

12 Appendices

- A Policies CS1, CS5, CS10**
- B Interim Transport Assessment Non-Technical Summary**
- C Concept Masterplan**
- D Illustrative Central Junction Plan**
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APPENDIX A:

Policies CS1, CS5, CS10

Ivel Valley

The Ivel Valley will be a particular focus for development, creating a string of complementary settlements where new development improves their individual and combined sustainability.

Biggleswade – Major Service Centre

Eastern expansion of the town will be completed, together with additional jobs, homes and town centre redevelopment and expansion.

Sandy – Major Service Centre

Additional employment land will be provided, together with small-scale housing development located as close to the town centre as possible.

Arlesey/Stotfold/Fairfield Park

Comprehensive planning will ensure these three settlements remain separate entities but support higher-level services commensurate with their combined population, including a broader range of shops, services and larger-scale business provision. A development framework will be developed to guide development in the area.

- **Arlesey – Minor Service Centre**
Arlesey will grow to bring forward large-scale new mixed-use development, including significant improvements in levels of service and local traffic conditions, together with substantial areas of new, publicly accessible green infrastructure.
- **Stotfold – Minor Service Centre**
Additional shops and services will be provided at Stotfold as part of the existing committed housing site and through new mixed-use development on the western side of the town, incorporating the proposed leisure centre, a new supermarket and “town square”.
- **Fairfield Park – Small Village**
Fairfield Park will be maintained within its existing defined boundaries. Additional physical links will enable access to new

Policy CS5: Providing Homes

The Council will make provision for new housing sites sufficient to ensure the delivery of at least 17,950 new homes between 2001-2026. In addition to delivering the existing committed sites, new sites will be allocated to provide for a minimum of 5000 new dwellings up to 2026. The distribution of this growth will be in line with the table below. Specific sites for housing provision will be established through the Site Allocations DPD and the phasing of housing development will be governed by Policy CS6.

Group	New Allocations
Major Service Centres	2350
Minor Service Centres	900
Villages	400
Arlesey	1000
Silsoe	400
Total	5000

The figures set out for specific settlements below are indicative and are intended to guide overall housing provision at the strategic level.

Group	Settlement	New allocations – indicative range only
Major Service Centres	Biggleswade	250-500
	Sandy	50-200
	Amphill	250-500
	Flitwick	500-750
	Wixams	1000
Minor Service Centres	Cranfield	150-250
	Marston Moretaine	0-100
	Potton	150-250
	Shefford	150-250
	Stotfold	150-250

Provision will be made for Gypsy and Traveller pitches, in accordance with the adopted East of England Plan requirement. Site-selection criteria and the allocation of sites will be made through the Gypsy and Traveller DPD.

Policy CS10: Location of Employment Sites

The Council will safeguard for future employment use the Key Employment Sites pending review by the Site Allocations DPD.

Where sites are identified as 'not fit for purpose' in the ELR but are in sustainable locations, the Council will support mixed use schemes to help improve the balance of homes and jobs locally. Developments proposing small flexible units will be encouraged. However, where these sites are still occupied in part by existing users who would be displaced by redevelopment, alternative employment land will need to be available in the locality to allow them to relocate prior to redevelopment

There will be a flexible approach to safeguarded sites which have been underperforming. The Council will support the employment generating redevelopment of these sites allowing for appropriate non B1 to B8 uses that provide for additional job creation. More efficient use and redevelopment of these sites for employment will be supported and encouraged.

Sites will be allocated in sustainable locations close to major transport routes that will include a mix of type and scale of premises, allowing for employment uses to fill any acknowledged gaps in the employment market or to meet demand for a particular use. Support will be given to the growth/intensification of employment uses at Cranfield University and Technology Park, Shuttleworth College and Millbrook Proving Ground. The growth of these sites will be subject to Development Management Policy DM11.

The broad level of employment provision to be allocated at the main settlements and growth areas is outlined below

	New Allocations indicative range (hectares)
Biggleswade	10-15
Sandy	5-10
Amphill/ Flitwick	8-15
Northern Marston Vale	10-20
Arlesey/Stotfold/Fairfield	10-15
Cranfield	5-10
Potton	1-2
Shefford	2-4
Silsoe	1-2
	New Allocations indicative range (hectares)

The Council will also make small scale allocations in villages which would support the rural economy and/or provide opportunities for people to work closer to home.