APPENDIX B2

BEDFORD BOROUGH COUNCIL
ALLOCATIONS AND DESIGNATIONS PLAN

MINOR MODIFICATIONS

Schedule of proposed minor modifications

New text is in bold
~~Deleted text is struck through~~

Modification No.	Reference in Plan for Submission	Proposed Modification	Reason for Change
		MINOR MODIFICATIONS CHAPTER 1	
	Chapter 1: Introduction and General issues		
A1.	Para 1.1	Amend the first part of paragraph 1.1 to read - 1.1 The purpose of the Allocations and Designations Plan is to identify sites for development to meet the borough's needs to 2021 based on the scale and general locations already agreed and explained in the adopted Core Strategy and Rural Issues Plan. **These sites are called 'allocations' in the Plan (chapters 3- 6).** In addition **the Plan** includes 'designations' for areas of land **or boundaries which indicate** where specific policies apply **(chapters 7-17). The Plan also includes some policies which apply to development throughout the borough**	To add further clarification about the difference between allocations and designations.
A2.	Paras 1.2 & 1.3	Amend text relating to maps to read - **Structure of this document (page 3 of the Plan)** 1.2 ~~This document sets out new development allocations and designations for areas of land where specific policies will apply.~~ **The location of allocations and designations is illustrated on the Bedford Borough Council Policies Map which is a separate document**. **The Policies Map can also be found on the Council's web site (www.bedford.gov.uk/planning). The on-line Policies Map enables detailed boundaries to be seen more clearly as it is**	To explain the relationship between this Plan and the Policies Map.

		possible to change the viewing scale. ~~The chapters in this document are accompanied by maps to show the allocations and designations. In addition, information that is not being consulted on such as conservation areas, committed development and County Wildlife Sites are shown on these maps to give essential context. Three types of map have been produced as follows:~~ ~~• Map 1. This shows borough-wide allocations and designations that are not included on the more detailed~~ ~~Map 2 or Map 3 series. Some information is shown on all maps.~~ ~~• Map 2. This map shows the geographical area from just north of Bedford to the area to the southern~~ ~~borough boundary. It includes all the Growth Area allocations and designations.~~ ~~• Map 3 series. This series illustrates village proposals at A4 and A3 scale.~~ ~~1.3 When the plan is adopted, the new allocations and designations will be shown on an updated Proposals Map.~~	
A3.		Amend para 1.4 last sentence to read 'The papers are available on the Council's website and copies can be also be viewed or purchased at the ~~Town Hall~~ **Customer Service Centre, Horne Lane, Bedford.**	To explain that documentation can now be viewed and purchased in the Council's new Customer Service Centre.
A4.		Amend para 1.5 by deleting the last sentence ~~Comments on the sustainability appraisal are invited.~~	To remove text that is not relevant to the plan in its final form.
A5.		After para 1.7, change heading to read	To add a more appropriate heading for this section of the

		~~RELEVANT POLICY~~ **PLANNING BACKGROUND** and delete text in para 1.11 as follows 1.11 In order to achieve conformity with the Core Strategy and Rural Issues Plan, the Allocations and Designations Plan provides detailed proposals to meet the borough's development requirements up to 2021. ~~(with the exception of sites for minerals and waste development which are allocated through the Minerals and Waste Development Framework and Gypsy and Traveller issues which will be taken forward in a separate Development Plan Document). The period beyond 2021 will be considered as part of the review of the Core Strategy in due course.~~ The plan must conform with the policies set out in the Core Strategy and Rural Issues Plan as well as national guidance. In particular the plan must follow the criteria set in the Core Strategy and Rural Issues Plan for the amount and location of development.	plan. To remove text that will be replaced in later paragraphs.
A6.		Add paragraphs under 1.17 BEDFORD TOWN CENTRE AREA ACTION PLAN to read **OTHER MATERIAL CONSIDERATIONS** **In addition to the adopted development plan and supplementary planning documents, the Council has various policies and strategies which do not form part of the development plan but which may be material considerations in deciding whether a development is acceptable. Such documents include the Council's highways and parking standards and strategies both specific such as the High Street Strategy and borough wide such as the Greenspace Strategy and the Older People's Accommodation Strategy 2011-16.** **REGIONAL SPATIAL STRATEGY** **1.18 The Allocations and Designations Plan has been written to conform with the requirements of the Core Strategy and Rural Issues**	To explain that documents other than the development plan may be material considerations in making planning decision. To explain that the RSS (East of England Plan) was revoked during the examination of the Allocations and Designations Plan and explain the impact of this change.

		Plan which in turn was based on information contained in the East of England Plan dated May 2008. **1.19 During the examination of this plan, the East of England Plan was revoked (3 January 2013).** **1.20 This change to the development plan did not have a direct impact on the scope and content of the Allocations and Designations Plan as the scale of development required for the period it covers and the strategy that has informed the allocation of suitable sites is explained and adopted in the Council's Core Strategy and Rural Issues Plan.**	
A7..		Add text to para relating to housing targets to read 1.~~19~~ **1.21** The majority of the housing target~~s~~ can be met through existing commitments and sites where the Council has resolved to grant planning permission. **The new Growth Area housing allocations in the plan are sites which provide flexibility in the housing supply or endorse the residential potential of sites already in the housing trajectory. Land at Wixams is allocated for the specific purpose of supporting and accelerating the delivery of Wixams new settlement. In the Rural Policy Area allocations are made to meet clearly identified local needs.** The existing commitments for employment sites meet some of the requirement for employment, while new allocations in this plan will satisfy the remaining quantitative and qualitative needs. The Core Strategy and Rural Issues Plan, saved Local Plan policies and the Bedford Town Centre Area Action Plan continue to be part of the 'development plan' and therefore are 'material' planning considerations when considering development proposals.	To explain the reasons for the housing allocations in the plan.
A8.		Add after paragraph 1.19 the following:- **"MINERALS AND WASTE PLANNING**	To explain the relationship between this Plan and the Minerals and Waste Local

		1.20 The former Bedfordshire County Council adopted a Minerals and Waste Local Plan in 2005. Many of the policies of that document are being replaced by a new Local Plan, which is being prepared jointly by Bedford Borough, Central Bedfordshire and Luton Borough Councils. This new Plan is likely to be adopted in 2013. *(Factually update if possible before publishing.)* The new Local Plan sets out strategic objectives for minerals and waste issues in the whole of Bedfordshire and contains details of sites which will provide sufficient minerals, waste disposal and waste recovery capacity for the period up to 2028. Minerals and waste issues are therefore not included in the Allocations and Designations Plan. Nevertheless, the Council has sought to ensure that the policies and proposals of the two plans are compatible."	Plan.
A9.	Mapping	Change the line thickness for Settlement Policy Area boundaries on the Policies Map. (Minor Modification Map 1)	To differentiate between Settlement Policy Area Boundaries and the Urban Area Boundary.
A10.	References to Proposals Map throughout the Plan.	Change ~~'Proposals Map'~~ to read **'Policies Map'**	To update terminology in accordance with Regulations.
		MINOR MODIFICATIONS CHAPTER 2	
	Chapter 2: Climate Change		
B1.	Para 2.1	Amend paragraph 2.1 as follows –	Factual update

		The Climate Change Act 2008 sets out the Government's legally binding target to reduce greenhouse gases by 80% by the year 2050 (compared with emissions in 1990) and by 34% by 2020. ~~In 2007 the council signed the Nottingham Declaration on climate change reflecting its commitment to reducing carbon emissions as evidenced by signing up to the 10:10 campaign~~ **In 2012 the council signed the Climate Local Commitment on climate change reflecting its commitment to reducing carbon emissions. It is also participating in the Carbon Trust's Carbon Management Programme and has produced a Carbon Management Plan.**	
B2.	Para 2.2	Amend paragraph 2.2 as follows – Government has indicated that the requirements of the Building Regulations will be increased in stages until zero carbon emissions from new development as regulated by Building Regulation (or alternative definition of zero carbon as subsequently adopted by the Government) is achieved in 2016. ~~Notwithstanding this phased approach, Planning Policy Statement: Planning and Climate Change (Supplement to PPS1) encourages planning authorities to set policies requiring a percentage of the energy used in new development to come from decentralised, renewable or low-carbon sources and encouraging sustainable buildings.~~ **Notwithstanding this phased approach, the National Planning Policy Framework encourages planning authorities to plan for new development to reduce greenhouse gas emissions, setting local requirements for building sustainability.**	Updated reference to national policy.
		MINOR MODIFICATIONS CHAPTER 3	
	Chapter 3: Growth Area		

	Allocations		
C1.	Para 3.27 – 3.29	Amend text to read – 3.27 The allocation of employment sites has been guided by the following ~~national and~~ local policy and strategy documents: ~~3.28 Planning Policy Statement 4: Planning for Sustainable Economic Growth (Dec 2009) gives national guidance on a range of town centre uses including development within the 'B' use classes (described above). Offices are identified as a main town centre use and the town centre policies in the Planning Policy Statement apply accordingly. In order to secure the Statement's overarching objective of sustainable economic growth, main town centre uses are to be focused in existing centres with the aim of offering a wide range of services to communities.~~ ~~3.29 Policy EC2 of Planning Policy Statement 4 gives advice for the preparation of development plans. Of particular importance to this chapter, the policy identifies that the development plan should (amongst other things):~~ ~~• Support existing business sectors and provide for new or emerging sectors. Policies should be flexible to accommodate sectors not anticipated in the plan to allow for changes in economic circumstances.~~ ~~• Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven or high tech industries.~~ ~~• Prioritise the development of suitable previously developed land.~~ ~~• Reflect the different locational requirements of business (size and quality of site, access and proximity to markets and workforce).~~ ~~• Locate or co-locate developments that generate substantial transport~~	To remove references to cancelled national guidance.

		~~movements in locations that are accessible, avoiding congestion and preserving local amenity as far as is possible.~~ ~~• Plan sustainable transport and other infrastructure to support economic development.~~ ~~• Safeguard land from other uses where necessary by identifying a broad range of sites for economic development including mixed use.~~ ~~• Ensure that site allocations carried over from one version of the development plan to the next can be justified.~~	
C2.	Policy AD13 Land at Cardington Cross	Add criterion relating to landscaping. Criterion to read – **'Retention of existing landscaping where appropriate'**	To recognise the fact that there is existing landscaping on the site that may be suitable for retention as part of a development proposal. To ensure an effective and clear policy approach to the site.
C3.	Policy AD14 Manton Lane Reservoir	Add text to the Plan as follows – Para 3.41 after the first sentence, add:- **This site was granted planning permission in February 2012 for a national police/government firearms training facility (including offices, armoury, canteen, training rooms and stores). As a result, there is some uncertainty about whether the proposed B2/B8 use will be delivered however the policy is retained in the plan in order to provide the basis for determining any future applications for employment use.**	To explain the current position.
C4.	Para 3.51	Delete words as follows –	To remove reference to cancelled national guidance.

		3.51 The Bedford Town Centre Area Action Plan already makes a number of proposals for large scale mixed use development. These sites, along with other redevelopment opportunities in the town centre, could include new hotel provision. Because of this and in the light of the consultants' findings~~, along with guidance in Planning Policy Statement 4,~~ the council is not making allocations for stand-alone hotels in the town.	
C5.	Paras 4.2 and 4.4	Para 4.2 Amend tense of text to read – 4.2 The East of England Plan single issue review policy H4 set~~s~~ out the requirements for the provision of Travelling Showpeople in Bedford, Central Bedfordshire and Luton. An appropriate split between the authorities was agreed in 2010. On this basis, the required amount of accommodation for Bedford Borough is 8 plots. Add text at end of para 4.4 as follows – **More about the background to the Council's approach to making provision for Travelling Showpeople can be found at para XX (Chapter 1)**	To reflect the fact that the single issue review policy 4 gives historic context. To cross refer to other relevant text in the plan.
C6.	Policy AD17 Land at Cut Throat Lane	Rename the policy ~~'Land at Cut Throat Lane, Bedford'~~ **'Land North of the A6-A428 Link Road, Bedford'.**	To avoid confusion with a different site also known locally as Cut Throat Lane
		MINOR MODIFICATION CHAPTER 5	
	Chapter 5: Rural Policy		

	Area Allocations		
D1	Policy AD20 Land at The Lakes, Roxton Road, Wyboston	Rename the policy ~~'Land at the Lakes, Roxton Road, Wyboston – Holiday Fishing Village'~~ **'Land at Chawston Lakes, Roxton Road, Wyboston'**.	For clarification and to avoid confusion with the Wyboston Lakes complex east of the A1.
		MINOR MODIFICATIONS CHAPTER 7	
	Chapter 7: Green Infrastructure		
E1.	Para 7.7	Add new para after 7.7 to read – **Green infrastructure assets within Bedford Borough range in nature, scale and strategic importance. The Borough includes parts of two projects previously identified in the regional plan as being of regional significance, these being the Forest of Marston Vale and the Bedford to Milton Keynes Waterway Park. The Council recognises the strategic importance of these two initiatives and is committed to supporting the delivery of both.**	To explain that the Forest of Marston Vale and Bedford River Valley Park GI projects are of greater than local significance. This is necessary following revocation of the East of England Plan.
E2.	Para 7.23	Add new para after 7.23 to read- **As one of England's 12 Community Forests, the Forest of Marston Vale has long received national and regional policy support in recognition of the long term strategic nature of the initiative and its potential to create new woodland on a strategic scale. The National Planning Policy Framework now provides specific support for Community Forests such as the Forest of Marston Vale, noting that Forest Plans may be a material**	To explain the long standing national and regional support for the Community Forest. This is necessary following the revocation of the East of England Plan. Also add reference to the support for Community Forests in the

		consideration in preparing development plans and in deciding planning applications.	NPPF.
E3.	Para 7.25	Add text to para 7.25 as follows- The council **acknowledges the national support for Community Forests and** is committed to the creation of the Forest of Marston Vale ~~by 2031~~ as the mechanism for the environmental regeneration of the Marston Vale. In accordance with this the borough council will continue to support the delivery of the Forest Plan **including delivery of the primary aim of achieving 30% woodland cover target by 2031.**	To add a reference to the national support for Community Forests and add reference to the primary aim of the project.
E4.	Policy AD26	Amend the reference 'Framework Plan' to read **'Framework for the River Valley Park'.**	For accuracy and to meet the concerns of the Marston Vale Trust.
E5.	Para 7.26	Amend the paragraph to read - Bedford River Valley Park is designated on the Policies Map. ~~The designation~~ **It lies to the east of Bedford, with approximately half of the designation** within the wider Forest of Marston Vale **designation**. It encompasses the existing Priory Country Park.	For accuracy and to meet the concerns of the Marston Vale Trust.
E6.	Para 7.28	Amend the second sentence of the paragraph to read – ~~Bedford River Valley Park is a priority project within the wider Forest of Marston Vale~~ Contributions towards the Forest that arise as a result of development ~~within the area designated on the map~~ **in that part of the Bedford River Valley Park designation which also lies in the Forest of Marston Vale designation** will focus on the delivery of the park, including **tree planting, habitat creation, access improvements and** a heritage access management and interpretation strategy.	For accuracy and to meet the concerns of the Marston Vale Trust.

E7.	Para 7.29	Amend the paragraph to read – In ~~2007/8~~ **2006/7** the ~~Forest of Marston Vale team~~ **Marston Vale Trust** ~~commissioned~~ engaged **a team of** consultants to explore the range ~~of leisure uses~~ and mix of land uses, **environmental improvements and leisure/recreational activities** that the River Valley Park might include. The study was funded by the Government's Growth Area Fund and involved extensive public **and stakeholder** consultation. The resulting **'Framework** ~~Plan~~ **for the Bedford River Valley Park'** document **was published in March 2008 and was endorsed by Government, the Environment Agency, Natural England, Forestry Commission, The Marston Vale Trust, Lafarge Aggregates and Anglian Water, amongst others. The vision for the Park is illustrated in the accompanying** 'Framework Plan' which can be found at Figure 7 below.	For accuracy and to meet the concerns of the Marston Vale Trust.
E8.	Paras 7.31 to 7.33	Amend this section to read – 1) New paragraphs to be inserted before 7.30 following Figure 7, as follows: **The Framework provides a vision of how the Bedford River Valley Park will look as it is created over the next decade and beyond. Around 240ha at the heart of the Park is proposed for conversion to 'floodplain forest', a mosaic of woodlands, wetlands and grasslands, within which networks of access routes will provide for quiet recreation. This large area of new 'floodplain forest' will become one of the largest in England and of potentially high ecological importance. As well as benefitting wildlife, it can be used to help mitigate the impacts of climate change through being used intelligently to help reduce flood risk and producing woody biomass as a renewable fuel to replace the use of fossil fuels.** **The creation of Bedford River Valley Park will provide a major new area of multi-functional greenspace on the urban fringe of Bedford to serve**	For accuracy and to meet the concerns of the Marston Vale Trust.

		the recreational needs of an expanding population. The proposed 2.3km Watersports Lake is a major potential asset within the Park and will deliver regionally important facilities for sport and recreation, whilst the existing, well-used NCN Route 51 cycleway is a key asset to which additional access routes within the Park will connect. The Park will provide a wide range and mix of activities with its relatively large size and careful zoning allowing the solitary, quiet and informal to coexist with the energetic, sometimes noisy and gregarious. New paragraph to be inserted between 7.30 and 7.31: **Past, current and future mineral extraction to the east of Bedford has provided the opportunity to create a new landscape of the nature and scale envisaged in the Framework for the Bedford River Valley Park. The ongoing creation of the Park will play a key role in transforming the image and profile of the Bedford area, creating an attractive, high quality natural setting and location that supports wider regeneration objectives. In creating this new landscape it is important to acknowledge, conserve and enhance existing landscape, archaeological, heritage and ecological value wherever possible, harnessing opportunities to expand on it as part of the creation of the Park.** Existing paragraphs 7.31 and 7.32 combined and revised as follows: The area of land encompassed by Bedford River Valley Park is of high archaeological significance. Crop-marks, **subsequent field evaluation and excavation over several decades** ~~have revealed~~ **has provided evidence** of extensive Neolithic and Bronze Age ritual monuments, which are surviving components of an important, early prehistoric funerary and ceremonial landscape overlain by later Iron Age and Roman settlement. ~~Since the 1940s and 1950s when these were first identified by aerial photography, an expanding programme of archaeological field evaluation and excavation has~~	

		~~confirmed their character.~~ In the 1990's, the majority of the Neolithic and Bronze Age sites were designated as scheduled monuments, underlining their national importance. They provide a rare insight into the ritual practices during these times, forming a readable prehistoric landscape **captured within the Park area**.	
E9.	Para 7.38	Amend the paragraph as follows: As explained above, **one of the purposes** of the Bedford Open Space, Sport and Recreation Study ~~follows advice in Planning Policy Guidance Note 17: *Planning for Open Space, Sport and Recreation* in order to~~ **was to** establish local standards for the provision of open space. The following new local standards do not raise the quantitative requirement for open space when compared against the Bedford Borough Local Plan 2002 standards, however the new standards cover a wider range of open space types and include accessibility criteria.	To remove reference to PPG which has now been cancelled.
E10.	Para 7.41	Amend this section as follows: 7.41 The Bedford Open Space, Sports and Recreation Study recommends that the council makes clear its requirements regarding quality standards for open space and built facilities in a Supplementary Planning Document. This document ~~could~~ **will** set out ~~the~~ **how Policy AD28 will be applied including eligibility of developments to provide different types of open space, thresholds for on site provision and financial contributions in lieu of on site provision. It will also outline how the financial contributions are to be spent and details of commuted sums for management and maintenance. Design principles for open space will also be included**. ~~qualitative requirements for the layout of open space, types of equipment to be used, boundary treatment, separation distances and so on. The document could also set out a mechanism to explain how financial contributions towards the provision or improvement of off-site space are to be calculated.~~	To add more detail about what is to be included in the Open Space Supplementary Planning Document. To provide updated information on the preparation of the Planning Obligations Supplementary Planning Document and the Community Infrastructure Levy Charging Schedule.

		~~However, w~~ **W**ays of seeking contributions from developers towards infrastructure provision are under review generally in the context of the Community Infrastructure Levy (see Chapter 11 Infrastructure and Transport). **The council is currently preparing a Planning Obligations Supplementary Planning Document and Community Infrastructure Levy Charging Schedule.** ~~Until such time as the council determines the scope of any Community Infrastructure Levy or Supplementary Planning Document, basic qualitative requirements are included in the definitions below. Additional guidance is likely to be produced by the council in the future.~~ 7.42 Expressing the following standards per 1000 people makes the policy easier to apply over a range of housing densities.	
		MINOR MODIFICATIONS CHAPTER 8	
	Chapter 8: Local Shopping		
F1.	Para 8.2	Amend paragraph 8.2 as follows – ~~National guidance in Planning Policy Statement 4: *Planning for Sustainable Economic Growth* recognises the importance of local shopping facilities to the local community which provide for people's day-to-day needs~~. **The National Planning Policy Framework recognises the importance of local shopping facilities to the local community which provide for people's day-to-day needs**. Local authorities should seek to protect existing facilities in local centres and villages and seek to remedy identified deficiencies in local shopping.	To remove reference to cancelled national policy and insert updated reference to the National Planning Policy Framework.

F2.	Para 8.7	Amend paragraph 8.7 as follows – Local centres are intended to serve local needs and therefore will generally be inappropriate locations for large-scale new development (larger than about 1,000 square metres net floorspace). **It is recognised that the Wixams local centre, when completed, will be of a different character to most other local centres in the borough because of its permitted size. Outline planning permission has been granted for a total of 15,540 sq m gross class A1 retail floorspace, this being the amount that has been assessed as being needed to serve the anticipated population. Much of this will be located in a new 'town' centre, where a large supermarket and other retail units are planned, as well as in 'village' centres and at the proposed railway station.**	To recognise the scale of committed development at the Wixams.
F3.	Para 8.13	Amend paragraph 8.13 as follows – The extent of each centre is described in the background study, "*Local Shopping in Bedford*", and is shown on Map 2. **The boundaries of each centre can be seen more clearly on the council's on-line Policies Map as it is possible to change the viewing scale. Alternatively advice can be obtained by contacting the council.**	To provide clarity.
F4.	Policies AD32, AD33 and AD34	Amend sections CHANGES OF USE IN LOCAL CENTRES and OTHER DEFINED RETAIL CENTRES as follows – ~~**CHANGES OF USE IN LOCAL CENTRES**~~ **CHANGES OF USE IN LOCAL CENTRES AND OTHER DEFINED RETAIL CENTRES** **POLICY ADxx LOCAL CENTRES AND OTHER DEFINED RETAIL CENTRES** **In Key Service Centres, Other Growth Area Local Centres (designated on**	To remove repetition.

		the Policies Map) and Other Defined Retail Centres, the council will only grant planning permission for the change of use of essential local shops to other uses when: **i. Alternative essential local shops are available within the centre. In Key Service Centres and Other Growth Area Local Centres at least three different essential local shop types should remain available. In Other Defined Retail Centres at least one essential local shop type should remain available.** **ii. The applicant can demonstrate to the satisfaction of the council that the current (or last) use is no longer economically viable (including in appropriate circumstances financial information); this can best be demonstrated by providing evidence that the property has been actively marketed.** **iii. The applicant can demonstrate to the satisfaction of the council that the vitality and viability of the centre would not be adversely affected.** **Essential local shops types are:** **Type 1 - food shops, such as: small supermarkets, butchers, greengrocers.** **Type 2 - newsagents and confectionery shops.** **Type 3 - pharmacies and dispensing chemists.** **Type 4 - cafes, restaurants, hot food takeaways and public houses.** ~~**POLICY AD32 KEY SERVICE CENTRES**~~ ~~In Key Service Centres, the council will only grant planning permission for the change of use of essential local shops to other uses when:~~ ~~i. Alternative essential local shops are available within the centre so that at~~	

		~~least three different essential local shop types remain available.~~ ~~ii. The applicant can demonstrate to the satisfaction of the council that the current (or last) use is no longer economically viable (including in appropriate circumstances financial information); this can best be demonstrated by providing evidence that the property has been actively marketed.~~ ~~iii. The applicant can demonstrate to the satisfaction of the council that the vitality and viability of the centre would not be adversely affected.~~ ~~Essential local shops types are:~~ ~~Type 1 - food shops, such as: small supermarkets, butchers, greengrocers.~~ ~~Type 2 - newsagents and confectionery shops.~~ ~~Type 3 - pharmacies and dispensing chemists.~~ ~~Type 4 - cafes, restaurants, hot food takeaways and public houses.~~ ~~**POLICY AD33 OTHER GROWTH AREA LOCAL CENTRES**~~ ~~Within Other Growth Area Local Centres designated on the Proposals Map, the council will only grant planning permission for the change of use of essential local shops to other uses when:~~ ~~i. Alternative essential local shops are available within the centre so that at least three different essential local shop types remain available.~~ ~~ii. The applicant can demonstrate to the satisfaction of the council that the current (or last) use is no longer economically viable (including in appropriate circumstances financial information); this can best be demonstrated by providing evidence that the property has been actively marketed.~~ ~~iii. The applicant can demonstrate to the satisfaction of the council that the vitality and viability of the centre would not be adversely affected.~~	

		~~Essential local shops types are:~~ ~~Type 1 - food shops, such as: small supermarkets, butchers, greengrocers.~~ ~~Type 2 - newsagents and confectionery shops.~~ ~~Type 3 - pharmacies and dispensing chemists.~~ ~~Type 4 - cafes, restaurants, hot food takeaways and public houses.~~ ~~**OTHER DEFINED RETAIL CENTRES**~~. 8.14 *Other defined retail centres* are of lesser importance than local centres and generally should contain at least one of the four essential local shop types, together with several other non-essential local shops. *Other defined retail centres* meeting this definition include: • within the Bedford Growth Area : • Chiltern Avenue, Bedford • within the rest of the borough : • Turvey. 8.15 A description of the extent of each centre is given in the background study. ~~**POLICY AD34 OTHER DEFINED RETAIL CENTRES (SEE MAPS 2 AND 3.33)**~~ ~~In Other Defined Retail Centres, the council will only grant planning permission for the change of use of essential local shops to other uses when:~~ ~~i. Alternative essential local shops are available within the centre so that at least one essential local shop type remains available.~~	

		~~ii. The applicant can demonstrate to the satisfaction of the council that the current (or last) use is no longer economically viable (including in appropriate circumstances financial information); this can best be demonstrated by providing evidence that the property has been actively marketed.~~ ~~iii. The applicant can demonstrate to the satisfaction of the council that the vitality and viability of the centre would not be adversely affected.~~ ~~Essential local shops types are:~~ ~~Type 1 - food shops, such as: small supermarkets, butchers, greengrocers.~~ ~~Type 2 - newsagents and confectionery shops.~~ ~~Type 3 - pharmacies and dispensing chemists.~~ ~~Type 4 - cafes, restaurants, hot food takeaways and public houses~~.	
F5.	Para 8.16	Amend paragraph 8.16 as follows – *Undefined retail centres* are groupings of shops which either cannot be considered essential or are otherwise not sufficient in number to comprise a defined retail centre. *Individual shops* vary considerably and may not be essential or local. However where individual shops sell essential goods and are in an area not well served by local centres, they can be particularly important to the local community. This particularly will be the case if they are the only essential local shops within 10 minutes walking time (about half a mile). In many villages the last remaining shop or public house has a special social function beyond the actual service provided and they should be protected for their importance to the local community wherever possible. ~~The council expects those proposing to change the use of local public houses to have previously sought the advice of organisations such as the Plunkett Foundation and 'Pub is the Hub' which encourage rural pub owners, licensees, and local communities to work together to support, retain and locate services within community shops and pubs which can often improve the viability of the business itself.~~ **Those proposing to change the use of local**	For clarification that this is advice rather than a requirement.

		public houses may find it helpful to seek the advice of organisations such as the Plunkett Foundation and 'Pub is the Hub' which encourage rural pub owners, licensees, and local communities to work together to support, retain and locate services within community shops and pubs which can often improve the viability of the business itself.	
F6.	Paragraph 8.17	Amend paragraph 8.17 as follows – For the preceding policies where evidence of active marketing is required, guidance on carrying out a marketing exercise and presenting marketing information is given in Appendix 1. Although this relates to employment sites, many of the principles also apply to the marketing of retail premises and sites. The council will consider evidence other than marketing evidence in appropriate circumstances. **Certain organisations with regular experience of considering viability issues should be able to satisfy the council's requirements with their normal appraisal evidence, which should be submitted to the council.**	To provide clarity.
		MINOR MODIFICATIONS CHAPTER 9	
G1.	**Chapter 9: Existing Employment Sites**	Amend the text of this chapter to read: **9. EXISTING EMPLOYMENT SITES** ~~9.1 Core Strategy and Rural Issues Plan Policy CP11 explains that in order to prevent the loss of employment sites to other higher value uses, land allocated for employment and existing employment sites will only be considered for alternative uses where their retention is unnecessary and specific community and environmental benefits can be demonstrated and achieved. Land allocated for employment is identified in Chapter 3 and on the~~	To make reference to the positive approach towards economic development in the NPPF and list the general location of existing employment development and a list of clusters that are shown on the Policies Map. The modification also introduces a reference to saved Local Plan

		~~Proposals Map. This part of the Allocations and Designations Plan explains which existing employment sites or clusters are shown on the Proposals Map in order to assist the application of Policy CP11 and to give the context within which new allocations are made.~~ **9.1 In pursuit of sustainable development, the National Planning Policy Framework (NPPF) explains that the planning system has an economic role to play in contributing to a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right place and at the right time to support growth. The NPPF requires planning to encourage the effective use of land that has been previously developed, focusing significant development in sustainable locations. Whilst the Core Strategy and Rural Issues Plan and the Allocations and Designations Plan were prepared before the NPPF was published, their approach towards securing new employment land and maintaining an appropriate stock of existing employment sites is not at odds with the aims and objectives of national policy.** **9.2 New employment sites are identified in Chapter 3 of this plan and are shown on the Policies Map.** **9.3 As well as identifying new sites to support employment growth, the Council is keen to maximise the potential of existing brownfield employment sites for sustainable employment use. The identification of existing employment sites in this plan helps to promote their availability for employment purposes and gives a context within which new allocations are made.** ~~9.2 In this context, employment sites or clusters are those where the predominant use is within classes B1, B2 and B8.~~ ~~9.3~~ **9.4**. It would be impractical to identify and designate all existing class B1,	Policy E20 which is the current policy against which applications for intensification on existing employment sites will be considered. The final paragraph explains how the Council is pro-active in securing growth and inward investment.

		B2 and B8 employment sites in the borough so the designation is restricted to the larger sites and clusters in both the urban and rural parts of the borough. **The location of the clusters reflects the fact that much of the existing supply outside of the town centre can be found along the urban railway corridors, on the edge of the town where the older industrial estates lie and along the south west corridor in the Marston Vale. In addition there are existing employment sites in the Rural Policy Area at Thurleigh Airfield, Twinwoods Business Park, Colworth Park and to the east of the borough on the southern edge of St Neots**. **The clusters shown on the Policies Map are:** o **Manton Lane Industrial Area, Bedford** o **Elms/Viking Industrial Area, Bedford** o **Brunel Road/Barkers Lane, Bedford** o **Priory Business Park/Cross Park/G Park, Bedford** o **Mile Road/Windsor Road, Bedford** o **Fenlake/Kingfisher Business Park, Bedford** o **Ampthill Road/College Street/Progress Park/Interchange, Bedford/Kempston** o **Woburn Road Industrial Area/Marsh Leys, Kempston** o **Stewartby Brickworks, Stewartby** o **Coronation Brickworks, Kempston Hardwick** o **Wixams/Watson Road, Wixams** o **Twinwoods Business Park, Milton Ernest** o **Colworth Park, Sharnbrook** o **Thurleigh Airfield Business Park, Thurleigh** o **Phoenix Park, St Neots** o **Allington Road Industrial Estate/Little Barford Power Station, St Neots** **9.5.** (see Main Modifications Table)	

		~~9.5~~ **9.6.** The designation recognises the current use of the site and does not imply that intensification or an extension to the site for employment uses will be supported. Any such proposals will be considered against relevant adopted policy **which at the time of the adoption of this Plan is saved Local Plan 2002 Policy E20.** **9.7. Core Strategy and Rural Issues Plan Policy CP11 supports the conversion of existing 'B' use class employment land and buildings to other uses where it can be shown that it is no longer necessary to retain the 'B' class use. In accordance with the NPPF paragraph 51 such a justification may be based on an identified need for housing in an area but such decisions must also take into account any strong economic reasons that justify the retention of the employment use.** ~~9.4~~ **9.8. Within employment clusters the predominant use is B1, B2 and B8 but** the council acknowledges that some uses outside the 'B' use class will be present ~~in employment clusters~~ and this is evidenced in the audit undertaken as part of the Bedford Borough Employment Land Study. It is important to clarify that Policy CP11 will only apply to B1, B2 or B8 uses. It will not apply to sites or buildings in other use classes that are located within employment designations. Policy CP11 will also apply equally to those B1, B2 and B8 sites that are outside designated employment areas. **9.9. Through economic development activities the Council is pro-active in promoting the availability of employment sites and land, for example in its publication 'Strategic Sites for Business' and the web site www.investinbedford.co.uk. The details of both new and existing employment sites are included in order to assist the growth of businesses already within the borough and to attract inward investment.**	
G2.	Existing	Amend boundary of existing employment site designation at Marsh Leys	Factual update to take account

	Employment Site	shown on the Policies Map. (Minor Modification Map 2)	of completed employment development area.
		MINOR MODIFICATIONS CHAPTER 10	
	Chapter 10: Leisure and Tourism Sites		
H1.		Amend text of this chapter to read: **10. LEISURE AND TOURISM SITES** 10.1 Bedford Borough is home to a number of key leisure and cultural facilities that attract visitors from within and beyond the borough boundary. Some are in the urban area but others fit in well with the rural character of the countryside and villages beyond Bedford and Kempston. This part of the Allocations and Designations Plan explains **how the Council is working towards maximising the benefits of the leisure and tourism economy. It also** ~~which existing leisure and tourism facilities are identified in the plan in order to assist the delivery of the council's Visitor Economy Strategy and~~ provides the context within which other allocations and designations are made. This chapter does not deal with public play and outdoor sporting space; such provision is dealt with in Chapter 7 (Green Infrastructure). 10.2 The Bedford Borough Sustainable Communities Strategy 2009-2021 sets out how the council and its partners will seek to make Bedford a thriving borough and one aim is to work with the local tourism industry to expand what the borough has to offer and to market the area as a tourist destination. 10.3 The value of the visitor economy and the number of jobs it supports grew steadily over the ~~last five years~~ **five years to 2008**. In 2008 direct	To reflect the fact that the Visitor Economy Strategy 2011-14 was not adopted by the Council. Structural changes within the authority mean that the approach towards harnessing the benefits from the leisure and tourism economy has changed. The revised text introduces 'Experience Bedfordshire' and explains its role.

		expenditure by visitors in the borough was valued at around £170 million. When indirect expenditure is taken into account this figure rises to around £220 million, supporting 3800 jobs or 5% of all employment in the borough. **More recent figures are not yet available but they will undoubtedly reflect the impact of the recession on businesses in the relevant sectors.** ~~10.4 However, the council's Visitor Economy Strategy 2011-2014 identifies further scope for improvement. The strategy's vision statement is as follows;~~ ~~**Bedford Borough will be recognised as a central destination of choice, where visitors come to enjoy the River Great Ouse, explore its countryside and heritage and its superb range of sports and adrenalin activities. Visitors will enjoy unique and high quality visitor experiences, including a range of festivals and events and increased spending from leisure and business visitors will support good quality local employment.**~~ ~~10.5 In order to deliver this vision, the strategy has four objectives:~~ ~~• To increase the value of Bedford Borough's visitor economy.~~ ~~• To create a compelling destination and distinctive visitor experience.~~ ~~• To champion a successful and thriving tourism industry.~~ ~~• To facilitate greater engagement between the visitor and the experience.~~ **10.4 The local visitor economy will remain significant as a share of the overall local economy and its importance is recognised in the borough's 2011-14 Economic Development Strategy which highlights tourism and hospitality and the creative sector (arts, cultural) as key attractor sectors.** **10.5 'Experience Bedfordshire' was originally established in 2007 as a public/private sector partnership to work together towards growing the**	

		visitor economy in Bedfordshire by 5000 new jobs to 2021. Bedford Borough Council has worked with partners to further develop the partnership to create a new Community Interest Company, named Experience Bedfordshire, to promote the county of Bedfordshire to domestic and international visitors and to protect and enhance the leisure and tourism business sector. The company was established in 2012 as a not for profit association of private business and the public sector. 10.6 The Local Development Framework works alongside the **local economic development strategy and Experience Bedfordshire** ~~the Strategy~~ to help deliver growth in the visitor economy. ~~the key objectives~~. In this respect the Allocations and Designations Plan contains policies that allocate new development to attract staying visitors e.g. Policy AD20 for fishing lodges at **'Land at Chawston Lakes, Roxton Road, Wyboston'** ~~Land at the Lakes, Roxton Road, Wyboston~~ and Policy AD22 for holiday lodges at Church Road, Willington (see Chapter 5) as well as policies to assist the delivery of key green infrastructure that will also attract day visitors into the borough (eg. Policy AD27 Bedford to Milton Keynes Waterway Park, Policy AD26 Bedford River Valley Park and Policy AD25 Forest of Marston Vale, see Chapter 7). The delivery of the state-of-the-art watersports lake east of Bedford will also help to make the borough a destination of choice, providing high quality training facilities for national and international rowers. **10.7 The gradual delivery of potential project or scheme proposals within the 2011Bedford Waterspace Study, which includes, for example, the planned major new development on Bedford's 'Riverside North' area, will also have a significant impact on the visitor economy.** 10.8 In turn the growth in tourism sector employment will assist the delivery of new jobs, supporting the recovery of the housing market and the wider economy.	

		10.9 Delivering the council's vision for Bedford as a tourist destination will continue to be a challenge but the borough already has much to offer visitors and residents alike. ~~Key leisure and tourism sites in the borough are identified in the Visitor Economy Strategy and those~~ **Details of leisure and tourism attractions in the borough are found on the Visit Bedford and Experience Bedfordshire web sites (www.visitbedford.co.uk and www.experiencebedfordshire.co.uk). Key destinations** in the borough are listed below and their location is shown on Figure 8. 10.10 ~~More detail about each of the attractions, and others that lie just outside the borough boundary but have a beneficial effect on the borough's visitor economy, can be found in the Bedford Borough Visitor Economy Strategy 2011-2014. The following list is taken from that document and is correct at the time it was prepared. It shows the key sites only. It~~ **This** is not a definitive list of all sites that may be of local interest and will inevitably change over time. **The websites mentioned above will provide the most up to date information.** ~~The most up to date information can be found at www.visitbedford.co.uk and www.experiencebedfordshire.co.uk.~~	
H2.		Amend list of attractions as follows - **PARKS AND GARDENS** 10.1~~0~~**2** 1 Bedford Park 2 Bedford, Castle Mound and Gardens 3 Bedford, Priory Country Park 4 Harrold Odell Country Park 5 Stevington, Manor House Gardens 6 Forest of Marston Vale **CULTURAL ATTRACTIONS**	Two Theatres added to the list.

		10.1~~1~~**3** 7 The Higgins (Bedford Museum, Bedford Gallery and Cecil Higgins Art Gallery) 8 Bedford, John Bunyan Museum and Bunyan Meeting Free Church 9 Bromham Mill 10 Cardington Airship Sheds 11 Clapham, Glenn Miller Museum and Twinwood Arena 12 Elstow, Moot Hall and Elstow Abbey 13 Sharnbrook, Tofte Manor 14 Staploe, Bushmead Priory 15 Stevington Windmill **16 Add Sharnbrook Mill Theatre** **17 Add The Place Theatre, Bedford** 1~~6~~ **8** Thurleigh Airfield Business Park, 306th Bomb Group Museum 1~~7~~ **9** Turvey House ~~18~~ **20** Willington Dovecote **LEISURE ACTIVITIES** 10.1~~2~~**4** ~~19~~ **21** Bedford, Aspects Leisure Park ~~20~~ **22** Bedford, Corn Exchange ~~21~~ **23** Bedford, Oasis Beach Pool ~~22~~ **24** Bedford, Priory Marina ~~23~~ **25** Bedford, Kids World Indoor Play Centre ~~24~~ **26** Kempston Outdoor Centre ~~25~~ **27** Clapham, Bodyflight Indoor Skydiving and Flowhouse Indoor Wave-Rider ~~26~~ **28** Kempston Rural, Box End Park Watersports Lake ~~27~~ **29** Keysoe, College Equestrian Centre ~~28~~ **30** Little Staughton, Robins Reach Archery ~~29~~ **31** Odell, Skirmish Central Paintball Games	

		~~30~~ **32** Podington, Santa Pod Raceway ~~31~~ **33** Riseley, Sporting Targets ~~32~~ **34** Thurleigh Airfield Business Park, Palmer Sport ~~33~~ **35** Thurleigh Farm Centre: children's activities ~~34 Wilden, Wild Britain~~ ~~35~~ **36** Willington, Danish Camp Riverside Visitor Centre ~~36~~ **37** Wyboston Lakes Corporate Events Centre Amend Fig. 8 (Minor Modification Map 3)	
H3.		Add text to chapter 10 as follows (will be 10.11) – **In addition to the list of existing key sites, planning permission also exists for the proposed NIRAH project (National Institute for Research into Aquatic Habitats). Outline planning permission was granted in September 2009 for an international visitor destination and science park, including tropical biotope, water adventure park, spa, three hotels, conference and exhibition facilities, 50 seater cinema and associated ancillary retail and food and drink uses, on site car parking (Quest Pit) and dedicated park and shuttle bus facility. The permission expires in September 2014.** **The site lies to the east of Stewartby in the former Quest clay pit. A small part of the area lies in Bedford Borough with the remainder in Central Bedfordshire. The development has not yet commenced however discussions continue about options for financing the project.** Add reference number to Figure 8 to show the general location of the proposal.	To explain that this significant project which is partly within Bedford Borough has planning permission.

H4.		Amend title of Fig 8 to read – ~~'Key leisure and Tourism Sites'~~ **'Key Parks and Gardens, Cultural Attractions and Leisure Activities'.**	To explicitly reflect the fact that cultural attractions are shown on Fig 8.
		MINOR MODIFICATION CHAPTER 11	
	Chapter 11 Infrastructure and Transport		
J1.		Add text at the start 11.17 to read: **The existing Park and Ride site at Elstow at the junction of the A6/A421 serves traffic approaching from the south and east. The first phase of a park and ride site at Great Denham, west of Bedford, has planning permission and is expected to open in spring 2013 (see the Policies Map). There is an on-going policy commitment to a Park and Ride site to the north of the town at the southern end of the A6 Clapham bypass shown on the Policies Map as part of the committed development north of Bromham Rd, Biddenham.**	To explain context of Park and Ride provision in the borough.
		MINOR MODIFICATIONS CHAPTER 12	
	Chapter 12: Cycling Network		

	Incorporating Green Wheel		
K1.		Add text as follows: **CYCLING NETWORK INCORPORATING GREEN WHEEL** **BEDFORD BOROUGH CYCLE NETWORK** 12.9 A cycle network is shown on the ~~Proposals~~ **Policies** Map and the Green Wheel routes are incorporated as part of the overall network. **Within the large urban extensions around Bedford, cycle routes should be considered to be indicative.** **Proposed Routes** 12.11 Proposed routes are those which are already committed **or may become committed** through section 106 agreements with developers.	To add clarification to the text of the plan.
K2.		Make changes to the Policies Map at Bromham. (Minor Modification Map 4)	Factual amendments.
K3.		Make changes to the Policies Map at Gt Denham. (Minor Modification Map 5)	Factual amendments.
K4.		Make changes to the Policies Map at Browney Path. (Minor Modification Map 6)	Factual amendments.
K5.		Amend Policies Map at A421/A6 junction to show a required improvement rather than a proposed cycle route. (Minor Modification Map 7)	Factual amendment.

		MINOR MODIFICATION **CHAPTER 13**	
	Chapter 13: Settlement Policy Area Boundaries		
L1.		Add new text to beginning of Chapter 13 as follows: 13.1 Core Strategy and Rural Issues Plan Policy CP12 requires Settlement Policy Area **(SPA)** boundaries to be defined for villages with a built up character. The purpose of the boundary is to identify the main built up part of the settlement to which the Settlement Policy Area policy applies. Undeveloped areas or more loosely knit development is excluded from the Settlement Policy Area. This in turn enables a clear distinction to be made between the policies which apply in the Settlement Policy **Area (including CP3, CP14 and CP17)** and those which relate to the countryside beyond. ~~Policy CP13 relates to the countryside, protecting it from inappropriate development.~~ **Policies which relate to the countryside include CP13 and CP17.** ~~13.2 In most cases the Settlement Policy Area (SPA) boundaries do not form an envelope around the whole of each village. This does not however mean that those buildings or features beyond the SPA boundary are not part of that village community.~~ **13.2 For the avoidance of doubt, in situations where the SPA boundary is drawn along the edge of a dwelling, it is not the purpose of the SPA to prevent general householder developments so long as they conform with other relevant policies which guide their size, design, siting and**	To provide clarification about which policies apply within SPAs and which apply outside SPAs.

		impact on adjoining properties. **13.3 Settlement Policy Area boundaries identify the main built up part of villages only which means that more loosely knit development that is clearly part of the village may be outside the SPA boundary. The fact that such buildings are outside the SPA should not be taken as a suggestion that they are not part of the village, merely that they are not within the main built up part.** 13.~~3~~ 4 The boundaries of all of the Settlement Policy Areas have been reviewed for consistency. The principles used to define the Settlement Policy Areas are: (principles remain unchanged)	
		MINOR MODIFICATION **CHAPTER 14**	
	Chapter 14: Village Open Spaces and Views		
M1.		Add wording to the preamble to policy AD42: **VILLAGE OPEN SPACES AND VIEWS** 14.1 The presence of open space in a village can be very important in defining the form and character of a village. In this context, the term open space includes any land that is not built on but has a role in giving a village its individual character. Open spaces may therefore include spaces between or	To explain why village open spaces are not designated in villages that are washed over by the countryside policy.

		around buildings which help to define the structure, form and character of the village, including where the land is privately owned. Some spaces may also provide views into or out of the village. Identified spaces are to be protected for one or more of these reasons, others have a particular amenity function that is important to protect e.g. sports fields or play areas. 14.2 The Village Open Space designation applies in the Rural Policy Area and the Growth Area. Saved policies H24 and H25 of the Local Plan seek to protect the defined Village Open Spaces in and on the edge of those villages that have a Settlement Policy Area boundary from development. **Village open spaces are not identified elsewhere because development is subject to restrictive open countryside policies which protect these areas from development. An additional layer of protection is not required.** Saved policy H24 relating to the development of land within Settlement Policy Areas will be reviewed as part of the Development Management Policies Plan. Policy H25 is replaced by the policy below. 14.3 Further information for each of the Village Open Spaces / Views can be found in the Village Open Spaces and Views background paper.	
		MINOR MODIFICATIONS CHAPTER 15	
	Chapter 15: Urban Area Boundary and Local Gaps		
N1.	Para 15.3	Amend paragraph 15.3 as follows – Policy CP13 of the Core Strategy and Rural Issues Plan protects the countryside from inappropriate development. ~~National guidance in PPS7:~~	To remove reference to cancelled national policy and insert updated reference to National Planning Policy

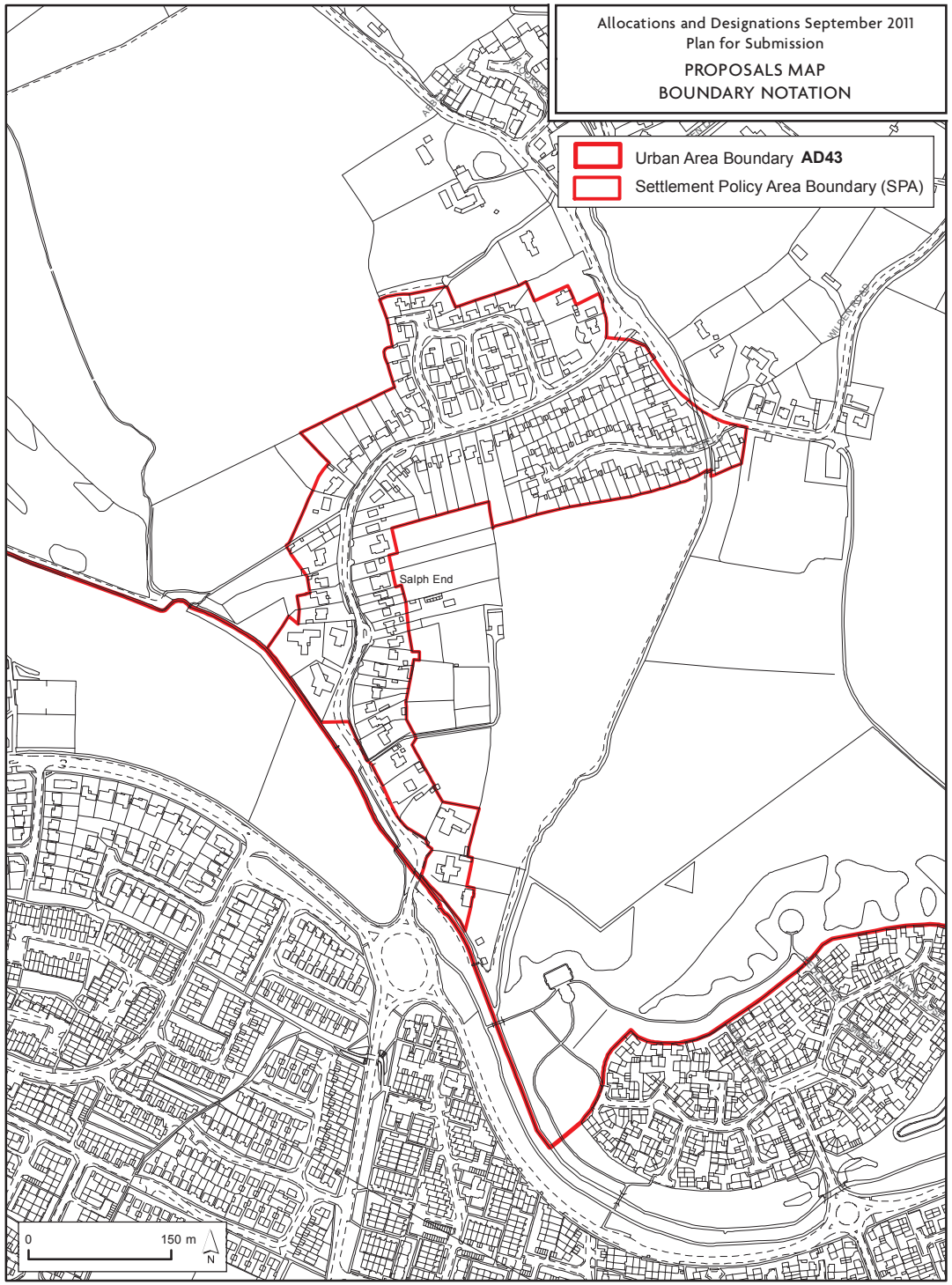
		~~Planning and the Countryside~~ **The National Planning Policy Framework** sets out the types of development that are appropriate to the countryside, such as agricultural workers' accommodation.	Framework.
N2.		Amend paragraph 15.4 as follows – It is important to set clear principles to guide how the urban area boundary should be drawn. ~~These are contained in the background study and the boundary is shown on Map 2~~. **The urban area boundary has been defined using the following principles –** 1. **The urban area boundary will enclose the main existing built-up area of Bedford and Kempston including allotments and other urban open spaces which form an integral part of the built-up area.** 2. **Large built community uses (eg schools and community halls) and their functionally related grounds will be included within the urban area boundary. (Note that this does not include buildings ancillary to a primarily open space use).** 3. **Open spaces adjoining the main existing built-up area will be excluded from the urban area except where they are enclosed by a major road or other clearly defined boundary.** 4. **Built development that is expected to occur adjoining the main existing built-up area, either as a result of an allocation within the Local Development Framework or as a result of an extant planning permission, will be included within the urban area boundary if it meets the above criteria.** **The resulting boundary is shown on the Policies Map. For the avoidance of doubt, in situations where the urban area boundary is drawn along the**	To give a consistent approach with other chapters of the Plan.

		edge of a dwelling, it is not the purpose of the boundary to prevent general householder developments so long as they conform with other relevant policies which guide their size, design, siting and impact on adjoining properties.	
		MINOR MODIFICATION **CHAPTER 16**	
	Chapter 16: Urban Open Spaces		
O1.		Amend paragraph 16.5 to read – Further detail is contained in ~~a~~ **the** background paper**s** ~~titled~~ '*Review of Urban Open Space in Bedford*' **and '*Urban Area Boundary Review*'**.	A factual change to add clarity.
		MINOR MODIFICATION **CHAPTER 17**	
	Chapter 17: Former Land Settlement Association Area		
P1.	Para 17.4	Amend paragraph 17.4 to read – Policy CP13 of the Core Strategy and Rural Issues Plan is also applicable in the former Land Settlement Associations area and it protects the countryside	To reflect changes in national guidance.

		from inappropriate development. ~~National guidance in PPS7: *Planning and the Countryside* sets out the types of development that are appropriate to the countryside.~~	
		MINOR MODIFICATIONS GLOSSARY AND APPENDICES	
Q1.	**Glossary**	Add words to the end of the 'County Wildlife Sites' definition as follows – **Note that some CWS are also classed as SSSIs.**	A factual change to add clarity.
Q2.	**Glossary**	Add words to the Sites of Special Scientific Interest definition as follows – After the words 'Wildlife and Countryside Act 1981 add **(as amended)**.	A factual change to add clarity.
Q3.	**Appendix 4**	Add three new background papers to Appendix 4 **Chapter 3 - Bedford Borough Economic Development Strategy 2011-14** **General - Bedford Borough Corporate Plan 2012-2016** **General – Bedford Waterspace Study 2011** **Chapter 9 - Update Employment Monitoring report reference to read 2011/12**	To keep the evidence base references up to date.
Q4.		Make consequential changes to the plan and background papers arising from the Main and Minor modifications above.	

Allocations and Designations September 2011
Plan for Submission

PROPOSALS MAP
BOUNDARY NOTATION

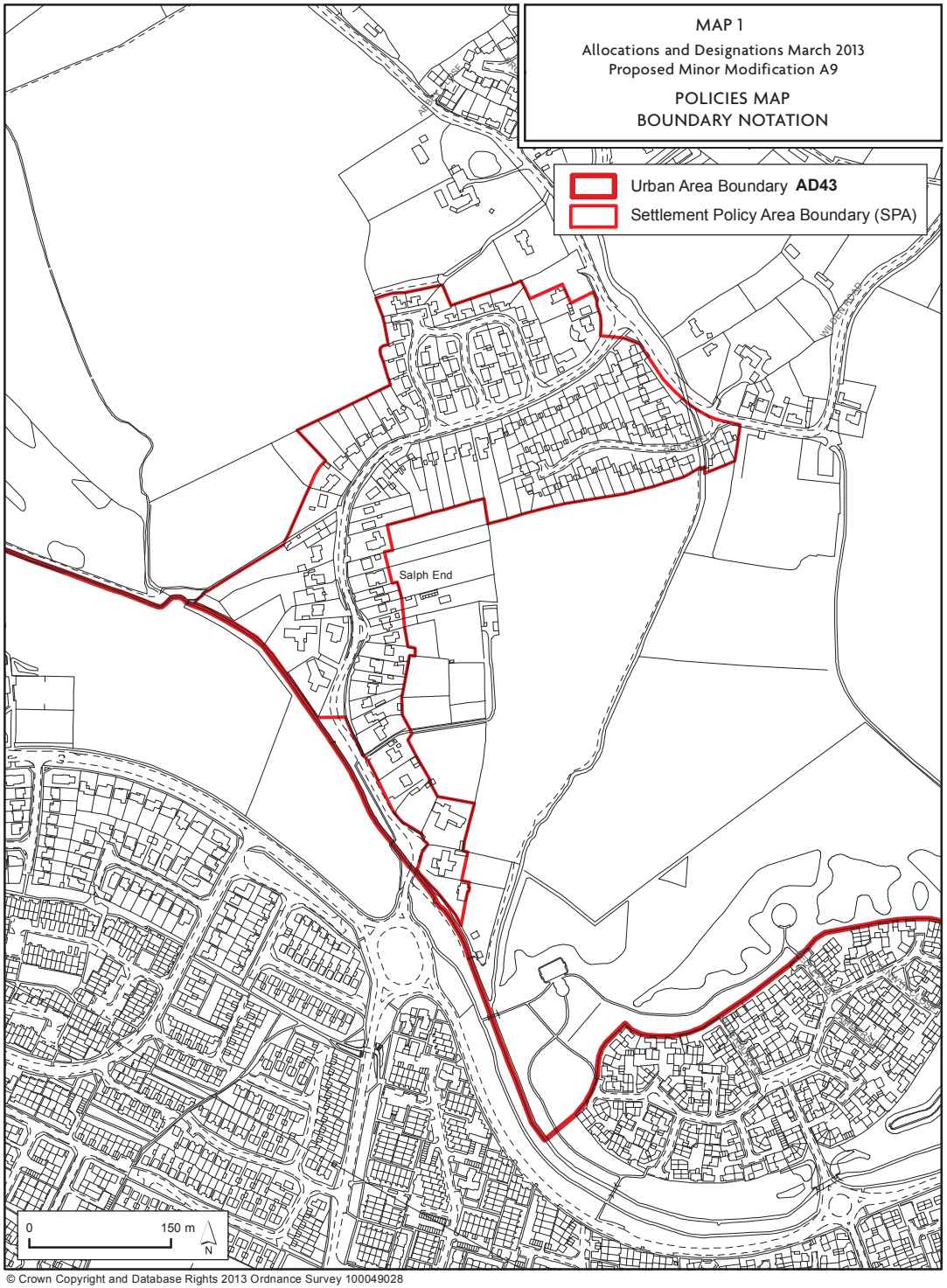


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MAP 1

Allocations and Designations March 2013
Proposed Minor Modification A9

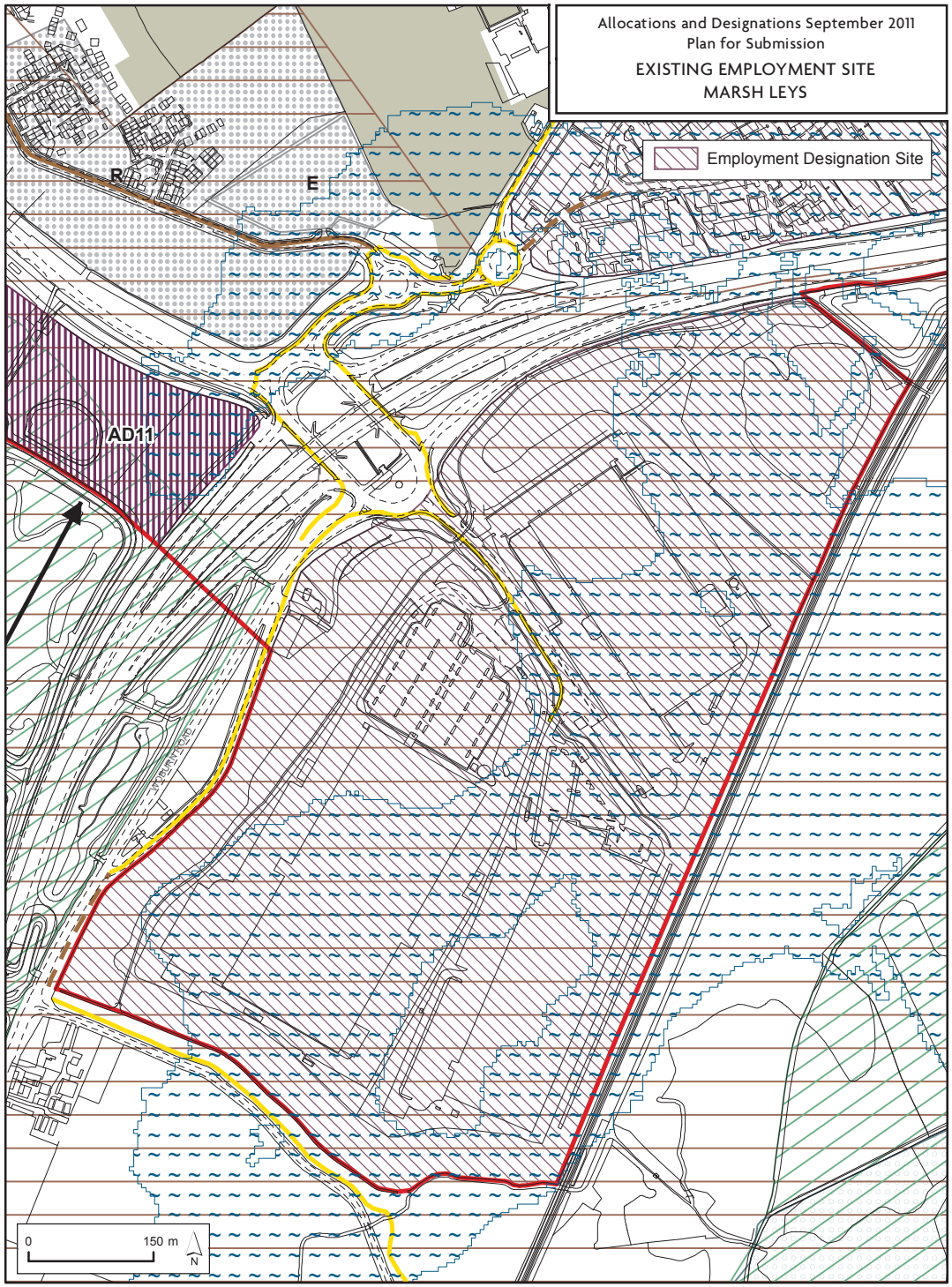
POLICIES MAP
BOUNDARY NOTATION



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Allocations and Designations September 2011
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EXISTING EMPLOYMENT SITE
MARSH LEYS

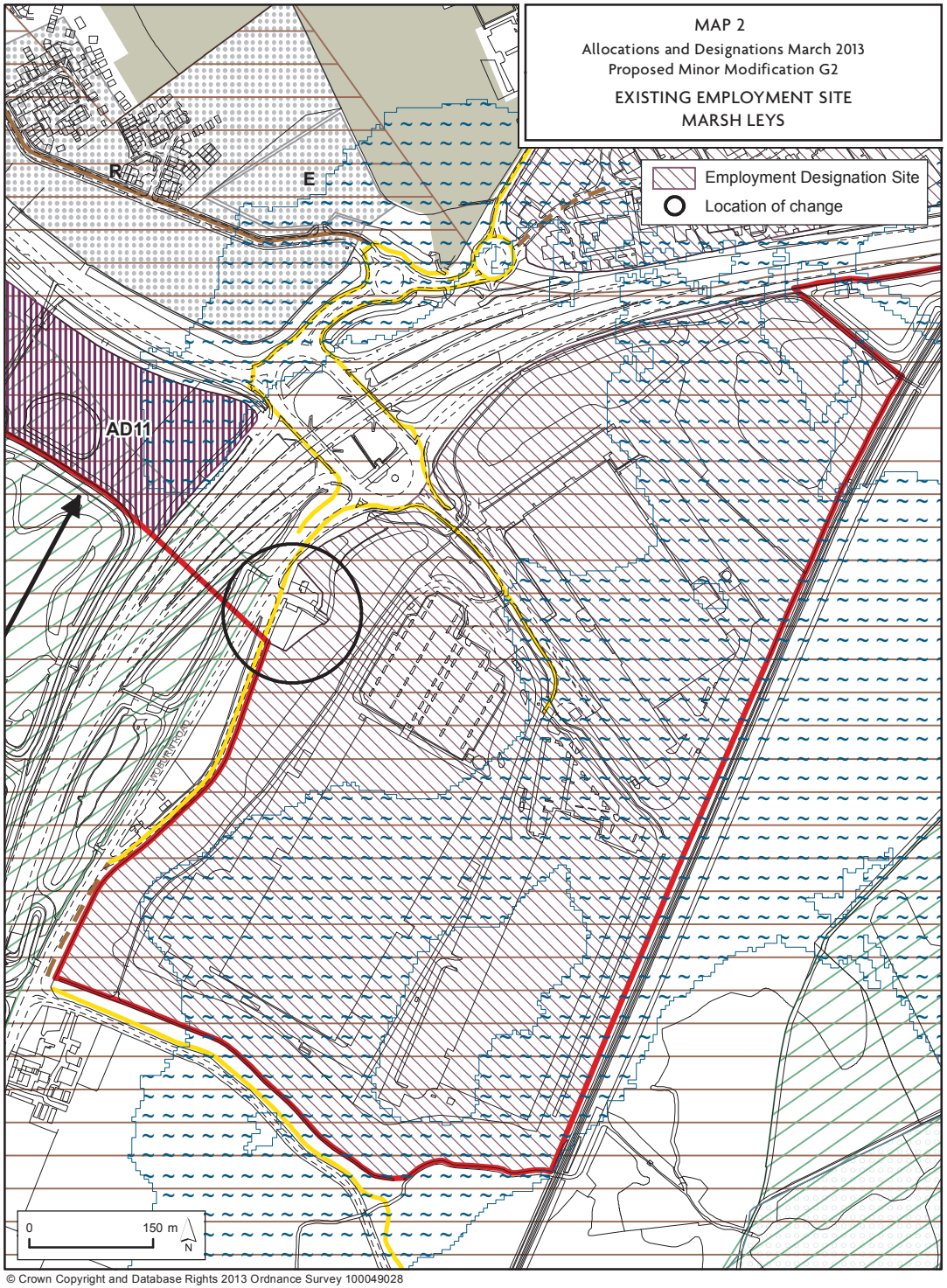


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MAP 2

Allocations and Designations March 2013
Proposed Minor Modification G2

EXISTING EMPLOYMENT SITE
MARSH LEYS



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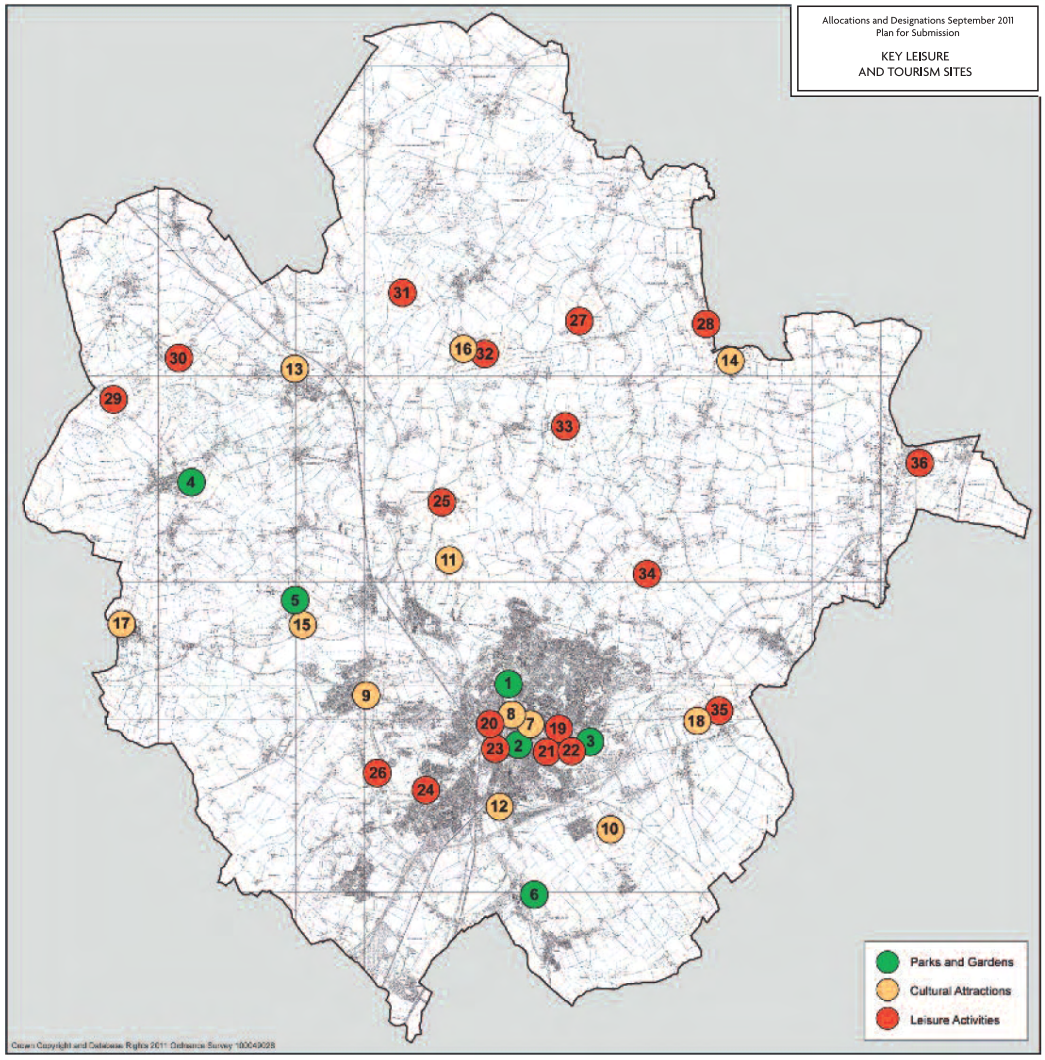


Fig 8:
Key Leisure and Tourism Sites

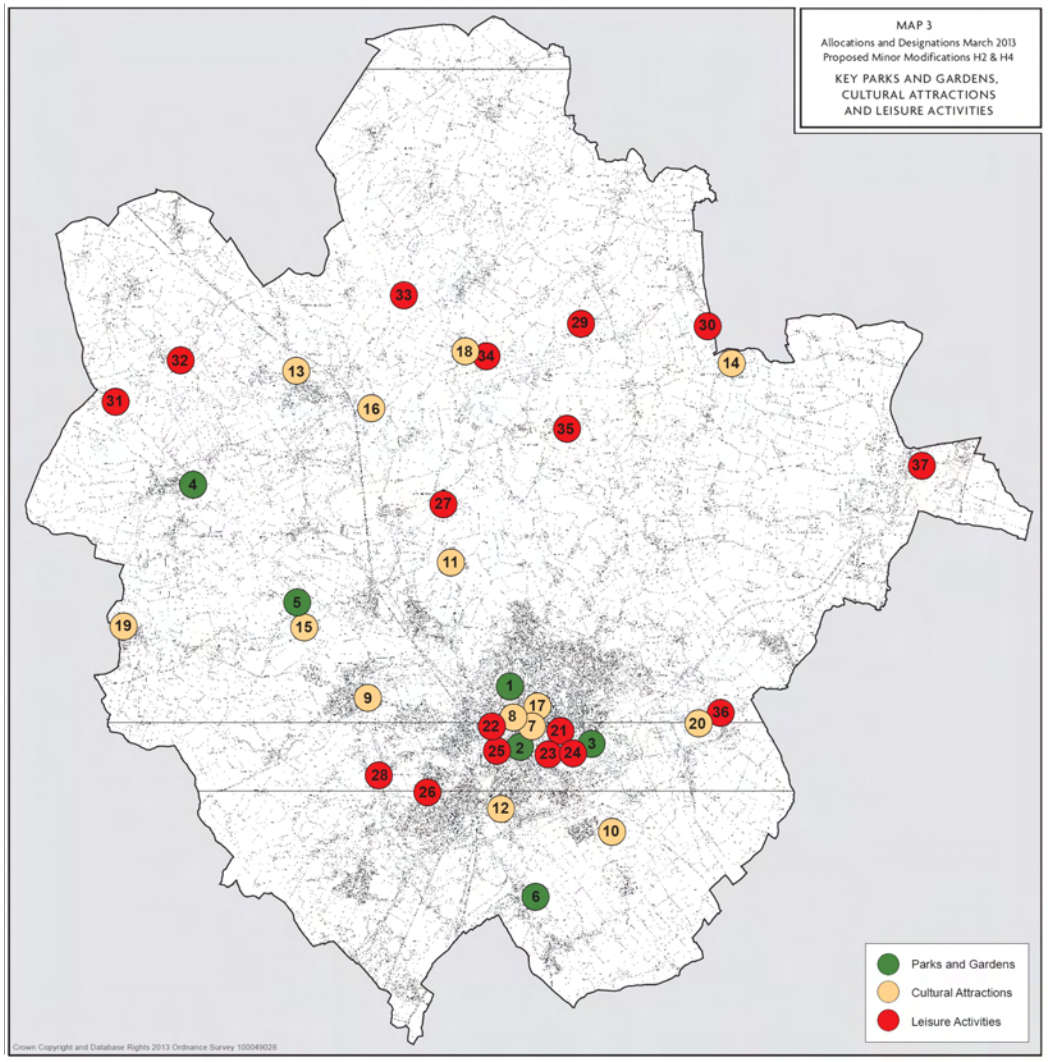
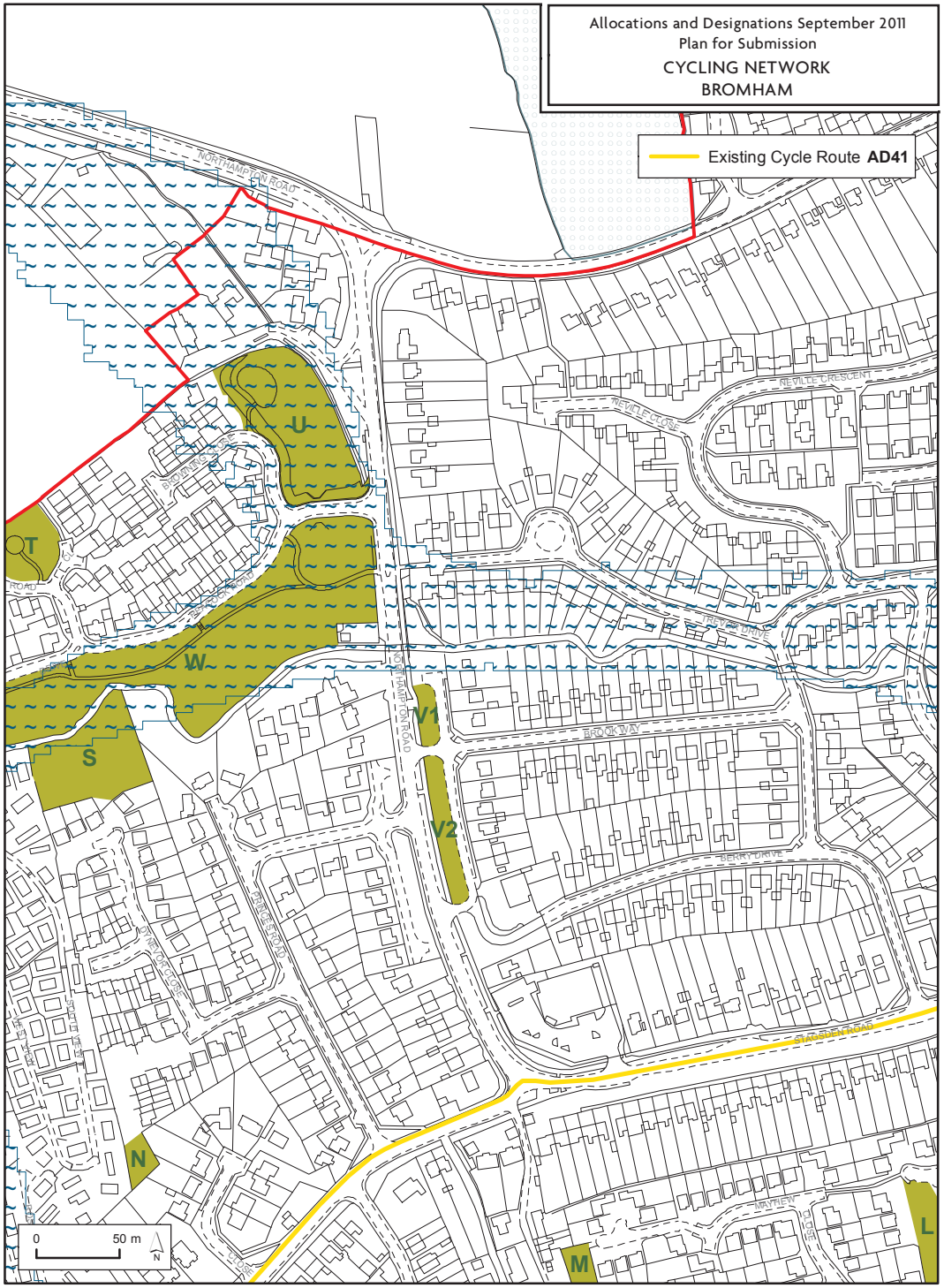
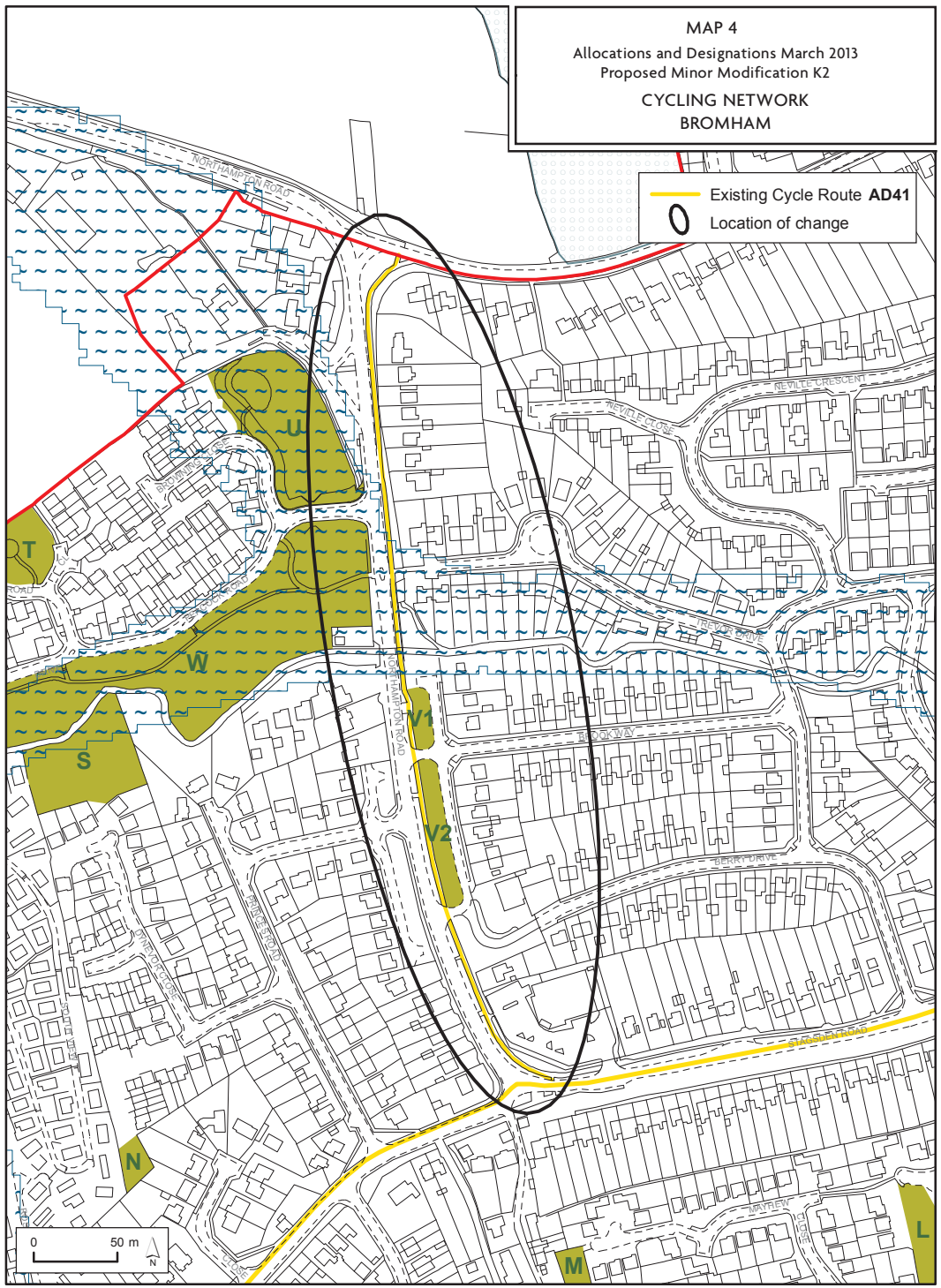


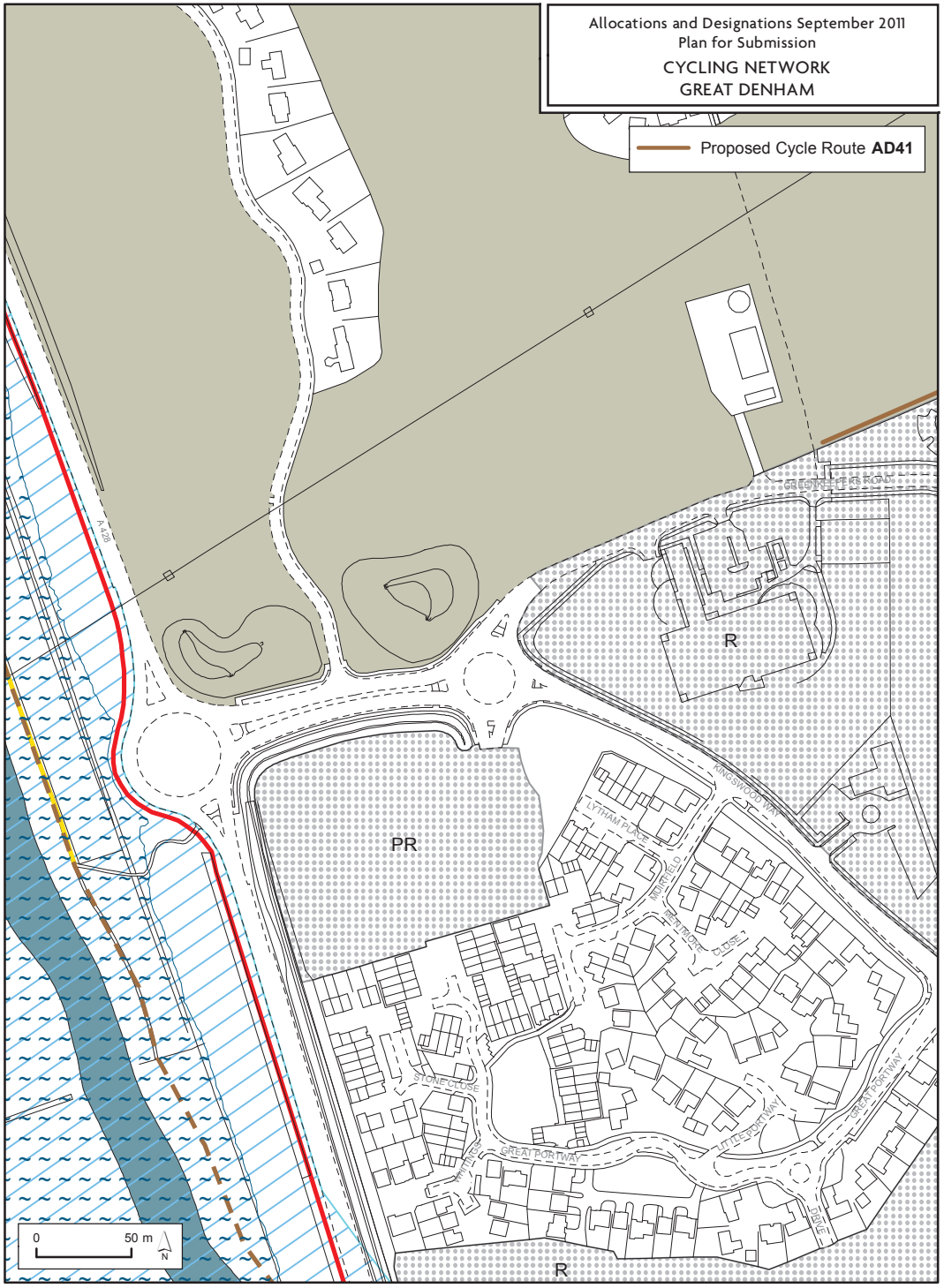
Fig 8:
Key Parks and Gardens, Cultural Attractions and Leisure Activities



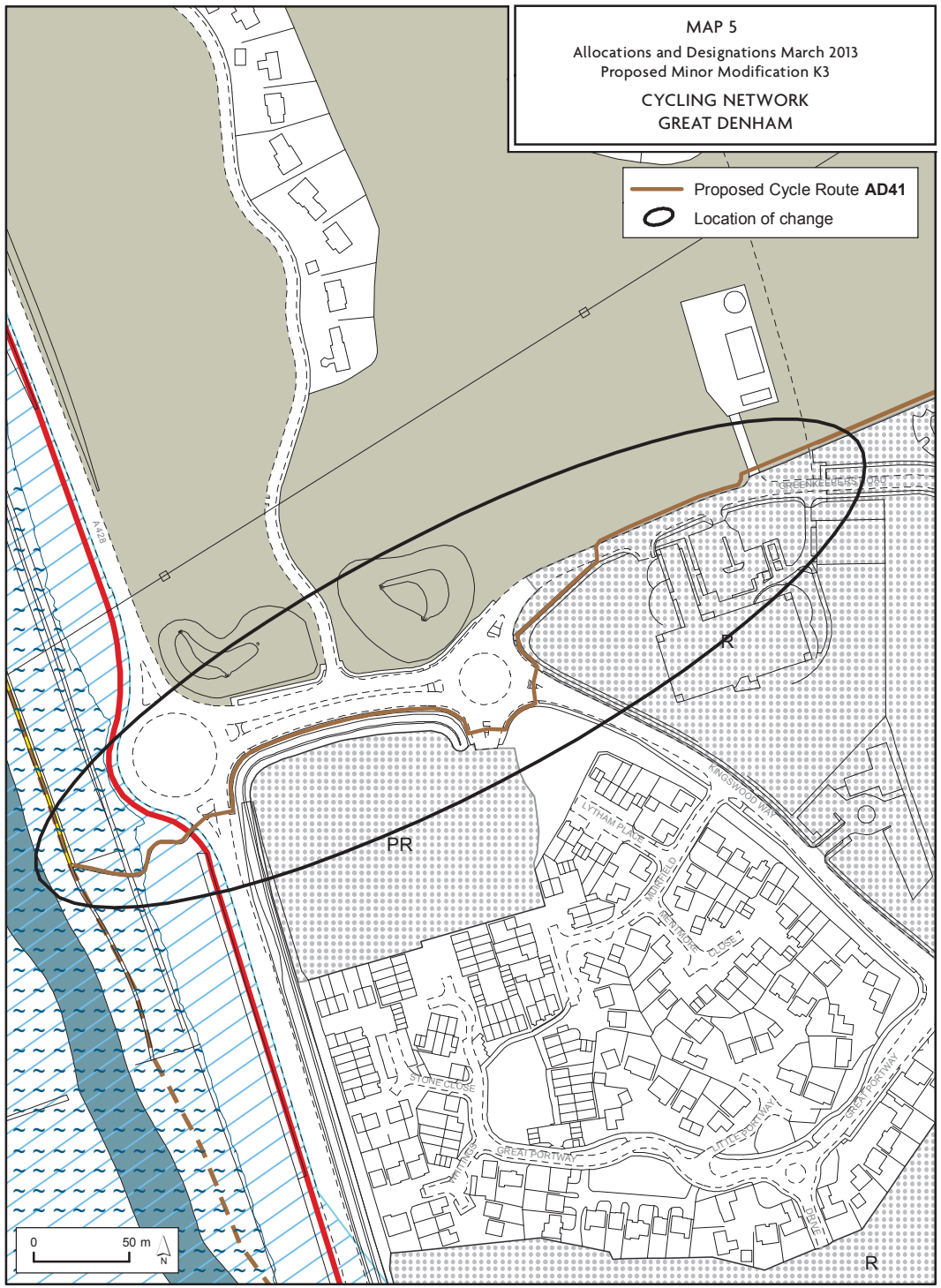
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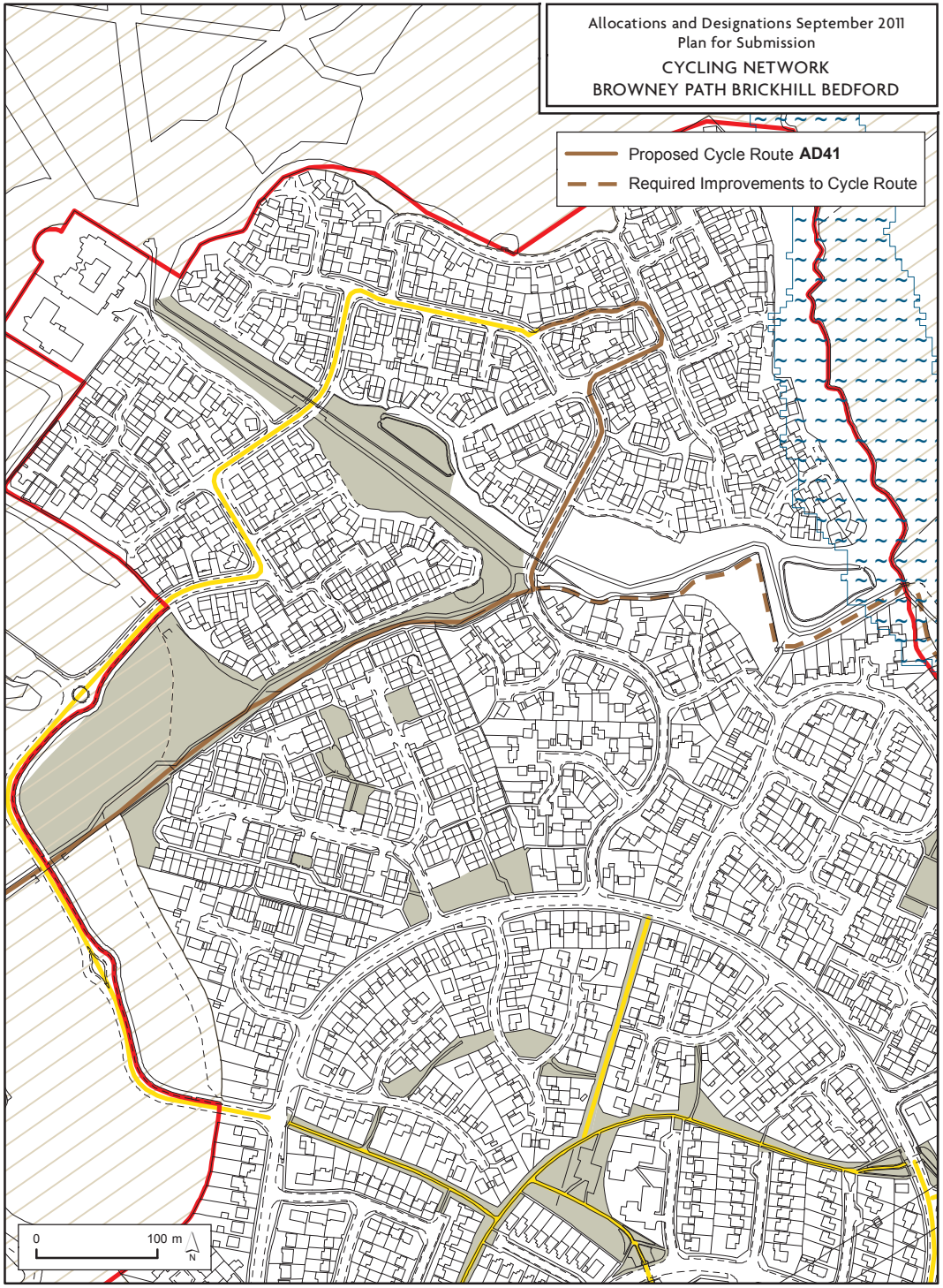


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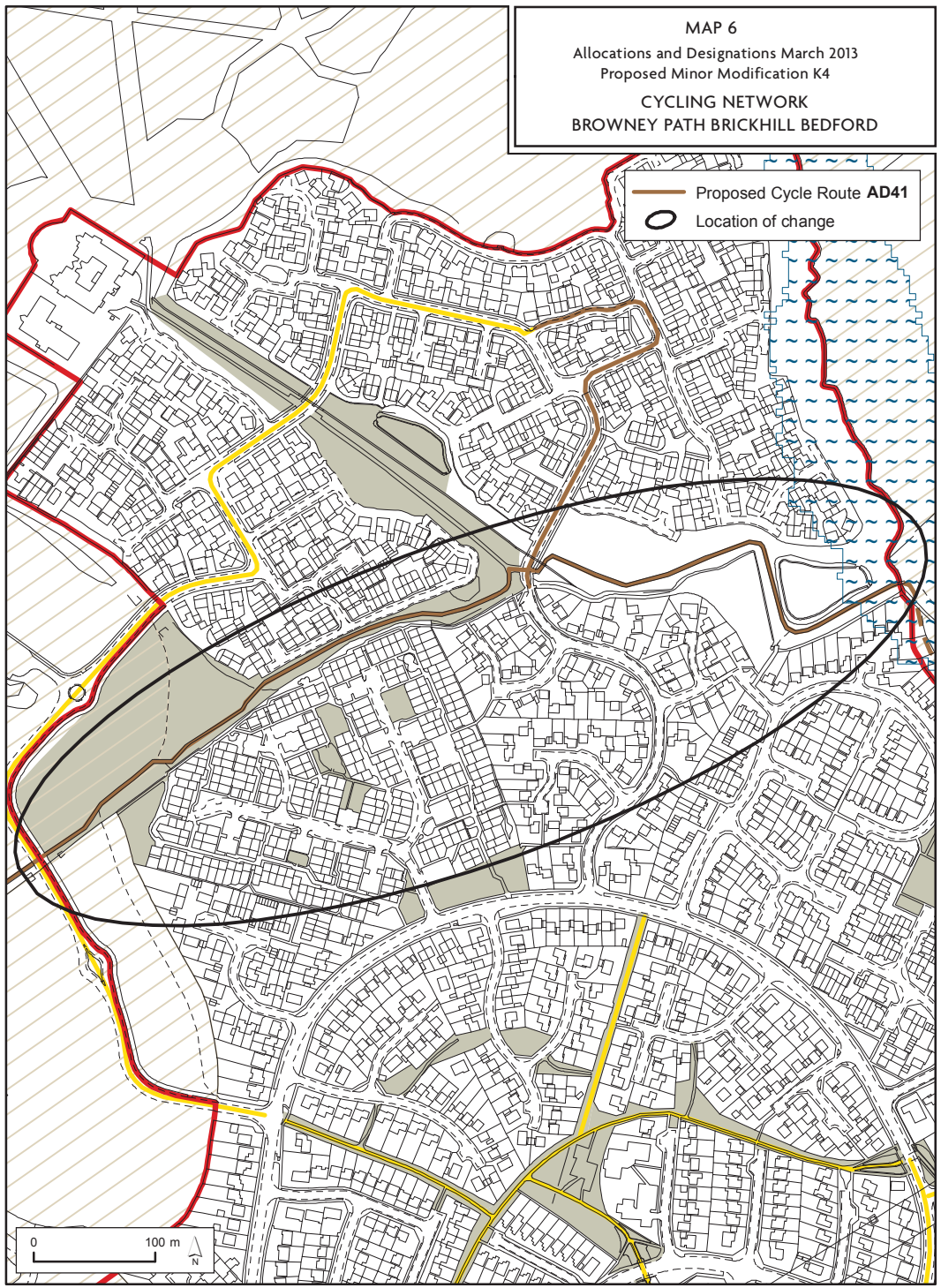
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Allocations and Designations September 2011
Plan for Submission
CYCLING NETWORK
BROWNEY PATH BRICKHILL BEDFORD



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MAP 6
Allocations and Designations March 2013
Proposed Minor Modification K4
CYCLING NETWORK
BROWNEY PATH BRICKHILL BEDFORD

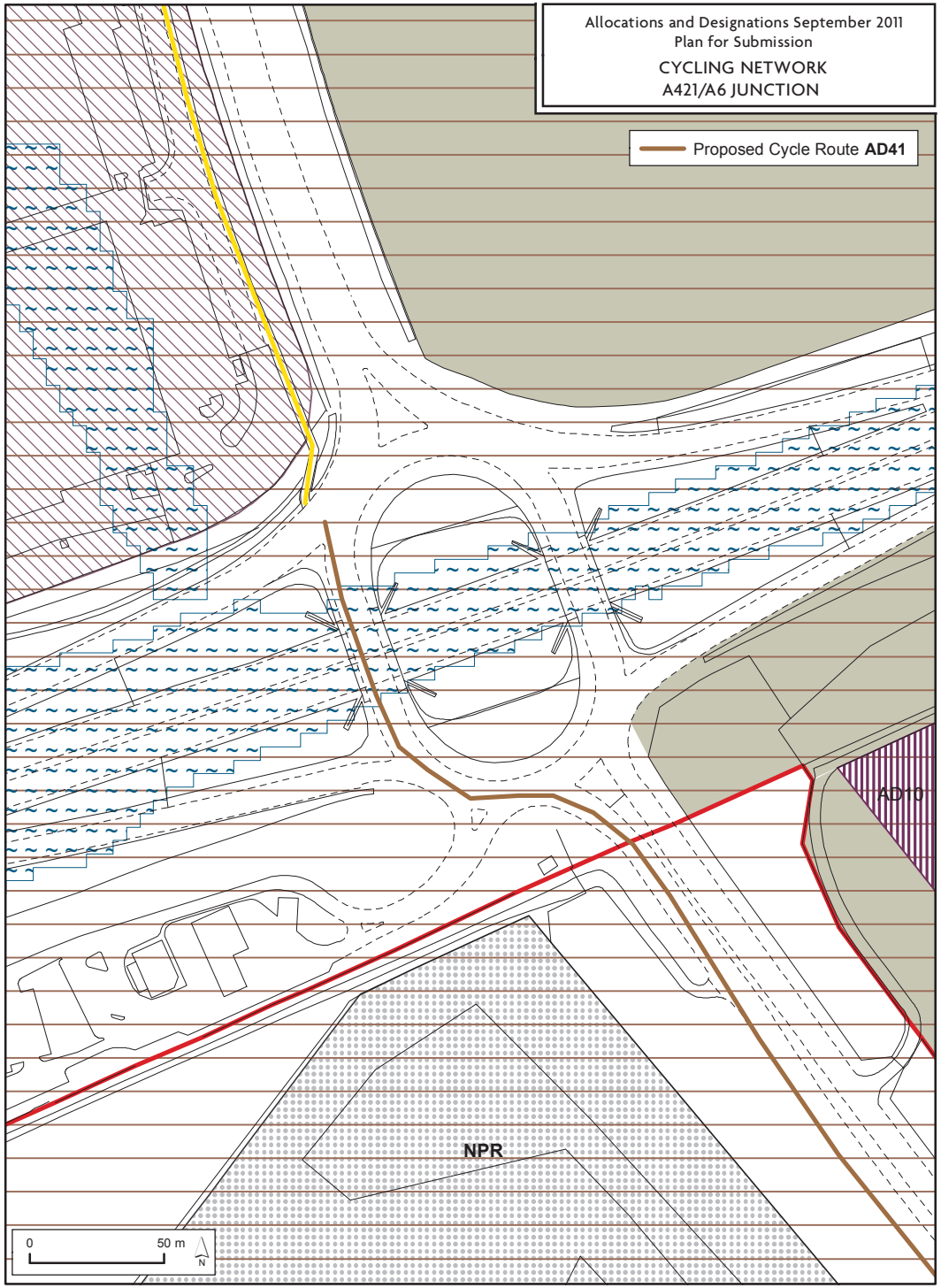


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Allocations and Designations September 2011
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CYCLING NETWORK
A421/A6 JUNCTION

Proposed Cycle Route **AD41**



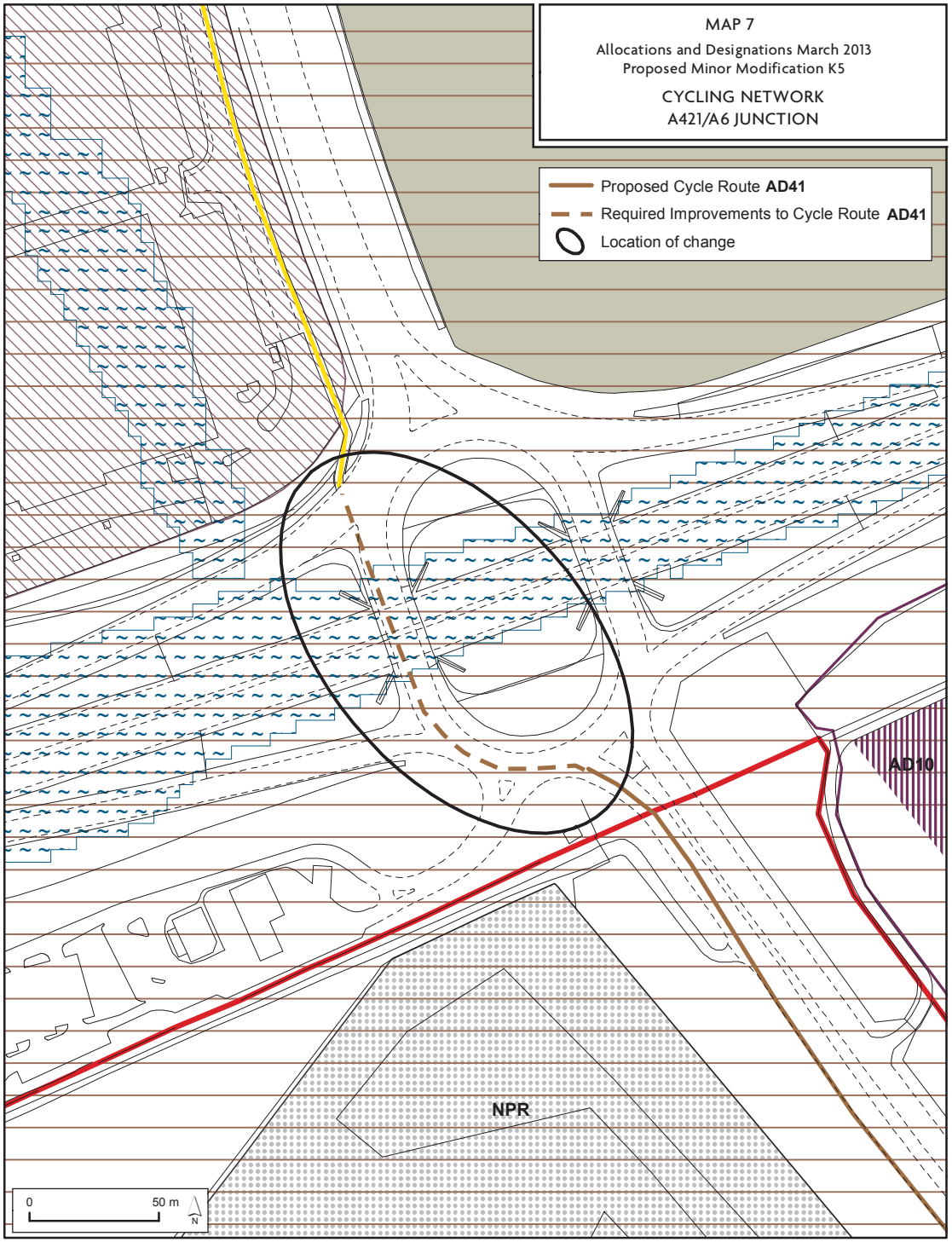
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MAP 7

Allocations and Designations March 2013
Proposed Minor Modification K5

CYCLING NETWORK
A421/A6 JUNCTION

Proposed Cycle Route **AD41**
Required Improvements to Cycle Route **AD41**
Location of change



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