

April 2011

# Site Allocations



**Adopted**

# Central Bedfordshire (North): Site Allocations Development Plan Document - Adopted April 2011

<b>1</b>	<b>Introduction.....</b>	<b>3</b>
1.1	The Role of the Site Allocations DPD .....	3
1.2	Relationship to other Plans and Strategies.....	3
<b>2</b>	<b>Saved Policies.....</b>	<b>4</b>
<b>3</b>	<b>Local Delivery Strategy .....</b>	<b>4</b>
<b>4</b>	<b>Sustainability Appraisal .....</b>	<b>5</b>
<b>5</b>	<b>Consultation.....</b>	<b>5</b>
<b>6</b>	<b>Site Assessment Process .....</b>	<b>6</b>
<b>7</b>	<b>The Spatial and Development Strategy .....</b>	<b>6</b>
<b>8</b>	<b>Settlement Hierarchy .....</b>	<b>7</b>
<b>9</b>	<b>Housing and Employment Land Requirements .....</b>	<b>8</b>
<b>10</b>	<b>General Principles.....</b>	<b>9</b>
<b>11</b>	<b>Housing and Employment Site Allocations Policies.....</b>	<b>10</b>
	Major Service Centres.....	10
11.1	Biggleswade .....	10
11.2	Sandy .....	13
11.3	Amphill.....	16
11.4	Flitwick.....	19
11.5	Wixams.....	23
	Minor Service Centres.....	25
11.6	Cranfield .....	25
11.7	Marston Moretaine.....	28
11.8	Potton .....	30
11.9	Shefford.....	32
11.10	Stotfold.....	34
11.11	Arlesey .....	37
11.12	Silsoe .....	39
	Rural Areas .....	40
11.14	Blunham.....	40
11.15	Brogborough .....	41
11.16	Clifton.....	42
11.17	Clophill .....	42
11.18	Dunton .....	44
11.19	Everton.....	45

11.20	Langford.....	46
11.21	Maulden .....	47
11.22	Meppershall .....	49
11.23	Moggerhanger.....	50
11.24	Shillington .....	51
11.25	Stondon.....	52
11.26	NIRAH, Houghton Conquest.....	53
<b>12</b>	<b>Safeguarded Key Employment Sites.....</b>	<b>54</b>
<b>13</b>	<b>Phasing, Delivery and Monitoring .....</b>	<b>56</b>
13.1	Background .....	56
13.2	Phasing.....	56
13.3	Deliverable Sites.....	56
13.4	Developable Sites.....	56
13.5	Delivery.....	57
13.6	Northern Marston Vale Contingency Allocation .....	57
13.7	Monitoring.....	58
<b>14</b>	<b>Important Open Space Designations.....</b>	<b>58</b>
	<b>Annex 1: Glossary .....</b>	<b>60</b>
	<b>Annex 2: List of Superseded Local Plan Policies .....</b>	<b>69</b>
	<b>Annex 3: Saved Local Plan Policies.....</b>	<b>70</b>
	<b>Annex 4: Summary of Consultation .....</b>	<b>71</b>

# 1 Introduction

## 1.1 The Role of the Site Allocations DPD

- 1.1.1 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce a Local Development Framework (LDF). This will include several documents known as Development Plan Documents (DPDs) which establish the spatial vision for the area and a development strategy aimed at achieving the vision. DPDs also contain policies that will be used to determine planning applications submitted to the Council.
- 1.1.2 The overarching document in the Central Bedfordshire (North) (i.e. former Mid Bedfordshire District) LDF portfolio is the Core Strategy and Development Management Policies DPD which was adopted by the Council on 19<sup>th</sup> November 2009. It sets out the spatial vision, objectives and policies for the provision of housing, employment land and associated infrastructure to meet future development in the Council area over the period 2001 – 2026. This Site Allocations Development Plan Document (DPD) has identified sites and policies to help deliver the spatial vision, objectives and policies of the Core Strategy and Development Management Policies DPD.

## 1.2 Relationship to other Plans and Strategies

- 1.2.1 The Site Allocations DPD should be in conformity with the Core Strategy and Development Management Policies DPD. The role of the Site Allocations DPD is to enable the delivery of the development strategy detailed within the Core Strategy. Development Plan Documents, such as the Site Allocations DPD, provide policies specifically focused to an issue/area. The Gypsy and Traveller Development Plan Document (DPD) is a similar document which will identify sites for Gypsy and Traveller and Travelling Showpeople accommodation in the area. In addition, the document will include planning policies against which Gypsy and Traveller associated development will be determined. Gypsy and Traveller related issues are not dealt with in this Site Allocations DPD.
- 1.2.2 There will be two Town Centre Masterplans which will be produced outside the site allocations process. The Biggleswade Town Centre Strategy and Masterplan Supplementary Planning Document (SPD) will identify, promote and guide new retail and housing-led development opportunities in Biggleswade Town Centre. It will ensure that change and improvements are coordinated, including the delivery of infrastructure, public realm enhancements and new community facilities.

- 1.2.3 The Flitwick Town Centre Redevelopment Masterplan seeks to unify development proposals to increase the physical coherence of the town centre, maximise development opportunities, tackle perceived deficiencies, improve the perception, image and visual quality of the town centre and achieve a high quality urban environment for everyone to enjoy.

## **2 Saved Policies**

- 2.1 The former Mid-Bedfordshire Local Plan (First Review) was adopted in December 2005 and contained nearly 200 policies. Many of these policies were ‘saved’ so that they would remain in force until LDF policies superseded them. The majority of these policies have now been superseded by the Core Strategy and Development Management Policies DPD. There are other saved policies which are being superseded in this DPD and these can be found in Annex 2.
- 2.2 The Local Plan policies which remain saved as housing and employment commitments are referred to in Annex 3.

## **3 Local Delivery Strategy**

- 3.1 The Local Delivery Strategy was produced as part of the LDF process and specifically accompanied the Core Strategy by providing a clear indication of infrastructure needs in an area and, in turn indicating what should be provided in that area. By providing this information, we can gain a greater insight into the deliverability of a scheme and how any development should be phased.
- 3.2 The work on the Local Delivery Strategy is being taken forward through a more detailed assessment of the impact of specific allocations on local infrastructure. This work can inform and be informed by the ongoing masterplanning work on individual sites. It is likely that additional infrastructure requirements will be identified through this work, over and above those specific issues referred to in the Site Allocations DPD and development schemes will need to make appropriate contributions as part of development. Those with an interest in the development of sites will be required to be involved in taking the infrastructure planning forward.

## 4 Sustainability Appraisal

- 4.1 A requirement of the planning system is to undertake a Sustainability Appraisal of the policies in the emerging LDF. In addition, planning authorities must also undertake formal Strategic Environmental Assessments of plans and programmes which are likely to have a significant effect on the environment. These two processes are carried out as one joint appraisal and are referred to as the 'Sustainability Appraisal' within this document.
- 4.2 A Sustainability Appraisal involves the assessment of the social, environmental and economic effects of strategies and policies to ensure that decisions can be made in accordance with the aims of sustainable development.
- 4.3 The policies within this document have been subject to a Sustainability Appraisal and the results have influenced the decisions made.
- 4.4 Housing or mixed-use proposals with provision for 300 or more dwellings and employment land proposals of 3 hectares or more are considered to have a strategically significant effect and therefore have been appraised individually. It is recognised that cumulative effects accruing from the smaller sites (less than 300 dwellings and 3 hectares employment land, a threshold considered to have significant cumulative effects) may be significant and these have been considered at the Settlement level and wider Council area within the Sustainability Appraisal.

## 5 Consultation

- 5.1 From November 2006 to April 2007 the Council initiated a call for potential development sites. The Council invited landowners, developers and agents to put forward land that may be suitable for housing or employment by submitting expressions of interest. In response, approximately 400 submissions were received by the Council. After the initial call for sites an additional number of sites were submitted which necessitated a second call for sites. Approximately 70 further submissions were made at the second call for sites. No further sites were accepted after this period.
- 5.2 The Council conducted two six week periods of public consultation in 2008 on all sites submitted. These consultations used a variety of methods including road shows, workshops and a dedicated website, 'Talk to Central Bedfordshire'. This website was the hub of the consultation, providing a clear picture of the Site Allocations process and information about the submitted sites. In response, over 12,000

comments were received on sites submitted for future development in the area.

## **6 Site Assessment Process**

To determine the most suitable housing and mixed-use sites for development, the Council developed a set of assessment criteria. The criteria have been developed based on sustainability factors in the Core Strategy and other local conditions and circumstances. The sustainability factors include:

- building communities;
- housing provision;
- the provision of infrastructure;
- the economy and employment;
- transport and movement;
- health;
- water availability;
- waste and its management;
- climate change;
- energy;
- sustainable construction;
- biodiversity;
- the landscape;
- the built environment;
- heritage;
- land and soils; and
- pollution.

6.2 Having developed the criteria, an additional period of consultation was undertaken between 1st and 23rd September 2009 for residents and other stakeholders to help place the different criteria in order of priority. The result of the consultation was used to accord appropriate weighting to each criterion.

6.3 Due to the high number of sites put forward, it was necessary for the site assessment to be undertaken in stages. Through this process the inappropriate sites were eliminated and the most suitable sites were taken forward. Details of the site assessment process can be found in the Site Assessment Technical Document.

## **7 The Spatial and Development Strategy**

7.1 This chapter explains the approach to accommodating new homes and jobs and their proposed spatial distribution across Central Bedfordshire northern area up to 2026. It sets out the broad scale of

development anticipated in each of the main settlements and other areas. It also indicates the new infrastructure needed to support this development.

## 7.2 Requirement for new homes and jobs

The Core Strategy makes provision for the following:

Net additional homes 2001-2026	= 17,950
Net additional jobs 2001-2026	= 17,000

## 7.3 The Council's overall approach to accommodating these development requirements is set out below:

- To focus most new development in the larger settlements with the best range of services and access to public transport;
- To use a Settlement Hierarchy as the basis for apportioning growth but without excluding possibilities for larger-scale growth where there are sound sustainability benefits;
- To seek opportunities to concentrate growth in one or two key locations;
- To ensure new development has a positive impact on communities;
- To protect and maintain the existing Green Belt;
- To use previously developed land wherever possible when it is sustainably located;
- To allow limited new development in the rural areas to serve local needs and help support local services; and
- To control development in the open countryside.

## 7.4 The Council's approach to development has been informed by the principle that, in general, the largest settlements with the highest level of existing facilities and transport links offer the most sustainable options for development. In addition, where appropriate to the scale of a settlement, large sites often offer greater opportunity for mixed-use development, which may assist in retaining and attracting employment opportunities to the Council area and creating more sustainable transport patterns. Larger sites can also bring forward more significant infrastructure improvements and mitigation against adverse impacts through developer contributions/planning obligations.

# 8 Settlement Hierarchy

## 8.1 To help inform where new development should take place, Core Strategy Policy CS1 sets out a hierarchy of settlements. The hierarchy takes account of local sustainability credentials such as

access to services and facilities (schools, shops and public transport links etc.) and this is based on the current level of provision.

- 8.2 The hierarchy helps to provide a framework for the level and distribution of new development allocated within this Site Allocations DPD. It will also help to set the context for decisions on individual planning applications.

## 9 Housing and Employment Land Requirements

- 9.1 Table 1 below shows the range of housing and employment land specified in the Core Strategy and allocated within this document. The actual amount of housing and employment land is indicated within the policy for each site.

**Table 1: Housing and Employment Land Requirements**

Group	Settlement	Core Strategy Indicative Ranges - Housing	Housing Allocated within SA DPD	Core Strategy Indicative Ranges – Employment (ha)	Employment Allocated within SA DPD (ha)
Major Service Centres	Biggleswade	250-500	373	10-15	15
	Sandy	50-200	110	5-10	10+
	Amphill	250-500	448	5-10	9.12ha (inc 1.8 ha in Maulden)***
	Flitwick	500-750	535	3-5	
	Wixams	1000	1070+	10-20*	5
Minor Service Centres	Cranfield	150-250	160	5-10	5
	Marston Moretaine	0-100	125	10-20*	7
	Potton	150-250	240	1-2	1
	Shefford	150-250	229	2-4	2
	Stotfold	150-250	177	10-15**	5
Rural Areas (Large and Small Villages)		400	411	N/A	8 ha (8 ha in Brogborough as part of Northern Marston Vale)
	Arlesey	1000+	1000+	10-15**	10

Silsoe	400	380****	1-2	1.2
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\* Combined figure for Northern Marston Vale and surrounding areas in Central Bedfordshire,

\*\* Figure for Arlesey and Stotfold combined

\*\*\* Figure for Ampthill and Flitwick combined

\*\*\*\* Figure relates to permission granted

## 10 General Principles

10.1 To be in conformity with the Core Strategy and Development Management Policies DPD, development will be required to have regard to a number of general principles. These principles will play a major role in contributing towards sustainable growth in the Council area. The implementation of policies in this DPD will generally be guided by the requirements in:

- national Planning Policy Statements and Guidance (PPS/PPG);
- the East of England Plan;
- the Core Strategy and Development Management Policies DPD;
- the Local Delivery Strategy;
- Design in Central Bedfordshire – A Guide for Development;
- the Planning Obligations SPD; and
- other relevant approved documents of Central Bedfordshire Council. An element of Gypsy and Travellers provision will also be negotiated.

10.2 An indicative 30 dwellings per hectare have been used to calculate the number of dwelling units on each site. Site location, condition and viability will influence the amount of dwelling units that may be achievable on sites. However, development will be required to include an appropriate mix of housing types and tenures to reflect the Strategic Housing Market Assessment and the housing needs in the area.

10.3 The timing of delivery of housing on sites and the phasing of development is discussed in chapter 13. This ensures the adequate provision of housing within the area during the plan period.

10.4 In accordance with PPS25, a site specific Flood Risk Assessment may be required as part of the planning application. This will identify and assess the risks of all forms of flooding and demonstrate how this will be managed, taking into account climate change.

## **11 Housing and Employment Site Allocations Policies**

Land allocated for development within the following policies is indicated on the Proposal Maps. The Local Plan policies which remain saved as housing and employment commitments are also indicated on the Proposal Maps. Reference should be made to the former Mid Bedfordshire Local Plan (First Review) – December 2005.

### **Major Service Centres**

#### **11.1 Biggleswade**

- 11.1.1 Biggleswade is the largest town in the Central Bedfordshire (North) and is categorised as a Major Service Centre in the hierarchy of settlements. The vision for the town is to build on this role. Its population and services have grown steadily over the last 20 years and further growth of about 2000 new homes to the east of the town has been committed to during the plan period. New allocations of between 250 - 500 homes are expected to be delivered towards the end of the plan period when the existing commitments are near completion. A total of 15 ha of new employment land is proposed to the east of the established employment area of Stratton Business Park.

**Policy HA1: Land at Potton Road, Biggleswade**

**Site Area: 11.00 ha**

Land west of Potton Road, Biggleswade, as identified on the Proposals Map, is allocated for residential development providing a minimum of 330 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- The production of a Development Brief to guide development;
- The completion of the relief road to the east of Biggleswade with a roundabout on Potton Road;
- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the B1040 Potton Road, the A1/A6001 roundabout and Sun Street, and a satisfactory resolution of the impact of additional traffic on the A1 roundabouts and on the roads within the town;
- Contributions for an extension and buffering to Biggleswade Common and access and facilities improvements; and provision of links to the Biggleswade Eastern Relief Road Linear Park, in accordance with the Mid Bedfordshire Green Infrastructure Plan;
- The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development;
- Contributions towards Biggleswade town centre development; and
- Contributions towards the Biggleswade Eastern Relief Road and the A1 southern junction improvements.

**Policy HA2: Former London Road Council Offices, Biggleswade**

**Site Area: 0.57 ha**

Land at the Former London Road Council Offices, Biggleswade, as identified on the Proposals Map, is allocated for a residential development of 43 dwellings in accordance with its approved planning permission.

**Policy EA1: Land East of Stratton Business Park, Biggleswade**

**Site Area: 15.00 ha**

Land east of Stratton Business Park, Biggleswade, as identified on the Proposals Map, is allocated for B1, B2 and B8 employment development.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Provision of adequate access;
- Satisfactory resolution of the impact of additional traffic on the A1 roundabout south of Biggleswade;
- Provision of a satisfactory cycleway, footpath and public transport network links to the Town Centre to be determined through a Transport Assessment;
- Provision of flexible employment units to meet changing future requirements;
- The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development;
- Appropriate mitigation against the impact on the Stratton Park Scheduled Ancient Monument; and
- Provision of appropriate financial contributions towards improvements to the A1 southern junction and works required to increase the capacity of London Road. Contributions may be sought towards the construction of the Biggleswade Eastern relief Road, if appropriate.

### Policy TC1: Town Centre, Biggleswade

The Council aims to support and encourage a vibrant and lively town centre in the Major Service Centre of Biggleswade. Evidence suggests that it will be a challenge to retain the vitality and viability of the market towns in the face of national trends towards larger schemes in larger centres. The Town Centres and Retailing Stage 2 Study recommended that Town Centre Boundaries should be identified to provide an area within which town centre uses should be retained. These have been identified on the Proposals Map and Policy DM7 provides the mechanism to achieve this aim by determining planning applications to encourage additional suitable development and restrict the loss of appropriate uses.

Further work is being done by the Council to encourage investment and ensure appropriate development takes place in Biggleswade Town Centre. The Biggleswade Town Centre Strategy and Masterplan Supplementary Planning Document study is already underway. The SPD will expand on the Core Strategy and Development Management DPD policies CS12 and DM7. The study area for the SPD is identified on the Proposals Map.

## 11.2 Sandy

- 11.2.1 Sandy is one of the largest towns in the northern part of Central Bedfordshire and acts as an important service and employment centre for the local catchment area. Sandy has a reasonable range of shops and services and benefits from a mainline railway station and its proximity to the A1.
- 11.2.2 As a Major Service Centre, Sandy is a sustainable location for future growth but physical constraints which include the A1, railway line and floodplain, make it difficult to accommodate major new development in the town. New allocations are made for an additional 50-200 new homes and 5-10 hectares of employment land. New housing development will be provided on brownfield sites within the town and new employment development will be provided as an extension to the existing Middlefield Industrial Estate.

**Policy MA1: Land West of Station Road/New Road, Sandy**

**Site Area: 1.89 ha**

Land West of New Road/Station Road, Sandy, as identified on the Proposals Map, is allocated for mixed-use development comprising a minimum of 50 dwellings and to include B1 employment development.

This site is situated in close proximity to the mainline railway station. It is therefore considered that a higher density scheme would be appropriate and justified.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the A1/New Road all-movements priority junction and any improvements that may be required;
- Provision of flexible employment units to meet changing future requirements;
- On site provision of children's play space;
- Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses; and
- The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development.

**Policy HA3: Former Meller Beauty Site,  
Sunderland Road, Sandy**

**Site Area: 2.07 ha**

Land at the former Meller Beauty Site, Sunderland Road, Sandy, as identified on the Proposals Map, is allocated for residential development providing a minimum of 60 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- On site provision of children's play space;
- The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development; and
- Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses.

**Policy EA2: Land North of Beamish Close,  
Sandy**

**Site Area: 10 ha**

Land North of Beamish Close, Sandy, as identified on the Proposals Map, is allocated for B1, B2 and B8 employment development.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Provision of satisfactory buffer landscaping to minimise the impact of development on the open countryside, particularly the Greensand Ridge; and
- The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development.

### **11.3 Ampthill**

- 11.3.1 Ampthill is one of the two largest towns in the western part of Central Bedfordshire (North), and acts as an important service and employment centre in its local area. The town centre has recently been improved and redeveloped with the location of a supermarket and new shops. At present there is no need for any significant additions to the shopping facilities in the town.
- 11.3.2 The town will build on its role as a Major Service Centre. To achieve this additional housing, employment and services will be provided during the plan period. New allocations are made for an additional 250-500 new homes and 5-10 ha of new employment land. Any development will be provided outside the sensitive gap between Ampthill and Flitwick to prevent coalescence of the two towns. Further housing development will be provided on the Safeguarded Land to the south of Ampthill, north of the A507, and additional employment will be provided by the expansion of existing employment facilities.

**Policy HA4: Land West of Abbey Lane, Ampthill**

**Site Area: 13.65 ha**

Land west of Abbey Lane, Ampthill, as identified on the Proposals Map, is allocated for residential development providing a minimum of 410 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- The production of a Development Brief to guide development;
- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the A507 roundabout and town centre, and to assist in identifying and addressing any off-site transport improvements;
- Provision of adequate multifunctional open space to mitigate impacts of any additional pressure from residents of the development on the nearby Cooper's Hill SSSI and Flitwick Moor SSSI. The Development Brief will include appropriate levels and functions of open space in order to provide such mitigation;
- Provision of a 'green corridor' alongside the A507 providing substantial landscaping and opportunities for countryside recreation;
- Provision of suitable links including within and between the development parcels to the town centre; nearby sporting facilities; Redbourne Upper School and Community College; the network of paths serving the adjoining countryside; and the proposed country park along the A507;
- Provision of a non-vehicular connection between the development and the employment site at Doolittle Mill and Yard; and
- Provision of a footpath through the site connecting Abbey Lane to the east and Flitwick Road to the west, which is capable of connecting to the existing network of footpaths in the locality.

**Policy HA5: Land North of Church Street, Ampthill**

**Site Area: 1.29 ha**

Land North of Church Street, Ampthill, as identified on the Proposals Map, is allocated for a residential development of 38 dwellings and a public car park in accordance with its approved planning permission.

**Policy EA3: Land at Doolittle Mill, Ampthill**

**Site Area: 6.22ha**

Land at Doolittle Mill, Ampthill, as identified on the Proposals Map, is allocated for B1, B2 and B8 employment development.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Should be developed for flexible B1 units and consistent with existing office development at Doolittle Mill;
- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the Doolittle and One-O-One roundabouts, and help identify and address any off-site transport improvements; and
- Provision of an acceptable access to the A507 as is shown to be required following the completion of a Transport Assessment.

## **11.4 Flitwick**

- 11.4.1 Flitwick is one of the two largest towns in the western part of Central Bedfordshire (North), and acts as an important service and employment centre in its local area. The town is reasonably well served by public transport, including a rail link to Bedford and London.
- 11.4.2 There has been some significant housing growth in the town within the past 20 years but the existing town centre retail offer is limited. During the first 5 years of this DPD, a Masterplan will be prepared for the town centre.
- 11.4.3 The town will build on its role as a Major Service Centre, providing additional housing, employment and services during the plan period. Development will be provided on the Safeguarded Land to the north of Flitwick and in the town centre. New allocations are made for an additional 500-750 new homes and 3-5 ha of new employment land.

**Policy MA2: Land at Steppingley Road and Froghall Road, Flitwick**

**Site Area: 15.92ha**

Land at Steppingley Road and Froghall Road, Flitwick, as identified on the Proposals Map, is allocated for a mixed-use development. A Masterplan will be prepared for the development of this site to provide, among other things, a minimum of 450 dwellings, at least 1.1 ha of B1 and B2 employment, which may also include bulky goods retailing development that do not detract from town centre uses and a dedicated open space area.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Production of a Masterplan to guide development;
- Provision of capacity on the local highway network sufficient to accommodate predicted traffic increases;
- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. The scope of this assessment should be agreed with the Highways Agency and include impacts on the Doolittle and One-O-One roundabouts and the Strategic Road Network, identify any off-site transport improvements and provide appropriate and acceptable mitigation to offset any impacts;
- Provision of adequate multifunctional open space to mitigate impacts of any additional pressure from the residents of the development on the nearby Cooper's Hill SSSI and Flitwick Moor SSSI. The Masterplan will include appropriate levels and functions of open space in order to provide such mitigation; and
- The incorporation of the existing footpath into the new development to form part of the open space provision.

**Policy TC2: Town Centre, Flitwick**

**Site Area: 2.87ha**

The Council aims to support and encourage a vibrant and lively town centre in the Major Service Centre of Flitwick. Evidence suggests that it will be a challenge to retain the vitality and viability of the market towns in the face of national trends towards larger schemes in larger centres. The Town Centres and Retailing Stage 2 Study recommended that Town Centre Boundaries should be identified to provide an area within which town centre uses should be retained. These have been identified on the Proposals Map and Policy DM7 provides the mechanism to achieve this aim by determining planning applications to encourage additional suitable development and restrict the loss of appropriate uses.

Further work is being done by the Council to encourage investment and ensure appropriate development takes place in Flitwick Town Centre. A development framework will be developed to take this work forward. Where changes to the Town Centre Boundary are required to carry forward the aims of the Core Strategy, this will be identified on the Proposals Map.

Land at Flitwick Town Centre as identified on the Proposals Map, is allocated for a mixed-use development providing a minimum of 85 dwellings, employment uses, retail and leisure use with transport interchange.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

The development will include:

- Smaller retail units;
- A minimum of 85 dwelling units;
- Town centre car park;
- New transport interchange;
- Pedestrian and cycle links including new bridge over the railway linking to the High St and with lift access to platforms;
- Option to provide new station building; and
- Contribution to village hall improvements or provision of a new village hall;

Continued

**Policy TC2 (continued): Town Centre, Flitwick**

- Improvements and extensions to the library or a new library, both to include accommodation for the Town Council and Police;
- Accommodation for a youth facility for the town;
- Off site highway works, including a contribution to High St public realm enhancements;
- Public realm enhancements on Steppingley Rd and Coniston Rd;
- Public transport improvements;
- In respect of housing, contributions to education, health care and off site recreation/sporting facilities (including mitigation of impacts from residents of the development on Cooper's Hill SSSI and Flitwick Moor SSSI);
- Public art;
- CCTV;
- Accommodation for youth facilities; and
- The development of an Environmental Management Plan.

**Policy RA1: Flitwick Football Centre, Ampthill Road, Flitwick**

**Site Area: 12.51**

Land along Ampthill Road, south of the A507, Flitwick, as identified on the Proposals Map, has been granted planning permission for the development of a new football pitch facility. The scheme proposes one senior football pitch with fenced perimeter, five further senior/junior sized football pitches, six mini football pitches, car parking and a six team changing pavilion with officials changing, toilets, classrooms and other ancillary facilities. Access to the site would be directly off Ampthill Road.

## **11.5 Wixams**

- 11.5.1 Wixams is a new settlement being built on the former Elstow Storage Depot, which straddles the boundary of Central Bedfordshire and Bedford Borough. Planning permission has been granted for about 4,500 homes in total and the two Councils are committed to working together to deliver this. The new settlement will include the creation of a local centre with a range of shopping and other community facilities and when complete, will be an important local retail centre within the hierarchy for the Central Bedfordshire (North) area.
- 11.5.2 Due to the number of homes and level of facilities expected in Wixams within the next 20 years, this settlement is designated a Major Service Centre. The delivery of the homes and facilities will take time to be built out. It is considered unlikely that additional large-scale development over and above that presently permitted could be delivered before 2021. Beyond 2021, however, the 970 or so dwellings required in the Northern Marston Vale will be accommodated by bringing forward the expansion areas as identified in the Development Brief for a mix of uses. Further expansion at Wixams will be expected to bring forward provision and contributions towards local community infrastructure through the planning application process, as agreed with service providers and in accordance with the Planning Obligations Strategy.
- 11.5.3 A Planning and Development Brief and Masterplan will be produced to guide the mixed use development. It will also explore the potential of land to the south of MA3 to deliver further mixed use development in the period post 2026, together with a country park, in order to put in place a long-term southern boundary to Wixams and maintain separation from the village of Houghton Conquest. The delivery of additional built development will be subject to a review of the Core Strategy and Site Allocations DPD's at the appropriate time.
- 11.5.4 In order to safeguard and maintain adequate separation from Houghton Conquest, the Council will seek advance planting within, or to the south of, the allocated site. Its exact location shall be agreed as part of the Masterplanning for Policy MA3 and should be brought forward with the development of 1000 dwellings and 5 hectares of employment land. Should it be found that additional land is required to be allocated for development purposes beyond the plan period, a county park of strategic importance will be created incorporating this advance planting and establishing a southern boundary.
- 11.5.5 A Wixams town-wide assessment will be required to ensure that potential cumulative impacts on the Strategic Road Network (A421 corridor and at the A421/A6 junction) are taken into account. This

will require partnership working between the Council and Bedford Borough Council.

### Policy MA3: Land South of Wixams

#### Site Area: 59.45

Land south of Wixams, as identified in the adopted Planning and Development Brief as an expansion area and as now identified on the Proposals Map, is allocated for mixed use development comprising 1000+ dwellings, a minimum of 5ha of employment land and other uses as identified through the proposed Planning and Development Brief and Master Plan.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development of this site must be consistent with the Master Plan for the Wixams Core Area; and will be subject to the following:

- Production of a Planning and Development Brief, a Masterplan and a Design Code to guide the mixed use development;
- Contributions will be sought towards the provision of a Design Code which would be required by condition on any grant of planning permission;
- Provision of strategic landscaping and publicly accessible open space within the site;
- Preparation of a town-wide Transport Assessment to ensure that potential cumulative impacts on the Strategic Road Network are taken into account ;
- Provision of sufficient capacity within the public foul sewer system and at the wastewater treatment works to meet the needs of the development; and
- The provision of a suitable buffer zone to protect significant water and wastewater infrastructure from inappropriate development.

Development of this site will not commence before 2021 unless determined otherwise by the Council as a result of its annual monitoring process.

**Policy HA6: Land at Former Hostel Site,  
Houghton Conquest**

**Site Area: 4.4 ha**

Land at the Former Hostel Site, Houghton Conquest, as identified on the Proposals Map, is allocated for a residential development for 70 dwellings in accordance with its approved planning permission.

## **Minor Service Centres**

### **11.6 Cranfield**

- 11.6.1 Cranfield is a Minor Service Centre situated to the far north-west of Central Bedfordshire. Cranfield is a large village which has grown significantly in recent years. The existing Local Plan allocation for 371 new homes at Home Farm has yet to be built out.
- 11.6.2 To the west of Cranfield village lie Cranfield University, Cranfield Airfield and Cranfield Technology Park. The Technology Park is a strategic hub for high technology and research industries and land still remains allocated for its expansion.
- 11.6.3 New allocations for an additional 150-250 new homes will be delivered where development helps to deliver new community infrastructure. An additional 5 hectares of employment land will be allocated at the Technology Park in order to reinforce its importance as a sub-regional employment location.
- 11.6.4 A new Lower School will be required in Cranfield during the plan period. A site has been allocated for this provision. However, if the Lower School is not required, the housing element of the allocated site will still be required to be implemented but the area of land allocated for the Lower School provision will be reconsidered when this plan is being reviewed.

**Policy HA7: Land Rear of Central Garage,  
Cranfield**

**Site Area: 7.23 ha**

Land at the rear of Central Garage, Cranfield, as identified on the Proposals Map, is allocated for residential development providing not more than 135 dwellings and the provision of a new Lower School, should that be required.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Production of a Development Brief to guide development;
- Preparation of a Transport Assessment to help identify the impact of the development on the highway network and mitigate against impacts on junctions within Cranfield;
- Provision of adequate access to the site;
- Provision of satisfactory buffer landscaping to minimise the impact of development on the open countryside;
- Provision of green space in order to protect the biodiversity of the site; and
- Provision of a cycleway providing a link to Bridleway 22 north of the development site.

**Policy HA8: Land at High Street/Lodge Road, Cranfield**

**Site Area: 0.69 ha**

Land at High Street/Lodge Road, Cranfield, as identified on the Proposals Map, is allocated for residential development providing a minimum of 25 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Protection of hedgerows and provision of a woodland edge in keeping with the Forest of Marston Vale.

**Policy EA5: Land West of University Way and Wharley End, Cranfield**

**Site Area: 5 ha**

Land west of University Way and Wharley End, Cranfield, as identified on the Proposals Map, is allocated for B1 employment development.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the M1 Junction 13 and A421 junctions;
- Provision of satisfactory buffer landscaping to the west to minimise the impact of development on the open countryside; and
- Water flows from development to be restricted to greenfield runoff.

## **11.7 Marston Moretaine**

- 11.7.1 Marston Moretaine is a Minor Service Centre situated to the north-west of Central Bedfordshire and within the Bedford/Kempston/Northern Marston Vale Growth area. It lies along the A421 between Bedford and the M1 and Milton Keynes. Marston Moretaine has had some significant housing development in the past with existing planned growth of 500 additional homes, additional jobs, community facilities and services.
- 11.7.2 While the sustainability of Marston Moretaine is in part a reflection of its proximity to Bedford, the village is expected to continue to build on its role as a Minor Service Centre through the provision of additional housing and new employment opportunities. Any further development is expected to contribute towards making the village a more sustainable settlement. Marston Moretaine is considered to be the most appropriate location for the Northern Marston Vale contingency allocation. New allocations are made for an additional 100 homes and 7ha of employment land to be delivered within the plan period. The employment land may come forward in advance of new housing allocations to secure new sources of employment at the earliest opportunity.
- 11.7.3 The A421(T) is currently being dualled along its entire length from the Bedford Southern Bypass to Junction 13 of the M1 and in doing so is being realigned away from the village. The new road is scheduled for opening in 2010 following which the existing alignment of the A421 will be de-trunked. This will improve accessibility to, and within, the village.
- 11.7.4 The contingency provision will only be brought forward for development after 2016 if the housing trajectory for the whole of the Bedford/ Kempston/Northern Marston Vale Growth Area (including those parts in Bedford Borough Council's area) indicates a clear likelihood of a shortfall in housing delivery by 2021 against adopted East of England Plan requirements. The Council will continue to monitor growth area completions and forecast housing delivery and will use the Annual Monitoring Report to bring forward the contingency site if needed. This will be done in a timely way, in view of the possible need to make good any forecast shortfall in housing delivery before 2021.

**Policy MA4: Land at Moreteyne Farm, Marston Moretaine**

**Site Area: 24.65 ha**

Land at Moreteyne Farm, Marston Moretaine, as identified on the Proposals Map, is allocated for a mixed-use phased development containing three main elements: residential development of 125 dwellings; 7ha of employment land for B1, B2 and B8 uses; and remaining land reserved for contingency housing provision of 320 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- The production of a Masterplan to guide a mixed-use phased development;
- Sensitively designed layout showing integration of the three elements of the site, and integration with the village;
- Provision of an acceptable landscaping scheme for the entire site;
- Safeguarding and enhancement of the Sustrans Route 51 with improvements to existing footpaths and cycleways within the development and adequately linking the site with the existing settlement;
- Contributions to improvement to transport and traffic movements on the downgraded A421 road within Marston Moretaine;
- Preparation of a Transport Assessment to help identify the impacts of the development on the A421, considering both the 'with' and 'without' contingency site scenarios; and
- Maintenance and enhancement of existing rights of way within the site including Sustrans route 51.

To assist in making Marston Moretaine a more sustainable settlement, the opportunity exists to bring the employment land to development prior to the housing land.

## 11.8 Potton

- 11.8.1 Potton is a Minor Service Centre situated in the far north-eastern part of Central Bedfordshire. The town provides a number of local services for residents within the local catchment area. The town will continue to build on its role as a Minor Service Centre. In order to achieve this, new allocations are made for an additional 150-250 new homes and 1-2 hectares of new employment land.

### Policy HA9: Land East of Sutton Mill Road, Potton

#### Site Area: 3.51 ha

Land to the East of Sutton Mill Road, Potton, as shown on the Proposals Map, is allocated for residential development providing a minimum of 90 dwellings and allotment space.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- A detailed study to provide adequate access to the site;
- Improvements to footpaths and bridleways off Sutton Road;
- Provision of land within the development scheme for 0.5 hectare of allotments with car parking;
- Provision of satisfactory buffer landscaping to the south to minimise the impact of development on the open countryside;
- Provision of sufficient capacity within the public foul sewer system and at the wastewater treatment works to meet the needs of the development;
- The provision of a suitable buffer zone to protect significant water and wastewater infrastructure from inappropriate development; and
- Preparation of a Transport Assessment to determine the impact on the Biggleswade Eastern Relief Road and A1 southern junction. If an impact is identified, contributions may be required towards the Biggleswade Eastern Relief Road and A1 southern junction improvements.

**Policy MA5: Land East of Biggleswade Road,  
Potton**

**Site Area: 7.61ha**

Land to the East of Biggleswade Road, Potton, as shown on the Proposals Map, is allocated for a mixed-use development providing a minimum of 150 dwellings, approximately 1 hectare of B1 employment land, a community hall and an extension to the existing sports ground.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Production of a Development Brief to guide development;
- Provision of a new roundabout on Biggleswade Road to provide safe and convenient access to the development;
- Provision of employment units which are flexible in their use in order to meet changing future requirements;
- Provision of multifunctional green space with enhancements for biodiversity;
- Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses;
- Provision of an alternative access to the existing recreation ground;
- Provision of sufficient capacity within the public foul sewer system and at the wastewater treatment works to meet the needs of the development;
- In order to safeguard local amenity, a buffer zone shall be created between the proposed mixed use development and the existing wastewater treatment facility. Its siting and detail shall form part of the Development Brief that will be created for the site; and
- Preparation of a Transport Assessment to determine the impact on the Biggleswade Eastern Relief Road and A1 southern junction. If an impact is identified, contributions may be required towards the Biggleswade Eastern Relief Road and A1 southern junction improvements.

## 11.9 Shefford

- 11.9.1 Shefford is a Minor Service Centre situated towards the middle part of Central Bedfordshire (North) area. Although it is not a large town it provides a number of local services for residents within the local catchment area.
- 11.9.2 The town will continue to build on its role as a Minor Service Centre. In order to achieve this, new allocations are made for an additional 150-250 new dwellings and 2-4 hectares of employment land. New recreational open space will also be provided during the plan period.
- 11.9.3 The former Shefford Town Football Club site on Ivel Road, Shefford, was allocated in the Local Plan (Policy H08(19)) for housing development. Planning permission has now been granted for 59 dwellings. The amount of housing was not previously included within the housing trajectory. These 59 dwellings will therefore count towards the total allocations required to be met through this Site Allocations DPD.

### Policy HA10: Land At Stanford Road, Shefford

#### Site Area: 7.99 ha

Land at Stanford Road, Shefford, as identified on the Proposals Map, is allocated for residential development providing about 100 dwellings, nature reserve, and an extension to the Millennium Green.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- The production of a Development Brief to guide development;
- Preservation and enhancement of the River Ivel and associated meadows, including the River Flit County Wildlife Site;
- Provision of a new roundabout on Stanford Road to provide safe and convenient access to the development;
- Provision of sufficient capacity within the public foul sewerage system to meet the needs of the development;
- Provision of a buffer zone and a mechanism for the long term management of the River Flit County Wildlife Site; and
- Provision of an appropriate landscaping scheme in order to help assimilate the development into the surrounding countryside in accordance with the landscape character.

**Policy MA6: Land At Bridge Farm, Ivel Road, Shefford**

**Site Area: 5.02 ha**

Land at Bridge Farm, Ivel Road, Shefford, as identified on the Proposals Map, is allocated for mixed-use development providing a minimum of 70 dwellings and 2 hectares of employment land to be developed for uses compatible with the neighbouring residential area.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- On site provision of recreational open space; and
- A route to be safeguarded through the site in order to allow sufficient future access and services to land to the east and south.

## 11.10 Stotfold

- 11.10.1 Stotfold is categorised as a Minor Service Centre and is located close to the A1 and A507. Once development is completed at Land South of Stotfold and Fairfield Park, Stotfold will be the second largest settlement in Central Bedfordshire (North) area. Unlike other settlements of its size, Stotfold does not have a recognised town centre and lacks service and employment provision. Additional shops, services and employment land are, however, being pursued in association with the development at Land South of Stotfold.
- 11.10.2 New allocations are made for an additional 150-250 new homes and employment land that will be brought forward towards the end of the plan period.

### Policy HA11: Land At Shawmer Farm, Stotfold

#### Site Area: 0.54 ha

Land at Shawmer Farm, Stotfold, as identified on the Proposals Map, is allocated for residential development providing a minimum of 9 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- A contribution towards improvements/mitigation measures for the A1(M) Junction 10 following an area wide cumulative Transport Assessment of the impacts of allocations at Arlesey and Stotfold.

**Policy HA12: Land at Arlesey Road, Stotfold**

**Site Area: 2.84 ha**

Land at Arlesey Road, Stotfold, as identified on the Proposals Map, is allocated for residential development providing a minimum of 85 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- A contribution towards improvements/mitigation measures for the A1(M) Junction 10 following an area wide cumulative Transport Assessment of the impacts of allocations at Arlesey and Stotfold;
- Development is to be set back from Pix Brook and an appropriate landscape/planting scheme undertaken. This should be sensitive to the local landscape character, assist in habitat creation, improve the urban edge and provide opportunities for recreation;
- Provision of a buffer zone and a mechanism for the long term management of Pix Brook;
- On site provision of children's play space; and
- Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses.

**Policy MA7: Land At former Pig Development Unit, Hitchin Road, Stotfold**

**Site Area: 5 ha**

Land at the former Pig Development Unit, as identified on the Proposals Map, is allocated for mixed-use development providing 5 replacement dwellings and B1, B2 and B8 employment land. The site will be developed in accordance with its approved planning permission.

**Policy HA13: Land at Roker Park, The Green, Stotfold**

**Site Area: 1.47 ha**

Land at Roker Park, Stotfold, as identified on the Proposals Map, is allocated for residential development providing a minimum of 43 dwellings.

**Policy HA14: Land at Roecroft School Site, Stotfold**

**Site Area: 1.52 ha**

Land at Roecroft School Site, as identified on the Proposals Map, is allocated for residential development providing a minimum of 40 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- A contribution towards improvements/mitigation measures for the A1(M) Junction 10 following an area wide cumulative Transport Assessment of the impacts of allocations at Arlesey and Stotfold;
- On site provision of children's play space; and
- The preservation and enhancement of the setting of nearby listed buildings.

## 11.11 Arlesey

11.11.1 Arlesey is a Minor Service Centre in the Central Bedfordshire (North) area which has grown steadily over the past 20 years through piecemeal development and small-scale housing development. The vision is that Arlesey grows and brings forward large-scale mixed-use development which will help deliver significant improvement to local services and improve the local traffic conditions. New allocations are made for a minimum of 1000 dwellings, accompanying employment land and other facilities and services for Arlesey.

### Policy MA8: Land at Chase Farm and Land West and North-East of High Street, Arlesey

#### Site Area: approx. 77.26 ha

Land at Chase Farm and land west and north-east of High Street, Arlesey, as identified on the Proposals Map, is allocated for a mixed-use development comprising a minimum of 1000 dwellings and 10 ha of employment land.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- The production of a Masterplan to guide a mixed-use development;
- Provision of a relief road running north along the west of the High Street to the north-east of Arlesey and joining the A507, with high quality environmental improvements providing better access to cyclists and pedestrians;
- Provision of a town centre with a supermarket, associated retail units and other community facilities;
- Provision of health facilities including the relocation of the GP in an appropriate location, a new pharmacy and dentist;
- Provision of a new Lower School and an appropriate increase of capacity in the Middle and Upper schools;
- Provision of a high quality business park and other employment opportunities;
- Improvements to bus services and the provision of new routes; New cycle and walking routes within Arlesey and the provision of links to Stotfold and Fairfield Park;

Continued

**Policy MA8 (continued): Land at Chase Farm and Land West and North-East of High Street, Arlesey**

- Provision of additional parking facilities for cars, motorcycles and cycles at Arlesey train station. The need for a contribution and the level of contribution to be sought will be considered in regard to the current position at the time any outline planning application is submitted for determination;
- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the A507 roundabout, High Street, Church Street, House Lane and Stotfold Road, and provision of appropriate mitigating measures, particularly parking on the High Street;
- A contribution towards improvements/mitigation measures for the A1(M) Junction 10 following an area wide cumulative Transport Assessment of the impacts of allocations at Arlesey and Stotfold;
- Provision of substantial areas of strategic, publicly accessible green infrastructure aimed in part at maintaining separation between Arlesey, Stotfold and Fairfield Park through long-term landscaping;
- Providing appropriate mitigation measures against the impact on listed buildings and archaeology sites;
- Provision of sufficient capacity within the public foul sewerage system to meet the needs of development;
- The protection and enhancement of Arlesey Meadows County Wildlife Site; and
- A comprehensive biodiversity assessment to assess the suitability of each section of the allocation and to inform the Masterplan at an early stage.

## 11.12 Silsoe

- 11.12.1 As a Large Village, Silsoe would not normally be expected to accommodate significant new development. However, Cranfield University have vacated their campus at Barton Road leaving a large previously developed site within the settlement envelope.
- 11.12.2 The former Cranfield University Campus is designated for redevelopment and has been granted planning permission for a mixed-use development comprising 380 dwellings, of which 35% are affordable, B1 Office space, new community facilities comprising a Lower School, a community centre and sports hall.

### Policy MA9: Cranfield University Campus, Silsoe

#### Site Area: 25.29

Land at Cranfield University Campus, Silsoe, as identified on the Proposals Map, is allocated for a mixed-use development in accordance with its approved planning permission.

## Rural Areas

### 11.13 Background

11.13.1 In the rural part of Central Bedfordshire (North) (i.e. beyond the Major and Minor Service Centres) new development will be limited in overall scale. New allocations will be made for an additional 400 dwellings in the rural area. The nature and scale of development in the rural areas will be expected to reflect the size and character of the community within which it is proposed and will be expected to be conveniently located to access local services and facilities.

### 11.14 Blunham

11.14.1 Blunham is located in the north east of Central Bedfordshire and is identified as a Large Village. As a Large Village, Blunham provides a small range of facilities and services including a lower school, bus service, recreation facilities and a convenience shop.

11.14.2 Blunham will continue to build on its role as a Large Village. To achieve this, additional housing will be provided during the plan period.

#### Policy HA15: Land off Barford Road, Blunham

##### Site Area: 1.3 ha

Land off Barford Road, Blunham, as identified on the Proposals Map, is allocated for residential development providing a minimum of 36 dwellings.

This site will deliver in accordance with the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD.

## 11.15 Brogborough

- 11.15.1 Brogborough is identified as a Small Village as it provides a very limited range of facilities and services for residents. Brogborough does however serve an important strategic role for the storage and distribution industry and has seen growth in this sector over recent years.
- 11.15.2 Due to Brogborough's proximity to the M1 and Milton Keynes it will continue to build upon its role as a storage and distribution hub. To achieve this, additional employment land will be provided during the plan period.

### Policy EA6: Land between A421 and Marston Gate Distribution Park, Brogborough

#### Site Area: 11.38 ha

Land between the A421 and Marston Gate Distribution Park, Brogborough, as identified on the Proposals Map, is allocated for 8 hectares of B1, B2 and B8 uses.

In addition to the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- An upsizing of the on-site culvert will be required to resolve the current flooding. Surface water arising from the development will be controlled by a means of a Sustainable Urban Drainage System which will only release surface water run-off into surrounding water courses at least at a rate no greater than if the site was undeveloped. Measures will be agreed with the Internal Drainage Board (IDB);
- Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the M1 and A421 trunk roads. Further assessment is required to ensure the benefits of the A421 improvement scheme are not eroded; and
- Provision of satisfactory buffer landscaping to minimise the impact of development on the settlement of Brogborough, the Forest of Marston Vale and the Greensand Ridge.

## 11.16 Clifton

- 11.16.1 Clifton is identified as a Large Village. It is one of the largest villages in Central Bedfordshire (North). The settlement provides a good range of services and facilities for its residents and also benefits from its close proximity to Shefford, a Minor Service Centre.
- 11.16.2 Clifton will continue to build on its role as a Large Village. To achieve this, additional housing will be provided during the plan period.

### Policy HA16: Land at New Road, Clifton

#### Site Area: 2.76 ha

Land at New Road, Clifton, as identified on the Proposals Map, is allocated for residential development providing a minimum of 80 dwellings.

In addition to the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Provision of a Neighbourhood Equipped Area for Play (NEAP) within the development scheme, to be situated in an accessible location; and
- Provision of adequate access to the site.

## 11.17 Clophill

- 11.17.1 Clophill is identified as a Large Village. The settlement provides a relatively good range of services and facilities for its residents and benefits from good road access to Ampthill, Flitwick and Bedford.
- 11.17.2 The village is considered to be a suitable location for the allocation of a small number of new dwellings.

**Policy HA17: Land adjacent to Castle Hill Court, Clophill**

**Site Area: 0.36 ha**

Land adjacent to Castle Hill Court, Clophill, as identified on the Proposals Map, is allocated for residential development providing a minimum of 10 dwellings.

In addition to the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses.

**Policy HA18: Land rear of 122-124 High Street, Clophill**

**Area: 0.36 ha**

Land rear of 122-124 High Street, Clophill, as identified on the Proposals Map, is allocated for residential development providing about 6 dwellings.

In addition to the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- The design and layout of development to respect the setting of the adjacent Grade II Listed Building, the Conservation Area and the linear character of the settlement; and
- Development must demonstrate sensitivity to the surrounding landscape and features, with particular regard to the Flit River Valley and Cainhoe Castle Ancient Monument.

## 11.18 Dunton

- 11.18.1 Dunton is identified as a Small Village and is located approximately 2 miles east of Biggleswade. The village offers a limited number of services and facilities for its residents including a lower school and bus service.
- 11.18.2 The village is considered to be a suitable location for the allocation of a small number of new dwellings.

### Policy HA19: Land off Boot Lane, Dunton

#### Site Area: 0.77 ha

Land off Boot Lane, Dunton, as identified on the Proposals Map, is allocated for residential development providing a minimum of 15 dwellings.

In addition to the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Provision of satisfactory buffer landscaping to minimise the impact of development on the open countryside;
- Retention of the public footpath that traverses the site, providing a link to the countryside, and provision of a new footpath to Dunton Recreation Ground;
- In order to safeguard local amenity, a buffer zone shall be created between the proposed development and the existing wastewater treatment facility; and
- Achievement of acceptable visibility at the junction of Boot Lane and Cambridge Road.

## 11.19 Everton

- 11.19.1 Everton is identified as a Small Village and is located to the far north of Central Bedfordshire. The village offers a limited number of services and facilities for its residents including a lower school, pub and bus service.
- 11.19.2 The village is considered to be a suitable location for the allocation of a small number of new dwellings.

### Policy HA20: Sandy Road, Everton

#### Site Area: 0.26 ha

Land at Sandy Road, Everton, as identified on the Proposals Map, is allocated for residential development providing a minimum of 7 dwellings.

This site will deliver in accordance with the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD.

### Policy HA21: The Heath, Everton

#### Site Area: 0.25 ha

Land at The Heath, Everton, as identified on the Proposals Map, is allocated for residential development providing a minimum of 8 affordable dwellings.

This site will deliver in accordance with the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD.

## 11.20 Langford

- 11.20.1 Langford is identified as a Large Village. Langford provides a good range of facilities for its residents which include a post office, GP surgery and lower school.
- 11.20.2 Langford will continue to build on its role as a Large Village. To achieve this, additional housing, sheltered accommodation and a cemetery will be provided during the plan period.

### **Policy HA22: Land rear of The Wrestlers Public House, High Street, Langford**

#### **Site Area: 0.59 ha**

Land to the rear of The Wrestlers Public House, Langford, as identified on the Proposals Map, is allocated for residential development providing a minimum of 9 dwellings (of which 4 units are affordable), amenity open space and a Multi Use Games Area (MUGA).

In addition to the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses;
- Provision of adequate access from the King George V Memorial Playing Fields to the proposed Multi Use Games Area; and
- Retention of the informal footpath from Church Street to the King George V Memorial Playing Fields.

**Policy HA23: Land off Church Street, Langford**

**Site Area: 2.29**

Land off Church Street, Langford, as identified on the Proposals Map, is allocated for residential development providing a minimum of 44 supported housing for the elderly and a cemetery.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses; and
- Provision of a new pedestrian access to the riverside, connecting to Kingfisher Way.

## **11.21 Maulden**

11.21.1 Maulden is categorised as a Large Village. It is located at the centre of Central Bedfordshire (North) area. The settlement provides a relatively good range of services and facilities for its residents and benefits from good road access to Ampthill, Flitwick and Bedford.

11.21.2 Maulden is considered to be a suitable location for the allocation of a small number of new dwellings.

#### **Policy HA24: Land at Moor Lane, Maulden**

##### **Site Area: 0.32 ha**

Land at Moor Lane, Maulden, as identified on the Proposals Map, is allocated for residential development providing no less than 4 dwellings.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Measures to ensure the preservation of the Duck End Nature Reserve and County Wildlife Site;
- Provision of satisfactory buffer landscaping to minimise the impact of development on the open countryside; and
- Provision of a turning head for access by emergency and refuse vehicles.

#### **Policy EA7: Land adjacent to 29 Clophill Road, Maulden**

##### **Site Area: 1.8 ha**

Land adjacent to 29 Clophill Road, Maulden, as identified on the Proposals Map, is allocated for B1, B2 and B8 employment development.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Provision of adequate access;
- Provision of flexible employment units to meet changing future requirements; and
- Provision of a landscape buffer and sensitive design to respect the setting of the surrounding landscape, Conservation Area and Listed Buildings.

## 11.22 Meppershall

- 11.22.1 Meppershall is categorised as a Large Village. The village provides a number of services and facilities for residents including a post office, bus service and lower school.
- 11.22.2 Meppershall will continue to build on its role as a Large Village. To achieve this, additional housing and community facilities will be provided during the plan period.

### Policy HA25: Land rear of High Street, Meppershall

#### Site Area: 6.7 ha

Land rear of High Street, Meppershall, as identified on the Proposals Map, is allocated for residential development providing a minimum of 68 dwellings, a multi-use community centre, recreation facilities, a cemetery and local recycling point.

In addition to general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Provision of satisfactory buffer landscaping to minimise the impact of development on the open countryside;
- Provision of additional play and recreation facilities to compensate for the loss of play equipment on the proposed community centre site and provide facilities to serve the new development; and
- Provision of sufficient capacity within the public foul sewer system and the wastewater treatment works to meet the needs of the development.

## 11.23 Moggerhanger

- 11.23.1 Moggerhanger is categorised as a Small Village. The village is located on an 'A' road between Sandy and Bedford. It offers a limited number of services and facilities for its residents including a lower school, pub and bus service.
- 11.23.2 The village is considered to be a suitable location for the allocation of a small number of new dwellings.

### Policy HA26: Land rear of The Guinea Public House, Bedford Road, Moggerhanger

#### Site Area: 0.59

Land rear of The Guinea Public House, as identified on the Proposals Map, is allocated for residential development providing a minimum of 17 dwellings.

This site will deliver in accordance with the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD.

## 11.24 Shillington

- 11.24.1 Shillington is categorised as a Large Village. The village provides a number of services and facilities for residents including a post office, bus services and lower school.
- 11.24.2 Shillington is considered to be a suitable location for the allocation of a small number of new dwellings. Contributions will be required towards local improvements specified by the Shillington Parish Plan.

### Policy HA27: Land at High Road, Shillington

#### Site Area: 0.77ha

Land at High Road, Shillington, as identified on the Proposals Map, is allocated for residential development providing a minimum of 24 dwellings.

As part of the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Contributions for improvements to local Rights of Way and Green Infrastructure projects;
- Contributions to the provision of a safe crossing point on High Road, near the Church Street junction and the Post Office; and
- Provision of sufficient capacity within the public foul sewer system and the wastewater treatment works to meet the needs of the development.

## 11.25 Stondon

- 11.25.1 Lower Stondon is categorised as a Large Village. The village provides a number of services and facilities for residents including a GP surgery, lower school and bus services.
- 11.25.2 Lower Stondon will continue to build on its role as a Large Village. To achieve this, additional housing and a range of community facilities will be provided during the plan period.

### Policy HA28: Land rear of Station Road and Bedford Road, Lower Stondon

#### Site Area: 4.07 ha

Land rear of Station Road and Bedford Road, Lower Stondon, as shown on the Proposals Map, is allocated for residential development providing not more than 70 dwellings and commensurate community facilities to be identified through further assessment work.

In addition to the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD, development on this site will be subject to the following:

- Provision of adequate access;
- Flood alleviation measures will be implemented to resolve the existing flooding problems at 60 – 64 Bedford Road;
- A Sustainable Urban Drainage System is required on site to dispose of the surface water generated by the development;
- Provision of sufficient capacity within the public foul sewer system and the wastewater treatment works to meet the needs of the development.

**Policy HA29: Peckworth Industrial Estate,  
Bedford Road, Lower Stondon, Henlow**

**Site Area: 0.43 ha**

Land at Peckworth Industrial Estate, Lower Stondon, as shown on the Proposals Map, is allocated for residential development providing a minimum of 13 dwellings.

This site will deliver in accordance with the general policy requirements in the Core Strategy and Development Management Policies DPD and appropriate contributions to infrastructure provision in the Planning Obligations SPD.

## 11.26 NIRAH, Houghton Conquest

**Policy EA8: Land at Quest Pit, Ampthill Road,  
Houghton Conquest**

**Site Area: 58.0 ha**

Land at Quest Pit, Ampthill Road, Houghton Conquest has been granted planning permission for the National Institute for Research into Aquatic Habitats (NIRAH) Project. Uses specified in the planning permission include a tropical biotope, a Water Adventure Park, Spa, three hotels, a conference and exhibition centre a 50-seat cinema and associated ancillary retail, food and drink and a Science Research Park. Others include dedicated car parking and a shuttle bus service.

This site is allocated and identified on the Proposals Map to specifically deliver the package contained in the planning permission given to NIRAH. The development of this site is therefore restricted to the permission granted and the site may not be developed for other uses. However, given that it is a 'specialist' use and the delivery timescale is uncertain at this stage, this provision is not counted towards the overall employment figure.

## 12 Safeguarded Key Employment Sites

- 12.1 Policy CS10 identifies the need to retain locally important employment sites to ensure there is not a critical net loss in employment land across the Central Bedfordshire North Area. The Employment Land Review (ELR) indicates that the majority of sites identified in the Local Plan as Key Employment Sites remain ‘fit-for-purpose’ and should continue to be safeguarded for B1, B2 and B8 use through the Local Development Framework.
- 12.2 In response to the fitness for purpose assessment the ELR recommends several changes to the existing list of safeguarded sites. There are some new additions and also some sites that, due to recent planning permissions and poor assessment performance, have been removed. The designated Key Employment Sites are shown on the Proposals Map.

### Policy E1: Safeguarded Key Employment Sites

The Council will safeguard the Key Employment Sites listed below. New allocations for employment land, including those within mixed-use schemes, will also be treated as Key Employment Sites and safeguarded through the Local Development Framework.

Parish	Site
Amptill	Reddings Wood (Insys/Lockheed Martin)
	Station Road (including Doolittle Farm)
	Business Park
	Doolittle Mill
	Doolittle Yard
	Reddings Wood (Insys/Lockheed Martin)
Arlesey	Old Oak Close
	Crossways, Hitchin Road
	Hampden House/Hitchin Road
Biggleswade	Albone Way Industrial Estate
	Eldon Way Industrial Estate
	Stratton Park (including Stratton Park Phase IV)
	Baystrait House, Station Road
	Acorn Centre, Chestnut Avenue
	JK Engineering, Hitchin Street

**Policy E1(continued): Safeguarded Key Employment Sites**

Parish	Site
Brogborough	Prologis Park
Chicksands	Warren Court
	Parripak
Clifton	Wren Park
Cranfield	Cranfield Technology Park
Flitwick	Maulden Road Industrial Estate
	Rufus Centre
Henlow (Henlow Camp)	Henlow Trading Estate
Husborne Crawley	Crawley Crossing
Marston Moretaine	Land East of Bedford Road
Maulden	29 Clophill Road
	Blackmoor Farm
	Russell Farm
Meppershall	ACO Polymer Site
Millbrook	Millbrook Proving Ground
Moggerhanger	Abbey Corrugated
Potton	Shannon Place
Pulloxhill	Pulloxhill Business Park
Ridgmont	ARC Progress (Beckerings Park)
Sandy	Land North of Sunderland Road
	Middlefield Industrial Estate
	Land West of A1, Girtford
	Station Road (as part of mixed-use redevelopment)
Shefford	Shefford Industrial Estate
Stotfold	Fen End Industrial Estate
	Land South of Stotfold
	ARC Progress (Bury Farm)
Tempsford	Tempsford Hall (Kier)
	Zwetsloots

## 13 Phasing, Delivery and Monitoring

### 13.1 Background

- 13.1.1 Planning Policy Statement 3 (PPS3) requires that the planning system should deliver a flexible, responsive supply of land and that Local Planning Authorities should develop policies and strategies to ensure that sufficient, suitable land is available in order to achieve delivery objectives.
- 13.1.2 PPS3 sets out that Local Planning Authorities should set out policies and strategies for the continuous delivery of housing over a 15 year period. In order to achieve this, Local Planning Authorities should;
- Identify specific **deliverable** sites that can bring housing forward over the first 5 year period; and
  - Identify a supply of **developable** site for year 6-10 and where possible for years 11-15.

Sufficient sites will therefore be allocated up to 2026 to meet the 15 year requirement in PPS3.

### 13.2 Phasing

- 13.2.1 Sites identified within this DPD are to be phased over three general time scales; 1-5 years, 6-10 years and 11-15 years. This phasing will be flexible in order to adapt to the changing market conditions.

### 13.3 Deliverable Sites

- 13.3.1 Allocations carried forward from the Local Plan and existing planning permissions should come forward at an early date to meet the needs of the early part of the plan period. There are also new allocations identified within this document that, due to their immediate availability, their contribution to sustainable mixed communities and achievability are to come forward within the first 5 years of the plan.

### 13.4 Developable Sites

- 13.4.1 Developable sites are those where the site is likely to be available and developed within the envisaged timeframe. Due to the availability of sites within Central Bedfordshire (North), this document has identified developable sites for years 6-15 of the plan period.

## **13.5 Delivery**

- 13.5.1 The Core Strategy acknowledges that allocating sufficient land is not enough and that allocations must be made that will deliver housing within the specified period. To achieve this, a mechanism must be put in place to ensure that sufficient sites are brought forward at the right time to enable delivery.
- 13.5.2 Planning Policy Statement 12 (PPS12) requires that all plans involving housing should include a housing trajectory. In preparing the housing trajectory for Central Bedfordshire (North) several factors were taken into consideration. These are:
- It is not anticipated that planning permission will be granted for sites identified in this document, prior to the adoption date of the Site Allocations DPD;
  - Likely date of planning applications being submitted and time taken for approval; and
  - Estimation of build rates based on developer expectations, annual build rates and market conditions.
- 13.5.3 The Core Strategy acknowledges that if the market does not deliver sufficient homes to meet requirements, sites phased for future years will be brought forward to ensure that delivery targets are met. This will be determined through the established process of annual housing monitoring and the housing trajectory.
- 13.5.4 A full list of allocated sites and their expected delivery timescales is detailed within the Housing Trajectory. Employment sites are not included within this trajectory but it is expected generally that the delivery of employment sites is to be aligned closely with the delivery of housing.
- 13.5.5 In order to achieve the successful delivery of housing and associated facilities and services to the proposed timescales, effective working partnerships will be put in place. These will require the involvement of developers, statutory bodies, Parish Councils, housing associations and Central Bedfordshire Council. These partnerships will be particularly necessary for the delivery of large strategic developments such as the expansion of Arlesey.

## **13.6 Northern Marston Vale Contingency Allocation**

- 13.6.1 To ensure housing requirements in the Milton Keynes South Midlands Sub Regional Strategy up to 2021 are met, a 'contingency' allocation has been identified within this DPD in Policy MA4. This is considered necessary as the expansion areas at the Wixams are unlikely to contribute to housing delivery prior to 2021. This

contingency allocation will only be brought forward after 2016 if the housing trajectory for the Growth Area indicates a clear likelihood of a shortfall in housing delivery by 2021.

## **13.7 Monitoring**

- 13.7.1 Housing completions will be monitored on an annual basis. The results of this monitoring will be published within the Annual Monitoring Report (AMR). This report will detail the gains and losses of housing within the North Area over each financial year. It will also track the status of Site Allocations in order for the Council to assess the success of each policy. This will enable the Council to review the phasing of sites identified in the Housing Trajectory. The Housing Trajectory is based upon information provided by developers about their expected completion targets and is updated annually.
- 13.7.2 Gains and losses of employment land are a core output indicator and will therefore be monitored on an annual basis. The results of this monitoring will also be published within the Annual Monitoring Report.

## **14 Important Open Space Designations**

- 14.1 Important Open Space is a local designation, only needed within Settlement Envelopes where there is a general presumption in favour of development. It is required to protect the character of settlements, and ensures that open spaces, which are important in both visual and functional terms, are protected from development.
- 14.2 Important Open Space was initially designated in Policy DPS15 of the Mid Bedfordshire Local Plan: First Review (December 2005). Policy DM5 of the Core Strategy and Development Management Policies DPD retained the principle of protecting Important Open Spaces within Settlement Envelopes but did not designate sites.
- 14.3 The designation of Important Open Space through this Site Allocations DPD has not involved a review of the criteria, i.e. whether the space has a functional or visual purpose, as the designations remain appropriate. A number of circumstances have, however, arisen through the LDF process that require current designations to be amended:
- A small number of settlements have lost their Settlement Envelopes, due to their reclassification in the Core Strategy from 'small villages' to 'part of the countryside'. Other settlements have had a Settlement Envelope designated;

- There are instances where Important Open Space has been removed from the Settlement Envelope through the Settlement Envelope Review; and
- In a small number of cases planning permission has been granted for development on areas designated as Important Open Space.

14.4 A criterion that reflects these changing circumstances has been developed to take account of any anomalies, and Important Open Space has been reviewed in line with these criteria:

- Removal of Important Open Space from those settlements that no longer have a Settlement Envelope, as specified in the Core Strategy, or where the Settlement Envelope has been amended;
- Identifying Important Open Space in accordance with the adopted Masterplan to cover Fairfield, where a new Settlement Envelope has been approved through the Core Strategy; and
- Removal of sites which have been lost to development since their designation in the adopted Local Plan.

14.5 Important Open Space designations are shown on the Proposals Map.

#### **Policy DM5a: Important Open Space**

Important Open Space within Settlement Envelopes is identified on the Proposals Map.

## Annex 1: Glossary

List of acronyms and technical terms. Items in *italics* each have a definition.

	Accessibility	The ability of everybody to go conveniently where they want.
-	Adoption	The final confirmation of a <i>Local Development Document</i> as having statutory status by a <i>Local Planning Authority</i> .
-	Affordable housing	Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.
-	Site Allocations DPD	The document within the <i>Local Development Framework</i> that will contain <i>site specific allocations</i> . It will have the status of a <i>Development Plan Document</i> .
<b>AMR</b>	Annual Monitoring Report	Report on the progress of preparing the <i>Local Development Framework</i> and the extent to which policies are being achieved.
<b>B1 B2 B8</b>	Use Class B1/B2/B8	B1 – offices and light industry use B2 – general industrial use B8 – storage and distribution use
-	Brownfield land	Brownfield land (also known as Previously Developed Land) is that which is, or was, occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Planning Policy Guidance Note 3 “Housing” has a detailed definition. Opposite to <i>greenfield</i> land.
-	Catchment area	A given area where an institution can take from.

-	Central Bedfordshire Council (North Area)	The northern part of CBC is the former Mid-Beds district
<b>CP</b>	Community Plan	The long term vision and action plan for Mid Bedfordshire articulating the aspirations, needs and priorities of the local community – prepared by the <i>Local Strategic Partnership</i> .
-	Conservation Area	Areas of special architectural and/or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
-	Core Strategy	The <i>Local Development Framework</i> document which sets out the long term spatial vision for the local planning authority area, and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a <i>Development Plan Document</i> .
<b>CWS</b>	County Wildlife Site	A site of important nature conservation value within a county, but isn't protected under the Wildlife and Countryside Act
-	Development Plan	The statutory Development Plan comprises the <i>Regional Spatial Strategy</i> and the <i>Development Plan Documents</i> contained in the <i>Local Development Framework</i> .
<b>DPD</b>	Development Plan Document	A <i>Local Development Document</i> in the <i>Local Development Framework</i> that forms part of the <i>Statutory Development Plan</i> .
-	Development Management Policies DPD	The document within the <i>LDF</i> that will contain detailed policies guiding particular forms of development. It will have the status of a <i>Development Plan Document</i> .
-	Flood Risk Assessment	An assessment of a site in relation to any possible flooding
-	General conformity (assessing)	The process by which the Government Office for the East of England (as Regional Planning Body) considers

		whether a Development Plan Document is in “general conformity” with the <i>Regional Spatial Strategy</i> . Also, all other DPDs must conform to a <i>Core Strategy DPD</i> .
-	Green belt	An area of open land where strict planning controls apply in order, in particular, to check the further growth of a large built-up area. Designated in a development plan.
-	Greenfield land	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of <i>brownfield</i> land). Applies to most land outside the built-up area boundaries.
	High quality design	High quality design involves the design of buildings, groups of buildings, spaces and landscapes in towns and cities to create an attractive and welcoming environment. It also includes developing frameworks and processes that encourage successful, high quality development.
-	Housing Needs Study	A study that assesses the future housing needs of the district, in terms of the size, type and affordability of dwellings.
-	Housing trajectory	A table showing the indicated number of dwellings to be built to ensure the council meets its aim of x houses by 2026 under the LDF.
<b>ICG</b>	Important Countryside Gaps	Open land which is safeguarded to avoid development and protect the countryside. ICGs help keep settlements separate from one another and stop urban sprawl.
-	Inclusive design	Designing a building or space to consider the needs of the person with a disability.

-	Issues and Options	Document(s) produced during the early production stage of the preparation of <i>Development Plan documents</i> and issued for consultation.
-	Key Diagram	A diagram that illustrates the main strategic principles of the spatial strategy of the LDF. It is not site specific, unlike the <i>Proposals Map</i> .
-	Large Village	Is predominantly rural in appearance and character. It offers basic service, employment and community facilities.
-	Listed Building	A building included in a list compiled or approved by the Secretary of State. It includes any object or structure fixed to the building and any object structure within the cartilage of the building which, although not fixed to the building, formed part of the land and has done so since July 1948.
<b>LDD</b>	Local Development Document	The various individual documents ( <i>DPD, SCI, SPD</i> ) in the <i>LDF</i> .
<b>LDF</b>	Local Development Framework	The overall name for the folder or portfolio of <i>Local Development Documents</i> and the <i>LDS</i> and <i>AMR</i> .
<b>LDS</b>	Local Development Scheme	A public statement setting out which documents will make up the <i>LDF</i> , and when they will be produced over a three year period.
-	Local Plan	The plan produced under the former planning system by District Councils.
<b>LPA</b>	Local Planning Authority	Usually meaning the District, Borough or Unitary Councils.
<b>LSP</b>	Local Strategic Partnership	The Mid Bedfordshire LSP is a partnership of over 40 public and private organisations and community groups. One of its main tasks is to prepare and implement the <i>Community Plan</i> .
<b>LTP</b>	Local Transport Plan	The transport strategy prepared by the local transport authority, i.e. Central

		Bedfordshire Council.
-	Major Service Centre	Has a population of 7-21,000 people which provides a focus for employment, shopping and community facilities. It is located on the principle transport routes. Future housing growth will be preferred here.
<b>MKSM</b>	Milton Keynes South Midlands Growth Area	A growth area designated by the Government. The part of the district in the Northern Marston Vale lies within this area.
<b>MKSMSRS</b>	The Growth Area Sub Regional Strategy	The adopted Sub Regional Strategy for this area.
-	Minerals and Waste Local Plan	Exactly the same as the existing Local Plan except that it is purely for minerals and waste planning policy.
-	Minor Service Centre	Large villages or small towns with a good level of services with enough retail opportunities to provide day-to-day needs, local employment sites and frequent public transport links.
-	Mixed-use development	An application that proposes development which includes residential and business uses.
-	Multifunctional green space	A space that has many different uses incorporated within it.
<b>MUGA</b>	Multi Use Games Area (MUGA)	Is a fenced, non-turf surfaced area which provides two sport pitches (e.g. 5-a-side football and basketball) within it.
<b>NEAP</b>	Neighbourhood Equipped Area for Play (NEAP)	They aim to cater for children aged 8 years and above. They should have 8 types of play area with opportunities for ball games or wheeled activities.
-	Planning Inspectorate	If an applicant appeals against any decision made by the council the application goes to the planning inspectorate which is an independent body and will re-assess the application.

<b>PO SPD</b>	Planning Obligations SPD	Legal agreement which the developer has agreed to build other developments to ensure the main development on a site goes ahead, e.g. for 100 homes to be built a lower school must also be provided.
<b>PPG</b>	Planning Policy Guidance Notes	Guidance produced by the Government on planning matters (being replaced by <i>PPSs</i> )
<b>PPS</b>	Planning Policy Statement	Statements of National Planning Policy issued by the Government (to replace <i>PPGs</i> )
<b>PPS25</b>	PPS25	Planning Policy Statement 25: Development and Flood Risk. This statement aims to ensure all development undergoes a flood risk assessment to ensure no development takes place on land prone to flooding.
-	Preferred Options	Document(s) produced as part of the preparation of <i>Development Plan documents</i> , and issued for formal public participation (under <i>Regulation 26</i> )
-	Proposals Map	The adopted Proposals Map illustrates on a base map (reproduced from an Ordnance Survey map to a registered scale) all the policies contained in <i>Development Plan documents</i> . It is thus site and location specific, unlike the <i>Key Diagram</i> . The Proposals Map will be revised each time a new <i>Development Plan document</i> is prepared which has site specific policies or proposals, and will always reflect the up-to-date planning strategy for the area.
-	Public realm	This is the space between and within buildings that are publicly accessible including streets, squares, forecourts, parks and open spaces.
<b>RSS</b>	Regional Spatial Strategy	The broad spatial strategy for the region, referred to as the Regional Plan, also known as the East of England Plan, and forming part of the statutory development plan.

-	Sequential approach	A scoring system based on giving a higher score to a site which is closer to amenities.
<b>SE</b>	Settlement Envelopes	Settlement Envelopes identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to differentiate between the settlement and the surrounding countryside.
-	Settlement Hierarchy	A ranking system which ranks settlements to the number of services, facilities and amenities that they offer from the highest to the lowest.
-	Sheltered accommodation	Self-contained residential accommodation designed for certain sectors of society, e.g. the elderly
-	Site specific allocations	Allocations of sites for specific or mixed uses or development, to be contained in the <i>Allocations DPD</i> . Policies will identify any specific requirements for individual proposals.
-	Small village	They are in the rural areas of the district with little or no services, employment and community facilities and located away from the main transport corridors
-	South East Plan	The broad spatial strategy for the South East Region. Part of the <i>Milton Keynes and South Midlands Growth Area</i> lies within this region.
-	Spatial planning	The concept of <i>spatial planning</i> is intended to be at the heart of the new planning system. Previously, the focus of the planning system was narrow and regulatory. The new spatial planning system of <i>RSS</i> and <i>LDF</i> is much wider and more inclusive. Spatial planning concerns itself with places, how they function and relate together – and its objectives are to manage change to secure the best achievable quality of life for all in the community, without wasting

		scarce resources or spoiling the environment. It will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.
-	Spatial vision	Is the physical plan for the future of the area.
<b>SSSI</b>	SSSI	A Site of Special Scientific Interest which is a conservation designated protected area of national importance.
<b>SCI</b>	Statement of Community Involvement	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of the <i>LDF</i> (and in the consideration of individual planning applications).
<b>SEA</b>	Strategic Environmental Assessment	An assessment of the environmental effects of a plan or programme required by EU Directive 2001/42/EC. Combined with the <i>Sustainability Appraisal</i> .
-	Structure Plan	The strategic plan produced under the former planning system by County Councils.
<b>SPD</b>	Supplementary Planning Document	Elaborates on policies or proposals in <i>DPDs</i> , and gives additional guidance.
-	Sustainable design	This mainly refers to the design of buildings, places and landscapes which aims to reduce the effect on the environment as far as possible. The design may also consider economic and social effects.
<b>SA</b>	Sustainability Appraisal	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.

-	Sustainability factors	Indicators which measure how sustainable a development is or could be.
-	SUSTRANS	Is the UK's leading sustainable transport charity promoting healthy greener transportation.
<b>The Act</b>	Planning and Compulsory Purchase Act 2004	Puts in place the new statutory framework for preparing <i>RSS</i> and <i>LDFs</i> .
<b>The Regulations</b>	Town and Country Planning (Local Development) (England) Regulations 2004	The formal Government regulations that define how the LDF is produced.
-	Travelling Showpeople	People who run their businesses (circus/fairs) around the country but need a permanent base when they aren't working. This base should be large enough to store all their equipment.
-	Urban Potential Study	A study produced (and kept under review) to assess the amount of land available for housing on <i>brownfield</i> land (previously developed land).
-	Weighting system	A scoring process which places greater emphasis on the more important scores.

## Annex 2: List of Superseded Local Plan Policies

Certain policies of the Mid Bedfordshire Local Plan (adopted December 2005) were saved by the Secretary of State on 23<sup>rd</sup> September 2008 and continue to be part of the development plan until the Council indicates that they are superseded by policies in the Development Plan Documents in the Local Development Framework.

The tables below set out the saved policies from the adopted Local Plan that are superseded in whole or part by this Site Allocations DPD, and thus are no longer part of the development plan for the Central Bedfordshire north area.

### List of Local Plan Saved Policies which have been superseded by the Site Allocations DPD

Saved Local Plan Policy	Site Allocations Policy that Supersedes Saved Local Plan Policy	Description
<b>GBT5</b>	<b>HA4, MA2</b>	Safeguarded or White Land
<b>DPS15</b>	<b>DM5a</b>	Important Open Space
<b>EMP1</b>	<b>E1</b>	Land Supply and the need for Further B1, B2 and B8 Employment Land
<b>TCS4</b> <b>TCS5</b>	<b>TC1</b>	Biggleswade – Land at Bonds Lane
<b>TCS7</b>	<b>TC2</b>	Flitwick – Robsons Depot and land off Steppingley Road

### List of Local Plan Saved Policies which have been superseded in part by the Site Allocations DPD

The following policy is superseded in part by this Site Allocations DPD.

Saved Local Plan Policy	Site Allocations Policy that Part Supersedes Saved Local Plan Policy	Description
<b>CS21</b>	<b>MA8</b>	Important Countryside Gaps  The Important Countryside Gap in Arlesey has been superseded by Policy MA8 of the Site Allocations DPD. The remaining Important Countryside Gaps at Shefford/Clifton, Clifton/Henlow, Northhill/Ickwell and Flitton/Wardhedges remain saved under policy CS21.

## Annex 3: Saved Local Plan Policies

### List of Local Plan Policies that have not been Superseded by the Site Allocations DPD

Saved Local Plan Policy Reference	Description
<b>CS21</b>	Important Countryside Gaps ( <i>excludes Arlesey, which has been superseded by Policy MA8</i> )
<b>H08(1)</b>	Land East of Lidlington
<b>H08(2)</b>	Land at Stewartby (Houghton Conquest Parish)
<b>H08(2A)</b>	Land at High Street, Houghton Conquest
<b>H08(3A)</b>	Land East of Bedford Road, Marston Moretaine
<b>H08(4)</b>	Land for Elstow New Settlement
<b>H08(5)</b>	Land Adjacent to Swaffield Close, Ampthill
<b>H08(6A)</b>	Land at Tavistock Avenue, Ampthill
<b>H08(8)</b>	Land East of Biggleswade
<b>H08(10)</b>	Land South of Stotfold
<b>H08(11)</b>	Land at Queen Street, Stotfold
<b>H08(12)</b>	Fairfield Hospital, Stotfold
<b>H08(13A)</b>	Land West of High Street, South of Cricketers Road, Arlesey
<b>H08(14A)</b>	Land at Garfield Farm, Langford
<b>H08(15A)</b>	Land to the East of the Dairy, Henlow
<b>H08(19)</b>	Shefford Town Football Club
<b>H08(22A)</b>	Land East of the Woodlands Estate, Greenfield
<b>H08(25A)</b>	Land to the Rear of Braybrooks Drive, Potton
<b>H08(26)</b>	College Farm, Silsoe
<b>H08(26A)</b>	Home Farm, Cranfield
<b>H010, H011</b>	Travelling Showpeople
<b>H012</b>	Gypsies
<b>EMP4(1)</b>	Stratton Business Park, London Road, Biggleswade
<b>EMP4(2)</b>	Land North of Sunderland Road, Sandy
<b>EMP4(3)</b>	Land West of A1, Girtford Underpass, Sandy
<b>EMP4(4)</b>	Land at Arlesey Brickworks, Arlesey
<b>EMP4(6)</b>	Cranfield Technology Park
<b>EMP4(10A)</b>	Land Adjoining 29 Clophill Road, Maulden
<b>EMP12</b>	Local Airfields and Airstrips
<b>TCS8</b>	Biggleswade – Land at London Road

## Annex 4: Summary of Consultation

The following table sets out a summary of the public consultation undertaken during the preparation of the Site Allocations DPD.

Stage of consultation	Outcome	Consultation activities undertaken
Initial Call for Sites	Between November 2006 and April 2007 the Council invited landowners, developers and agents to submit details of any land that they believed to be suitable for residential or employment development. 369 sites were submitted for consideration.	<ul style="list-style-type: none"> <li>Public notices and articles placed in local newspapers in November 2006 and January 2007</li> <li>Adverts were placed on the Council's website and in the January 2007 edition of the publication 'Horizon'</li> <li>Site Submission Information Packs were sent on request</li> <li>Information was included in the July 2006, November 2006 and March 2007 editions of the LDF Newsletter</li> </ul>
First Issues and Options Consultation	Consultation on the 369 sites submitted took place over a period of six weeks from 21 <sup>st</sup> February – 4 <sup>th</sup> April 2008, resulting in approximately 10,700 responses. Details and plans of all sites submitted were published.	<ul style="list-style-type: none"> <li>Public notices and articles were placed in local newspapers in February 2008</li> <li>An article was included in the February 2008 edition of the Council's publication 'Horizon'</li> <li>A newsletter was distributed to all households in the Central Bedfordshire north area</li> <li>18 exhibitions were held in locations across the Central Bedfordshire north area</li> <li>A dedicated website was set-up for the consultation process</li> <li>Postal consultation packs were available on request</li> <li>Information was available to view at Council offices, customer service centres and at libraries throughout the Central Bedfordshire north area</li> <li>Information was included in the 2007, October 2007, January 2008 editions of the LDF Newsletter</li> </ul>
Second Issues and Options Consultation	A further 74 were submitted during the first Issues and Options	<ul style="list-style-type: none"> <li>Public notices and articles were placed in local newspapers in June and July 2008</li> </ul>

	<p>consultation. Consultation on these additional sites took place over a period of six weeks from 7<sup>th</sup> July – 19<sup>th</sup> August 2008, resulting in approximately 1,400 responses. Details and plans of all the additional sites were published.</p>	<ul style="list-style-type: none"> <li>• An article was included in the June 2008 edition of the Council’s publication ‘Horizon’</li> <li>• Letters were sent to Specific and General consultees, Town and Parish Councils and all who commented on sites during the First Issues and Options Consultation</li> <li>• 5 exhibitions were held in locations across the Central Bedfordshire north area</li> <li>• A dedicated website was set-up for the consultation process</li> <li>• Postal consultation packs were available on request</li> <li>• Information was available to view at Council offices, customer service centres and at libraries throughout the Central Bedfordshire north area</li> <li>• Information was included in the June and October 2008 editions of the LDF Newsletter</li> </ul>
<p>Site Assessment Criteria Consultation</p>	<p>Two periods of consultation were conducted in 2009 to inform the development of the site assessment criteria:</p> <ol style="list-style-type: none"> <li>1. Internal consultation on draft criteria from 14<sup>th</sup> – 29<sup>th</sup> May 2009</li> <li>2. Consultation on criteria from 1<sup>st</sup> – 23<sup>rd</sup> September 2009</li> </ol> <p>The final criteria were applied to each of the 443 submitted sites to establish the most suitable sites for development.</p>	<ul style="list-style-type: none"> <li>• Letters and emails were sent to Council officers</li> <li>• Letters and emails were sent to Specific and General consultees, Town and Parish Councils and those who either commented at Issues and Options stages in 2008 or registered an interest in the LDF</li> <li>• Press release issued on 1<sup>st</sup> September 2009</li> <li>• The consultation was conducted using an online survey, hosted on the Council’s website. Paper copies of the comments form were available from the Council’s offices, customer service centres and libraries throughout the Central Bedfordshire north area</li> </ul>
<p>Consultation with Specific Consultees on shortlisted sites</p>	<p>An informal stage of consultation was conducted with Specific Consultees on shortlisted sites in October 2009. An initial shortlist of sites was sent for comment. Responses were used to determine the final</p>	<ul style="list-style-type: none"> <li>• Letters and emails were sent to Specific Consultees</li> </ul>

Central Bedfordshire (North): Site Allocations DPD - Adopted April 2011

	shortlist of sites and formulate policies.	
Publication of the Draft Submission Site Allocations DPD	The Draft Submission version of the Site Allocations DPD was published for comment for seven weeks from 25 <sup>th</sup> January to 15 <sup>th</sup> March 2010. A number of supporting documents were also published.	<ul style="list-style-type: none"> <li>Public notices were placed in local newspapers in January and February 2010</li> <li>An article was included in the February 2010 edition of the Council's 'News Central' magazine</li> <li>Letters and emails were sent to Specific and General consultees, Town and Parish Councils and those who had either commented previously at Issues and Options stages in 2008 or registered an interest in the LDF</li> <li>The documents were published on the Council's website and were available to view at the Council offices, customer service centres and libraries throughout the Central Bedfordshire north area</li> </ul>
Publication of additional supporting documents	Two additional supporting documents were published for consultation: <ol style="list-style-type: none"> <li>Habitats Regulation Assessment was published from 12<sup>th</sup> April – 24<sup>th</sup> May 2010</li> <li>An updated Site Assessment Technical Document was published from 26<sup>th</sup> April – 24<sup>th</sup> May 2010</li> </ol>	<ul style="list-style-type: none"> <li>Public notices were placed in local newspapers in April 2010</li> <li>Letters and emails were sent to Specific and General consultees, Town and Parish Councils and those who either commented previously or registered an interest in the LDF</li> <li>The documents were published on the Council's website and were available to view at the Council offices, customer service centres and libraries throughout the Central Bedfordshire north area</li> </ul>
Consultation on the Schedule of Proposed Changes	At the request of the Planning Inspector appointed to conduct the public examination of the Site Allocations DPD, the Schedule of Proposed Changes and accompanying Sustainability Appraisal were published for consultation. The documents were published for a period of six weeks	<ul style="list-style-type: none"> <li>Public notices were placed in local newspapers in August 2010</li> <li>Letters and emails were sent to Specific and General consultees, Town and Parish Councils, those who had made representations and/or registered an interest in the LDF, and all those who submitted sites for consideration</li> <li>The documents were published on the Council's website and were available to view at the Council offices, customer service</li> </ul>

## Central Bedfordshire (North) Site Allocations DPD – Adopted April 2011

	from 27 <sup>th</sup> August – 11 <sup>th</sup> October 2010.	centres and libraries throughout the Central Bedfordshire north area.
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