  
**Submission to Inspector**  
**Pre-Examination meeting**  
**Public Examination**  
**Receipt of Inspectors Report**  
**Adoption**



Timescales subject to Planning Inspectorate

## 5. Profiles of Local Development Documents

### Gypsy and Traveller Development Plan Document

**Role** To identify the amount and location of gypsy and traveller accommodation required in Mid Bedfordshire. In addition the document will include criteria based policies against which gypsy and traveller associated development will be determined.

**Geographical coverage** Mid Bedfordshire District (former administrative area from 1<sup>st</sup> April 2009)

**Status** Development Plan Document

**Chain of Conformity** To conform with the Core Strategy and SCI

**Timetable for production**

Commencement of Document	Nov 2005
Invitation to submit sites for consideration	Dec 2006 – Jan 2007
Consultation on First Issues & Options	March-April 2007
Consultation on Second Issues & Options	October-Nov 2007
Public consultation on Informal Preferred Options	Nov-Dec 2008
Draft Publication	May-June 2009
Summary prepared of responses received to consultation	June –Sep 2009
Submission to Inspector	October 2009
Pre Examination Meeting	December 2009
Public Examination	February 2010
Production and Receipt of Inspectors binding report	April-May 2010
Adoption of Gypsy & Traveller DPD	July 2010

**Indication of resource requirement**

- Development Plan Team
- Members Task Force
- Officers from other sections of the Council as required
- Independent facilitators to organise, lead, and report on a number of workshops and focus groups (number as yet to be determined)
- Specialist external consultants as required

**Indication of  
Technical  
Reports/  
Supporting  
Evidence**

- Gypsy and Traveller Accommodation Needs Assessment 2006
- Bedfordshire Travelling Showpeople Study 2007
- Urban Potential Study
- Transport Impact Assessment
- Green Infrastructure Study
- Open Space, Sports and Recreation Needs Assessment
- Strategic Flood Risk Assessment (Stage 1 & 2)
- Assessment of Site Feasibility by experts if required
- Other reports as required and identified

*(n.b. a number of these reports will require additional financial resources to appoint consultants to undertake specific research)*

**Approach to involving stakeholders and the community**

The SCI sets out the standard mechanisms for community involvement. This DPD will be prepared in light of the views of the community and stakeholders.

**Post Production and Review period**

The Gypsy and Traveller DPD will be monitored on an annual basis and updated as required.

## Core Strategy and Development Management Policies DPD

**Role & Content** To set out the vision, objectives and strategy for the spatial development of Mid Bedfordshire. To include a 'key diagram' to indicate broad policy approach to development within the District. To set out the criteria against which planning applications will be considered, including settlement hierarchy and definition of Settlement Envelope boundaries.

**Geographical coverage** Mid Bedfordshire District (unless stated in a particular policy)

**Status** Development Plan Document.

**Chain of Conformity** General conformity with national planning guidance in PPS's and East of England Plan, and MKSM Sub Regional Strategy.

### Timetable for production

Commencement of Document	April 2005
Informal public participation exercise on issues and options and preparation of Preferred Options (overlapping)	Apr 05–July 2007
Public consultation on Preferred Options	Aug – Sep 2007
Preparation of Draft Submission Document	November 2007- October 2008
Draft Submission Publication	Oct- Nov 2008
Summary of Consultation Responses	Dec 2008 -Jan 2009
Submission to Inspector	February 2009
Pre-Examination Meeting	April 2009
Public Examination	June 2009
Production and Receipt of Inspector's binding report	November 2009
Adoption of DPD	January 2010

### Indication of resource requirement

- Development Plan Team
- Community Involvement Steering Group
- Members Task Force
- Officers from other sections of the Council as required
- External consultants/experts as required



<b>Indication of Technical Reports/ Supporting Evidence</b>	<ul style="list-style-type: none"> <li>• Urban Potential Study</li> <li>• Housing Land Availability Study</li> <li>• Affordable Housing Study (Stage 1 &amp; 2)</li> <li>• Transport Impact Assessment</li> <li>• Green Infrastructure Study</li> <li>• Open Space, Sports and Recreation Needs Assessment</li> <li>• Strategic Flood Risk Assessment (Stage 1 &amp; 2)</li> <li>• Employment and Retail Audits</li> <li>• Other reports as required and identified</li> <li>• Exploration of alternative ways of expressing policies and proposals <i>(n.b. a number of these reports will require additional financial resources to appoint consultants to undertake specific research)</i></li> </ul>
<b>Approach to involving stakeholders and the community</b>	<p>Details are set out in the Statement of Community Involvement. Initial consultation for the two elements of this document – Core Strategy and Development Management Policies were undertaken separately and then brought together at the Preferred Options stage.</p> <p>For the Core Strategy element, consultation included a series of facilitated workshops as part of the Issues and Options background research and analysis stage. These established the views of the community, their aspirations for their community and its surroundings and the potential for development in the District including preferred locations.</p> <p>For the Development Management element of the document, informal consultation during the issues and options phase was limited to involvement with statutory bodies and interest groups to establish Preferred Options. Due to the technical nature of this element there was no broad public participation in the form of workshops or similar at this stage in the process. However, the Council consulted the Residents Panel and Agents Panel in preparing this element. It was considered appropriate to include some results from “front-loading” of the Core Strategy element in producing the Preferred Options document. It will then be subject to wider general consultation at the Draft Submission Publication Stage when representation may be made against the Tests of Soundness outlined in the updated PPS12.</p>
<b>Post Production and Review</b>	<p>The Core Strategy and Development Management Policies DPD will be monitored on an annual basis and will be subject to review if required. Once adopted, the DPD will form the basis for future planning in the district for at least 10 years.</p>

## Site Allocations

**Role** To identify the amount and location of housing and employment development in the District, together with an indication of the timing of release to meet supply. In addition the document may include other allocations, for example, for leisure or recreation.

**Geographical coverage** Mid Bedfordshire District (former administrative area from 1<sup>st</sup> April 2009)

**Status** Development Plan Document

**Chain of Conformity** To conform with the Core Strategy and Development Management Policies DPD and SCI

**Timetable for production**

Commencement of Document	Nov 2006
Invitation to submit sites for consideration	Nov 2006– April 2007
First Issues & Options	Feb- March 2008
Second Issues & Options	July – Aug 2008
Consideration of comments received and preparation of Draft Submission LDD	Oct 2008 –Nov 2009
Informal Preferred Sites	Summer 2009
Draft Submission Publication	December 2009
Summary prepared of responses received to consultation	Jan – Mar 2010
Submission to Inspector	April 2010
Pre Examination Meeting	June 2010
Public Examination	Aug – Sep 2010
Production and Receipt of Inspectors binding report	November 2010
Adoption of Site Allocation DPD	March 2011

**Indication of resource requirement**

- Development Plan Team
- Members Task Force
- Officers from other sections of the Council as required
- Specialist external consultants to organise, lead, and report on a number of exhibitions (Vision 21)

**Indication of Technical Reports/ Supporting Evidence**

- Urban Potential Study
- Housing Land Availability Study
- Affordable Housing Study (Stage 1 & 2)
- Transport Impact Assessment
- Green Infrastructure Study
- Open Space, Sports and Recreation Needs Assessment
- Strategic Flood Risk Assessment (Stage 1 & 2)
- Employment and Retail Audits
- Assessment of Site Feasibility by experts if required
- Other reports as required and identified

*(n.b. a number of these reports will require additional financial resources to appoint consultants to undertake specific research)*

**Approach to** The SCI sets out the standard mechanisms for community involvement.

**involving  
stakeholders  
and the  
community**

In the initial Issues and Options phase, an extremely comprehensive consultation was carried out which included two sets of exhibitions and a dedicated website ([www.talktomidbeds.co.uk](http://www.talktomidbeds.co.uk)) The submitted sites will be judged against a set of published criteria based on sustainability and site specific matters that will be used to filter them down to a preferred list of sites that may be informally consulted upon. Any settlements that are likely to be considered suitable for further development will in addition be targeted for public participation exercises such as workshops to enable community involvement. The Draft Submission DPD will thus be prepared in light of the views of the community and stakeholders.

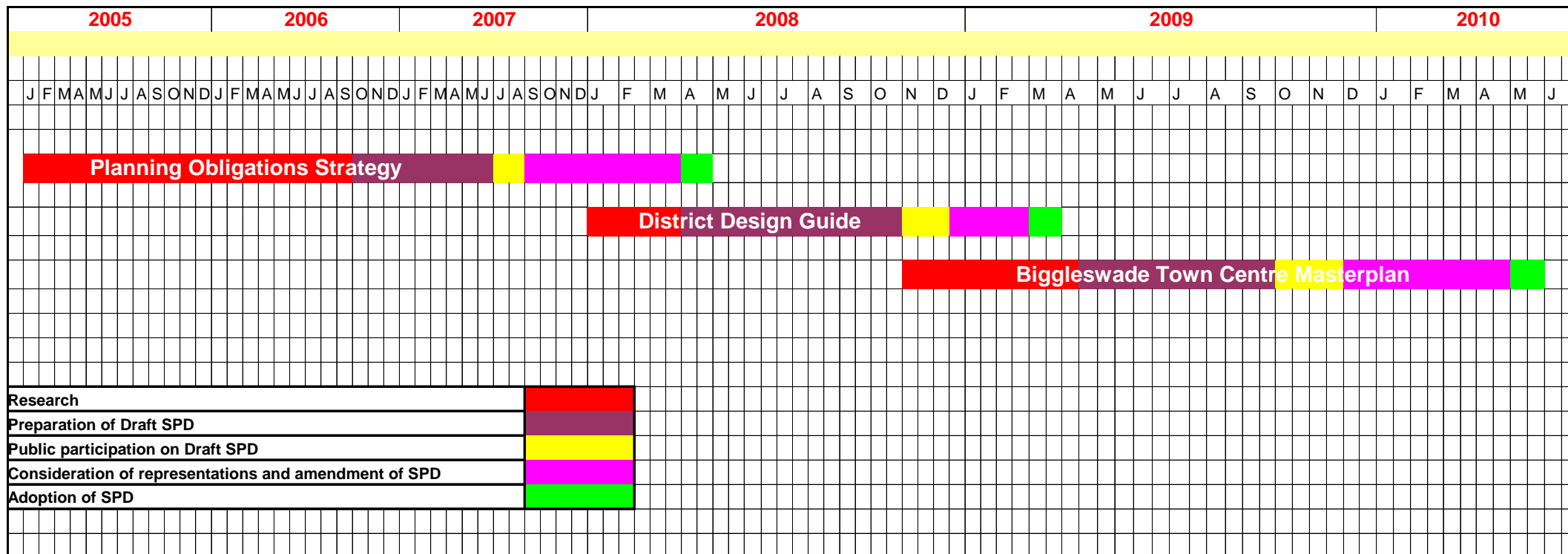
**Post  
Production and  
Review period**

The Site Allocations DPD will be monitored on an annual basis and updated as required.

## 6. Supplementary Planning Documents

- 6.1 Supplementary Planning Documents (SPDs) will not be subject to independent examination and will not form part of the statutory development plan. Preparation of SPDs will however be subject to community involvement and a sustainability appraisal.
- 6.2 To date the District Council has prepared and approved for development control purposes, a range of site and topic-based Planning Guidance, as set out in Annex 3. There are also a number of documents currently being prepared that the Council intends to adopt and regard as material considerations in the determination of planning applications, also set out in Annex 4.
- 6.3 The Council does not intend to replace all of the existing guidance in its current form under the new LDF system. However, a number of guides with a design focus will be updated and incorporated into a revised District Design Guide. A Planning Obligations Strategy has also been prepared. This was adopted as a SPD in April 2008, in view of its importance in securing community benefits as a result of development. A Biggleswade Town Centre Masterplan is also being prepared and will be adopted as a SPD on its completion. The following chart and corresponding text provides details of these SPDs (Figure 2).

**Figure 2: Draft Local Development Scheme for Mid Bedfordshire – Supplementary Planning Documents**



## Planning Obligation Strategy

**Role** To provide advice to securing development related matters in association with planning permissions granted in the District.

**Geographical coverage** Mid Bedfordshire District (former administrative area from 1<sup>st</sup> April 2009)

**Status** Supplementary Planning Document.

**Chain of Conformity** To conform with the Adopted Local Plan and emerging Core Strategy and other DPDs.

<b>Timetable for production</b>	Research Phase	Jun 2005-Sep 2006
	Preparation of Draft SPD	Oct 2006 -June 2008
	Public participation on Draft SPD	July – Aug 2008
	Submission to Government Office if required	Not Required
	Consideration of consultation representations and amendment of SPD	September 2007 – February 2008
	Adoption of SPD	April 2008

**Indication of resource requirement**

- Development Plan Team
- External Planning Consultant
- Members Task Force

**Indication of Technical Reports/ Supporting Evidence**

- As required and identified in the detailed project plan for this LDD

**Review period** This SPD will be monitored and reviewed within two years or as required. Following adoption of the Core Strategy and Development Control Policies (DPDs), a fuller review and accompanying public participation exercise and sustainability appraisal will be carried out to ensure the SPD is linked to the policies of the LDF rather than the superseded Local Plan.

**Approach to involving stakeholders and the community** The SCI sets out the standard mechanisms for community involvement.

## Mid Bedfordshire Design Guide

**Role** To provide detailed guidance on a range of design related issues across the District.

**Geographical coverage** Mid Bedfordshire District (former administrative area from 1<sup>st</sup> April 2009)

**Status** Supplementary Planning Document.

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

<b>Timetable for production</b>	Research Phase	Jan-Mar 2008
	Preparation of Draft SPD	Apr-June 2008
	Public participation on Draft SPD	Nov – Dec 2008
	Submission to Government Office if required	Not required
	Consideration of consultation representations and amendment of SPD	Dec 2008 – Feb 2009
	Adoption of SPD	March 2009

**Indication of resource requirement**

- Development Plan Team
- Design and Conservation Team
- External Design Consultant
- Members Task Force

**Indication of Technical Reports/ Supporting Evidence**

- As required and identified in the detailed project plan for this LDD

**Review period** This SPD will be monitored and reviewed as required.

**Approach to involving stakeholders and the community** The SCI sets out the standard mechanisms for community involvement.

## Biggleswade Town Centre Masterplan

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

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

**Status** Supplementary Planning Document.

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

**Timetable for production**

Research Phase	Nov 2008 – April 2009
Preparation of Draft SPD	April 2009 – April 2010
Public participation on Draft SPD	Sept – Dec 2009
Submission to Government Office if required	Not required
Consideration of consultation representations and amendment of SPD	Dec 2009 – March 2010
Adoption of SPD	May 2010

**Indication of resource requirement**

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

**Indication of Technical Reports/ Supporting Evidence**

- Sustainability Appraisal
- Baseline evidence being collated covering wide ranging issues/areas covering (but not exclusively) local economic conditions, parking, transportation, assessment of need, capacity and balance between uses/densities and opportunities
- Development capacity testing/plot testing

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

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



## **APPENDICES**

## Annex 1 – Saved Policies and Destination LDF Document

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

Policy	Description	Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number	
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources			
														the maintenance of the countryside.	
CS3	Areas of Great Landscape Value	✓	✓	✓	n/a	n/a	✓	x	✓	x	x	x		Protects locally applied areas of landscape value as identified by the County Council. A local policy which does not repeat national planning policy.	Obsolete on adoption of CS. Replaced by CS16 DM16
CS5	Marston Vale Community Forest	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓		Sets out criteria that support the Marston Vale Community Forest Plan. Policy is specific to the district and accords with the strategy set out in Policy ENV5 of the RSS.	CS16
CS7	Countryside Management Projects	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x		Policy supports the aims of the Ivel and Ouse Project & the Greensand Trust. Both are local groups so the policy is specific to the district.	In general terms CS17
CS10	Farm Diversification	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x		Sets out detailed criteria for farm diversification. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	CS11 DM14
CS15	Re-use of Rural Buildings (commercial)	✓	✓	✓	n/a	✓	✓	x	n/a	✓	x	x		Sets out detailed criteria for the commercial re-use of rural buildings. Necessary because	CS11 DM5 DM14

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		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources			
														PPS7 outlines the general approach to be taken but does not include detailed criteria.	
CS17	Agricultural PD Rights	✓	n/a	n/a	n/a	n/a	✓	x	n/a	✓	x	x		Sets out a period of ten years for the agricultural use of farm buildings to prevent the abuse of agricultural PD Rights. Locally devised policy which has been used successfully to prevent inappropriate development in the countryside.	Obsolete on adoption of CSDM
CS18	Re-use of Rural Buildings (residential)	✓	✓	✓	n/a	✓	✓	✓	n/a	x	x	x		Sets out detailed criteria for the residential conversion of buildings. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	DM5 Design Guide SPD
CS19	Development in the Countryside	✓	✓	✓	n/a	✓	✓	x	✓	x	x	x		Sets out acceptable development in the countryside and outside of Settlement Envelopes. Necessary as it complements LPS4 which sets out acceptable development within Settlement Envelopes.	DM6
CS21	Important Countryside Gaps	✓	✓	✓	n/a	✓	✓	x	x	x	x	x		Policy seeks to prevent the coalescence of settlements. ICGs are locally devised areas, specific to this district which link to the proposals maps which accompany The Local Plan.	Obsolete on adoption of CSDM

Policy	Description	Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change; and safeguard water resources		
CS22	Re-building of Dwellings in the Countryside	✓	✓	n/a	n/a	n/a	✓	x	x	x	x	x	Sets out detailed criteria for the rebuilding of dwellings in the countryside. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	Obsolete on adoption of CSDM
CS23	Horse Related Development (Domestic)	✓	✓	n/a	n/a	n/a	✓	x	x	x	x	x	Sets out detailed criteria for domestic equestrian development. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	DM20
CS24	Horse Related Development (Commercial)	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Sets out detailed criteria for commercial equestrian development. Necessary because PPS7 outlines the general approach to be taken but does not include detailed criteria.	DM20
CS25	Retailing in the Countryside	✓	n/a	✓	n/a	✓	✓	x	x	✓	x	x	Policy limits retailing activities in the countryside. Necessary because not specifically referred to in PPS7.	DM14
CS26	Outdoor Markets	✓	n/a	n/a	n/a	✓	✓	x	x	✓	x	x	Policy prevents the operation of car boot sales outside of Settlement Envelopes. Necessary to protect the countryside and not set out in government policy.	Obsolete on adoption of CSDM

Policy	Description	Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources		
CS27	Garden Extensions	✓	n/a	n/a	n/a	✓	✓	x	x	x	x	x	Policy allows for limited garden extensions subject to certain criteria. Necessary because not covered in government policy and is well-used to limit the change of use of agricultural land.	DM6
NC3	CWSs & LNRs	✓	✓	✓	n/a	n/a	x	x	x	x	x	x	A descriptive policy outlining the protected status of CWSs & LNRs. Necessary as PPS9 advises that LDDs contain policies to protect these sites.	CS18
NC8	Protection of Undesignated Sites	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Detailed criteria based policy to aid the protection of undesignated sites. PPS9 refers to the need for LDDs to give policy protection to undesignated sites.	CS17 CS18
GBT3	Infill Development in Green Belt	✓	n/a	n/a	n/a	✓	✓	✓	✓	x	x	x	Policy allows for infill development within Green Belt infill boundaries in settlements washed over by Green Belt. Policy is necessary as it supports the boundaries set down on the proposals maps which accompany the Local Plan with detailed criteria over and above that which is found in PPG2.	DM8

Policy	Description	Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources		
GBT5	Green Belt Buffer (Amphill & Flitwick)	✓	n/a	✓	n/a	✓	✓	x	✓	x	x	x	Policy prevents coalescence between the towns of Amphill and Flitwick. Necessary because it is specific to this area and still remains a key objective.	Obsolete on adoption of CSDM
CHE8	Historic Parks & Gardens	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy seeks to protect and conserve historic parks and gardens. There is no statutory duty of protection that goes with the English Heritage designation or in PPG15 so policy is required to safeguard these important sites of which there are a higher than average number in Mid Beds.	CS15
CHE11	New Development in CAs	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Sets out detailed criteria regarding development in CAs. Necessary as PPG15 outlines the general principles but does not contain as much detail. Supported by Policy ENV6 of the RSS.	CS15 DM15 Design Guide SPD
CHE13	Retention of Unlisted Buildings	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Sets out detailed criteria to encourage the retention of unlisted buildings that are not in CAs. Criteria is locally devised and not found in PPG15. Supported by Policy ENV6 of the RSS.	CS15

Policy	Description	Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:  <ul style="list-style-type: none"> <li>▪ What policy does</li> <li>▪ How it complies with the protocol</li> <li>▪ Why it is necessary</li> <li>▪ Where only partial saving proposed, which parts of the policy are saved.</li> </ul>	Destination Document and policy number
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources		
A1	Ancient Monuments	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy seeks to preserve Ancient Monuments and their settings. PPG16 does not specifically refer to the prevention of adverse impacts on the settings of Ancient Monuments. Supported by Policy ENV6 of the RSS.	CS15
A2	Site Evaluations	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy requires applicants to provide an appropriate site evaluation when working in areas of archaeological interest. PPG16 advises some sort of evaluation as best practise but does not give as a specific requirement.	CS15
DPS5	Protection of Amenity	✓	n/a	n/a	n/a	✓	✓	x	x	x	x	x	Policy sets out criteria to protect amenity and ensure good accessibility for all. Policy is well-used and does not repeat national planning policy.	DM5 Design Guide SPD
DPS6	Criteria for Extensions	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria for the erection of extensions. Detailed criteria are necessary to protect amenity of neighbouring properties and does not repeat national planning policy.	DM5 Design Guide SPD



Policy	Description	Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources		
DPS9	Open Space for New Dwellings	✓	✓	n/a	n/a	✓	✓	✓	x	x	x	x	Policy sets out the criteria for the provision of open space for new dwellings. Policy is necessary as it supports the delivery of well-designed new housing and does not repeat national planning policy.	CS2 CS3
DPS10	Highways Provision for New Developments	✓	✓	n/a	n/a	✓	✓	✓	x	x	x	x	Policy sets out criteria for the adequate provision of highways for residential development. Policy is necessary to ensure adequate provision and does not repeat national planning policy.	CS3 CS4 Design Guide SPD
DPS11	Landscaping for New Developments	✓	n/a	n/a	n/a	✓	✓	✓	x	x	x	x	Policy sets out criteria for landscaping and in particular for the provision of buffer landscaping. Policy is necessary as it supports the delivery of well-designed new housing and does not repeat national planning policy.	CS17 DM5 DM16
DPS12	Character of Village Ends	✓	n/a	✓	n/a	n/a	✓	x	x	x	x	x	Policy seeks to protect the unique character of 'village ends' in Mid Bedfordshire. Locally specific policy which is necessary to retain characteristic settlement patterns in the district. Complies with Policy ENV6 of the RSS.	DM5 Design Guide SPD

Policy	Description	Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources		
DPS15	Important Open Space	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy seeks to protect Important Open Space as identified on the proposals maps. Policy is necessary for the protection of these sites within settlement and being locationally specific does not repeat national planning policy.	DM7
DPS16	Trees and Hedgerows	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy encourages the retention of landscape features and replanting if necessary. Policy contributes to the reduction of the impact of climate change and conforms with Policy ENV1 of the RSS.	CS16 DM16
DPS17	Surface Water Drainage	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Policy determines that development that will intensify the risk of flooding will be refused. While PPS25 provides guidance on the general approach to be taken, the policy provides more detailed criteria and may help to reduce the impact of climate change.	DM4
DPS18	Sewerage Infrastructure	✓	n/a	n/a	n/a	n/a	✓	✓	x	x	✓	✓	The policy seeks to ensure that adequate sewerage infrastructure will be supplied for new developments. Policy is necessary as it encourages investment and upgrading over and above the 1991 Water Services Act.	CS2

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DPS19	Public Transport/ Cycling	✓	✓	✓	n/a	n/a	✓	x	x	x	x	✓	Policy seeks to encourage public transport and cycling particularly in relation to new developments. Policy complies with Policy T1 of the RSS and contributes to the sustainability agenda as a whole.	CS2 DM11
DPS20	Energy Conservation	✓	✓	✓	n/a	n/a	✓	x	x	x	x	✓	Policy sets out criteria to maximise energy conservation. Policy complies with the approach of the RSS and PPS1, and follows best practice guidance in By Design (DETR, 2000)	CS13 DM2 DM3
DPS20A	Management of Development Waste	✓	n/a	✓	n/a	✓	✓	x	x	x	✓	✓	Policy sets out criteria for the management of development waste. Complies with Policy WM6 of the RSS and contributes to sustainable residential development.	DM5
DPS23	Crime Prevention	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	x	Policy seeks to design out crime. Necessary as a locally devised policy which complies with but does not merely repeat national planning policy.	CS14 DM5
DPS26	Temporary Buildings	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria for the erection of temporary buildings. Similarly detailed criteria are not given in government policy.	Design Guide SPD

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DPS27	Public Art	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy encourages the provision of public art. Policy is necessary as it is not required in other government guidance although By Design (DETR 2000) supports the provision of public art to improve the public realm.	CS2 DM5
EN2	Renewable Energy	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Policy promotes the development of renewable energy schemes. Policy is in accordance with PPS1 which instructs LPAs to promote renewable energy.	CS13 DM1
EN3	Wind Turbines	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Policy sets out criteria for wind turbines. Climate change supplement to PPS1/PPS22 discuss renewable technologies but do not include detailed criteria.	CS13 DM1
EN4	Solar Energy	✓	✓	✓	n/a	✓	✓	x	x	x	x	✓	Policy sets out criteria for solar energy. Climate change supplement to PPS1/ PPS22 discuss renewable technologies but do not include detailed criteria.	CS13 DM1
PHS3	Limiting Emissions	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	✓	Policy determines that development proposals will be refused if emissions are considered to have a significantly adverse impact on air/water/soil or amenity. Policy is well-used and more all-encompassing than the guidance given in PPS23.	CS13 DM5

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PHS5	Light Pollution	✓	n/a	n/a	n/a	n/a	✓	x	x	x	x	x	Policy sets out detailed criteria for limiting light pollution. Policy is far more detailed than PPS23.	DM5
SR2	Sport & Leisure Facilities	✓	✓	n/a	n/a	✓	✓	x	x	x	x	x	Policy sets out criteria for the development of multi-purpose sports and leisure facilities. Policy complies with approach of PPG17 but sets out far more detailed criteria that does not repeat national planning policy.	CS3
SR5	Provision of Recreational Open Space	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy sets standards for the provision of recreational open space. Locally specific as uses both NPFA standards as well as locally derived standards.	CS3 DM10
SR6	Rights of Way	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria to retain and improve rights of way. Policy complies with access to the countryside agenda of the Community Strategy and complies with approach of PPG17 while providing much greater detail.	-
SR8	Sport & Leisure Facilities in the Countryside	✓	✓	✓	n/a	✓	✓	x	x	x	x	x	Policy provides detailed criteria to guide the development of leisure facilities in the countryside. PPG17 gives general approach but does not provide necessary detail for the determination of planning applications.	CS17 DM18 DM19

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HO2	Affordable Housing	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy sets out affordable housing thresholds (revised in later SPG). Policy is required by PPS3 and the RSS which only give general approach.	CS7
HO3	Rural Exceptions Sites	✓	✓	✓	n/a	✓	✓	✓	✓	x	x	x	Policy sets out detailed criteria for rural exceptions sites. Policy is required by PPS3, PPS7 and the RSS which only give general approach.	CS8
HO4	Housing Mix	✓	✓	✓	n/a	n/a	✓	✓	x	x	x	x	Policy sets out approach to housing mix and locally applicable threshold. Policy complies with the suggested approach of the RRS and PPS3.	DM12
HO5	Housing Density	✓	n/a	✓	n/a	n/a	✓	✓	x	x	x	x	Policy sets out approach to housing density. Policy complies with the suggested approach of the RRS and PPS3.	DM5
HO6	Location of New Residential Development	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy provides guidance on the determination of allocated housing sites. Policy links to the proposals maps and so is locationally specific to the district. Furthermore policy supports the delivery of housing in line with the RSS.	CS1 CS5

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HO8(1)	Land East of Lidlington	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD
HO8(2)	Land at Stewartby	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(2A)	Land at High Street, Houghton Conquest	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(3A)	Land East of Bedford Rd, Marston Moretaine	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(4)	Elstow New Settlement	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(5)	Land at Swaffield Close, Ampthill	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(6A)	Tavistock Avenue, Ampthill	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	

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HO8(8)	Land East of Biggleswade	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD
HO8(10)	Land South of Stotfold	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(11)	Land at Queen Street, Stotfold	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(12)	Land at Fairfield, Stotfold	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(13A)	Cricketers Road, Arlesey	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(14A)	Garfield Farm, Langford	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(15A)	Land East of the Dairy, Langford	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	



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HO8(19)	Land at Shefford Town Football Club	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD
HO8(22A)	Woodlands Estate, Greenfield	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(25A)	Braybrooks Drive, Potton	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(26)	College Farm, Silsoe	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO8(26A)	Home Farm, Cranfield	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy to support site specific residential development. Policy required because development not complete.	
HO9	Impaired Mobility Dwellings	✓	✓	✓	n/a	n/a	✓	✓	x	x	x	x	Policy sets a target for impaired mobility dwellings on specific sites. Sites referred to in policy (HO8(1) & HO8(26A)) are still not complete so policy must be retained in order to meet this target. Also complies with the housing mix approach suggested by PPS3.	DM12

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HO10	Retention of Winter Quarters for Travelling Show People	✓	✓	✓	n/a	n/a	✓	✓	x	x	x	x	Policy seeks the retention of the travelling show people site at Mill Lane & Sun Street, Biggleswade. Policy required to safeguard this site if or until a new site is agreed. Policy complies with Circular 04/2007.	Gypsy and Traveller DPD
HO11	Provision of Winter Quarters for Travelling Show People	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy sets out criteria for the development of new travelling show people sites. Policy required to guide development of these sites until the Gypsy & Traveller DPD makes allocations and provides further detailed guidance. Policy complies with Circular 04/2007.	
HO12	Gypsy and Traveller Sites	✓	✓	✓	n/a	✓	✓	✓	x	x	x	x	Policy sets out criteria for new Gypsy & Traveller sites. Policy required to guide development of these sites until the Gypsy & Traveller DPD makes allocations and provides further detailed guidance. Policy complies with Circular 01/2006.	

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EMP1	Safeguarded Employment Sites	✓	✓	✓	n/a	n/a	✓	x	x	✓	x	x	Policy seeks to safeguard employment sites in the district in line with the recommendations of The Employment Land Review (Stage 1) which recommended the safeguarding of all but four sites. This is supported by the RSS and is a site specific policy which does not repeat national guidance.	CS10
EMP2A	Rural Workshops	✓	✓	✓	n/a	n/a	✓	x	x	✓	x	x	Policy supports the development of rural workshops subject to various criteria. Policy necessary to support these sorts of rural enterprises as confirmed by the findings of the ELR. They are also supported by PPS7 and the emerging PPS4.	CS11 DM14
EMP3	Protection of Amenity	✓	n/a	n/a	n/a	✓	✓	x	x	✓	x	x	Policy introduces the use of conditions to protect amenity in relation to industrial uses. Policy required to ensure that amenity is safeguarded. Policy does not repeat national planning policy.	DM5
EMP4(1)	Stratton Business Park, Biggleswade	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD

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EMP4(2)	Land North of Sunderland Rd, Sandy	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	Obsolete at adoption of Site Allocation DPD
EMP4(3)	Land at Girtford Underpass, Sandy	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP4(4)	Land at Arlesey Brickworks	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP4(6)	Cranfield Technology Park	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP4(10A)	Land adj. 29 Clophill Rd, Maulden	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP6A	Elstow Storage Depot	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy to support site Specific employment development. Policy required because development not complete.	
EMP7	Small Scale Tourist Development	✓	✓	✓	n/a	n/a	✓	x	x	✓	x	x	Policy supports small-scale tourist related development. Policy is in conformity with the Community Strategy's aim to develop tourism in the district and the broad approach of the RSS.	

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

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

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

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



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TCS14	Town Centre Car Parking	✓	n/a	n/a	n/a	✓	✓	x	x	x	x	x	Policy sets out criteria for the development of new town centre car parks. Policy is necessary as it provides greater detail than PPG13 and PPS6 which recognise the need for town centre parking to support new development in town centre locations.	CS4
TCS15	Shopfronts	✓	n/a	✓	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria for the development of shopfronts and seeks to balance the need for security with the aim of creating a pleasant street scene. Policy is necessary to guide development of vital town centres in line with PPS6 and Policy SS4 of the RSS.	DM5 Design Guide SPD
TCS16	Village Shops & Local Retail Centres	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy seeks to prevent the loss of existing shops in village and neighbourhood centres. Policy is well-used and supports the specific approach of PPS7 and PPS6 as well as the sustainability objectives that run through all national policy.	DM10

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TCS17	Last Public House	✓	✓	n/a	n/a	n/a	✓	x	x	✓	x	x	Policy seeks to safeguard the last public house in any given settlement from closure. Policy is necessary as has been applied locally with success and does not repeat national planning policy.	DM10
TP1A	Travel Assessments	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy sets out criteria to guide the production of travel assessments where required. Policy is in conformity with Policy T2 of the RSS which encourages the changing of travel behaviour.	DM11
TP1	Access for Cyclists & Pedestrians	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy seeks to promote and enhance opportunities for cycling and walking in the district. Policy is in conformity with Policy T9 of the RSS which encouraged the use of non-motorised transport.	CS4
TP4	Biggleswade-Sandy Cyclepath	✓	✓	✓	n/a	n/a	✓	x	x	x	x	x	Policy supports provision of cyclepath and safeguards route. Policy is necessary to ensure route is safeguarded ahead of implementation.	CS4
TP5	Public Transport Provision	✓	✓	✓	n/a	n/a	✓	x	x	x	x	✓	Policy promotes the use of public transport in the district. Approach is encouraged at regional level in Policy T13 of the RSS and in the Community Strategy.	CS4

Policy	Description	Government Criteria						Policies that the government will also have particular regard to					Comment Brief explanation of:	Destination Document and policy number
		Where appropriate there is a clear central strategy	Policies have regard to the Community Strategy for the area	Policies are in general conformity with the regional spatial strategy	Policies are in conformity with the Core Strategy DPD (where adopted)	There are effective policies for any part of the authority's area where significant change in the use or development of land or conservation of the area is envisaged.	Policies are necessary and do not merely repeat national and regional policy	Policies that support the delivery of housing	Policies on Green Belt detailed boundaries	Policies that support economic development and regeneration including policies for retailing and town centres	Policies for waste management	Policies that promote renewable energy; reduce impact on climate change ; and safeguard water resources		
TP6	East-West Rail Link	✓	✓	✓	n/a	✓	✓	x	x	✓	x	x	Policy supports the development of an East-West Rail link and improvements to the Marston Vale line. Policy necessary as this public transport infrastructure remains a priority in the face of increasing development in the MKSM Growth Area. The Community Strategy also supports the new station on the Bedford-Bletchley section at The Wixams and related improvements.	CS4
TP7	Env. Impact of Rail Freight	✓	n/a	✓	n/a	n/a	✓	x	x	✓	x	x	The policy supports measures to reduce the environmental impact of rail freight and safeguards the freight related warehousing in Sandy. The conforms with the approach of Policy T10 of the RSS which requires that sites related to rail freight are safeguarded.	CS4

## **Annex 2 – Secretary of State Direction and Schedule of Saved Policies**

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

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

Signed by the authority of the  
Secretary of State

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

## SCHEDULE 1

### POLICIES CONTAINED IN MID BEDFORDSHIRE LOCAL PLAN 2005

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

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

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

## Annex 3 - Current Planning Guidance

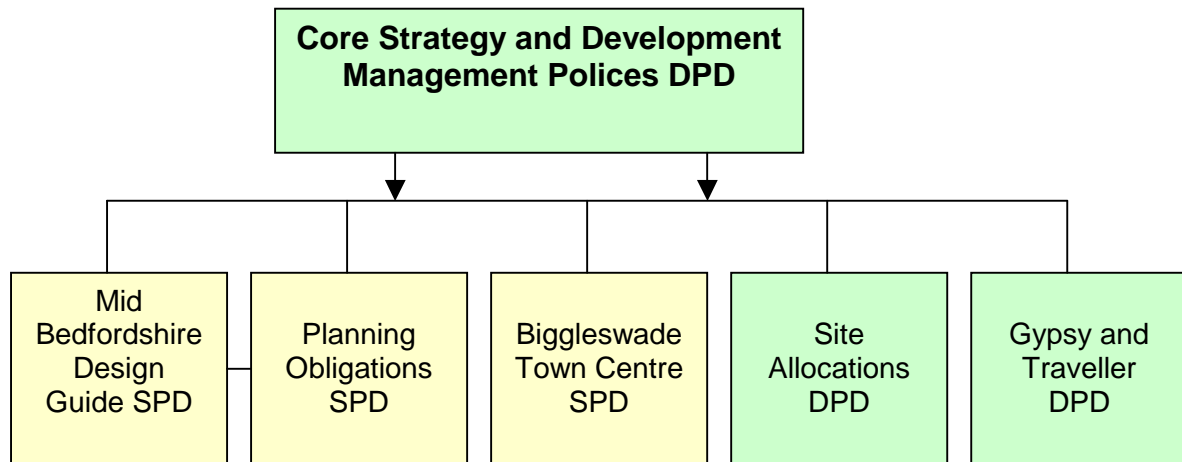
### Adopted for Development Control purposes

Topic-based	Date Adopted	Date of Review under LDF
Shopfront Design Guide*	1996	
A Residential Design Guide	2004	
House Extensions and Alterations - A guide for applicants	1997	
Farm Buildings Design Guide*	1998	
Landscape Design Guide*	1998	
Barn Conversions Design Guide*	1999	
Cycle & Walking Strategy for Mid Beds	2000	
Children's Play Space Design Guide - Learning for Adventure	2001	
Recreational Open Space Strategy	2001	
Mid Bedfordshire Cycle Route Mapping Project	2001	
The Surface Waters Plan	2002	
Retention of Last Village Pub	2002	
Retention of Village and Neighbourhood Shops	2002	
Wildlife In Development*	2003	
Affordable Housing	2004	
* to be updated and incorporated into a District wide Design Guide		2008
Tree Strategy	Not Carried Forward	
Community Safety Design Guide	2006	
Planning Obligations Strategy	2008	
Beds Highways Design Guide	Still in Draft	
<b>Site Specific</b>		
Cranfield Technology Park Development Brief	1993	
Ridgmont Brickworks Site Planning & Development Brief	1994	
Greene King Brewery Site, Biggleswade - Planning & Development Brief	1997	
Henlow Village Design Statement	1998	
Shillington Village Design Guide	1999	
Elstow Planning and Development Brief	1999	
Fairfield Hospital Planning & Development Brief	2000	
Land at Marston Road, Lidlington Development Brief	2002	
Land South of Stotfold Development Brief	2003	
Urban Design Strategy, Fairfield Park	2003	
Land East of Biggleswade Development Brief	2003	
Design Strategy - Fairfield Park	2003	
The Wixams Community and Leisure Facilities Strategy (Elstow New Settlement)	2004	
The Wixams Affordable Housing Development Brief (Elstow New Settlement)	2004	
The Wixams Strategic Design Guide	2004	
The Wixams Highways Design Guide	2004	
The Wixams Sustainability & Energy Strategy	2004	
The Wixams Landscape Strategy	2004	
Land at Bedford Road, Marston Moretaine	2005	
Land at Home Farm, Cranfield	2005	
Land at Tavistock Avenue, Ampthill - Development Brief	2007	



Wixams Design Brief	2007	
Flitwick Town Centre Rail Planning Framework & Masterplan	2008	

## Annex 4 – Linkages between DPDs and SPDs



\* A Planning Obligations Supplementary Planning Document will be produced as supplementary guidance to the Adopted Local Plan: First Review. The document illustrated here comprises a Review which will be produced after the Core Strategy and Development Management Policies DPDs have been adopted.

## Annex 5 - Glossary of Terms

<b>Initials</b>	<b>Full name</b>	<b>Description</b>
<b>MBDC</b>	Mid Bedfordshire District Council	Referred to as 'the Council'
<b>LDF</b>	Local Development Framework	A folder or portfolio of documents
<b>LDD</b>	Local Development Document	The collective name for all DPDs, SPDs and the SCI.
<b>DPD</b>	Development Plan Documents	Those documents contained within the LDF that are part of the statutory development plan. They are subject to independent examination by the Planning Inspectorate.
<b>SPD</b>	Supplementary Planning Documents	Those documents contained within the LDF that are not statutory documents, they replace Supplementary Planning Guidance and may deal with issues like design.
<b>SCI</b>	Statement of Community Involvement	This sets out the standards for community involvement for all LDF documents and planning applications. It may be subject to an independent Examination.
<b>LDS</b>	Local Development Scheme	This document is the project plan for the LDF.
<b>GO-East</b>	Government Office for the Eastern Region	Go-East will be closely involved in all stages of LDF preparation
<b>RSS14</b>	Regional Spatial Strategy (Eastern Region) or East of England Plan	This will form the statutory development plan in conjunction with the LDF.
<b>MKSM Sub-Regional Study</b>	Milton Keynes South Midlands Sub Regional Study	This is the document that will guide development of the growth area identified by the Government.
<b>SEA/SA</b>	Strategic Environmental Assessment/Sustainability Appraisal	All DPDs must be assessed in accordance with both of these; it is an integral part of the new planning system. The SEA requirement arises from a European Directive
<b>CS</b>	Community Strategy	The Council's adopted Community Strategy (the Mid Bedfordshire Community Plan)
<b>PPS</b>	Planning Policy Statement	A new raft of Government guidance will replace current PPG's (Planning Policy Guidance Notes).