

Central
Bedfordshire
Council
Priory House
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**TO EACH MEMBER OF THE
EXECUTIVE**

24 October 2012

Dear Councillor

EXECUTIVE - TUESDAY 6 NOVEMBER 2012

Further to the Agenda and papers for the above meeting, previously circulated, please find attached:

9. Development Strategy for Central Bedfordshire

Appendix A the Development Strategy for Central Bedfordshire.
Please will all Members keep hold of the Strategy and bring it to the
Council meeting on 29 November 2012.

Should you have any queries regarding the above please contact Sandra Hobbs,
Committee Services Officer on Tel: 0300 300 5257.

Yours sincerely

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Development Strategy for Central Bedfordshire

Pre-submission January 2013



**Making Central Bedfordshire
a great place to live and work**

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1.0 INTRODUCTION

- 1.1 A good planning system is essential for the economy, environment and society. The development plans that local authorities draw up, in consultation with local people, developers, investors and statutory in order to set a vision for what an area should look like in the future and help decide who can build what, where and how, and make sure that buildings and structures get built in the right place and to the right standards.
- 1.2 Following the formation of Central Bedfordshire Council as a Unitary Authority in April 2009, two separate Local Development Frameworks (LDFs) were progressed; one covering the north of Central Bedfordshire (the area formerly administered by Mid Bedfordshire District Council) and one covering southern Central Bedfordshire (the area formerly administered by South Bedfordshire District Council). The south LDF was being produced jointly with Luton Borough Council.
- 1.3 In the north of Central Bedfordshire there are currently two adopted Development Plan Documents:
 - The Core Strategy and Development Management Policies Document (2009); and
 - A Site Allocations Document (2011).
- 1.4 However, in southern Central Bedfordshire the Core Strategy being prepared jointly with Luton Borough Council has been withdrawn from the examination process so the South Bedfordshire Local Plan is the current planning document for that area of Central Bedfordshire.
- 1.5 Once adopted, the Development Strategy will replace the Core Strategy and Development Management Policies Document (2009) and the South Bedfordshire Local Plan (2004). The Site Allocations Document (2011) will sit alongside the new Development Strategy forming part of the Development Plan for Central Bedfordshire.

National and Regional Policy

- 1.6 New legislation has recently been put in place which changes the way Local Authorities produce the plan for their area. The Localism Act, 2011 contains provisions to make the planning system clearer, more democratic, and more effective by planning at the local level rather than a higher, more centralised level.
- 1.7 New Planning Regulations following the Localism Act have changed some of the terminology used to describe the documents that the local planning authority is required to produce. The Development Strategy is a 'local plan'. There is no longer a LDF suite of documents.

- 1.8 In addition, the overarching direction of national policy which was previously set out within a series of documents known as Planning Policy Statements and Planning Policy Guidance Notes, has been replaced by the new National Planning Policy Framework (NPPF) which came into effect in March 2012.
- 1.9 The NPPF sets out the Government's planning policies for England and how they are expected to be applied to the extent that it is relevant, proportionate and necessary to do so. It provides a framework to be used by local authorities, local businesses, communities and individuals on how to produce their own local and neighbourhood plans which reflect the needs and priorities of their communities.
- 1.10 Although the level of growth to be planned for within a specific area is technically still set out within Regional Strategies, the Localism Act has paved the way for their eventual abolition. For Central Bedfordshire, these growth targets are set out in the Regional Strategy for the East of England. While preparing this Development Strategy the Council has had regard to the Regional Strategy but has also had regard to other factors including the Localism Act, NPPF, consultation to date, demographic and economic trends.
- 1.11 The publication of the Localism Act and NPPF as well as the withdrawal of the Luton and southern Central Bedfordshire Core Strategy from the Examination process, has therefore enabled the Council to plan for the area as a whole in a comprehensive and sustainable manner for the first time since becoming a Unitary Authority.
- 1.12 The Development Strategy has therefore been produced in accordance with policies set out within the NPPF and whilst the new Strategy covers the whole of Central Bedfordshire, the Council has worked closely with Luton and our other neighbouring authorities in order to ensure a cohesive approach to the delivery of sustainable development.

Sustainability Appraisal

- 1.13 The Strategic Environmental Assessment (SEA) Directive, requires the assessment of environmental impacts of strategic actions contained in a wide range of plans and programmes, including planning policy documents. The objective of the SEA Directive is to provide high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans, with a view to promoting sustainable development.
- 1.14 SEA and Sustainability Appraisal (SA) are very closely linked. SA aims to integrate sustainability issues into decision making by appraising the plan or strategy using environmental, social and economic objectives.

SEA also aims to facilitate sustainable development, but its emphasis is on integrating environmental considerations into decision making through a thorough analysis of environmental issues.

- 1.15 Although the requirement to carry out both an SA and SEA is mandatory, it is possible to satisfy the requirements of both pieces of legislation through a single appraisal process. This SA therefore incorporates the requirements of both the Planning and Compulsory Purchase Act and the SEA Regulations.
- 1.16 A Sustainability Appraisal and SEA has been undertaken which should be considered together with the draft Central Bedfordshire Development Strategy.

Appropriate Assessment: the Habitats Directive

- 1.17 When preparing planning policy documents, the Council needs to assess whether an “Appropriate Assessment” is required under European Directive 92/43/EEC – the Habitats Directive. The Directive requires the maintenance or restoration of wildlife habitats and species of interest to a favourable condition.
- 1.18 There are no Natura 2000 or Ramsar sites in Central Bedfordshire. There are five European sites outside of Central Bedfordshire’s boundary but within the potential influence of the plan. The Sustainability Appraisal and SEA concludes that the Development Strategy would have no adverse effects on these sites, either alone or in-combination with other plans.

Why is this document important to me?

- 1.19 The Development Strategy is the first opportunity for Central Bedfordshire Council to spell out the local targets for housing and jobs growth that have been identified through extensive evidence base studies including future demographic and economic trends . It is also an opportunity for all to comment upon the targets and how the Council envisages they will be achieved alongside other aspects of growth including the regeneration of our town centres, improvements to our transport networks and the enhancement of our historic and natural environments.
- 1.20 A Consultation Statement has been produced setting out the various forms of consultation that have been undertaken during the production of the Development Strategy. The Statement will set out how events have been advertised, who has been consulted, how they have been consulted and when events have taken place. It will also identify the various ways that people could, and have, commented upon the draft Strategy and the key issues that were raised during the consultations. It will also provide an overview of how comments made have informed the Development Strategy to date.

- 1.21 A series of workshops and a launch event were held in early 2012. Consultation was held on the Draft Development Strategy between 11 June and 23 July 2012. Around 3,250 comments were made by approximately 330 individuals or groups

What happens next?

- 1.22 The 'Pre Submission' Development Strategy is subject to formal consultation. Any representations received will be considered by a Planning Inspector, following submission to the Secretary of State anticipated in May 2013. It is expected that following the Examination process and the consideration of the Inspector's Report, the Development Strategy will be adopted in February 2014.

2.0 PROFILE, ISSUES AND CHALLENGES

Profile

- 2.1 Central Bedfordshire is a varied area containing a mixture of rural countryside, attractive villages, and small to medium sized towns. It is well connected, being traversed by the M1, A1, A5 and A6 as well as the East Coast Mainline, West Coast Mainline and the Midland Mainline. London Luton Airport is also in close proximity.
- 2.2 With assets such as the Greensand Ridge, much of the rural area is of high landscape and biodiversity value with extensive tracts of high-grade agricultural land. The Chilterns Area of Outstanding Natural Beauty also covers a substantial part of the area as does the southern part of the Marston Vale. The southern part of Central Bedfordshire, outside of the main towns and villages, is designated as Green Belt.
- 2.3 With almost 11,000 records relating to designated and non-designated buildings, landscapes and archaeological sites and monuments, Central Bedfordshire has a rich historic environment and a number of heritage assets that the Council is committed to protecting, conserving and enhancing.
- 2.4 Covering 716 square kilometres, Central Bedfordshire currently has a population of approximately 255,200¹ and is the 18th largest unitary authority in England. Central Bedfordshire is one of the least densely populated areas and is classified as predominantly rural with just over half the population living in the rural area. Approximately 65% of the population are within the working age group, being between 16 and 65 years of age.
- 2.5 Central Bedfordshire has a number of towns of varying size. The two largest towns, Leighton Buzzard and Dunstable are located in the south of Central Bedfordshire whilst the north of Central Bedfordshire comprises a series of small towns including Biggleswade, Sandy and Flitwick.
- 2.6 Deprivation is a broad measure of poverty and is identified through income-based measures as well as more social issues such as crime, education, employment and health. Whilst overall levels of deprivation within Central Bedfordshire are low, there are three areas that are within the 10-20% most deprived area in England and a further 6 within the 20-30% most deprived areas. The majority of these wards are within the southern area of Central Bedfordshire.
- 2.7 Unemployment is lower in Central Bedfordshire than in England, with 4,220 people claiming Job Seekers Allowance in December 2011, a rate of 2.5% compared to the England rate of 3.8%. There is however a

¹ Central Bedfordshire Key Facts and Figures. January 2012

higher rate of unemployment in the southern area of Central Bedfordshire.

- 2.8 Just over half of Central Bedfordshire residents commute outside the area to work, with Hertfordshire and Luton being the most common destinations. Other work destinations of Central Bedfordshire residents include London, Milton Keynes and Bedford.

Central Bedfordshire



- 2.9 Educational attainment within Central Bedfordshire is relatively good, with almost 60% of pupils achieving 5 or more GCSE's (including Maths and English) at grades A* to C in 2011. This is fractionally higher than the England average which is 59%.
- 2.10 Central Bedfordshire residents are generally healthy and the life expectancy for both men and women is longer than it is in England as a whole. During 2010-2011, Child obesity levels were lower in Central Bedfordshire than the England average although the number of overweight children was similar to the England average at around 14%.

Issues and Challenges

- 2.11 The Central Bedfordshire Sustainable Community Strategy (2010-2031) was written by the Local Strategic Partnership (LSP): Central Bedfordshire Together. The SCS sets out what sort of place Central Bedfordshire could be, which is described in the vision statement as "Globally connected, delivering sustainable growth to ensure a green, prosperous and ambitious place for the benefit of all".
- 2.12 The LSP vision is one of greater economic prosperity based on sustainable growth and reflects the views of the local people, communities and stakeholders and responds to their aspirations.
- 2.13 The above profile, Sustainability Appraisal Scoping exercise and the Sustainable Community Strategy have identified a number of issues within Central Bedfordshire that may be addressed through the Development Strategy.
- 2.14 It is possible to consider the issues and the subsequent challenges that Central Bedfordshire is facing in three categories – economic, social and environmental. It is important to note however, that just because an issue or challenge has been recognised, it is not necessarily done so in a negative context, in other words, some aspects have been identified for their positive influence. The challenge in these instances may be to maintain current attainment levels and improve on them where possible. It is also important to remember that the issues and challenges that have been identified are likely to change as new development is delivered, and it is essential that the Development Strategy whilst being robust, is flexible and able to adapt to changing circumstances.

Economic

- 2.15 Given the issues identified within the above profile, Sustainability Appraisal Scoping Report and the Sustainable Community Strategy, there are a number of economic challenges and opportunities within Central Bedfordshire. The key challenges and opportunities are considered to include:

- Providing sufficient land and premises that is of a high standard and quality and in the right place, to retain existing businesses and help them grow, as well as to attract new businesses and inward investment to the area.
- Providing the right circumstances and support to current and future businesses in order to achieve a increase in the number and variety of jobs available within Central Bedfordshire.
- Reducing the disparity in deprivation and unemployment rates between southern Central Bedfordshire and the more affluent north.
- Ensuring the level of out-commuting by residents to other areas for employment is reduced.
- Ensuring the right infrastructure including roads and broadband is in place to ensure that connectivity in every sense within Central Bedfordshire is at an optimum level to support businesses and residents.
- Ensuring the regeneration of our town centres in order to improve their attractiveness and usability and to offer quality retailing experiences.
- Raising educational and qualification attainment to improve individual employment prospects and the attractiveness of Central Bedfordshire to future employers.

Social

2.16 Given the issues identified within the above profile, Sustainability Appraisal Scoping Report and the Sustainable Community Strategy, there are a number of social challenges and opportunities within Central Bedfordshire. The key challenges and opportunities are considered to include:

- Providing sufficient housing of the right size, type and tenure to meet the needs of all residents and communities within both urban and rural Central Bedfordshire.
- Ensuring the needs of the increasing elderly population as well as those with special needs are met in the right locations and in line with arising needs.
- Integrating new development with existing communities.
- Ensuring services within the rural area are of a high quality and meet the needs of the local communities.
- Improving connectivity between the more rural and urban settlements to ensure access to services and facilities for all.
- Ensuring the level of growth envisaged for the area is comprehensively planned through pre application discussions and pre application consultation to ensure that it does not detrimentally impact upon the quality of life, health and well-being of residents.

Environmental

- 2.17 Given the issues identified within the above profile, Sustainability Appraisal Scoping Report and the Sustainable Community Strategy, there are a number of environmental challenges and opportunities facing Central Bedfordshire. The Council is developing an over-arching strategic vision for the natural environment in the form of an Environmental Enhancement Strategy (EES) to address these issues. The EES will link existing environmental policies and documents and provide a framework for future strategies and plans. It will be a strategic integrated approach to planning for the environment to create and enhance natural networks in line with the requirements in the NPPF and the Natural Environment White Paper. These will enable us to deliver a series of environmental outcomes:
- Taking action at the local level to protect and enhance the priority habitats and species identified in the England Biodiversity Strategy 2020 and working towards its outcomes.
 - Halting the overall decline in biodiversity by helping establish coherent and resilient ecological networks and a net gain in biodiversity in accordance the biodiversity opportunity mapping for Bedfordshire.
 - Protecting our valuable townscapes, villages, conservation areas and natural and historic landscape designations, including the Marston Vale and the Chilterns AONB.
 - Improving access to the local and wider countryside.
 - Protecting and enhancing the areas rich historic environment.
 - Balancing the role and function of the Green Belt with the need to deliver significant levels of growth.
 - Reducing the carbon footprint of Central Bedfordshire residents and businesses.
 - Improving water quality and efficiency, and air quality levels across Central Bedfordshire.
- 2.18 Having established the issues, opportunities and key challenges within Central Bedfordshire, the Council has identified an overarching vision and a series of objectives for the Development Strategy. These are set out in the following section.

3.0 VISION AND OBJECTIVES

- 3.1 The Central Bedfordshire Development Strategy Vision seeks to ensure the delivery of growth in a sustainable and complementary manner, and to ensure that the various elements of the Strategy are working coherently to achieve the same goal through the delivery of significant growth over a 20 year period.
- 3.2 The Development Strategy Vision reflects the Council’s 5 Priorities and is in accordance with the Council’s Core Values. Details about our Priorities and Values can be found on the Council’s website at - www.centralbedfordshire.gov.uk/council-and-democracy
- 3.3 The Vision and Objectives have been identified having considered the above priorities and values, the key issues and challenges, the vision of the Sustainable Community Strategy and, importantly, the comments that were received as part of the initial stakeholder workshops and consultation in March 2012. The Vision for the Development Strategy will respond to the diverse nature and characteristics of Central Bedfordshire and is shown below in diagrammatic form.

The Vision for Central Bedfordshire



Changes to the Vision to be made

- 3rd cog - Delete “education” and insert “learning & Skills”
- 5th cog - Amend “Access to high quality healthcare and community facilities.
- Add new cog “Strong, vibrant, healthy and inclusive communities”

Development Strategy Objectives

- 3.4 To help achieve the Vision and to meet the challenges that have been acknowledged, a number of Strategic Objectives have been identified. These have been formulated based upon the key issues and challenges, the Sustainability Appraisal, consultation feedback and through collaboration with various departments across the Council and external partners whose activities impact upon and contribute to the delivery of the Development Strategy.

- 3.5 The 8 Strategic Objectives of the Development Strategy for Central Bedfordshire which are in accordance with Policies set out within the NPPF are detailed in the table below, which also identifies the relevant policies within the Strategy that will contribute to achieving the Objectives and the overarching Vision.

	Table 3.1: Strategic Objective	Relevant Policies
1.	28,700 new homes will be delivered between 2011 and 2031 to meet the housing needs of all our existing and future residents, ensuring the efficient use of land to provide safe, sustainable communities and development, promoting sustainable forms of transport and encouraging healthy lifestyles. Emphasis will be placed upon the regeneration needs of the Dunstable & Houghton Regis area as well as the wider urban conurbation.	2, 4, 5, 24-27, 29-33, , 37, 38, 43-44, 49, 50, 58, 60-63, 65-66
2.	A variety of housing types and sizes will be provided, including larger family homes. Up to 30% of the homes delivered will be affordable and will be provided across a range of tenures to facilitate social inclusion. All new housing will be located so as to offer good accessibility to jobs, services and facilities.	2, 4, 5, 29, 34, 37-38, 50, 60-63, 65-66
3.	27,000 new jobs will be delivered across a variety of sectors so as to ensure the economic potential of both the urban and rural area is achieved and to reduce the level of out-commuting. An appropriate mix of sites will be provided of sufficient scale to ensure the right balance between new homes and jobs, and to promote Central Bedfordshire as a location for economic growth and success.	2, 4-10, 26-27, 29, 44, 49, 58, 60-66
4.	Development will promote our unique identity and maximise the potential of our habitats and natural environment by respecting and enhancing our green spaces, our natural, historic and cultural heritage and our landscape designations. Other than in very special circumstances, the newly defined Green Belt within Central Bedfordshire will be respected, protected and maintained.	2-7, 9, 10, 24-26, 21-43, 50-55, 58-66
5.	Development will maximise the potential for creating strong, vibrant, healthy and inclusive communities, enhancing a sense of place and delivering social and economic benefits for all our communities and businesses.	2, 4-18, 22, 23, 29, 32, 34-38, 40-43, 45-47, 49, 51-59
6.	The town centres will be regenerated, promoted and enhanced, and their viability and vitality will be supported, building upon their own unique characteristics and attributes to meet their economic, retailing, leisure and social potential. High quality, well designed development which is sensitive to our existing heritage, buildings, landscapes and townscapes will contribute to the quality of our town centres. Within the urban areas, the use of previously developed land will be promoted and important recreation facilities and open spaces will be protected, enhanced.	4, 5, 8, 11-18, 24-26, 44
7.	The distinctive and individual characteristics of Central Bedfordshire will be reflected across all new development at the same time as incorporating new, and innovative designs. High quality, well designed, sustainable development will take account of the need to adapt to climate change as well as the need to be energy efficient by incorporating standards such as the Code for Sustainable Homes.	2, 4-18, 22, 23, 29, 31-32, 34-43, 45-48, 50-56, 58-66
8.	Central Bedfordshire will enable the delivery of appropriate infrastructure to facilitate and complement the delivery of housing and economic growth required by our residents, communities and businesses to meet their needs, such as new educational establishments, healthcare services, social and religious venues, roads, rail, public transport, utilities and broadband facilities. This will be secured through financial contributions from a variety of sources as well as through Planning Conditions.	2, 4-29, 31-32, 34-35, 37-45, 50-56, 58-66

Implementation and Monitoring

- 3.6 Policies will be implemented through various mechanisms including
- the consideration of planning applications against the policies,
 - the production of supplementary planning guidance
 - the production of other documents by the Council
 - working in partnership with other organisations
 - working with communities to produce Neighbourhood Plans and Development Orders
- 3.7 Planning applications will be determined in accordance with these policies and planning conditions will be applied to ensure that the detailed requirements of the proposals will be carried out. Enforcement action may be taken to ensure that planning permissions are adhered to. The Council's Planning Enforcement Plan sets out the Council's approach to enforcement. Where planning permission has been granted, further detail will be required for Building Control applications to ensure that the health, welfare and safety of people using them are ensured. Building Control works under its own separate Regulations and policy. For example, proposals that need to take climate change and adaptation into account will also be required to comply with Building Regulations and it may be that these requirements are enforced as part of the Building Regulations process.
- 3.8 The Council will assess the performance of individual policies within the Development Strategy through the monitoring of indicators identified within the monitoring framework, Appendix 1. The monitoring framework is essential to check on the effectiveness of policy implementation and identify any need for policy adjustment. The monitoring framework along with more detailed monitoring such as processing of planning applications and enforcement will be monitored and reported through the Councils Annual Monitoring Report.

4.0 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT

- 4.1 The NPPF sees a “presumption in favour of sustainable development” as the golden thread running through planning activities. Plans should be based on that presumption and include policies that explain how the presumption will be applied locally. In the context of Central Bedfordshire, sustainable development means providing a sufficient level of development to meet the needs of a growing population while protecting the high quality natural environment for future generations. Policy 1 below sets out how the presumption will be applied.

Policy 1: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants, the community, Parish and Town Councils and other stakeholders to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Development Strategy (and, where relevant, with policies in neighbourhood plans) will be approved without delay unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- 1) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- 2) specific policies in that Framework indicate that development should be restricted

5.0 A STRATEGY FOR GROWTH

Background

- 5.1 With the Localism Act, responsibility for determining the amount of growth to be planned for has passed from the regional to the local level. The NPPF requires local authorities to meet objectively assessed needs for their area. The Localism Act and NPPF also require consideration of issues beyond a local authority's boundary through the Duty to Cooperate. In producing this Development Strategy, Central Bedfordshire Council has worked actively and constructively with a range internal Council Departments, statutory consultees, developers, the local population and local businesses in order to ensure a joined-up approach. This process of cooperation will be ongoing through to adoption of the Strategy and beyond into implementation of development proposals.

Housing provision

- 5.2 Housing delivery in Central Bedfordshire as a whole has been relatively high in recent years, despite the impact of the recession. Looking ahead to 2031, the Council will plan for the delivery of **28,700 new homes**. This figure has been calculated based on a continuation of recent trends in terms of births, deaths and migration patterns. Migration into Central Bedfordshire plays a strong role in the functioning of the local housing market and while the Council is not seeking to encourage migration into the area, it recognises that not planning for it could have serious implications for housing affordability locally. Chapter 10 has more details.

Jobs provision

- 5.3 This Development Strategy plans for an increase of **27,000 new jobs** between 2011 and 2031. This increase is higher than that suggested by recent economic modelling and is also slightly higher than recent job increases. However, given the Council's economic aspirations and the need to secure a sustainable balance of new homes and jobs, the higher level figure is considered appropriate. Around 45% (12,000) of these jobs are predicted to be in the B use classes and appropriate sites are identified for the increase in this Strategy. Chapter 6 has more details.

Distribution of development

- 5.4 Previous planning policy work in Central Bedfordshire has left a legacy of suitable allocated sites, many of which already have planning permission. These are displayed in the housing trajectory. The

conclusion from this information is that there is considerably more provision in the north of Central Bedfordshire than the south, primarily due to the more advanced nature of previous planning policy work. The focus for this Development Strategy has therefore been to achieve a sustainable approach to development across Central Bedfordshire.

- 5.5 Information included within the Housing Technical Paper also points to the degree of migration experienced in the south of the area, particularly from Luton. Attempting to provide development near to where the need is arising has been an important factor in determining the overall distribution of development.
- 5.6 The Green Belt continues to play an important role in shaping the pattern of development in the south of Central Bedfordshire. Nevertheless, when previously looked at through the regional and sub-regional planning processes, the conclusion reached was that it was appropriate to review the Green Belt boundaries in order to accommodate development. With the demise of regional and sub-regional planning it is appropriate to reconsider this position in the light of current circumstances.
- 5.7 Central Bedfordshire Council considers the Green Belt to be a vital part of the planning policy approach across the area. It is highly valued by local residents, continuing to keep settlements apart and preventing unplanned urban sprawl. Moreover, the principle of Green Belt protection is important on a much larger, national scale. The Government recognise the importance of the Green Belt in the NPPF, stipulating that Green Belt boundaries can only be changed in exceptional circumstances. The Council agrees with this and have sought to incorporate this approach in our policies throughout this document.
- 5.8 However, the Council is also mindful of the need to provide for the housing, employment and other needs of the area and of the implications if we do not make this provision. It has considered and appraised alternative approaches to accommodating development that do not impinge on the Green Belt but these have significant sustainability issues, as set out in the Sustainability Appraisal. Overall, the Council is satisfied that there are exceptional circumstances that require the Green Belt to be amended to provide for the development needs of the south of the area, and that there is sufficient evidence to support rolling back the Green Belt boundary in order to support employment provision at Flitwick. This is documented within the Green Belt Technical Paper.
- 5.9 Having established exceptional circumstances, it is then necessary to consider which sites are the most appropriate to accommodate growth. The Council has considered a number of possible alternative sites and subjected them to a rigorous assessment process which is documented in the Sustainability Appraisal. The conclusion is that there are a

number of strategic scale sites that are considered appropriate to include as allocations in this Development Strategy. These are listed in the policy below and are covered specifically in site-specific policies.

Countryside and Rural settlements

- 5.10 The Council recognises the value that people place on the countryside and its contribution to the high quality environment of the area. The Council will protect the open countryside for its own intrinsic value and for the wider benefits it provides for agriculture and biodiversity. It will also safeguard landscapes against inappropriate development and work to ensure new development works with the landscape. Historically, the villages in Central Bedfordshire have played a small but important role in meeting development needs. The Green Belt and general countryside policies in this Strategy generally aim to prevent development outside of settlement boundaries but flexibility is provided for small-scale development brought forward through Neighbourhood Plans where it does not conflict with other policies to support rural communities.

Environmental Enhancement

- 5.11 Protecting and enhancing the environment and making the best and most efficient use of the areas resources is key to sustainable development. The Council's Environmental Enhancement Strategy includes:

- Identifying the most sustainable locations using sustainability criteria to identify where development minimises negative effects on the environment, and maximises the opportunity to deliver benefits.
- adopting an "ecosystems services" approach to ensure an integrated approach is taken to identifying and maximising the services and benefits provided by the environment .
- using new and innovative pieces of research (Spatial Mapping of Regulating Ecosystem Services (April 2012), to map the areas environmental resources and demonstrate how these can be used to provide a wider range of benefits; an example is reducing climate change risk through carbon storage through land use change which can also benefit wildlife, recreation, fuel and food production.
- mapping of the areas environmental assets so that planning applications can be properly assessed. This will also help identify for example, where applications can provide biodiversity enhancements in line with Biodiversity Opportunities and should therefore contribute to restoring and enhancing the network of habitats and species.
- Promoting a comprehensive approach to countryside management, particularly where this enhances or integrates growth.
- giving support to the Local Nature Partnership.

- identifying where the areas most at risk from climate change and environmental risks are (Local Climate Change Impact Profile (April 2012); Spatial Mapping of Regulating Ecosystem Services (April 2012) ensuring that development takes account of any mitigation measures required to minimise these environmental risks, and ensuring that all development has a neutral impact or helps lessen the effects of climate change through greener design.
- promoting renewable energy that is appropriate for the area and is located to provide maximum benefit to residents whilst minimising environmental impact.
- growing a green economy and recognising that economic growth and protecting and enhancing the natural environment can be mutually compatible and that natural areas can provide benefits many times more valuable than the cost of their protection.

Policy 2: Growth Strategy

The Development Strategy plans for the delivery of a total of 28,700 new homes and 27,000 new jobs between 2011 and 2031. The Council will support the delivery of the existing planned sites that make up the majority of provision.

New development will be planned for at the following locations

- North of Houghton Regis
- North of Luton
- East of Leighton Linlade
- Sundon Rail Freight Interchange
- Land at Maulden Road, Flitwick
- Land south of Wixams
- Land at Stratton Farm, Biggleswade

In addition to these strategic sites, small-scale development will also be brought forward through Neighbourhood Plans.

- 5.12 The Key Diagram in Appendix 2, which portrays the aspirations of the Development Strategy, identifies the locations of the strategic allocations.

Green Belt

- 5.13 Green Belt is a valuable tool in maintaining the separate identity of settlements and checking unrestricted sprawl of large built up areas. One of the original and main reasons for creating the South Bedfordshire Green Belt was to prevent the coalescence of Luton, Dunstable, Houghton Regis, Leighton Buzzard, Ampthill and Flitwick as well as the villages that lie within it. The Southern Bedfordshire Green Belt was last finalised in 2005 in the former South Bedfordshire and 2009 in the former Mid Bedfordshire. It extends across much of the south of the area. In order to accommodate the growth required up to 2031 in a sustainable and controlled manner, the boundaries will be redrawn around the outer edges of the proposed strategic allocations. The Green Belt will continue to prevent the towns from coalescing and retain its key characteristics of openness and permanence and is illustrated on the Policies Map.
- 5.14 Green Belt is a valuable tool in maintaining the separate identity of settlements and checking unrestricted sprawl of large built up areas. One of the original and main reasons for creating the South Bedfordshire Green Belt was to prevent the coalescence of Luton, Dunstable, Houghton Regis, Leighton Buzzard, Ampthill and Flitwick as well as the villages that lie within it. The Southern Bedfordshire Green Belt was last finalised in 2005 in the former South Bedfordshire and 2009 in the former Mid Bedfordshire. It extends across much of the south of the area. In order to accommodate the growth required up to 2031 in a sustainable and controlled manner, the boundaries will be redrawn around the outer edges of the proposed strategic allocations. The Green Belt will continue to prevent the towns from coalescing and retain its key characteristics of openness and permanence and is illustrated on the Policies Map.

Policy 3: Green Belt

The Green Belt is shown on the Policies Map and generally covers the southern and western parts of Central Bedfordshire, outside the main settlements. The boundary of the Green Belt excludes the urban extensions identified elsewhere in this Strategy and shown in Appendices 3 and 4.

Settlement Hierarchy

- 5.15 To help inform where new development should take place, the Council believes it is helpful to set out a hierarchy of settlements. The hierarchy takes account of local sustainability credentials such as access to a

variety of services and facilities (including schools, shops and public transport links) and is based on existing provision.

- 5.16 The hierarchy, which contains four tiers, helps to provide a framework for considering the levels of new development to be directed through neighbourhood plans or the site allocations process. It will also help to set the context for decisions on individual planning applications.
- 5.17 A number of settlements within the hierarchy lie within the Metropolitan Green Belt, particularly in the south of the area. Settlements that are categorised within the hierarchy as being Major and Minor Service Centres or Large Villages have all been inset from the Green Belt where appropriate. The exceptions to this are Woburn and Aspley Guise which are within the Green Belt and have Green Belt infill boundaries. A number of settlements that are categorised as being Small Villages have infill boundaries wherein some very limited development maybe acceptable.
- 5.18 Settlements not identified within the hierarchy are, due to their small size and rural character, considered to be part of the countryside.

Policy 4: Settlement Hierarchy

Major Service Centres

Major service centres provide a focus for employment, shopping and community facilities for the local community and surrounding rural communities.

Amphill*	Houghton Regis*
Biggleswade	Leighton Linlade*
Dunstable*	Sandy
Flitwick*	Wixams

Minor Service Centres

Minor service centres are large villages or small towns with a good level of services, possibly including a school, doctor's surgery, a basic retail offer and frequent public transport links.

Arlesey	Potton
Barton-Le-Clay*	Shefford
Caddington*	Stotfold
Cranfield	Toddington*
Marston Moretaine	

Small Villages

Aspley Heath**	Northill
Brogborough	Old Warden
Broom	Pulloxhill
Campton	Ridgmont**
Chalton**	Salford
Dunton	Southill
Eversholt***	Stanbridge**
Everton	Steppingley***
Flitton	Streatley***
Greenfield	Studham***
Husborne Crawley***	Sutton
Ickwell	Tempsford
Kensworth**	Tilsworth***
Lidlington	Totternhoe***
Maulden (Clophill Rd)	Upper Gravenhurst
Millbrook	Upper Shelton
Moggerhanger	Upper Sundon***
	Wrestlingworth

* Settlements that are inset from the Green Belt

** Settlements that have Green Belt Infill Boundaries

*** Settlements that are washed over by the Green Belt

Neighbourhood Planning

5.19 Neighbourhood Planning is a new way of allowing neighbourhoods to have a say in land use planning of their own areas. In the case of Central Bedfordshire, the organisations who are able to carry out neighbourhood planning are the Town and Parish Councils. A 'neighbourhood' may be part of an existing parish or town or may comprise the whole of the area within the boundary. In cases where two or more parishes have the same issues or aspirations, they may work together.

5.20 Neighbourhood planning will be generally supported by the Council, provided the aspirations of the community involved comply with the strategic policies of the Development Strategy and the NPPF. Advice and help will be given by the Council to those communities who choose to produce and implement a Neighbourhood Plan.

- 5.21 Neighbourhood Planning must arise from the community, with individuals and groups working in partnership together, and with local businesses and developers and landowners in the area, to deliver sustainable development to meet the communities needs for the future. There are two 'tools' for neighbourhood planning that may be produced;
- neighbourhood plans which may allocate land for development and/or include policies against which planning applications are judged,
 - and neighbourhood development orders which can grant planning permission for a specific type of development. Included in this type of neighbourhood planning is 'Community Right to Build' which allows for development such as affordable housing or community facilities to be build without a separate planning application and will remain as a facility managed by the community.
- 5.22 The community is free to decide the content of the plan, although it needs to be land use based and generally deal with proposals that require planning permission. They can include a wide range of policies such as design policies and allocate land for development such as open space, allotments, housing, commercial buildings and community facilities. A Neighbourhood Plan could deal with many issues or just one, depending on the needs of the individual community. Other issues that are more practically based such as hedge cutting, street lighting etc would not be included, but can be included within a Town or Parish Plan.
- 5.23 Neighbourhood Plans and Development Orders are subject to a formal process. The plan area needs to be agreed by the Council at the beginning of the process and then the Town or Parish Council will need to undertake a series of consultation and engagement activities to formulate the draft plan. The plan is then submitted to the Council who will invite comments and then arrange for an independent examiner to check that it is in conformity with the strategic planning policies of the Council, the NPPF and European directives. If the plan is successful at examination it then must be subjected to a community referendum. If a simple majority is achieved at referendum, the Council will adopt it as part of the formal development plan. Subsequent planning applications which comply with the provisions set out in the Development Strategy and Neighbourhood Plan will therefore be approved.

Settlement Boundaries and Green Belt

- 5.34 New development may be identified by the community as needed, but due to constraints or lack of space within the existing settlement, can only be located outside the existing settlement boundary, whether a Settlement Envelope, Green Belt Infill boundary or Green Belt boundary. A robust assessment of all alternative sites available will be required to show that no land within the boundary is available or suitable in the first instance. The sites chosen must be located sustainably, minimising the need for travel by car to facilities within the settlement. The scale of development must be in keeping with the character and scale of the settlement and account must be taken of visual amenity, the impact on existing residents and impact on natural and built heritage and environment.
- 5.35 The status of allocations made through the neighbourhood planning process is in effect, the same as if made by the Council through a site allocations document because Neighbourhood Plans become part of the formal development plan for Central Bedfordshire, upon adoption. The boundaries may be adjusted if appropriate to reflect completed development at the next review of the Development Strategy.

Policy 5: Neighbourhood Planning

Neighbourhood Plans or Neighbourhood Development Orders may allocate and develop land for development that is:

- generally in keeping with the scale of the existing settlement
- beyond the Settlement Envelope, Green Belt Infill Boundary or Green Belt boundary where there is no suitable alternative within the existing settlement.

6.0 EMPLOYMENT AND ECONOMY

- 6.1 Central Bedfordshire has a relatively strong economy in comparison to the national economy and although it has been impacted upon by the recent economic downturn, Central Bedfordshire has remained reasonably resilient to economic changes.
- 6.2 Central Bedfordshire has a relatively robust workforce. As of March 2012 there were 125,400 people in employment which is 76.7% of the working age population (aged 16 to 64). This is higher than England (70.3%), the South East Midlands (74.6%) and the East of England (74.3%). The number of people in employment further rises by 6,600 when taking into account those people who remain in work beyond the age of 65. Unemployment in Central Bedfordshire has consistently been lower than comparator areas, and in March 2012 stood at 4.8% compared to 8.2% in England and 6.8% in the East of England.
- 6.3 The Local Economic Assessment (LEA)² identifies that in 2011 there were 11,295 active enterprises within Central Bedfordshire and that in 2010 the five year survival rate for new businesses was 51.4% which was the highest rate in the East of England and above the regional (46.1%) and national averages (44.1%). The LEA also identifies that in the twelve months to February 2012, 0.8% of businesses became insolvent in Central Bedfordshire, compared to 1.1% nationally, which further highlights the strong survival rates of local businesses.
- 6.4 Business turnover in Central Bedfordshire has witnessed an upward trend over the last ten years. In 2011, businesses in Central Bedfordshire collectively turned over £11,354,473,000, which is a 2.8% increase on 2010 and shows the continuing strength of the local economy. In contrast, turnover in England fell by 3.8% between 2010 and 2011 and in the East of England fell by 0.7%, highlighting the strength of the Central Bedfordshire economy.³
- 6.5 Central Bedfordshire has a diverse economy across a range of employment sectors and is home to world leading companies such as B/E Aerospace, Lockheed Martin, Nissan Technical Centre Europe, Amazon, Whitbread, Superdrug and The Jordan and Ryvita Company. The largest employer in the area is Central Bedfordshire Council, when taking into account all education/school based employment. Other large employers in the area include Cranfield University, Tesco, ASDA, Sainsbury's, Bedfordshire Primary Care Trust, the Ministry of Defence, Woburn Enterprises and the RSPB. There are also a number of smaller businesses within Central Bedfordshire which also make a significant contribution to the local economy, with 97% of businesses employing fewer than 50 people.

² The Central Bedfordshire Local Economic Assessment. September 2012

³ Source – The Inter Departmental Business Register 2011

- 6.6 Central Bedfordshire has a number of employment specialisms which reflect Central Bedfordshire's strengths in the engineering/manufacturing and logistics sectors as well as indicating the importance of the rural economy, particularly through leisure, tourism and veterinary based activities. There is however an under-representation in certain sectors, notably business services, finance and insurance.
- 6.7 Tourism is an important rapidly growing sector and job creator within Central Bedfordshire and attractions such as the Woburn Estate, ZSL Whipsnade Zoo, Wrest Park and the Shuttleworth Collection, contribute significantly to the local economy. The new Woburn Forest Center Parcs holiday village near Millbrook which is currently under construction and the NIRAH (National Institute for Research in to Aquatic Habitats) proposals for an aquatic conservation and visitor centre with associated science park, hotels, conference and exhibition centres will further boost this sector within Central Bedfordshire.
- 6.8 Central Bedfordshire is fully supportive of the movement to a low carbon economy and seeks to ensure that in the coming years carbon reduction will be at the heart of ensuring businesses thrive and grow. The Council will support the creation of opportunities for the development of new technologies, industries and services and will seek to support business growth in the low carbon economy.
- 6.9 Central Bedfordshire benefits significantly from good transportation access. There are two main strategic road corridors running north to south through Central Bedfordshire, the M1 and the A1, which provide businesses with direct access to London and the UK strategic road network. Two further strategic road corridors, the A5 and the A6 along with the A507 and the A421, create a robust transportation network within Central Bedfordshire and provide local residents with direct access to employment opportunities across the whole area.
- 6.10 The area is also well served by rail with mainline stations at Sandy, Biggleswade, Arlesey, Flitwick, Harlington and Leighton Buzzard, and is within close proximity to the London-Luton Airport which provides good access to destinations across Europe.
- 6.11 The Economic Development Plan (EDP)⁴ strives to ensure that the economic potential of the area is met, and the Development Strategy will work in partnership with the EDP to achieve this.
- 6.12 In order for Central Bedfordshire to achieve its economic potential, the Council is taking a positive and pro-active approach to creating the right conditions to enable our existing businesses to flourish and to attract new inward investment that supports and enhances the existing employment offer within Central Bedfordshire. The overall aim being to

⁴ The Central Bedfordshire Economic Development Plan November 2011

ensure that Central Bedfordshire is recognised as a place truly open for business and to create more opportunities for job creation and local employment within Central Bedfordshire.

- 6.13 Central Bedfordshire Economic Study (Stage 1, May 2012) identifies that, based on past trends, around 20,200 jobs might be expected within the area up to 2031. As this is based upon economic forecasting (which estimates future trends based upon past information), there are a number of local “real-world” factors that also need to be considered that suggests a higher jobs target is achievable than that suggested through economic modelling. These factors include our historic annual delivery of 1,200 jobs per annum and our aspiration to realise fully the area’s economic potential.
- 6.14 The quality of jobs provided within Central Bedfordshire is of paramount importance. In order to ensure the quality and choice of employment offer across Central Bedfordshire, and to increase economic activity, it is important that a wide variety of job opportunities across all sectors are attracted and catered for.
- 6.15 During recent years, Central Bedfordshire has worked closely with our neighbours to ensure that the growth within Central Bedfordshire is complementary with growth in neighbouring authorities. Due to historical working arrangements and the ‘Duty to Co-operate’ set out within the NPPF, Central Bedfordshire needs to consider the growth requirements of our neighbours and any limitations there may be to delivering that growth within their own administrative area. As a result, Central Bedfordshire will need to make provision in order to accommodate some of Luton’s jobs growth requirement which cannot be met within Luton due to the tight boundary around their administrative area. This particularly relates to the provision of B Class Uses which are more land-hungry.
- 6.16 In addition to accommodating part of Luton’s jobs growth, the expansion proposals of London-Luton Airport are a key consideration in determining the level of jobs to be provided within Central Bedfordshire. The proposals are expected to create a significant number of jobs related not only to the expansion itself, but also in relation to complementary services once the expansion is completed, such as offices, hotels, restaurants and leisure activities. An increase in employment land to the north of the Luton/Dunstable/Houghton Regis conurbation within Central Bedfordshire will help meet these employment needs as well as easing any employment land supply constraints across the conurbation.

- 6.17 The Development Strategy will support the delivery of 27,000 net new jobs between 2011 and 2031 within Central Bedfordshire. This ambitious target has been identified through a robust evidence base to deliver identified local needs taking into consideration current economic forecasts and modelling as well as local circumstances such as market demand, past take up rates, and the 'Duty to Co-operate'.
- 6.18 This target is stretching in the current economic conditions. However, the ambition to deliver sustainable growth is essential, and without this level of job creation the longer term economic future of the area could be significantly hindered.
- 6.19 In order to ensure the delivery of sustainable development, jobs should complement housing growth and should be provided where local needs have been identified. Employment generating uses will therefore be delivered through the extensive portfolio of employment sites as identified within Policy 6 which includes sustainable urban extensions as well as stand-alone employment sites.

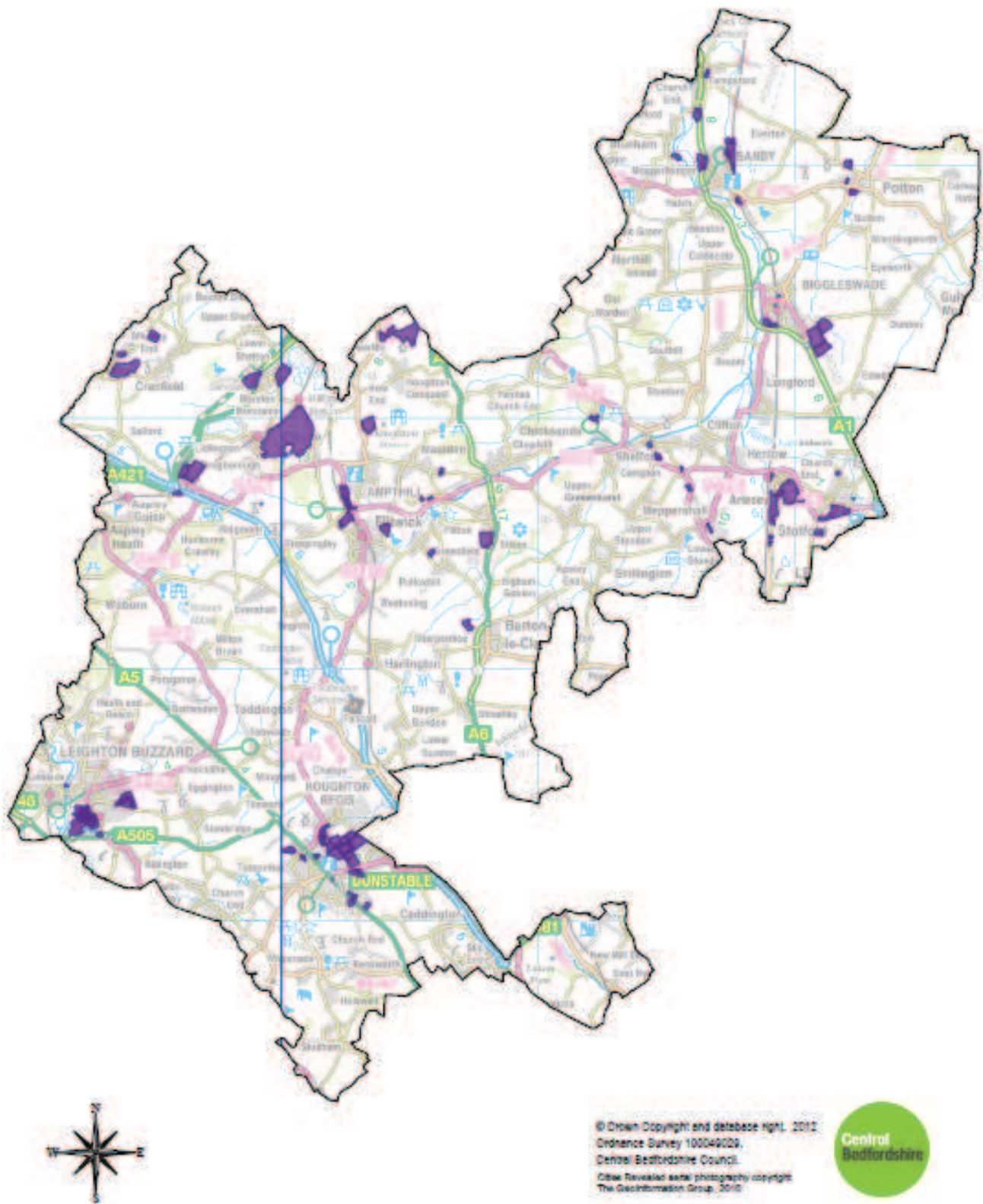
B-Uses and Non B-Uses

- 6.20 Employment uses are classified as either B or non B-uses as set out within the Use Classes Order. When allocating land for the delivery of employment generating uses, Development Strategies typically identify sufficient land to accommodate the B-Use element which includes offices, industrial and warehousing/distribution. Non B-Uses, such as retail, leisure and public services are much more subject to market demand and tend to grow in line with population growth. However, the Council recognises that B and non B employment generating uses can also be complementary and that there may be opportunities to consider their co-location where appropriate.
- 6.21 Within Central Bedfordshire it is anticipated that 12,150 (45%) of new jobs will be from B-Uses with the remaining 14,850 (55%) being delivered through non B-Uses.

Supply of sites

- 6.22 There are a range of quality of existing employment sites and premises within Central Bedfordshire equates to approximately 1100ha of land. Both the urban and rural areas accommodate a number of existing and established employment sites which perform a crucial role in maintaining a steady level of employment land stock and contributing significantly to the local economy. Map 1 identifies the broad distribution of existing and established employment sites across Central Bedfordshire.

Map 1 : Existing Employment Sites within Central Bedfordshire



- 6.23 In order to enable the growth of the local economy, expand the range of employment sectors available and create the right conditions for higher levels of job creation and investment, the employment land stock within Central Bedfordshire needs to be expanded and diversified. Greater choice in the range and size of land and premises across Central Bedfordshire will contribute to enabling new business start-ups, allow existing businesses to expand within the area, and will attract new inward investment to the area in the form of multinational, national, regional and local businesses.
- 6.24 This has in part been achieved through the Central Bedfordshire (North) Site Allocations Development Plan Document (April 2011) which identifies and allocates a number of sites suitable for the accommodation of employment and job generating uses. In total, 77ha of additional land was allocated in order to accommodate B1-B8 employment uses.
- 6.25 These employment allocations are to be delivered as part of mixed-use developments as well as stand alone employment sites. The allocations were only recently made and, having been re-evaluated⁵, are still considered to be suitable for B Class employment uses and are expected to contribute towards meeting the jobs growth target.
- 6.26 The Stage 2 Economic and Employment Study identifies that in quantitative terms there is sufficient existing supply in Central Bedfordshire to satisfy demand, but that the nature of the supply, in terms of scale, quality and location is unlikely to meet the needs of the warehousing logistics sector in relation to access to major strategic transport routes and the accommodation of the scale of development required. The study also identifies that in order to meet the job targets, the contribution of Non B Class employment generating opportunities must also be considered alongside the delivery of B Class uses.
- 6.27 In order to maintain a sustainable approach to the delivery of employment land and premises across Central Bedfordshire, it is essential that jobs are provided where needs arise and that there is a reasonable distribution of jobs across the whole area. It is also important that the allocations respond to market demand as far as this can be foreseen. The current distribution of sites across Central Bedfordshire results in a higher concentration of land, and therefore potential for B class jobs growth, in the north of Central Bedfordshire. To ensure a more even distribution and to make sure the needs of the whole area are met, there is a requirement for further allocations of land particularly within the southern part of Central Bedfordshire.

⁵ Central Bedfordshire Economic and Employment Study Stage 1 Report. June 2012

- 6.28 The settlements of Dunstable, Houghton Regis and Leighton Buzzard already accommodate a number of existing and established employment areas which will continue to contribute to the local economy and job creation. However, in order to deliver the number of jobs required, there is a need to provide additional land to accommodate employment generating uses, particularly for B1-B8 uses.
- 6.29 As there is limited new land available within the existing settlement boundaries, and to avoid a high quantity of small to medium sized sites being 'pepper-potted' around all the settlements in the southern part of Central Bedfordshire, including the smaller, more rural settlements, additional land will be allocated for the delivery of employment and job generating uses in the form of larger, more strategic allocations adjacent to the existing larger settlements. This approach will be more attractive and responsive to market demand over the plan period.
- 6.30 The Council recognises however, that there are sites in the north that have not been allocated previously but which can contribute to meeting employment land deficits on a more localised scale. Such locations include Flitwick and Biggleswade, where there are identified needs for additional B Class employment land locally to meet the needs of existing businesses and residents as well as future inward investment opportunities.
- 6.31 Having considered demand for B uses across the sub-region in order to provide a broader view, the Study identifies that employment in B Class activities (business, general industry and storage and distribution) are forecast to grow at the sub-regional level as well as within Central Bedfordshire. There is also expected to be a small increase in the manufacturing sector within Central Bedfordshire despite an overall decline within the sub-region.
- 6.32 Growth in the logistics and distribution sector and an increased focus on larger strategic warehousing facilities now means that locations with good accessibility to the motorway network, airports and freight hubs, including rail, have become a key focus for operators and developers.
- 6.33 It is essential that land for such employment uses is located in the right areas and the strategic access and the quality of sites offered within Central Bedfordshire indicates it has the potential to meet both local and sub-regional requirements.
- 6.34 The strategic allocations will be delivered in line with the allocations made in chapter 13 of this document. In total, up to 139ha of additional employment land will be allocated within the plan period 2011 to 2031, as set out in the table below.

Table 6.1: Strategic Employment Allocations

North Houghton Regis*	30ha
North Luton*	13ha
East Leighton Linslade	16ha
Sundon RFI	40ha
North East of Flitwick	Up to 18ha
Stratton Farm, Biggleswade	22ha
Total employment land delivery 2011-31	Up to 139ha

*Additional employment land to be delivered beyond 2031. See policies 57 & 58.

- 6.35 Chapter 13 provides greater detail about the location of employment land within the urban extensions and in relation to the Sundon RFI, north east of Flitwick and Biggleswade.
- 6.36 If market demand for B-Uses exceeds supply, the Council will consider the potential benefits in terms of job creation and local need of bringing forward the delivery of employment land currently identified to be delivered within the North of Houghton Regis and North of Luton Strategic Allocations beyond the Plan period. Additional locations for the delivery of employment generation uses will be considered where it is appropriate to do so and will be considered against the criteria set out in Policy 9.

Policy 6: Employment Land

The Council will work with the development industry, landowners and local communities to deliver an appropriate portfolio of employment land within Central Bedfordshire.

The portfolio will consist of:

- existing allocated employment sites (as identified on the Policies Map);
- established (non-allocated) sites in employment use;
- allocations from the North Site Allocations DPD; and
- up to 139ha of additional Strategic Sites.

Employment Land Uses

- 6.37 Central Bedfordshire has a broad range of employment offer across the whole area. In order to maintain and expand this diversity, support existing business growth and to attract inward investment of both large and small businesses, the Council has adopted a flexible approach to employment provision.

- 6.38 The Council's preferred approach is to continue to maintain a diverse portfolio of employment sites for B1 to B8 uses and as such, in relation to the portfolio of land identified in Policy 6, permission will generally be granted for B Class uses. Through the portfolio of employment sites, the Council will seek to ensure a mix of type and size of premises to support business and jobs growth.
- 6.39 Whilst the Council would not wish to see current employment land lost to other uses, it is recognised that non B-uses can make a significant contribution to the local economy and to job creation, and that some non B-uses can complement and enhance B-uses. Consideration will be given to non B-use employment generating proposals on existing and allocated employment land against a series of criteria which seek to ascertain that such proposals are suitable for the proposed location and will not detrimentally impact upon the delivery of B-uses or the quantity of land available to deliver B-uses. In some instances, it may be that allocated land is no longer suitable for its intended purpose for employment generating uses. In such instances, the Council would require detailed evidence to be provided to ensure that the site has been marketed for a significant period of time for employment generating uses, that no meaningful interest has subsequently materialised and that the loss of employment land to a non-employment generating use is the only viable option.
- 6.40 Central Bedfordshire has a number of town centres which play a vital role in contributing to the local economy. In order to support the role and function of the town centres, the Council would not generally wish to see inappropriate retail uses located on existing employment sites or on land allocated for employment generating activities. However, the Council acknowledges that some retail uses such as Bulky Goods provision may be more suited to out of centre locations and will need to be assessed on a site by site basis to ensure that such provision will not detrimentally impact upon the town centres. Chapter 7 provides greater detail in relation to the appropriate location of retail uses within Central Bedfordshire and specifically the town centres.
- 6.41 In line with the Council's growth aspirations, Economic Development Plan and desire to be truly open for business the Council will seek to consider emerging opportunities and mechanisms to stimulate and support sustainable development, where it can be evidenced that such activities are necessary and would bring forward jobs growth that would not otherwise have happened. The types of activity the Council will consider include, but not exclusively, Local Development Orders, masterplans, planning and development briefs and innovative financing mechanisms to bring forward development.

Policy 7: Employment Sites and Uses

Across the portfolio of employment land within Central Bedfordshire, planning permission will be granted for appropriate B1, B2 and B8 uses. In order to provide flexibility, choice and the delivery of a range of employment opportunities, proposals for employment generating non-B uses on employment sites will also be considered on a site-by-site basis in relation to the following criteria.

- the supply pipeline available for B1, B2 and B8 uses within the locality;
- demonstration of comprehensive marketing and viability appraisal of the B class uses;
- the suitability and impact of the proposal in relation to the location and neighbouring land uses;
- an increase in the number of jobs that can be delivered;
- traffic generation and suitable accessibility; and
- the potential to strengthen existing clusters through the delivery of complementary employment generating uses.

To support the role and function of the town centres, A1 retail uses will not normally be considered appropriate on employment sites. Exceptions will be considered on a site by site basis for bulky goods and other forms of specialist retailing less suited to a town centre location and will be subject to the separate retail policies set out in this Plan.

Policy 8: Change of Use

Proposals for non-employment generating uses on employment land as identified in Policy 6 will only be considered where suitable and detailed evidence is submitted proving that the following criteria can be met:

- the site is not currently utilised for employment generating uses;
- the site has been comprehensively marketed for the current employment generating uses as well as for alternative employment generating uses;
- there is no viable prospect of the site delivering an employment generating use;
- a change of use will not detrimentally impact upon the supply pipeline for B1, B2 and B8 uses within the locality;
- there is a local need for the proposed intended use; and
- there are no strong economic reasons why the proposed intended use would be inappropriate.

Employment proposals outside settlement boundaries

- 6.42 Central Bedfordshire has a diverse portfolio of employment land which offers a variety in size, type and location of land and premises. Whilst the Council has sought to ensure the range of employment land within Central Bedfordshire is significantly comprehensive to meet the needs of current and future employers, there may be instances where the portfolio of sites does not meet the needs of a specific proposed employment use.
- 6.43 In order to promote Central Bedfordshire as a location which is 'open for business' and to ensure a variety of employment generating uses, the Council will, exceptionally, consider proposals for employment uses outside Settlement Envelopes where there are no suitable alternative sites.

Expansion of Existing Businesses

- 6.44 The Council values existing businesses within Central Bedfordshire and supports proposals for expansion which will contribute positively to the local economy and provide new jobs within the area. The portfolio of employment sites within Central Bedfordshire provides a variety of options for existing businesses to relocate to in order to expand.
- 6.45 In some instances, existing businesses may wish to expand on to land adjacent to their current site rather than relocate to a new location. In order to secure the retention of existing businesses within Central Bedfordshire, the Council has adopted a flexible approach to business expansion within Central Bedfordshire. In order to reinforce new defensible boundaries, Policy 9 applies only to sites that are outside of the newly identified Green Belt.

Policy 9: Employment proposals outside Settlement Envelopes

Exceptionally, it will be appropriate to consider favourably applications for employment generating uses outside Settlement Envelopes and outside of the Green Belt within Central Bedfordshire where there are no existing or allocated sites, or existing buildings that are available, suitable, achievable or viable.

1. For proposals to extend existing businesses onto adjoining land, evidence will need to be provided that intensification within the existing site is not possible.
2. For proposals for new employment generating uses outside Settlement Envelopes, evidence will need to be provided of the significant economic benefits that would flow from the proposal.

In both cases the criteria set out in Policy 7 above will also be relevant considerations in such cases.

Education and Skills

- 6.46 Central Bedfordshire is home to leading higher and further education institutions, including Cranfield University, Central Bedfordshire College and Bedford College (Shuttleworth). We recognise that for Central Bedfordshire to fulfil its economic potential, the importance of skills cannot be over-stated. Skills are critical to all employees and employers in all sectors: public, private and the voluntary and community sectors. The Council will seek to support the continued delivery of high quality learning and education within Central Bedfordshire, and will seek to support the development of learning and higher education facilities.
- 6.47 The importance of training and apprenticeships and the contribution these can make not only to the local economy but also in relation to getting people into work and providing them with useable skills is also recognised. The Council actively encourages the provision of training and apprenticeship opportunities on development sites throughout Central Bedfordshire, and will seek to work with developers, education institutions and others to ensure this aspiration is realised.

Rural Economy and Tourism

- 6.48 The Local Economic Assessment has identified that 49.2% of businesses in Central Bedfordshire are based in wards that are classed as rural and 40.7% of all people employed in Central Bedfordshire are employed in wards classed as rural. The rural economy is therefore of critical importance to the overall economy of Central Bedfordshire.
- 6.49 Central Bedfordshire's attractive natural and historic environment is identified as one of the best aspects of the area by local businesses in Central Bedfordshire Business Survey 2012 and brings visitor spend into the economy each year. In 2009 there were 5,269,100 trips⁶ to Central Bedfordshire either just for a day or to stay longer.
- 6.50 Visitors to Central Bedfordshire contribute significantly to the local economy and the total value of tourism in Central Bedfordshire in 2009 was £312,280,000 which was a 5.9% increase since 2008. The tourism economy in Central Bedfordshire supports approximately 6,035 jobs, accounting for 4.9% of total employment in the area.
- 6.51 Tourist attractions range from major facilities such as ZSL Whipsnade Zoo and Woburn Safari Park to a raft of historic towns and villages, country houses, outdoor attractions and activities for people of all ages. Center Parcs Woburn Forest – a new Forest Holiday Village is currently under construction and will significantly increase visitor numbers to the area. The growing interest in Bedfordshire for tourism suggests

⁶ East of England Tourism, Economic Impact of Tourism in Central Bedfordshire, 2009

potential for a wider tourist destination which could further increase the number of jobs generated in this sector. A positive tourism policy will help to ensure this opportunity can be taken further, although considerations such as the impact on landscape and the rural road network will continue to be taken into account.

- 6.52 There is already a reasonable variety of tourist accommodation in the area ranging from country house hotels to budget hotels and self catering accommodation. The Tourism Growth Strategy for Bedfordshire and Luton (2007-2012) however, identifies the potential for significant growth in this sector. In particular it promotes the growth of the family and short breaks market and the attractions of the County's 'green offering' including countryside sites and rivers.
- 6.53 The need to increase self-catering accommodation and the provision of low-cost accommodation has also been identified. Provision could take the form of lodges, campsites and rural pubs and the Council is willing to be flexible where these can support local services and provide opportunities for rural diversification. There is also potential for more budget hotels in the area because of the main transport links as well as at the higher end of the market, such as the conversion of large character properties.
- 6.54 The re-use and adaptation of rural buildings can make a significant contribution to the local economy. Proposals for employment generating uses and tourism activities will therefore need to be mindful of the benefits that existing buildings can deliver.

Policy 10: Rural Economy and Tourism

The contribution of the rural area and tourism to the wider economy will be supported and proposals for employment generating uses within the rural area and those related to tourism will be considered in relation to:

- the suitability and impact of the proposal in relation to the location and neighbouring land uses;
- an increase in the number of jobs that can be delivered; and
- traffic generation and suitable accessibility.

The Council will seek to promote the rural area and tourism across the whole of Central Bedfordshire by supporting proposals for tourist and leisure developments, particularly those which will also provide opportunities for rural diversification and which are well located to support local services, businesses and other tourist and leisure attractions.

Proposals for static holiday and touring caravan parks and holiday chalet developments, will be considered against the need to protect valuable landscapes and environmentally sensitive sites as well as the potential impact on local residents.

The Council will seek to retain existing public houses in order to encourage diverse employment opportunities and in recognition of the contribution such uses make, particularly to the rural economy.

7.0 TOWN CENTRES AND RETAILING

Town Centre Uses

- 7.1 Town Centres play an important role in supporting the local economy. They provide a wide range of services, facilities and employment and act as a focal point for surrounding communities. Competitive town centres should provide customer choice and a diverse retail offer. It is recognised that in order to support and enhance the viability and vitality of town centres, a range of uses should be encouraged, including residential premises and office space as well as retail and leisure uses.
- 7.2 Policy 4 identifies a settlement hierarchy for Central Bedfordshire. The town centres within this hierarchy perform different functions to varying degrees of success. Town centres such as Leighton Linlade and Biggleswade appear to be relatively vibrant with high occupancy rates and attractive shop fronts. Others such as Dunstable are characterised by a relatively high number of vacant units and, in certain areas, a less attractive physical environment. In general terms, towns within Central Bedfordshire suffer significantly from a leakage of expenditure to larger nearby towns such as Milton Keynes, Bedford and Luton. The aim of the Council is to enhance and expand the offer within the town centres and in turn improve their position within the national retail hierarchy.
- 7.3 The housing growth envisaged within this strategy will lead to a considerably increased population in Central Bedfordshire over the next twenty years. During this period, convenience retail expenditure is expected to continue to increase steadily broadly in line with previous rates of growth. The amount of comparison goods spend is also likely to increase albeit at a slower rate of growth than in the past.. In order to cater for a growing population, and to support and enhance the vitality and vibrancy of the town centres, a significant amount and range of additional floorspace will be provided for town centre uses. This will need to cater for a range of specialist and brand retail that encourages footfall to these centres. More information on the amount of additional floorspace to be provided in the various town centres can be found in corresponding adopted development briefs and masterplans. There will be pressure from developers to locate retail floorspace within new developments which will be resisted with the main focus for new retail development being within the existing towns.
- 7.4 With the exception of Wixams new settlement, each of the Major Centres within the settlement hierarchy have designated town centre boundaries. In the future, a town centre boundary will be identified for Wixams. In order to maximise the vibrancy of Central Bedfordshire's town centres, retail and leisure uses should be focused within these boundaries wherever possible. The town centre boundaries can be viewed on the Policies Map.

- 7.5 The National Planning Policy Framework advocates the use of the sequential test when considering proposals for main town centre uses that are not in an existing centre. Within this sequential test, town centre uses should be located in town centres where possible. Where this is not feasible, sites on the edge of town centres should be considered followed by out of centre locations. When considering out of centre sites, preference will be given to accessible sites that are well connected to the town centre. Applicants will need to demonstrate that the sequential test has been followed.
- 7.6 It is recognised that certain types of retailing, whilst beneficial to the local economy, may not be appropriate within town centres, particularly bulky goods retailing. In order to meet the needs of shoppers and ensure a variety of retail offer within Central Bedfordshire, proposals for such uses will be considered on a case by case basis. The emphasis will be placed on the applicant to demonstrate they have followed the sequential approach and to highlight the positive benefits of the proposed retailing.
- 7.7 New retail facilities will be needed to support major areas of growth, such as the large urban extensions to the north of Houghton Regis and Luton and to the east of Leighton Linlade. The extent and location of these facilities will be considered in accordance with the National Planning Policy Framework guidance, it is considered that the majority of the new developments retail needs will be met in the nearby town centres. In addition, there are a number of existing out of centre retail parks including the White Lion retail park in Dunstable and the London Road retail park in Biggleswade. It is important that the retail offer within the out of centre retail parks complements, and does not compete with, that of the established town centres in order that the viability and vitality of the town centres is not significantly adversely affected.
- 7.8 Paragraph 26 of the NPPF gives local authorities the option to set their own floorspace thresholds for impact assessments, the default threshold being 2,500 sq m. Although Central Bedfordshire does have existing foodstores with a gross floorspace of more than 2,500 sq m, most of these are edge or out of centre stores. The town centre stores tend to be smaller, while in a number of town centres there is a wide range of small independent outlets. New or extended foodstores in edge of centre, or out of centre locations, could have a significant impact on town centre provision. It is therefore considered that any proposals over 500 sq m gross, outside of town centre boundaries, should be subject to an impact assessment.

Policy 11: Town Centre Uses

Within the identified town centre boundaries the Council will seek to retain A1 uses at ground floor level. Proposals for changes of use, or re-development of properties, away from A1 uses to A2, A3, A4 or A5 uses will be refused unless:

- 1) there is no realistic prospect of the property being retained for A1 uses (evidence of marketing will be required);
- 2) the proposed use would enhance the overall vitality and viability of the town centre; and
- 3) there is not an existing over-concentration of such uses within the town centre, taking into account existing need on a settlement specific basis

In addition, proposals for changes of use away from A1-A5 uses within existing town centre boundaries to any other use at ground floor level will be refused unless:

- 4) there is no realistic prospect of the property being retained for A1-A5 uses (evidence of marketing will be required);
- 5) the proposed use would enhance the overall vitality and viability of the town centre; and
- 6) there is not an existing over-concentration of such uses within the town centre, taking into account existing need on a settlement specific basis

Above ground floor level, proposals for residential (C3) and general office space (B1a), will be encouraged.

The Council will apply the sequential test to proposals for retail, office and leisure uses that are not within a designated town centre boundary.

Retail Impact Assessments will be required for all proposals over 500 square metres gross external floorspace that are outside a designated town centre boundary.

Proposals for bulky goods retailing outside of town centre boundaries will be considered, in conjunction with Policy 7, on a site by site basis taking into account the following:

- 1) the suitability of the site;
- 2) the impact on the town centre; and
- 3) the potential increase in traffic generation.

Retail Strategy

- 7.9 The level of growth envisaged by this strategy means that there will be a substantial requirement for new retail floorspace across Central Bedfordshire. It is considered that the most sustainable locations for the majority of this additional floorspace is within existing town centres where there is an identified need. The level of need for both comparison and convenience floorspace is identified in Policy 12.
- 7.10 Due to its size and strategic importance, a specific floorspace figure has been identified for the North Houghton Regis urban extension. It is considered that retail provision within the urban extensions to the north of Luton and east of Leighton Linlade should be of a scale to meet local convenience needs.

Policy 12: Retail Strategy

In order to ensure a competitive retail offer and to support a significantly growing population, a substantial amount of new retail floorspace is required across Central Bedfordshire.

To ensure their continued vitality, the majority of this additional range of retail floorspace should be provided within existing town centres and delivered through existing adopted masterplans and development briefs wherever possible as follows:

Convenience floorspace:

A total of around 9,000 sq m to be provided, of which:

- Around 2,000 sq m should be delivered within the North Houghton Regis urban extension;
- The majority of the remainder should be directed to Flitwick and Biggleswade.

Comparison Floorspace

Approximately 34,500 sq m to be provided, of which approximately:

- 17,000 sq m (50%) to be delivered in Dunstable;
- 8,500 sq m (25%) to be delivered in Leighton Buzzard
- 7,000 sq m (20%) to be delivered in Biggleswade
- 2000 sq m (5%) to be delivered in the remaining town centres.

Retail in the Rural Area

- 7.11 The Council recognises the vital role that shops and pubs play in supporting rural communities, particularly for those that are relatively isolated from town centre facilities and services. Proposals for new retail services within Large and Small Villages are therefore encouraged where appropriate, while existing services should be maintained where they remain viable.
- 7.12 Much of the rural community lacks access via public transport to service centres and if existing rural facilities are lost it could contribute to social exclusion in rural areas, particularly among the elderly and those without a car. All local shops, services and pubs are important features of the settlements, particularly if there are no alternative facilities within easy walking distance. Many local pubs and shops have been saved by a strict planning policy in the past and it is vital to maintain this strong policy stance in the context of the current economy.
- 7.13 Retail premises such as farm shops, which are located outside of rural settlements can also play an important role in supporting the rural economy and providing a sustainable source of locally produced food.

Policy 13: Retail in the rural area

In order to support a vibrant and diverse rural economy, proposals for retail uses within villages will be approved subject to the following criteria:

- 1) the proposal is of a suitable scale;
- 2) the site is an appropriate location;
- 3) the proposal would not result in unsustainable levels of traffic generation.

Proposals for the change of use or re-development of shops or pubs in villages which would result in the loss of such facilities, will not be permitted unless:

- 4) there are other facilities performing the same function within easy walking distance of the village community; and
- 5) the applicant provides evidence that there is no realistic prospect of the use continuing, even if permission is refused.

Proposals for retail premises such as local farm shops which are located outside of settlement boundaries will be considered against the above criteria.

Dunstable Town Centre

- 7.14 Dunstable is an historic town dominated by the A5 (T) which runs through the town and connects it to the M1 at J9 to the south and Milton Keynes to the north. The town as a whole has a relatively high percentage of convenience floorspace (26% compared to the national average of 17%), largely due to the presence of four supermarkets. However, the comparison offer is fairly low and consists of a range of middle to low market offer businesses. The number of vacant units in the town is marginally higher than the national average, the majority of which are concentrated within the Quadrant Shopping Centre. The quality of the town centre environment is severely compromised by the A5 in terms of noise, pollution and congestion. In addition, while the town centre does contain a number buildings of historic interest, many of the more modern buildings are showing signs of deterioration and require some attention.
- 7.15 To guide future redevelopment of the town centre, a Masterplan has been prepared and subsequently endorsed by the Council as Interim Technical Guidance for Development Management purposes. The Masterplan identifies the potential for a significantly increased comparison retail offer, as well as additional housing, employment and leisure opportunities together with public realm improvements. Traffic congestion in the town centre should be reduced through the de-trunking of the A5, once the A5-M1 Link road and Woodside Connection have been constructed and the provision of new public transport facilities such as the Luton-Dunstable Guided Busway.

Policy 14: Dunstable Town Centre

Dunstable town centre will contribute positively to meeting the needs of the growing population in accordance with its role as a Major Service Centre. This will be achieved in accordance with the endorsed Masterplan through the redevelopment and expansion of the Quadrant Shopping Centre and the provision for a range of new retail units, new employment, leisure and related community facilities.

The appearance of the town centre will be significantly enhanced while safeguarding the town's rich heritage assets and features. A reduction in traffic will be encouraged within the town centre through bus priority schemes, attractive pedestrian and cycle linkages, public realm and highway improvements and efficient parking provision.

Development proposals should be in accordance with the principles and objectives of the endorsed town centre masterplan.

Leighton Buzzard Town Centre

- 7.16 Leighton Buzzard is an attractive market town which grew significantly during the 1970s. The Town Council has prepared a document entitled 'The Big Plan' which outlines the community's aspirations for the town. Central Bedfordshire Council is working closely with the Town Council to deliver many of the proposals, including new sports and community facilities and traffic management schemes.
- 7.17 The town has a good comparison retail offer, largely focused around the High Street, Market Square and Waterborne Walk. The percentage of convenience floorspace in the town centre (25%) is above the national average of 17%. Notably, vacancy rates are significantly below the national average. The town centre is characterised by a good choice of independent shops alongside some national chains.
- 7.18 Development Briefs have been endorsed by the Council as Interim Technical Guidance for Development Management purposes which will guide and attract development on two key sites: Land South of High Street and Bridge Meadow. The former will provide an opportunity to extend the retail offer of the town centre, the latter is an important site close to the town centre.

Policy 15: Leighton Buzzard Town Centre

Leighton Linslade town centre will contribute positively to meeting the needs of the growing population in accordance with its role as a Major Service Centre. In accordance with the two endorsed development briefs, new community, leisure and cultural facilities will be provided alongside additional retail floorspace and new housing. Access from the train station to the town centre will be improved and connectivity between different parts of the town centre enhanced.

Development proposals elsewhere in the town should complement and not prejudice development on these two sites, and should make a financial contribution towards their development where possible.

Houghton Regis Town Centre

- 7.19 Houghton Regis town centre contains a significantly higher proportion of convenience retail units than the national average (25% compared to 9%). The majority of the retail offer is at Bedford Square, although a new supermarket is currently under construction on the High Street. The physical environment of the town centre is relatively unattractive and suffers from a comparatively poor local public transport network and congestion. However, with the completion of the Luton-Dunstable Guided Busway and the proposed A5-M1 Link Road and Woodside Connection, these issues should improve.

- 7.20 An adopted Masterplan outlines how the town centre could be improved and how it could contribute to meeting the needs of a significantly increased local population. It is important that regard is had to Houghton Regis town centre when considering the master planning of the nearby urban extensions, particularly the location and scale of new local centres.

Policy 16: Houghton Regis Town Centre

Houghton Regis town centre will be rejuvenated in accordance with the adopted Masterplan through a mixed use redevelopment of the town centre which will deliver a significantly improved retail and commercial offer. Improved pedestrian and visual linkages will be provided as well as enhancements to the public realm. Sustainable transport links will be enhanced, particularly bus, pedestrian and cycling access from the urban extensions.

Development proposals should be in accordance with the principles and objectives of the adopted town centre masterplan SPD.

Biggleswade Town Centre

- 7.21 Biggleswade town centre has an attractive market town feel. There are a number of historic buildings in the town centre which give it character and contribute positively to the townscape. The town has a good range of convenience stores, largely due to the presence of three supermarkets. While the comparison retail offer is below average, there is still a good range of premises. The proportion of vacant units is well below the national average.
- 7.22 The provisions of the adopted town centre Masterplan will increase the retail offer of the town, whilst improving transport infrastructure and the public realm.

Policy 17: Biggleswade Town Centre

Biggleswade will maintain its reputation as a successful market town with a distinctive town centre whilst improving its economic performance within the local area and region. In line with the adopted Masterplan, this will be principally achieved through the provision of significant additional floorspace for town centre uses and improvements to the physical environment and public realm. In addition, improvements to key road junctions will be implemented along with the provision of a new transport interchange including a new bus link and additional car parking.

Development proposals should be in accordance with the principles and objectives of the adopted town centre masterplan SPD.

Flitwick Town Centre

- 7.23 Flitwick is characterised by a relatively disjointed town centre and a fairly unattractive physical environment. The disjointed nature of the town centre is largely caused by the roads which run through it, which also have a detrimental effect on the town centre's environment, and the railway which splits the centre in two. The proportion of convenience units in the centre is comparable to the national average, although there are only three units including a supermarket. The comparison offer in the town centre is extremely limited with no national retailers.
- 7.24 The adopted Planning Framework and Indicative Masterplan for the town centre aims to guide the provision of a new focus for retailing and a significantly enhanced physical environment.

Policy 18: Flitwick Town Centre

Flitwick town centre will be regenerated in alignment with the principles of the adopted Planning Framework and Indicative Masterplan.

A new town centre heart or core area will be provided through a retail led redevelopment of key sites adjacent to or in the vicinity of Flitwick railway station. The urban environment including pedestrian linkages, public spaces and highways network will be enhanced by a combination of development supported measures and locally led initiatives.

A new transport interchange combining all forms of public transport will be provided at Flitwick railway station which will also provide additional facilities for cyclists, pedestrians and improved car parking provision.

Other town centres

- 7.25 Where town centres do not have adopted or endorsed masterplans or development briefs, the council will seek to support sustainable development in town centres and retain existing retail uses in line with policies 10 and 11 to ensure that town centres remain competitive, provide a range of services and customer choice and which reflect and enhance the individuality of town centres. Such town centres will be supported through a combination of appropriate investment and development, high quality public realm enhancement and design principles and the provision of transport infrastructure including public transport and car parking. Appropriate planning contributions maybe sought during the pre application and formal planning application process.

8.0 INFRASTRUCTURE

- 8.1 Infrastructure means the facilities and services that help us live our everyday lives. It can range from strategic provision, such as a new road or school, to the creation of a children's play area. Providing the type and level of new social, community, economic, environmental and physical infrastructure is crucial to delivering healthy and sustainable communities.
- 8.2 The delivery of growth and development is dependent on the timely provision of supporting infrastructure. It will be important to ensure that certain infrastructure is provided ahead of development to safeguard against adverse impacts. To facilitate this, it is essential that the local planning authority understands the infrastructure needs and costs early on as part of plan making.
- 8.3 As such, the Council has produced an Infrastructure Schedule to identify infrastructure provision required to support growth. The Infrastructure Schedule identifies a broad estimated cost, funding sources and who would be responsible for delivery. The Schedule brings together the results of extensive work with the service providers to set out a clear picture of new infrastructure needed to serve future needs. The areas covered by the Schedule include education, health and social care, transport, housing, recreation, leisure, green infrastructure, utility services, and recycling facilities.
- 8.4 The Infrastructure Schedule will provide an overview of the action required, who is responsible for delivery, a broad indication of phasing, costs and funding mechanisms. It will act as a focus for delivery by encouraging direct action, co-ordination of others and lobbying where appropriate. The Schedule should not be seen as a detailed investment programme.
- 8.5 Delivering sustainable communities and the successful implementation of the Development Strategy is the collective responsibility of a wide range of organisations. This entails a shared vision and shared objectives. It involves making sure there is co-ordinated action to ensure essential infrastructure is delivered effectively and on time.
- 8.6 In order to aid the prioritisation of infrastructure delivery the Council has categorised the infrastructure in the Schedule as critical, essential and desirable:

Critical: Critical infrastructure is that which has been identified as infrastructure that must happen to enable physical development. These infrastructure items are often known as 'blockers' or 'showstoppers', and are most common in relation to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of development.

Essential: Essential infrastructure is infrastructure that is required if development is to be achieved in a timely and sustainable manner. Although infrastructure in this category is unlikely to prevent physical development in the short term, failure to invest in it could result in delays in development in the medium term. This type of infrastructure needs to be provided alongside development to make sure that the impacts of development are mitigated and therefore not creating unacceptable overuse of existing facilities or leaving developments without necessary support facilities. The most common type of essential infrastructure is social and community infrastructure such as schools, health facilities and children's play space.

Desirable: Desirable infrastructure is infrastructure that is required for sustainable development but is unlikely to prevent development in the short to medium term. Although infrastructure identified within this category is the least important in allowing sites to be developed, its importance to the overall success of development and the delivery of this Development Strategy should not be underestimated.

- 8.7 Whilst the Council would not generally support the commencement of development until the critical infrastructure associated with the development, as identified in the Infrastructure Schedule, has been shown to be fully funded, to the satisfaction of the Council, it is recognised that there may be the potential for early development ahead of major infrastructure development within the Strategic Allocations. Any proposals for the early delivery of development ahead of infrastructure must be accompanied by reasoned justification and will be subject to scrutiny

Planning Obligations and the Community Infrastructure Levy

- 8.8 The development industry will be funding a substantial proportion of the infrastructure. This will occur either through the usual agreements made in the course of individual planning applications (known as s106 Planning Agreements) or the emerging Community Infrastructure Levy, a tariff based charge.
- 8.9 The Community Infrastructure Levy will allow the Council to raise funds to support development and the money will assist the funding of a wide range of infrastructure projects needed as a result of development. The infrastructure to be funded by CIL will be defined in the charging schedule and the Infrastructure Schedule, which identifies the Critical, Essential and desirable infrastructure, will form the starting point for this. The Council needs to strike a balance between the desirability of funding infrastructure from the levy and the potential effects of the levy upon the economic viability of development. A viability assessment has been undertaken by the Council which will inform the Charging Schedule and ultimately the amount of CIL to be charged. The Council seeks to ensure that a CIL charge is identified which is of a sufficient

level to provide the infrastructure that is required, but which is not too onerous as to make development unviable.

- 8.10 A meaningful proportion of the funds raised from CIL will be placed with the neighbourhoods where development takes place for local Town and Parish Councils to spend on locally identified infrastructure priorities.
- 8.11 In some circumstances the infrastructure required to serve Central Bedfordshire may be provided in neighbouring administrative areas. Likewise in some cases it will be reasonable to seek a contribution from development from adjoining areas towards infrastructure in Central Bedfordshire that will support those developments. Central Bedfordshire Council will work constructively with adjoining local planning authorities to ensure that development is supported by the right infrastructure and that contributions towards infrastructure provision is collected on an equitable basis.
- 8.12 With the introduction of CIL, s106 agreements will only be used in restricted circumstances. A Planning Obligations SPD will be prepared about the use of s106 agreements in light of CIL approval. Section 106 agreements will still be used for the provision of affordable housing.

Policy 19: Planning Obligations and the Community Infrastructure Levy

All new development must be supported by the required infrastructure at the appropriate stage. Where existing infrastructure will be placed under strain due to the impact of new development, improvements to existing infrastructure or compensatory provision should be made such that there is no overall reduction in provision.

Developers will be required to make appropriate contributions, following viability testing, to offset the cost of providing new physical, social, community and environmental infrastructure required as a result of their proposals either by way of financial contributions, or direct provision of such infrastructure within larger developments.

The Council will work in partnership with infrastructure providers, neighbouring authorities and other delivery agencies in seeking the provision of the necessary infrastructure to support new development. Contributions will be phased or pooled to ensure the timely delivery and implementation of the necessary infrastructure.

The Council will introduce a Community Infrastructure Levy and retain the use of Section 106 agreements where necessary. In advance of the adoption of the Community Infrastructure Levy, the Council will seek to ensure the delivery of strategic infrastructure by Planning Obligations and other appropriate funding sources. An SPD on the role and purpose of S106 agreements will be prepared.

Next Generation Broadband

- 8.13 In December 2010 the Government launched a Strategy entitled Britain's Superfast Broadband Future. A key objective of this Strategy is to put in place a framework capable of better supporting the roll out of next generation broadband. This states that new homes, where they are part of a larger development, should be built as standard with a superfast broadband connection. This is further supported in the NPPF which states that in preparing Local Plans, local planning authorities should support the expansion of high speed broadband.
- 8.14 Providing a minimum level of ICT connectivity and high speed broadband provision will be an important factor in supporting and growing businesses and improving the areas productivity in addition to attracting new investment in knowledge based and technology intensive sectors. Such provision enables people to access services and work from home and can have wider impacts on the need to travel, accessibility and the low carbon economy.
- 8.15 Central Bedfordshire's approved Local Broadband Plan sets out the Council's vision to:
- Deliver improved standard universal broadband (At least 2Mbits/s) to all premises in Central Bedfordshire by 2015. The broadband should be reliable, robust and future proofed using a cost effective solution
 - Deliver next generation high speed broadband to at least 90% of premises in Central Bedfordshire by 2015. The technology should be future proofed, innovative, cost effective and flexible for upgrade in line with road mapped technology developments.
 - In-line with the need to support the effective operation of the market, seek to increase choice of broadband services and suppliers of services for Central Bedfordshire residents
- 8.16 A key part of delivering this vision for the area is ensuring that new developments adequately plan for and put in place the provision of digital infrastructure to support the delivery of high speed broadband services.
- 8.17 High speed broadband is generally considered to be internet access with connection speeds of greater than 24 Mega bits per second (Mbps), and ideally around 30Mbps. However, technological advances means available speeds are constantly increasing, and the Council wishes to ensure a network that can be upgraded, so residents and businesses are able to benefit from increasing access speeds.
- 8.18 New build infrastructure can be designed to provide high rates of connectivity. The Government and the British Standards Institution have produced a Publicly Available Specification (PAS 2016) which

aims to inform builders and developers about how to install digital infrastructure into all new build domestic dwellings.

- 8.19 As such the Council wishes to see the necessary on-site infrastructure put in place at the time of construction, to ensure future connectivity to superfast services. Developers should therefore consult with utility providers early on in the process in relation to the provision of appropriate infrastructure and the co-location of utilities and broadband. This means that the development will seek to put in place the infrastructure to facilitate a fibre optic network to deliver services. This should ideally be fibre to the premise solution, which provides for the highest level of potential speeds to consumers, but as a minimum should be based on a fibre to the cabinet network. Furthermore, detailed proposals will need to consider the necessary conduits/ducting to be incorporated into the development and consideration for relevant telecommunications infrastructure, including exchanges and or cabinets, to ensure accessing/ maintenance requirements and minimal environmental/ visual impact. Such infrastructure to alleviate the need in future for additional civil or excavation work to existing footways & highways.

Policy 20: Next Generation Broadband

Central Bedfordshire Council will expect new residential development of 25 units or more and all employment development to include provision for high speed next generation broadband infrastructure through a fibre optic network.

This should ideally facilitate a fibre to the premise solution, or the equivalent technology, which provides for the highest level of potential speeds to consumers, but as a minimum this should be based on a fibre to the cabinet network, or the equivalent technology.

Provision should be made with minimal disruption and minimal need for reconstruction, and allow for future growth/improvements in service infrastructure/broadband service.

Where the minimum standards are not met, evidence will be required to demonstrate why this would not be feasible or viable.

Social and Community Infrastructure

- 8.20 The Development Strategy has an important role in facilitating social interaction and creating strong, vibrant, healthy and inclusive communities. It aims to improve the health, social and cultural wellbeing of all; deliver sufficient community facilities and accessible services to meet local needs

- 8.21 Social and community infrastructure requires strong working partnerships between the Council, developers, public sector agencies, the voluntary and community sector and the business sector. Providers will need to meet the health and social care needs; educational, cultural and learning needs; social and community development needs of residents in new and existing communities.
- 8.22 Social and community infrastructure is considered to be those facilities and activities that support a community's need for social interaction, meet local needs and improve the well-being of those live and work in the locality. These include community development, childcare, education and training, libraries, arts and culture, sports and leisure, places of worship, health services, emergency services, utilities. The services and facilities supporting employment and housing growth makes for a more sustainable environment and adds to the place shaping agenda by helping to improve the well-being of all who live, work and play in the locality.

Delivering Social Infrastructure

- 8.23 Social infrastructure is less about the physical infrastructure and more concerned with the activities that will bring about strong communities. Social infrastructure therefore includes:
- opportunities for residents to be actively involved in their community through their participation in community activities, forums, groups and volunteering;
 - the networks of people and organisations that provide contacts, services and opportunities for association with one another;
 - promoting and developing volunteering; recruiting and supporting volunteers;
 - promoting and developing cultural activities and learning;
 - opportunities for social action and community engagement
 - support, advice, training and assistance with the formation of new community groups, including the provision of 'start up' grants;
 - the recruitment, development and support of community leaders
- 8.24 Providing places for people and local groups to meet, along with maintenance and running costs, is essential and needs to be available in a timely manner. For new developments this will be prior to the occupation of the first dwelling.

Delivering Community Infrastructure

- 8.25 Community Infrastructure is about providing sufficient community facilities to deliver accessible services required to meet local needs. Community Infrastructure includes:

- meeting places, such as community centres and places of worship;
 - leisure, recreational and cultural facilities, including sports venues and pitches;
 - local shops, food outlets and public houses;
 - post boxes, community notice boards, public art and other 'street furniture';
 - household waste collection services;
 - schools and child care facilities;
 - libraries, adult and community learning;
 - health centres, GP surgeries, dental practices and emergency services;
 - other local services to enhance the sustainability of communities and residential environments;
 - access to green spaces.
- 8.26 Community facilities require a pattern of development that makes fullest possible use of public transport, walking and cycling and provides ease of access to facilities and services.
- 8.27 Access to high quality well located facilities and services is essential to people's quality of life and the well being of our communities. Well designed community facilities and public spaces with inclusive access and social integration will influence the way a place looks, how it works and how it is used; and thus contribute to a strong sense of place, as well as a strong sense of community.
- 8.28 In some communities certain facilities and services may be essential because they are one of a limited number in that area, or because it is necessary for the quality and convenience of everyday life in a community.
- 8.29 There may be opportunities for the co-location of facilities and services, providing shared facilities and integrated service delivery. This increases foot fall and helps to make services more sustainable; it also reduces unnecessary journeys and means that residents can access services and meet their every day needs with ease
- 8.30 Developers making provision for social or community facilities will be required to work closely with those affected by their proposals and to evolve designs for community facilities and services that take account of the views of the community and have regard to the specific design requirements of those operating the facilities, at an early stage.

Provision for Social and Community Infrastructure

- 8.31 New residential development will increase pressures on existing and sometimes depleted social and community infrastructure, as well as necessitate new infrastructure. In urban and rural areas alike new residential development will impact some of the existing infrastructure and this will need to be taken account of when new housing is planned for. Where existing services and facilities are not adequate to support new development, developers will be required to contribute towards or provide these.
- 8.32 The creation of new communities will normally lead to the requirement and provision of additional social and community infrastructure over and above that which already exists.
- 8.33 The need for social and community infrastructure generated by new development should be planned ahead, with interim or temporary provision provided ahead of full provision at a later date to a standard that ensures future residents are well served and that any existing community does not suffer adverse impacts. This may require certain facilities and services to be provided before dwellings are occupied or at a very early stage, and would be determined on a site by site basis. Schemes must include an agreed timescale for the delivery of all social and community infrastructure.
- 8.34 Developers will be required to contribute to the long term management and maintenance of facilities to ensure future communities benefit from provision.

Policy 21: Increasing Access to Quality Social and Community Infrastructure

To deliver the facilities and services the community needs, subject to viability, the Council will work with developers, service providers and partners to:

- ensure an integrated approach to the location of housing, economic uses and community facilities and services, encouraging the co-location and shared use of facilities where appropriate and where possible;
- provide community facilities and services, including the creation of neighbourhood centres and places of worship;
- ensure the timely delivery of social and community infrastructure;;
- utilise the principles of shared space where appropriate, by maximising opportunities for co-location, shared facilities and integrated service delivery
- protect and retain existing facilities unless satisfactory alternative provision is made in the locality or it can be

demonstrated that facilities are no longer needed or are economically unviable in the case of commercial services;

Where an application fails to provide adequate social and community infrastructure without reasoned justification, it will be refused.

Developers will be required to make appropriate contributions towards the maintenance and running costs of the social and community infrastructure needs of the local community. Contributions will be secured through planning obligations or CIL

Healthy Communities

- 8.35 The NPPF identifies the improvement of health and wellbeing as a core principle that planning should take account of in both plan-making and decision-taking.
- 8.36 Health is one of eight key priorities set out in the Central Bedfordshire Sustainable Communities Strategy. Overall health in Central Bedfordshire is better than the UK national average. There are however, significant differences in health and life expectancy depending upon where people live and by gender, income and ethnicity in some parts of the area.
- 8.37 The Development Strategy provides a series of policies which seek to enhance the health and wellbeing of communities in Central Bedfordshire. The health and wellbeing of communities is not just about the provision of health and care services. It is also about providing sports, recreation, leisure and community facilities which enable people to participate in physical and cultural pastimes; delivering accommodation which meets the needs of different sectors of the community; designing high quality environments which increase social interaction; and promoting walking and cycling as sustainable forms of transport that also bring health benefits to participants.
- 8.38 The main policy areas where the Development Strategy seeks to secure more healthy communities are listed below:
- provision for convenient walking and cycling routes and promoting sustainable and accessible transport modes that reduce greenhouse gas emissions
 - protecting and increasing provision of high quality public open space and recreational facilities accessible to residents
 - promoting and enhancing access to the countryside and protecting public rights of way
 - ensuring appropriate provision of shared space, community facilities and other local services, including healthcare services
 - delivering appropriate physical infrastructure in line with growth

- using design and layout to reduce crime and the fear of crime
- ensuring high standards of design, maintaining a high quality visual environment and promoting planting to promote mental and physical well being
- providing accommodation to meet the needs of different sectors of the community and delivering various tenures of affordable housing
- ensuring buildings are accessible for all. 70% of new dwellings are required to meet the specific elements of the Lifetime Homes Design Criteria as stated in the Design Guide
- promoting person-centred supported living housing options such as Extra Care Housing, minimising the requirement for residential and nursing home admissions

Leisure and Open Space

- 8.39 With increased mobility and more people participating in sporting and recreational activities in their leisure time, the provision of accessible open space, recreation and leisure facilities is assuming greater importance. At the same time, large numbers of new houses are proposed to be built across Central Bedfordshire during the Plan period. The residents of these new homes will create additional demand for, and pressures on, open space and leisure facilities.
- 8.40 The health and well being of communities is not just about the provision of health and care services but also about providing new sports and leisure facilities and improving access to new and existing open space which enable people to participate in physical and cultural pastimes which in turn help enhance quality of life. The Development Strategy can assist by making provision for new open space and built leisure facilities through new development and by protecting existing facilities and improving access in the area. It can also use, where appropriate, new development to address pressures on existing facilities. Open space should be planned in at the start of development and be a coherent part of it.

Leisure Strategy

- 8.41 On becoming a single authority in 2009, Central Bedfordshire inherited a number of different policies from the legacy authorities regarding the provision of leisure and open space facilities. As well as a range of policies, the provision of facilities across Central Bedfordshire varies in quality, quantity, mix and delivery.
- 8.42 The emerging Leisure Strategy will address the current mis-match of leisure provision. This work will include an audit of built facilities and open space provision across Central Bedfordshire. Through the audits and assessments, individual Supplementary Planning Documents (SPD) will be developed which together will comprise the new Leisure Strategy. These documents will identify locally specific quantitative,

qualitative and accessibility standards. The standards, once adopted as SPD will be used to deliver new built leisure and open space facilities in new developments. It will also be used to inform and update S106 and CIL contributions. The emerging Leisure Strategy will have regard to the Outdoor Access Improvement Plan and Local Green Infrastructure Plans.

Accessible Open Space

- 8.43 Central Bedfordshire provides a variety of opportunities for residents to enjoy open spaces. There is a hierarchy of open space provision, ranging from local green spaces to community woodlands through to country parks. The enhancement of the network as the population of Central Bedfordshire and surrounding areas grows is an important factor in residents' quality of life. The Council will therefore protect existing green space and provide new green space accessible to the public. The maintenance of the existing and new open space provision is also important and the Council will seek contributions to secure the long term management of sites.
- 8.44 'Accessible open space or 'Greenspace' is a term used to mean an area of land that provides opportunities for open access to the public for recreational purposes. These can include:
- Country and urban parks,
 - Historic parks and gardens,
 - Natural greenspaces,
 - Green corridors
 - Amenity green spaces
 - Playing pitches and children's play areas.
- 8.45 The network of accessible greenspace also forms part of the green infrastructure network alongside biodiversity, heritage and landscape assets. The wider Green infrastructure network is covered under the Environment Section of this strategy

Policy 22: Leisure and open space provision

The Council will require:

- new development to be supported by the delivery of leisure facilities and open space. These will be provided as an integral part of new development, planned in at the early stages to meet both the needs arising on and off-site.
- this provision to be made on-site in line with the required qualitative, quantitative and accessibility standards.
- where adequate on-site provision is not possible, contributions will be sought to maintain and enhance existing leisure and open space facilities.

The Council will safeguard existing leisure and open space facilities. If open space is lost as a result of development replacement open space of equal size and quality will be required.

Developers will also be required to make contributions towards maintenance and running costs. Contributions will be secured through planning obligations or CIL.

Public Rights of Way

- 8.46 The public rights of way network offers people access to enjoy Central Bedfordshire's countryside and heritage to the benefit of their quality of life and health. It also forms a practical part of our overall transport network providing valuable access on foot and often by cycle, to the wider countryside, shops and other local amenities.
- 8.47 There will be a need for improvements to the rights of way network linked to development proposals to improve accessibility, surfacing and connectivity. Where the scale and location of development will require connections and/or lead to increased use the Council will secure appropriate contributions. Particular consideration will be given to achieving off site local pedestrian/cycleway routes which connect development sites with open spaces and leisure/community uses and strategic access routes.
- 8.48 The Outdoor Access Improvement Plan, Local Transport Plan, Green Infrastructure Plans and other emerging plans and policies will detail the routes for improvement and will provide the specific standards for how rights of way affected by development are to be provided.
- 8.49 As part of development proposals, applicants are required to record the route of any public rights of way affected by development, and develop a scheme for their improvement, accommodation or diversion in accordance with the Council's Rights of Way Standards.

Policy 23 : Public Rights of Way

The Council will protect, enhance and promote the public rights of way network and seek improvements to help restore and re-connect it. Where appropriate, contributions will be sought through planning obligations towards the public right of way network including the delivery of routes both on-site and off-site.

9.0 TRANSPORT

Overview of the Network

- 9.1 Outside of Dunstable and Houghton Regis, Central Bedfordshire is a largely rural area with a number of small to medium sized towns that provide services to their inhabitants and to surrounding villages.
- 9.2 The area is relatively well served by strategic north / south road links, notably the A1, A6, A5 and M1. East / west movement by road is less well served and is largely based on the A421, the A507 and a series of more rural roads.
- 9.3 The major rail links are north / south orientated with the Midland Mainline, and East and West Coast Mainlines all running through the authority and providing frequent services. The only east / west route is the Marston Vale branch line, which connects Bedford to Bletchley, although there are proposals to upgrade this as part of the East West Rail project.
- 9.4 Bus services operate between the main urban areas within the authority and to key service centres in neighbouring areas such as Bedford, Luton, Milton Keynes and the Hertfordshire towns of Hitchin and Stevenage. However, most of these services are reliant on local authority subsidies to operate and, apart from some buses running within and between urban areas, the services they provide are infrequent.

Main Issues

- 9.5 The main transport issues affecting Central Bedfordshire are:
 - Settlements lack of self containment resulting in residents travelling long distances to access employment and everyday services.
 - Limited access to sustainable transport provision particularly in rural areas.
 - Poor connectivity in terms of both services and infrastructure, and the ability to interchange between different modes of travel.
 - Junction capacity issues on the local and main road network.
 - Parking pressures in town centres, around schools and at other key trip generators.
 - Inappropriate routing of traffic, including HGVs, through some urban areas.
 - Public perceptions of transport and overcoming ingrained transport behaviour.

- 9.6 The location of development and the delivery of both small and large scale transport measures can help to address all of these issues. Properly implemented, development can foster local economic benefits, mitigate against the impact of climate change, improve the health and well being of local residents and reduce the impact of social exclusion.
- 9.7 Modelling carried out in preparing this Development Strategy makes it clear that a modal shift towards more sustainable forms of transport must be achieved if development on the scale set out in this document is to be delivered sustainably. To this end, more sustainable patterns of development will be promoted leading to more sustainable forms of transport.
- 9.8 The Development Strategy alongside the Local Transport Plan, the document which sets out the strategic vision for transport within the authority, provide a framework for ensuring sustainable transport is integral to the growth and development of the authority.

Key Principles

- 9.9 There is a hierarchy of actions and interventions which should be adhered to through the planning process to ensure that new development minimises the impact on the local transport network whilst also contributing towards addressing the main concerns associated with transport across the authority. These actions are:
- reducing the need to travel,
 - embedding sustainable transport to, from and within new developments,
 - increasing accessibility particularly through sustainable travel opportunities,
 - making best use of existing infrastructure and services
 - effective management of motorised travel within the context of sustainable transport objectives, and;
 - providing additional network capacity where necessary.
- 9.10 Developers will be expected to ensure that new schemes fully mitigate their adverse impact on the transport network through adhering to this hierarchy. They will also be expected to demonstrate the actions they will undertake are in line with the principles set out above and explored in more detail below.

Accessibility and Connectivity

- 9.11 Transport services and infrastructure are central to ensuring the accessibility of new developments and providing links between residential areas, employment provision, education, retail, healthcare, and leisure facilities for example. Areas with good accessibility by a range of means of travel create an environment conducive to economic growth, help to reduce social exclusion, encourage social interaction and develop a sense of place.
- 9.12 Accessibility issues are particularly important for those without access to a car and in addressing concerns associated with reliance on the car and unchecked growth in traffic.
- 9.13 The provision of realistic alternatives to the car is vital in this regard including through the encouragement of walking trips particularly for distances of under two miles, providing the opportunity to cycle to local services within a 5 mile radius and through the encouragement of public transport use for trips further afield.
- 9.14 Developments will also be required to demonstrate their links to strategic public transport corridors in place across the authority, as set out in the (emerging) Public Transport Strategy.
- 9.15 All buildings in sites to be taken forward should be within a 400 metre threshold of a bus stop or rail station with at least an hourly service connecting to the wider public transport network.
- 9.16 The connectivity of the pedestrian, cycle and public transport networks is vital to ensuring accessibility. They should also be comprehensive, convenient, coherent and convivial. The ability to interchange between services and different types of transport is a key part of this.
- 9.17 The Local Area Transport Plans which sit within the framework of the Local Transport Plan provide the basis for the delivery of schemes to increase accessibility along these lines. Such works should be supplemented by the provision of sustainable transport measures embedded within new developments to ensure that alternative travel options are available to residents and that sustainable travel habits can be developed from first occupation.

Policy 24: Accessibility and Connectivity

Connections to services will be strengthened through schemes identified within the Local Transport Plan. Public transport initiatives will be implemented in order to increase accessibility to services and facilities.

When allocating land for development, priority will be given to development schemes that:

- promote sustainable modes of transport;
- ensure convenient access for walking and cycling to healthcare, retail and leisure provision, education and employment, as well as within the site itself.
- are located within 400 metres walking distance of a bus stop or rail station offering a half-hourly peak hour service to a variety of service centres and interchanges.
- provide or build upon use of public transport services that are effective, viable, sustainable and match local needs; and
- develop sustainable and adaptable approaches to public transport in rural areas.

Capacity of the Network

- 9.18 To cater for the increase in demand to travel which will arise from future economic and population growth it is important that the capacity of the local transport network can cater for the additional trips which will be undertaken across the authority.
- 9.19 A lack of capacity can lead to congestion on the roads, overcrowding on public transport and an increase in conflict between different types of road users which itself raises safety concerns and detracts from the attractiveness of the local environment. Conversely spare capacity can encourage investment, increase the competitiveness of business through reduced delays and foster an environment more conducive to sustainable travel.
- 9.20 The Local Transport Plan identifies a number of strategic transport schemes which are either planned or currently under construction to meet future capacity requirements, namely:
- A5-M1 Link and new Junction 11a
 - Luton and Dunstable guided busway and possible extensions;
 - Woodside Connection
 - M1 Junction 10a
 - East of Leighton Linlade Distributor road
 - Biggleswade Eastern Relief road

- M1-A6 link
 - East-West Rail including the Marston Vale line
- 9.21 Ease of movement between and within settlements will be strengthened with these improvements. They will deliver significant reductions in congestion in urban areas and enable existing highway space to be used for improvements to public transport, cycling and walking networks. Without them, development on the scale currently envisaged cannot be delivered.
- 9.22 While the area is relatively well served by north-south routes, additional east-west capacity and junction improvements would be of benefit. The A5-M1 link and the M1-A6 link will provide additional capacity, while improvements to the A507 would also ease existing problems. Woodside Connection will help improve connection between the Dunstable business area and the wider road network and help reduce traffic, particularly HGV traffic, passing through the centre of Dunstable. East West Rail, particularly the proposed Central section from Bedford to Cambridge, could add further east-west capacity. Given the strategic importance of this scheme, it's potential route across Central Bedfordshire should be taken into account when considering any proposals for development.
- 9.23 The Council also wishes to explore potential to create a new bus route linking Leighton Linlade with Dunstable and Houghton Regis in the medium term. Such a route would have the potential to link a number of town centres, together with a large number of new homes and major employment provision, as well as linking major rail routes.
- 9.24 Alongside the commitment to new capacity, development should seek to take advantage of existing spare capacity on the transport network through the location of development in urban areas and particularly around established public transport links and hubs. This ensures the potential for more sustainable travel patterns, reduces the need for new road building, helps to secure the viability of existing public transport services and increases the scope for improved service provision in the future.
- 9.25 Capacity issues are prevalent in places on the public transport network however, particularly at some railway stations and other public transport hubs. Particular emphasis will be placed upon increasing capacity for access by sustainable modes at key hubs to be identified as part of the Passenger Transport Strategy. These include, but are not limited to:
- Arlesey Station
 - Biggleswade Station
 - Dunstable Town Centre
 - Flitwick Station
 - Leighton Buzzard Town Centre and Station

- Sandy Town Centre and Station
- 9.26 Furthermore development located near employment and service provision reduces the need to travel, the pressure placed on the transport network and the demand for additional infrastructure provision.

Policy 25: Capacity of the Network

The Council will seek to facilitate the delivery of the strategic transport schemes identified within the Local Transport Plan.

Development should seek to maximise the capacity of the existing transport network. Where such capacity is insufficient to cater for the increase in demand to travel as a result of a new development, the provision of new transport and travel infrastructure will be sought as a priority.

In the case of new development, such provision will be sought in parallel or before commencement.

The potential route of the East-West Rail scheme will be taken into account when considering any proposals for development.

Smarter Travel

- 9.27 Encouraging sustainable travel is at the heart of creating sustainable and inclusive communities. The location of development and provision of infrastructure and services are the building blocks upon which this can be achieved.
- 9.28 However on top of the provision of these actual networks, there is a requirement to raise awareness of the travel options which exist within our communities and to ease the ability of local residents and visitors alike to utilise the provision on offer.
- 9.29 As such the concept of smarter travel relates to assisting people in the travel choices people make and increases their sense of empowerment and actual ability to negotiate the transport networks in place.
- 9.30 Smarter travel initiatives cover a wide area of works, including the development of Travel Plans at places of work, information provision both on the internet and at bus stops for example, integrated and electronic ticketing, and tele-working. All of these interventions help enable an individual to make smarter choices when deciding how to travel, when to travel, and whether or not they need to make the trip in the first place.

- 9.31 Travel Plans are a proven means of delivering transport benefits. An effective Travel Plan will explore the relationship between a Transport Assessment and accessibility/access by all modes, including public transport, walking and cycling and also car parking. They help assess the transport impact of a development and the mechanisms necessary to ensure that sustainable travel options are considered at all stages of development.
- 9.32 Developers will be expected to reflect opportunities to encourage sustainable travel as and when development sites come forward through the provision of a site specific Travel Plan.

Policy 26: Travel Plans

Travel Plans will be required to accompany a Transport Assessment and submitted as part of planning applications in line with the thresholds set out in Appendix 5 demonstrating how new development will be accessible by a range of travel modes.

Where a Travel Plan is in place, the Council will expect the developer and/or user to implement and monitor the plan. The Council will also require, as appropriate, financial contributions towards sustainable travel options where connectivity to existing infrastructure is not of the required standard.

The Travel Plan should complement the Transport Assessment and detail a long term strategy to mitigate against any adverse impacts and maximise the potential for achieving sustainable transport behaviour. It will contain the following:

- objectives.
- detail of proposed actions and measures for achieving the objectives.
- identification of levels of car parking to be provided as part of the development.
- identification of targets against which the effectiveness of each measure will be reviewed.
- consideration of short, medium and long term milestones.
- a timetable for implementation of the proposed measures.
- arrangements for the ongoing monitoring and review of the travel plan.

Car Parking

- 9.33 The provision of car parking associated with new developments should adhere to the guidelines included within the emerging Parking Strategy.
- 9.34 The location, availability, cost and enforcement of parking provision can have a significant impact on the travel choices people make, the safety of the network, and even the look and feel of the urban environment.

- 9.35 Innovative approaches to parking such as the provision of electric charging points, dedicated spaces for people car sharing and secure, covered cycle lockers all help imbed sustainable transport options within new development.

Policy 27: Car Parking

Developers will be required to provide appropriate parking in terms of both the number of spaces and their location, given the need to encourage sustainable travel patterns and avoid creating congestion caused by excessive on-street parking.

Provision should be in line with the standards established within the Central Bedfordshire Council Parking Strategy.

Provide electric charging points for vehicles in line with requirements established within the Central Bedfordshire Council Parking Strategy.

Understanding the Impact of New Developments

- 9.36 In order to help ensure sustainable development, all planning applications will be assessed on their ability to reduce the need for travel. They will need to demonstrate the opportunities for travelling by sustainable modes, making full use of strategic public transport routes, identifying and improving cycle routes and cycle parking facilities, promoting more sustainable car use and encouraging and providing for pedestrians.
- 9.37 Transport Assessments (TA) consider the transport impacts of proposed developments detailing the measures to be taken to mitigate them, improving accessibility and safety for all modes of travel particularly for alternatives to the car such as walking, cycling and public transport.
- 9.38 Where a new development is likely to have significant transport implications, a TA should be prepared and submitted with a planning application for the development. Central Bedfordshire Council have a transport model in place which has been accepted by the Highways Agency and would encourage developers to utilise this tool as a means of understanding and demonstrating the impact on the local transport network where appropriate.
- 9.39 The Transport Assessment and Travel Plan should be written in parallel and the Council must be satisfied that the Travel Plan measures and mechanisms will achieve the necessary mitigation.

Policy 28: Transport Assessments and Travel Plans

The authority will seek the submission of a Transport Assessment with any major new development in line with the thresholds set out in Appendix 5.

Transport Assessments should be in line with appropriate best practice guidance. It should

- include site assessment of existing transport links and site audit of transport/travel related infrastructure.
- explain the site and its location, including details of the existing organisation if appropriate.
- detail measures already in place, existing travel patterns and barriers to sustainable travel.
- identify the likely trip generation associated with the site including the modal split.
- assess the likely travel behaviour or travel pattern to and from the proposed site; and develop appropriate measures to influence travel behaviour including the travel plan.
- detail the measures to promote accessibility by all modes of travel, in particular public transport, cycling and walking;
- detail the measures to mitigate the impact of the residual trips from the development on the highway network and ensure that suitable measures are proposed to manage these impacts.

10.0 HOUSING PROVISION

- 10.1 Provision of an appropriate level of new homes is vital, both to meet the social needs of the local community and help underpin the economic competitiveness of the economy.
- 10.2 This Development Strategy plans for the period from 2011 to 2031. Technical work undertaken to inform this Strategy suggests that a total of 28,700 new homes are needed during the plan period to meet both the housing needs of Central Bedfordshire and fulfil the *duty to cooperate* with our neighbouring local authorities. This figure is based on local population forecasts (see Housing technical paper for more details). Well over half of these new homes have already been planned for through previous plans.
- 10.3 Table 10.1 below sets out the level of existing committed development in each of the main locations (those with committed development of more than 500 dwellings). Table 10.2 shows the planned approach to delivery of the required new homes.

Table 10.1: Existing committed development

Area	“Committed” new homes*
Wixams	3250
Biggleswade	2213
Leighton Linlade	1545
Dunstable	981
Arlesey	1,086
Stotfold	642
Amphill	630
Marston Moretaine	592
Flitwick	574
Cranfield	556
Houghton Regis	100
Other sites (north)	1925
Other sites (south)	298
Total commitments	14392

Table 10.2: Housing Delivery

Net Completions 2011/2012	1,310
Committed* sites in the north	11,468
Committed* sites in the south	2,924
Neighbourhood Plans and Windfall	1,500
New sites – North Houghton Regis**	5,600
New sites – North Luton**	2,900
New sites – East Leighton Linslade	2,500
New sites – Wixams extension	500
Total planned housing delivery 2011-31	28,702

* = Committed sites are those either with planning permission, or that have been allocated in previous plans, or that have been identified as likely to come forward during the plan period (see Housing Trajectory for details)

** = The housing delivery for these sites is that which is estimated to be delivered by 2031. Additional capacity is expected to come forward beyond 2031, see chapter 13 for details.

- 10.4 Large-scale housing provision will be delivered through the proposed urban extensions set out in chapter 13. A certain amount of development is also predicted to be brought forward from as yet unknown sources.
- 10.5 The Development Strategy contains a positive enabling framework for local communities to bring forward development through Neighbourhood Plans. The Council will particularly welcome Neighbourhood Plans from those villages that have not had recent developments or allocations. The actual scale of development that will emerge from Neighbourhood Plans across the area is unknown at this stage. The Council is actively working with a number of Neighbourhood Planning groups and as these plans develop a clearer picture will emerge of the possible scale of housing delivery.
- 10.6 Windfall sites are sites that come forward outside of the plan-making or allocation process but that receive planning permission. Historically windfall sites have represented a considerable proportion of overall housing delivery in both north and south Central Bedfordshire. While delivery on this scale is unlikely to continue throughout the plan period, it is reasonable to assume that additional sites will emerge that we are not aware of at this stage.,
- 10.7 An overall allowance for Neighbourhood Plans and windfall sites, of 1,500 homes has been built into the calculations. The Council is confident that this level of new homes can be delivered during the plan period. However, should monitoring show that this amount is unlikely to be delivered during the plan period, the Council will allocate additional sites to ensure delivery of the 28,700 total. Monitoring will need to take place for a reasonable amount of time to show whether the anticipated delivery will take place before alternative courses of action are contemplated. The Council anticipates at least 5 years of post-adoption monitoring before considering alternative approaches.

- 10.8 Any additional sites needed will be identified through a Site Allocations document and allocations will follow the overall approach set out in this Strategy, particularly the Settlement Hierarchy. The timing of any such Site Allocations document will enable timely delivery of sites within the plan period.

Policy 29: Housing Provision

The Council will work with the development industry, local communities and landowners to deliver a total of 28,700 new homes between 2011 and 2031. The Council will support the delivery of the existing planned sites that make up the majority of provision.

New strategic sites are identified in this Development Strategy to deliver around 11,500 new homes. In addition, the Council expects sites for a further 1,500 homes to emerge over the plan period from Neighbourhood Plans and windfall sites.

Housing Mix

- 10.9 The dominant theme running through the NPPF is the need for sustainable development. The social dimension of this theme cites providing a supply of housing to meet the needs of the current and future generations as a key component of creating sustainable development.
- 10.10 Achieving a good mix of housing will be critical in meeting the needs of Central Bedfordshire. Development of an appropriate mix of property sizes, types and tenures will provide a wide range of choice of quality homes, opportunities for various forms of home ownership and create mixed & sustainable communities.
- 10.11 A Strategic Housing Market Assessment (SHMA) was undertaken for Bedfordshire in 2010 and this work was refreshed for Central Bedfordshire and Luton in early 2012. The SHMA explored the various housing types, sizes and tenures needed to meet housing requirements at the time. Information from Central Bedfordshire's population & household forecasts also indicates that there will be particular growth amongst the elderly population over 65 years of age to 2031. These results will form a key consideration in terms of determining an appropriate mix of housing on development sites.
- 10.12 The housing needs of older people are, to a large extent, similar to those of younger people, insofar as they need well designed, well located properties that are easily adaptable to their needs. Older people will generally require fewer bedrooms than younger families but still require good-sized properties with sensible parking provision and attractive outdoor space. Providing suitable properties for older people

to move into may free up larger homes for families, thereby making more efficient use of the housing stock. However, some older people have more specific care needs and these are addressed in the section below.

- 10.13 Providing accommodation to support the ageing population will form a key area of the overall housing mix. As such, developers will need to demonstrate how this has been achieved as part of development schemes.
- 10.14 The principal of creating sustainable & mixed communities should be the overarching theme which governs decisions on housing mix for all development sites.

Policy 30: Housing Mix

All new housing development will provide a mix of housing types, tenure and sizes in order to meet the needs of all sections of the community. The overarching principal is to encourage sustainable, inclusive and mixed communities.

The main considerations for determining an appropriate mix of housing will be:

- the most up-to-date, strategic evidence base on the housing needs across Central Bedfordshire and adjoining housing markets.
- local Housing Needs Assessments
- local Authority Population & Household projections
- census information
- current Housing Market Conditions
- locality and characteristics of the site including it's accessibility to local services
- existing housing mix of the locality

Supporting an Ageing Population

- 10.15 The demographics of Central Bedfordshire Council mirror national trends in that there is significant growth in the older population over 65. This is by far the fastest growing age group of the population within Central Bedfordshire with particular growth in the 85+ category. Alongside this population growth is the fact that residents of Central Bedfordshire have a longer life expectancy than the national average (*source ONS male & female life expectancy at birth, 2008-10*).
- 10.16 The combination of these statistics poses a challenge for Central Bedfordshire Council in terms of providing appropriate accommodation and care for an ageing population. With ageing, there is an increase in

disease, disability and frailty that can lead to complex and challenging care needs, perhaps requiring specialist care.

10.17 The Government's Housing Strategy; Laying the Foundations, encourages local authorities to provide accommodation which promotes greater independence for older people.

10.18 Central Bedfordshire Council proposes to achieve this aim through various models of care including lifetime homes, extra care, care homes, nursing care homes amongst other forms of accommodation based support which offers the individual greater independence.

10.19 In order to promote choice amongst these forms of accommodation we expect them to offer various forms of tenure such as social rent, Shared ownership another intermediate tenures. There will also be the option for outright purchase/leasehold for those able to do so.

10.20 Examples of accommodation which may be suitable for older people will include:

- Bungalows
- Lifetime Homes
- sheltered Housing
- extra Care Housing
- residential Care Homes
- care Homes with Nursing
- short-term Services – respite, reablement, rehabilitation

10.21 This will be achieved through the policy below:

Policy 31: Supporting an Ageing Population

Opportunities to secure appropriate accommodation for older people will be supported in planning terms where they meet the following criteria:

- a suitable location based on information from the latest evidence base available.
- sustainable location in terms of access to local services and shops.
- offers various affordable tenures such as social rent, shared ownership and outright purchase to promote choice & independence.
- financially viable in terms of the whole care and support package rather than just the physical building.
- meeting the standards set by the Department of Health and the Housing Corporation for Extra Care Housing developments
- meeting the standards set by Care Quality Commission for Residential Care Homes and Care Homes with Nursing

In accordance with the latest evidence base available, the Council will

support planning applications which meet the strategic aims of the Council in relation to meeting the housing and support needs of the ageing population.

Applicants for all residential developments will be expected to demonstrate how they have responded to the accommodation needs of older people.

For developments of 100 dwellings or more, applicants will be expected to deliver some form of specialist accommodation with care support for older people.

Lifetime Homes

- 10.22 The Council is keen to meet the accommodation needs of all sections of the community through an effective housing mix. However, within the Development Strategy we do have a particular responsibility to place a focus on specific needs from within the community.
- 10.23 The 2004 Bedfordshire and Luton Household survey showed that 9.5% of all households had a member with a physical disability. However, this will almost certainly have increased in Central Bedfordshire since 2004 based on a known and predicted rise in household growth since this time.
- 10.24 Around half of the households with a member with physical disabilities and whose home did not meet their needs felt that their home could be adapted to resolve their needs. For those 50%, the occupation of a Lifetime Home would enable quicker, easier and cheaper adaptations to be undertaken. Given this demand for adaptable homes which are responsive to a households' changing needs, the Council wants to promote the delivery of Lifetime Homes.
- 10.25 Lifetime Homes are standard homes which incorporate 16 design criteria that can be universally applied to new homes at relatively minimal cost. Each design feature adds to the comfort and convenience of the home and supports the changing needs of individuals and families at different stages of life. These include widths of parking spaces and doorways, wet rooms, approach gradients and layouts. Lifetime Homes enable the property to adapt to changing needs over time which promote flexibility, adaptability and independence.
- 10.26 The Council has set a target of delivering 70% of homes to meet those 'Lifetime Homes' design criteria that are considered to be the most practical solutions to meet the changing needs of Central Bedfordshire's diverse households. Further guidance on the precise criteria which are the most practical will be set out in the Council's forthcoming Design Guide. It is expected that evidence of compliance

with the policy on Lifetime Homes will be produced as part of the Design and Access Statement that is submitted with each planning application.

- 10.27 As well as the delivery of Lifetime Homes which are adaptable, there are also many households who are in dire need of properties that accommodate their needs immediately.
- 10.28 Key points from the Council's 2011/12 review of Disabled Facilities Grants (DFG's) show that the majority (54%) of all DFG's are for bathroom adaptations. As such, there is particular demand for bathroom adaptations amongst our residents.
- 10.29 In response to this demand, the Council will require developers to design some of their Lifetime Homes standard properties to also specifically include bathroom adaptations as part of the construction. This type of home will be known as Mobility Standard.
- 10.30 The future requirement for these mobility standard homes can be demonstrated through the review of the Council's recent DFG activity. If the level of referrals were to continue around the same level over the next 19 years, this would total 5,130 households in need of bathroom adaptations over the plan period. This equates to 3.8% of all housing stock at 2031. To ensure that development meets this existing need and also deals with the backlog of need, we will set a target of 5% Mobility Homes on all development.
- 10.31 The Council is also aware of an increasing demand for appropriate housing from members of our community who are wheelchair users. Many wheelchair users manage as best as they can in properties which are not particularly suited to their particular needs. Due to this, a significant proportion of people within Central Bedfordshire need to adapt their home.
- 10.32 In 2011/12, it was estimated that approximately 9% of all DFG clients were wheelchair users. This demonstrates that a significant proportion of wheelchair users need a home that is specifically adapted to meet their needs. If this level of demand were to continue over the next 19 years, this would imply that 855 people needed a disabled adapted homes up to 2031. This proportion only represents the quantum of households that we know about. There will be many more wheelchair users who have not formally asked us for help in the form of a DFG application.
- 10.33 Information from the Projecting Adult Needs and Service Information (PANSI) anticipates that 4,539 people will be living in Central Bedfordshire with a severe physical disability by 2030. This represents 3.3% of the total households we expect will exist by 2031.

- 10.34 As such this Development Strategy expects developers to deliver 5% of their Lifetime Homes target as Wheelchair accessible homes. This in order to deal with the existing demand and also to account for the backlog of needs due to the insignificant level of delivery in recent years.
- 10.35 The Council is aware that the cost to the development industry in providing Mobility Standard and wheelchair accessible homes in addition to the Lifetime homes standard might be significant. Therefore the requirement for Wheelchair Accessible Homes will be applied in conjunction with the policy on Lifetime Homes and the overall cost of provision kept within the equivalent cost of providing 70% Lifetime Homes.
- 10.36 For example, because we know that the wheelchair accessible home is more expensive than the basic cost of a lifetime home, wheelchair accessible homes may be considered to carry more weight than a Lifetime Home. Therefore development could provide an element of wheelchair accessible Homes as part of the overall 70% Lifetime Homes requirement. Further details on this will be discussed on a site-by-site basis.

Policy 32: Lifetime Homes

Developers are expected to demonstrate that they have delivered 70% of all homes to Lifetime Homes standard. The Lifetime Homes standards will be defined as those 'Lifetime Homes' design criteria that are considered to be the most practical solutions to meet the changing needs of Central Bedfordshire's diverse households. Further guidance on the precise criteria which are the most practical will be set out in the Council's forthcoming Design Guide.

In conjunction with the 70% target, we would expect to see the delivery of 5% Mobility Homes and 5% Wheelchair Accessible Homes within the overall 70% Lifetime Homes provision. Details to this effect should be set out in the planning application itself and also the supporting design & access statement.

Gypsy and Traveller Provision

- 10.37 Central Bedfordshire Council is required to set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople to address their likely accommodation needs.
- 10.38 Specific allocations to meet the levels of identified local need for both the Gypsy and Traveller and Travelling Show people community will be addressed through a Gypsy and Traveller Plan. The Gypsy and

Traveller Plan will also identify policies to assess planning applications for windfall sites.

- 10.39 In making provision, the Council needs to identify and update a supply of deliverable sites sufficient to provide five years' worth of sites against the locally set targets and sites or broad locations for growth, for years six to ten and, where possible, for years 11-15. If the Council is unable to demonstrate an up-to-date five-year supply of deliverable sites, this should be a material consideration in any subsequent planning decision when considering applications for the grant of temporary planning permission.

Policy 33: Gypsy and Traveller and Travelling Showpeople Provision

Provision will be made in a Gypsy and Traveller Local Plan for Gypsy and Traveller and Travelling Showpeople accommodation.

The scale of provision will be informed by a locally derived evidence base. Such provision will be informed and refined by future local needs assessments when required and provision adjusted accordingly.

Applications for Gypsy and Traveller windfall sites will be considered, having regard to the unmet level of need. Relevant and up to date guidance will inform this process.

Affordable Housing

- 10.40 The (NPPF) sets out the governments clear intention to provide good quality affordable housing for all. This forms part of a wider agenda to create sustainable, mixed and integrated communities.
- 10.41 The case for affordable housing is well documented both nationally and particularly within Central Bedfordshire. The updated Strategic Housing Market Assessment (SHMA) 2012 highlights how the average house price within Central Beds has risen over the years to a point where the average house price is now £206,388. When this is coupled with the fact that the average household earnings have not risen in line with house prices, this gives a stark depiction of just how serious the problem is.
- 10.42 Mortgage availability has been a problem for prospective house buyers primarily because it is extremely difficult to save the amount of deposit that the national lenders require to secure the mortgage. Subsequently, the volume of house sales within Central Beds has reduced dramatically over a ten year period since 2001. This means an

increasing number of households find it extremely difficult to access home ownership.

- 10.43 The task of meeting housing needs is set against a backdrop of significant changes in national policy in terms of both affordable housing reform and welfare reform. These national pressures have taken effect within Central Bedfordshire and although the Council is cognisant of these factors, other factors such as the value paid for land and all other development assumptions will affect viability in each particular case.
- 10.44 Based on the results of the SHMA, this Development Strategy requires that 30% of all qualifying sites should be affordable housing. This policy, together with the exceptions policy below, should help meet the affordable housing needs within Central Bedfordshire.
- 10.45 The viability of each site will continue to be considered on a case by case basis and will be discussed with the applicant. The emphasis of these discussions will be to enable a viable degree of affordable housing on site.
- 10.46 In order to secure delivery and provide mixed new communities, the Council has a preference for affordable housing delivery on-site. However, there may be occasions, mainly for larger sites, where a commuted sum towards off-site provision may be considered in lieu of part of the 30% requirement to complement the on-site affordable housing provision.
- 10.47 In exceptional cases, it will be appropriate to consider a commuted sum instead of onsite provision. In such exceptional cases, the applicant will have to submit a robust case to justify why on-site provision is not appropriate.
- 10.48 The commuted sum will be calculated to represent the total value of delivering the affordable housing on-site. This will include the build cost and impact on the remainder of the site. Commuted sums will be calculated on the basis of 50% of the open market value units provided in order to maintain parity with onsite provision and retain the 30% affordable/70% open market split.

Policy 34: Affordable Housing

Residential Development of 4 dwellings should provide at least 1 affordable dwelling. For all development above this threshold, 30% of the qualifying site should be provided for affordable housing on-site. The affordable homes should meet the following requirements:

- an appropriate mix of affordable tenures, including Social Rent, Affordable Rent and Intermediate Tenures, having regard to

housing needs and best available evidence;

- small clusters of affordable homes which are dispersed throughout the site in order to integrate with the private homes;
- the quality & design of the affordable homes must be of an equally high standard to that of the private homes on site.

If the above requirements are not achieved due to financial constraints, a financial appraisal should be submitted to the Council demonstrating exactly why the above the requirements are not viable. This financial assessment will form the basis of further viability testing by the Council and detailed discussions with the applicant. The emphasis of these discussions will be to enable a viable degree of affordable housing.

Provision will normally be made onsite but for larger sites commuted sums in lieu of part of the 30% requirement will be considered. In exceptional circumstances, and where justified, commuted sums will be considered instead of onsite provision.

Exceptions Sites

- 10.49 Central Bedfordshire contains a number of small settlements which are rural in character. Typically, because of their attractive rural location and character, house prices in these villages are relatively high in comparison to more urban areas. This often makes it difficult for some households to purchase or privately rent properties within the villages.
- 10.50 Historically there has been a shortfall in the delivery of affordable housing within these rural areas, partly due to the limited opportunity for in-fill development within these villages. Rural exceptions sites – sites outside the settlement boundary used for affordable housing – have been the most efficient way of providing affordable housing for rural communities to date.
- 10.51 In addition, there is also a need for additional affordable housing provision around the larger settlements. While development opportunities are greater here, so is the level of need. The policy below therefore enables exceptions sites to be brought forward around the larger settlements.
- 10.52 Whilst neighbourhood planning could potentially bring forward a degree of affordable housing, the continued delivery of exception sites will form a key part of affordable housing delivery. To help increase delivery from exception sites, a small element of market housing may also be provided alongside the affordable units as part of the overall scheme.

- 10.53 A careful balance must be struck in terms of having regard for a settlement's character and settlement boundaries whilst being cognisant of the need to meet an identified local housing need from that settlement. The use of sites which relate well to the settlement boundary go some way to achieving this balance.
- 10.54 The underlying purpose of an exception site is to meet the housing needs of local people. It is designed to accommodate households local to the settlement in accordance with the Council's adopted Local Lettings Policy. It is envisaged that the supply of exception sites will provide a means for people who would ordinarily not be able to afford to live within that settlement to remain within their local community.
- 10.55 A pre-requisite of any household being eligible for these properties will be that they have a demonstrable housing need. This will be evidenced by the household being registered with the housing association or alternative affordable housing provider.
- 10.56 A local housing needs survey will be conducted within the settlement to evidence the level of demand for affordable housing. It will record the demand for the number of affordable homes, the tenure and size of property needed. This will form the evidence base upon which the Council, landowners, house builders and the Town or Parish Council will work-up plans for the exception site.
- 10.57 The sites in rural areas will usually be limited to 10 dwellings in order to preserve the character of the village. However if a housing needs survey supports a demand for more than 10 dwellings and it can be demonstrated that a larger development will not have an adverse effect on the character of the village, larger sites may be considered.
- 10.58 The site will be subject to a Section 106 agreement which will set out that the affordable properties will remain as affordable housing in perpetuity. In essence no affordable homes will be sold or converted into private properties at all. A householder of a shared ownership property will be able to buy additional equity shares of their property. However, this will be restricted to an 80% equity share of the property so that the property is not completely owned outright by the householder. Any re-sale of shared ownership properties will go to a household in housing need as directed by the Council's Local Lettings Policy in regard to the procedure for shared ownership. The Section 106 agreement will also ensure the appropriate phasing of the affordable and open market dwellings.
- 10.59 The overall aim of the policy below is to provide high quality, affordable homes for local people in housing need.

Policy 35: Exception Sites

The Council may make an exception to the usual settlement boundary constraints surrounding settlements within Central Bedfordshire under very specific circumstances. This will only apply to the development of Exception Sites which meet the following criteria:

- designed to meet local housing needs. It is recognised that a significant demographic need may arise from older persons. The local needs of all sections of community will be evidenced by a housing needs survey.
- subject to a Section 106 legal agreement or unilateral undertaking.
- allocated in accordance with the Council's adopted Local Lettings Policy
- small-Scale development (usually 10 dwellings but in special circumstances larger developments may be considered)
- provide affordable homes that will remain affordable in perpetuity
- provide only a limited number of open market dwellings (up to 25% of the total dwellings),
- a mix of tenures to be made available to meet the identified local need
- in the case of shared ownership, 'stair-casing' or purchasing additional equity shares will be restricted to 80% of the properties' open market value. This is to ensure that the property remains affordable in perpetuity.
- situated outside the existing settlement envelope but relates well to the existing settlement and is in-keeping with surrounding character.

11.0 SETTLEMENTS, GREEN BELT AND SUSTAINABILITY

Green Belt

- 11.1 Green Belt is a valuable tool in maintaining the separate identity of settlements and checking unrestricted sprawl of large built up areas. One of the original and main reasons for creating the South Bedfordshire Green Belt was to prevent the coalescence of Luton, Dunstable, Houghton Regis, Leighton Buzzard, Ampthill and Flitwick as well as the villages that lie within it. The Southern Bedfordshire Green Belt was last finalised in 2005 in the former South Bedfordshire and 2009 in the former Mid Bedfordshire. It extends across much of the south of the area. In order to accommodate the growth required up to 2013 in a sustainable and controlled manner, the boundaries will be redrawn around the outer edges of the proposed strategic allocations. The Green Belt will continue to prevent the towns from coalescing and retain its key characteristics of openness and permanence and is illustrated on the Policies Map.
- 11.2 The NPPF sets out the general restrictions on development that apply to the Green Belt. Inappropriate development is defined as any development harmful to the Green Belt and should not be granted consent except in very special circumstances. The construction of new buildings for example, is generally inappropriate as it would adversely affect the openness of the designated areas. Extensions to residential and non residential buildings could also have an adverse impact on the openness of the Green Belt, further guidance on this will be given in 'Design in Central Bedfordshire: A Guide for Development'. The NPPF also makes it clear that Green Belt land can also have a 'positive' role to play. It may, for example, provide access to open countryside and opportunities for quiet recreation and sport. Green Belt can also help retain valued landscapes and protect biodiversity and it provides many possibilities to protect and improve green infrastructure, especially in urban fringe locations. The Council will favourably consider development proposals that will actively improve the character and quality of the Green Belt.
- 11.3 Previous development plans have identified safeguarded land i.e. safeguarded for future development. Two of these areas have not been developed, nor has there been any prospect of them coming forward for new development and therefore these two areas will not be carried forward as safeguarded land.
- Land at Slip End: car storage site and adjacent land (9.59 hectares) forms airport car parking and associated storage. It does not comply with the purposes of designating Green Belt as set out in the NPPF and is therefore designated as part of the settlement of Slip End and illustrated as such on the Policies Map.

- Land at The Paddocks, Dunstable (1.8ha) is under a lease as a wildlife site for a 60 year period. Accordingly there is no prospect of it being developed in the future. Given its open nature in close proximity to an urban area, it complies with the purposes of Green Belt in the National Planning Policy Framework and is designated as such on the Policies Map.

Development in the Green Belt

- 11.4 Maintaining and improving the quality of development throughout Central Bedfordshire is an important aim of the Council. All development proposals will be expected to pay due regard to the 'Design in Central Bedfordshire: A Guide for Development'. Within the Green Belt, however, the need to protect the character and openness of the landscape is a primary consideration and any development proposals in the Green Belt, will be expected to maintain the character of the Green Belt and not undermine the reasons for including land within it. High standards of design and careful siting will therefore be essential for any development proposals.

Affordable housing and the Green Belt

- 11.5 Within the Green Belt, as elsewhere in the area, there is a shortage of affordable housing. This can have a disproportionate effect on rural communities as many young people and families cannot afford to stay because decent homes are either too expensive or simply unavailable. This, in turn, can lead to a fall-off in demand for local services such as schools and public transport and the disappearance of local jobs, shops and pubs. Ultimately, some places risk becoming dormitory settlements with very little sense of community life. The supply of affordable housing is therefore seen as important, not just in order to provide homes for those in greatest need, but to help keep balanced communities. There is a need for affordable housing in the Green Belt settlements and the Council will consider favourably the provision of affordable housing on rural exception sites in the Green Belt.

Policy 36: Development in the Green Belt

Within the Green Belt there is a general presumption against inappropriate development. Planning permission will only be granted where there are demonstrable, very special circumstances which outweigh the harm to the Green Belt

Certain forms of development are not considered inappropriate and accordingly, planning permission may be granted for the following provided they preserve the openness of Green Belt:

- buildings essential for agriculture and forestry;
- necessary mineral extraction, engineering and other operations, including associated plant and buildings;

- facilities for outdoor sport, recreation and green infrastructure;
- cemeteries ;
- the re-use of buildings of substantial and permanent construction;
- the extension, alteration or replacement of an existing dwelling providing it does not result in a disproportionate increase in the original size of the dwelling;
- within existing curtilages, the limited extension or alteration of existing commercial buildings, or the re-arrangement of uses, or the erection of free-standing new buildings and structures ancillary to the existing development;
- affordable housing required to meet identified local needs.

Green Belt Settlements

- 11.6 Settlements that fall within the Green Belt fall into three categories. Some are 'inset' and are defined by inner Green Belt boundaries which effectively define the settlement boundary. Essentially the 'inset' settlements are excluded from the Green Belt. The remainder are either completely 'washed over' by the Green Belt designation or have a defined 'infill only' boundary. This means that whilst some of the settlement is 'washed over' the remainder is considered suitable for appropriate infill development.
- 11.7 Within the 'infill' boundaries, proposals for development will be considered acceptable in principle. Infill development can be defined as small-scale development for up to two dwellings in a small gap in an otherwise built up frontage, utilising a plot which should continue to complement the surrounding pattern of development. The dwelling or dwellings proposed have a plot size and frontage length which is similar to those of adjoining frontage properties. There is no adverse impact on the setting of the site, the character of the area, and surrounding properties and uses. High quality design principles will be applied and further detail is given in 'Design for Central Bedfordshire: a Guide for Development.

Policy 37: Development within Green Belt Infill Boundaries

The Council will consider infill development acceptable in principle within the defined Green Belt Infill Boundaries. Particular attention will be paid to assessing the quality of development proposed and the likely impact on the character of the settlement and its surroundings.

Development Within Settlements

- 11.8 In the north of Central Bedfordshire, the boundaries between settlements and surrounding countryside are defined by Settlement Envelopes. In the south of Central Bedfordshire, Green Belt is predominant and the boundary between the settlement and the countryside is defined by Green Belt boundaries. Some smaller settlements are washed over by Green Belt and may have a Green Belt Infill Boundary. These three types of boundary are referred to in general terms as settlement boundaries. The policies relating to settlements washed over by Green Belt and proposals within Green Belt Infill boundaries are set out above.
- 11.9 The Council has defined Settlement Envelopes for all those communities outside the Green Belt that are identified in the Settlement Hierarchy. The Settlement Envelopes separate the settlement from the countryside and are shown on the Proposals Map. They are not an attempt to define the extent of a particular town or village community. Thus the Envelopes are unrelated to the administrative boundaries of town and parish, which serve this particular function.
- 11.10 Within the Settlement Envelope, land use must be settlement related, for example residential development, domestic gardens, playing fields and community facilities; and not related to agriculture or considered to be part of the countryside. In some instances, where there is ambiguity in defining that boundary, the Envelope has been used to reflect the character of the predominant land use, using the most appropriate and clear physical features on the ground.
- 11.11 Settlement Envelopes have been defined to enable the clear, unambiguous and consistent application of policies in the control of development. Settlement Envelopes also serve to prevent coalescence between settlements and in the case of places like Shillington they also protect the separate character and physical identity of the various 'Village Ends'.
- 11.12 The scale of any type of new development should reflect the scale of the settlement in which it is located. Most of the opportunities for development within settlement boundaries will be infill development which can be defined as small-scale development utilising a vacant plot which should continue to complement the surrounding pattern of development. For housing proposals these are likely to be for up to two dwellings of a small gap in an otherwise built up residential frontage: The dwelling or dwellings proposed have a plot size and frontage length which is similar to those of adjoining frontage properties. There is no adverse impact on the setting of the site, the character of the area, and surrounding properties and uses. This type of development will generally be acceptable but will need to be designed carefully to minimise the impact on surrounding properties and the street scene. Design and sustainability criteria relating to the proposal will also be

major factors in determining any planning application. More detailed guidance is be given in the Design for Central Bedfordshire: A Guide for Development.

- 11.13 Within settlements, housing development will be considered acceptable. Proposals for community, education, health, sports and play facilities are specifically encouraged. Given the need to provide both more jobs as set out in the Development Strategy and to reduce out commuting, new employment generating uses within settlements will also be encouraged, provided they are compatible with residential properties. This approach accords with one of the key principles in the NPPF which advocates patterns of development which reduce the need to travel by private car, and allow improved access to jobs and services particularly in rural areas.
- 11.14 In circumstances where there is a clear need for community, education, health, sports and play facilities development and employment generating uses, but a lack of suitable sites within the Settlement Envelope, sites adjacent to the Settlement Envelope will be considered acceptable except in the Green Belt. Such development should make the best use of available land.

Policy 38: Within and Beyond Settlement Boundaries

Within the settlement boundaries of both Major and Minor Service Centres, the Council will approve housing, employment and other settlement related development commensurate with the scale of the settlement, taking account of its role as a local service centre.

Within settlement boundaries of Large Villages, small-scale housing and employment uses, together with new retail and service facilities to serve the village and its catchment will be permitted.

Within Settlement Envelopes of Small Villages beyond the Green Belt, development will be limited to infill residential development and small-scale employment uses.

The Council will also support schemes for community, education, health, recreation, employment generating uses or mixed community and other uses where a need for such facilities is identified through the Infrastructure Schedule or up to date evidence. For this type of development, where no land is available within the Settlement Envelope, a site adjacent to the Settlement Envelope may be granted planning permission particularly if brought forward through a Neighbourhood Plan.

Important Open Spaces

- 11.15 Open spaces within a settlement may have a number of important functions; as recreational open space, as amenity open space, or simply adding to the character of a settlement and making it a pleasant and distinctive place to live.
- 11.16 Within the settlement there may be a presumption in favour of development, subject to other policies and material considerations. However if every area of land within the settlements were to be developed, then there would be a detrimental impact on their character and appearance, particularly in those settlements that have retained their rural character or historical heart.
- 11.17 In order to protect the character of settlements, open spaces which are important both in visual and functional terms, should be protected from development or enclosed as private gardens unless there are exceptional circumstances. Open space also performs a variety of other important functions such as enhancing biodiversity, helping to create linkages for wildlife and humans, improving health and well being, carbon fixing and reducing the heat island effect of built development.
- 11.18 Within Central Bedfordshire some open spaces within settlements have already been designated as Important Open Space and these areas are shown on the Policies Map. In other areas they have not been formally designated but still need protecting. These areas include amenity areas and allotments. There are two policy approaches for these areas and it is proposed to keep these until new designations have been agreed with Town and Parish Councils through the Neighbourhood Plan process.

Policy 39: Formally Designated Important Open Space

The Council will protect designated Important Open Space within Settlement Envelopes by refusing planning permission where proposals would result in the loss of Important Open Space and this would have an unacceptable adverse impact on its value either in visual or functional terms.

Redevelopment or partial redevelopment of an Important Open Space will only be considered favourably:

- where proposals would result in enhanced provision in functional terms (for both the facility itself and its location),
- where there are exceptional circumstances resulting in overall community benefit;
- where there would be no adverse effect on the visual quality of the settlement.

Policy 40: Other Areas of Open Space within Settlements

Within the towns and villages of Central Bedfordshire where Important Open Space has not been designated, planning permission will not be given for the development of open space, including amenity open space and allotments, which contributes to the character of the area either functionally or visually, for non-open recreational purposes.

Exceptions to this policy will only be considered where the proposed new development is essential for the improvement, enhancement or enlargement of an existing open space or area for sporting or recreational use and where only a small part of the existing open space will be lost.

Local Green Space

- 11.19 The NPPF introduced a new landscape designation known as Local Green Space. The designation, which can be made through Neighbourhood Plans and reviews of the Development Strategy, will allow protection of valued local areas from new development other than in exceptional circumstances. The land to be designated must be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and must be local in scale and in reasonably close proximity to the community. However, it will normally be located beyond the Settlement Envelope because valuable open space within the settlement will be designated as Important Open Space.
- 11.20 Local Green Space, once designated, is subject to the same strong development restrictions as Green Belt. Because of this the Council would not normally expect Local Green Space to be designated within the Green Belt.

Policy 41: Local Green Space

The Council will support designation of Local Green Space through Neighbourhood Plans where the space has a special character and significance to the local community by virtue of its beauty, historic significance, recreational value or wildlife value.

Development that would affect the openness and character of Local Green Spaces will not be permitted unless very special circumstances would outweigh harm to the Local Green Space.

- 11.21 The Council considers that Local Green Space should be designated to the north of Aspley Guise. The continued pressure for growth around Milton Keynes in the longer term raises issues of coalescence with nearby villages, particularly Aspley Guise. The Local Green Space designation will be considered as a mechanism to prevent such coalescence and secure the separate identity of Aspley Guise. The area in question fulfils the criteria set out in the NPPF and is illustrated on the Policies Map.

Policy 42: Local Green Space Aspley Guise

Local Green Space is designated to the north of Aspley Guise as set out in the Policies Map.

High Quality Development

- 11.22 Design is a crucial issue, and encompasses far more than the aesthetics of a building. It also involves the space around buildings, the features required to make the building function successfully, e.g. parking, garden space, access for people with disabilities and also minimising the role of new buildings in contributing to climate change. More detailed guidance on design is given in 'Design in Central Bedfordshire: A Guide for Development'.
- 11.23 The Council places great emphasis on the need for new development to be of the highest possible quality, ensuring that the places created now provide a lasting legacy. New residential development will need to provide homes that are of the right size to fulfil modern space requirements and that have good size gardens and amenity space. Parking provision will need to be provided in line with the Council's Parking Strategy. A mix of dwelling types and sizes will be needed, including larger family homes to complement the previous focus on smaller homes and flats. The Design Guide 'Design in Central Bedfordshire: A Guide for Development' will be updated to reflect this approach.
- 11.24 Design and sustainability criteria relating to any proposal will also be major factors in determining any planning application. The Council has been very proactive in its approach through the preparation of design guides, and will require a range of urban design tools including urban design frameworks and design briefs to be used by developers to implement good design.
- 11.25 On larger housing schemes, the promotion of the use of design codes, such as that used at Fairfield has been very effective in achieving top quality developments. Accordingly, the Council requires development briefs to be provided at an early stage for housing developments for 35 dwellings or more. These must be consulted upon with the local

community prior to submitting any planning application, in accordance with methods set out in the Statement of Community Involvement and adopted by the Council for Development Management purposes.

- 11.26 Commercial proposals can be small or large scale and involve the erection of all sizes and types of structures that are often not subjected to as rigorous an assessment in terms of their design. The range of such development includes industrial, retail, tourist related and telecommunications facilities. While the Development Strategy encourages commercial schemes as part of its aim to increase employment, the Council is also mindful of the need to promote high quality and sustainably designed buildings.
- 11.27 Other requirements for providing sustainable features and the provision of infrastructure will be set out in other policies in this plan and other documents including the Community Infrastructure Levy.

Sustainable Design and Adaptation to Climate Change

- 11.28 Climate change will affect different aspects of the built environment, including external building fabric, structural integrity, internal environments, service infrastructure (e.g. drainage, water, waste, energy, transport and telecommunications), open spaces, human comfort, and the way people use indoor and outdoor space. Clearly good design is crucial and indeed integral to the way in which the Council can mitigate against these impacts. This process of adaptation through design to meet these expected future risks is further explored elsewhere in the Development Strategy.

Large Allocations

- 11.29 Large allocations of land for new housing and commercial development may not have a readily identifiable locally distinctive design solution, either because of the scale of the new development and distance from the original settlement in the case of strategic allocations or in smaller scale allocations, the relationship with other housing. Before an application is submitted, a design approach to the development should be agreed with the Council, local community and other stakeholders which will cover master planning, coding of design, strategic and detailed landscaping, open space, sustainable design and construction, drainage, infrastructure and high quality development among other matters. This should be informed by a thorough understand of the opportunities and constraints of the site and an assessment to ensure that the site can assimilate the housing numbers and other uses allocated to it, while maintaining a high quality of sustainable design. A development brief will be required and consultation with the local community is a critical part of putting together such a document.

- 11.30 The overall aim for all developments is that they facilitate and support truly sustainable communities to thrive and prosper. This includes ensuring that the economic and social goals are achieved without detriment to the environment. The Council recognises that each development site will have different opportunities and challenges in achieving this goal and therefore, as part of the master planning process requires a sustainable communities assessment to be carried out. This should be done to a nationally recognised standard or methodology (for example BREEAM Communities or BRE's Green Print) and be used to inform and shape how the development is designed and delivered.

Density

- 11.31 There is a difficult balance to be struck between density of development, quality of design and safeguarding the countryside for its intrinsic value. The lower the density of development, the more land needs to be used and a greater part of the countryside has to be developed. To develop at higher densities would mean using less of the valued countryside, but this could be at a density which is not so common in a rural area. It is also more challenging to ensure that high density development is built to a high standard and is attractive to people to live in.
- 11.32 The government have now changed the guidance on development of garden land and there is no national standard or target for housing development density, this is to be set locally. The NPPF seeks to deliver a wide choice of quality homes, as well as boost significantly the supply of housing. Quality of life and opportunities for living a healthy lifestyle can be increased through high quality of design. Lower densities can allow for more space within and around homes, sufficient parking spaces, and allow development to be more adaptable for future climate changes. More green space around buildings will help to mitigate against impacts of future temperature increases and more frequent heat waves and allow space for example for recycling, composting and water harvesting. At the same time it is important to ensure that when land is developed it is used responsibly.
- 11.33 It is not considered appropriate to set out in the plan a prescriptive series of densities. Appropriate densities will vary depending on the location. Higher densities may be appropriate in town centres and neighbourhood centres, making best use of land while still providing suitable facilities such as amenity space and parking provision. Lower densities will also be appropriate to provide a mix of new development. The Design Guide 'Design in Central Bedfordshire: A Guide for Development' will consider guideline density ranges. Regardless of density, high quality design will be required to ensure development contributes positively to the local area.

Local Distinctiveness

- 11.34 Local distinctiveness is an important characteristic. Without it the towns, villages and rural areas would lose their individual identities and their interest and attraction would be diminished. New development, including extensions and conversions, should therefore seek to contribute towards maintaining and where possible, enhancing local character and distinctiveness. This does not rule out bold, contemporary designs so long as they relate well and respect their surroundings.
- 11.35 The Council recognises that principles of design need to be adopted that will enhance the public realm and promote local distinctiveness art in the public realm is recognised as a key mechanism to accomplish this and will be integral in achieving sustainable development and regeneration. The Public Art Framework gives guidance on the role, expectations and standards on the topic. The Framework identifies the themes, locations and opportunities that will inform the commissioning and delivery of art in the public realm in Central Bedfordshire by the Council and its partners and the actions necessary to achieve the frameworks aims and objectives.
- 11.36 New development proposals within the Chiltern Area of Outstanding Natural Beauty should follow the guidance set out in the Chilterns Buildings Design Guide. This guidance is used as the basis for design advice to ensure that the special character of this area is conserved and enhanced. Elsewhere the Landscape Character Assessment provides a summary of the development of most settlements and their characteristic construction and building types.

Landscape and Linkages

- 11.37 Landscape and green infrastructure can have many functions including creating a setting for development, habitat provision and access to nature, flood attenuation, improving water infiltration and water resource management as well as carbon fixing, noise attenuation and other environmental and health benefits. To maximise the benefit from this, it is important that every proposal considers the landscape, countryside and green infrastructure context within which it sits and the linkages between them and ensure that it does not function in isolation. Opportunities should be recognised and implemented to link development with the wider landscape, both visually and to allow access to the countryside.
- 11.38 A well designed and implemented landscaping and planting scheme can add considerable amenity, quality of life and environmental value (in the widest sense) to any development scheme or proposal. Planting schemes will generally be expected to be of native species and where possible add to local distinctiveness of an area.

Housing Mix

- 11.39 When considering housing to be delivered over the life of the plan it is important that it meets the full, objectively assessed needs for market and affordable housing in the housing market area. This will change over time and be different in different parts of the area. Housing mix will be expected on any application to provide a good varied mixture of dwelling sizes and not show a particular bias to one size type, either large or small. The particular mix for each site should be agreed with the Council and be informed by the Strategic Housing Market Assessment or other appropriate local evidence, which will identify the need for a variety of dwelling types to cater for all levels of affordability, age groups and household types.

Policy 43: High Quality Development

The Council aims to deliver the highest possible quality of new development within Central Bedfordshire to provide a lasting legacy and to continue to meet the needs of residents and businesses. As such, proposals for all new development will:

- be appropriate in scale and design to their setting,
- contribute positively to creating a sense of place and respect local distinctiveness through design, layout, use of materials and planting,
- use land efficiently, taking into account quality of life,
- respect the amenity of surrounding properties, and their occupiers
- provide adequate areas for parking and servicing,
- be complementary to the landscape setting both in the immediate proximity as well as longer views,
- respect and complement the context and setting of all Heritage Assets particularly those that are designated.

Where appropriate development will;

- enhance community safety,
- meet the required standards for energy and resource efficiency and include climate change adaptation and mitigation measures,
- comply with the current guidance on noise, waste management, contaminated land, vibration, odour, water, light and airborne pollution,
- incorporate appropriate access and linkages, including provision for pedestrians, people with disabilities, elderly persons and for those with prams and pushchairs, cyclists and public transport,
- promote the use of shared space, speed management measures and for residential development the design speed

should normally be 20mph,

- provide soft and hard landscaping, greenspace, and green corridors appropriate in scale and design to the development and its setting with appropriate linkages for wildlife and human access to existing landscape features, corridors and green infrastructure,
- consider the provision of art in the public realm,
- for housing, contain a locally appropriate mix of sizes and types of dwellings, including larger family homes,
- ensure that buildings are accessible for all, and comply with current guidance on accessibility to buildings,

A development brief covering the above issues may be required from any proposal for 35 dwellings or more or where there are complex design or amenity issues; this, along with the level of community involvement will be agreed prior to a planning application being submitted.

Safeguarding the Environment and Development from Pollution

- 11.40 An important aspect of providing sustainable development is maintaining a healthy environment and protecting public health, wellbeing and amenity through the control of pollution. Pollution can cause adverse health risks, damage the environment and interfere with amenity. It can also adversely affect neighbouring land uses, cause long term contamination and hinder regeneration.
- 11.41 Some development has the potential to harm the environment and impact on public health in a variety of ways, including the emission of pollutants to the air, water courses and soils, and the generation of noise, vibration and light. The Council will consider the possible polluting effects of a development proposal on aspects such as amenity and surrounding land uses and other receptors.
- 11.42 The Council will seek to maintain sustainable and healthy environments through the careful consideration of development proposals which are likely to cause pollution or are likely to be exposed to potential sources of pollution. Proposals will be required to comply with the Design for Central Bedfordshire: A Guide for Development or any site specific Development Briefs. Where necessary the Council will use planning conditions and/or legal agreements to help limit the impact of pollution.

Policy 44: Protection from Environmental Pollution

All proposals for new developments will be required to comply with the current national guidance as well as the Council's adopted standards or supplementary planning documents in terms of pollution. This includes matters in relation to noise, waste management, vibration, odour, water, light, contaminated land and airborne pollution.

Development proposals which are likely to cause pollution or are likely to be exposed to potential sources of pollution will not be permitted unless it can be demonstrated that measures can be implemented to minimise impacts to a satisfactory level which protects health, environmental quality and amenity.

Heritage

- 11.43 Central Bedfordshire Council recognises that the historic environment forms the basis of local character, plays an important role in the shaping of places and can help to create a sense of social, physical and mental wellbeing. Heritage assets and their settings are a non-renewable resource and the Council is committed to their protection, enhancement and conservation so that they can be enjoyed by the whole community now and in the future. Heritage Assets include: Listed Buildings, Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, Historic Landscapes, Archaeological Sites and Monuments, other non-designated assets.
- 11.44 It is an objective of Government policy to conserve and enhance all aspects of the historic environment. National advice on the identification and conservation of the historic environment, as well as development management decisions is set out in the NPPF and the Council will take full account of those requirements in the consideration of planning applications and allocations for development.
- 11.45 The Council is required to maintain or have access to a historic environment record which contains details of all known heritage assets within the area. In Central Bedfordshire, the Historic Environment Record comprises nearly 11,000 records relating to buildings, landscapes and archaeological sites and monuments and includes designated and non-designated heritage assets. The Council will ensure that information gathered through plan making or development is made publicly accessible via the Historic Environment Record. In addition the Council may require developers to make a record of any works to a heritage asset or an asset that will be lost, wholly or in part, as a result of any permitted development, and to make that information publicly accessible, through the Historic Environment Record. The

Council also supports the distribution of information about the historic environment to the community through a variety of media; including public open days, displays, the internet and leaflets.

- 11.46 Understanding the value and significance of a place is essential to inform decisions about its future. The degree of significance will determine what, if any, protection, including statutory and local designation, is appropriate for heritage sites.

Archaeology and Development

- 11.47 The Historic Environment Record contains information on around 5,000 archaeological sites and monuments. However this resource is not static, it is constantly evolving as new research is undertaken. Prospective developers should contact the Council's Archaeology Team in order to establish whether there is potential archaeological interest at a proposed development site and to determine if there is a need for a field evaluation of this resource prior to the submission of a planning application.
- 11.48 Where it is deemed that there is archaeological potential the minimum developers will be required to submit is an archaeological desk-based survey for the site. Appropriate expertise may be necessary to ensure that the work is carried out to the correct standard and all the relevant issues are appreciated and understood. In some cases, developers will be required to commission an archaeological field evaluation to define the character, extent and condition of any remains.
- 11.49 These requirements are in line with paragraph 128 of the NPPF and applications submitted without sufficient information regarding the heritage asset with archaeological interest may be refused. Where a permitted development affects a heritage asset with archaeological interest resulting in the loss, wholly or in part, of the significance of the asset, developers will be required to secure the implementation of a scheme of archaeological investigation. This scheme will be approved in writing by the Council in advance of development and include the provision for the long term curation of any resulting archive and appropriate publication.
- 11.50 Central Bedfordshire also has 83 Scheduled Monuments, protected under the terms of the 1979 Ancient Monuments and Archaeological Areas Act. The Council will maintain a presumption against development that will result in harm to or loss of any Scheduled Monument or its setting. Any development that has the potential to impact upon a Scheduled Monument or its setting will have to demonstrate that the harm or loss is necessary to achieve public benefits which outweigh the harm or loss and will have to comply with paragraphs 132 to 134 of the NPPF.

- 11.51 Non-designated heritage assets with archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments will be subject to the policy requirements applied to designated heritage assets.

Historic Buildings and Development

- 11.52 The repair, renovation, alteration and extension of a Listed Building should not be at the expense of its intrinsic special interest and significance. It is important to guard against unnecessary change or over-restoration. In any change, materials should be sympathetic and appropriate to those used in the original building. In particular the Council will resist applications that result in the loss of traditional local features such as long straw thatched roofs, locally manufactured clay tiles and bricks and local stone.
- 11.53 When considering applications for change of use to Listed Buildings, the original use is usually the most appropriate and will be encouraged where possible. Where this is not practicable, the alternative use proposed must not require alteration to the extent that the character and historic interest of the building is destroyed. If the Listed Building is in the countryside and not suitable for conversion to employment use, then the most appropriate use for that building will be considered, retaining the original use where possible.
- 11.54 In cases where Listed Buildings may become vacant and derelict, there is a presumption in favour of their retention so consent to demolish will be wholly exceptional and only allowed if all other options to retain the building are demonstrated to have been thoroughly explored. In exceptional cases where there is no alternative to demolition, the Council will require an appropriate record to be made and the appropriate salvage of materials.
- 11.55 The Council takes an active role in promoting the repair and reuse of historic buildings or other listed structures to reduce the number of vulnerable historic buildings, structures and objects, particularly those considered 'at risk' on the Council's 'buildings at risk' register. Occasionally as an exception to policy, in a situation where the public benefit of retaining an 'at risk' feature or building is significant and there is no other means of securing its retention, enabling development will be considered by the Council. Further guidance on enabling development is set out in publications by English Heritage.

Historic Landscapes and Development

- 11.56 A particular feature of Central Bedfordshire is the presence of a high number of historic parks and gardens. The 13 registered parks and gardens within the area include those of exceptional interest and international importance; namely Woburn Abbey, Wrest Park, Silsoe, Old Warden Park (including Swiss Garden), Luton Hoo Park and

Southill Park. There are also a number of undesignated historic parks and gardens across Central Bedfordshire. All of the parkland makes an important contribution to local distinctiveness both in the wider landscape and historic importance. Historic parks and gardens often contain other heritage assets such as Listed Buildings or Scheduled Monuments. Therefore, any development proposal that affects a park and garden will need to take a holistic approach to the impact on the landscape and collective of heritage assets as a whole.

- 11.57 Historic landscapes similarly add interest and variety to the generally farmed countryside. Over 168 historic landscapes and features are protected by other policies or legislation, for instance if they are a Site of Special Scientific Interest (SSSI). However, the complexity of the historic landscape means that there are many sites, features and areas which do not have such a designation but nevertheless should be retained because of their contribution to the wider landscape and our ability to read our heritage.

Historic Settlements and Development

- 11.58 Another important feature of Central Bedfordshire is the number of historic market towns and villages with their traditional buildings built from local materials. Central Bedfordshire has 61 Conservation Areas, 1,938 Listed Buildings, 290 historic rural settlements and 9 historic towns. These are a key indicator of local distinctiveness. The Council recognises the need to conserve and enhance all of these important features, which make up an essential component of the character of the area.
- 11.59 Whilst individual settlements have their own character, there are four broad settlement types in Central Bedfordshire: market towns; linear settlements; villages, and estate villages. With the exception of estate villages, the other settlement types are mainly medieval in origin and display classic characteristics of layout and form. The area has a surprising number of estate villages, mostly linked to large historic parklands. The groups of estate cottages provide a rich selection of neo-vernacular cottages which have been the model for the 'suburban dream' throughout the 20th Century.
- 11.60 Other local buildings include: vernacular cottages, farm houses, town houses, artisan houses, barns, onion sheds, model farms, and watermills amongst other building types. These buildings usually have few architectural pretensions and are simple in form and detailing. Their building materials were generally sourced from the locality and this is reflected in the pattern of distribution of brick colour across the area – from pale Gault clay brick to , red/orange Oxford clay brick .

- 11.61 The Council is required to regularly survey its area to determine whether to designate Conservation Areas (areas of special architectural or historic interest). The Council is also required to regularly review and update (as required) existing Conservation Areas in order to protect or enhance their special architectural or historic interest through the implementation of an on-going programme of Conservation Area Appraisals. These appraisals will evaluate the appropriateness of the Conservation Area boundary, define their special character and set out guidelines for development and enhancement schemes. Conservation Areas are designated not on the basis of individual buildings but because of the overall quality of the area, its mix of uses, historic layout, characteristic materials, scale and detailing of buildings and open spaces.
- 11.62 Designation also takes into account the need to protect trees, hedges, walls, railings and other characteristic features. Once designated, special attention must be paid in all planning decisions to the desirability of preserving or enhancing the character or appearance of the Conservation Area. The boundaries are identified on the Proposals Map.
- 11.63 The Council will require new development to provide a level of visual interest that is equivalent to the existing buildings in the Conservation Area. Choice of materials and detailed design are vital elements in achieving new buildings worthy of the local character and interest which typifies Central Bedfordshire's Conservation Areas.
- 11.64 It is important to reiterate the importance of high quality, appropriate and locally distinctive design when submitting planning or Listed Building applications in the historic environment context. Applications are required to be accompanied by good quality plans and designs which meet high standards. Appropriate expertise may be necessary to ensure that the work is carried out to the correct standard and all the relevant issues are appreciated and understood. Guidance for making applications is contained on the Council's web site under the Heritage, Conservation and History within the Planning section. Further detailed guidance on conservation and heritage issues are contained in 'Design in Central Bedfordshire: A Guide for Development'.

Policy 45: The Historic Environment

The Council will conserve, enhance, protect and promote the enjoyment of the historic environment:

This will be achieved by:

- requiring developers (where applicable) to describe the significance of any heritage assets affected by development, including any contribution made by their setting, and the role they play in defining local character and distinctiveness..
- requiring the highest quality of design in all new development, alterations and extensions and the public realm in the context of heritage assets and the historic environment. Design which positively contributes to local character and distinctiveness, and sustains and enhances the character or appearance of Conservation Areas and the setting of Listed Buildings will be encouraged and supported.
- safeguarding and promoting improvements to Central Bedfordshire’s historic environment including securing appropriate viable and sustainable uses and improvements to Listed Buildings and reducing the number of Listed Buildings “at risk”.
- requiring applications that affect heritage assets with archaeological interest to give due consideration to the significance of those assets, and ensure that any impact on archaeological remains, which occur as a result of a development are appropriately mitigated.
- encouraging the conservation, enhancement and enjoyment of the historic environment by supporting appropriate management and interpretation of heritage assets.
- refusing development proposals that will lead to harm to or loss of significance of a heritage asset whether designated or non-designated, unless the public benefits outweigh the harm or loss.

Renewable & low carbon energy development

- 11.65 Renewable energy is a broad term covering a range of sustainable energy sources which can not be depleted. Sources include wind power, solar power, the movement of water (tidal and other flows), combustion or digestion of materials such as biomass (crops and wood) and waste products and ground source heat.
- 11.66 Low carbon energy is power that continues to utilize the world's natural resources, such as natural gas and coal, but employs techniques that reduce carbon emissions from these sources when burning them for fuel. An example of this is Combined Heat and Power and other area heating schemes which can be up to 95% efficient in comparison with traditional fossil fuel powered electricity generating stations, which are only about 40% efficient.
- 11.67 Overall the development of new more sustainable energy sources brings opportunities for increased diversity and security of energy supply, protecting residents from fuel poverty as well as reducing greenhouse gas emissions that contribute to climate change. Where these projects are either community-led, or have community engagement at their heart, there is also scope to provide some protection against the impact of increasing fuel cost as well as other benefits.
- 11.68 In order to help increase the use and supply of renewable and low carbon energy, the Council, as it is required to do under the NPPF, recognises the responsibility it has, alongside the communities in Central Bedfordshire, to contribute to energy generation from renewable or low carbon sources. The Council therefore proposes proactive policy to support developers of renewables to ensure that the technologies they deploy are most appropriately placed and that negative impacts are mitigated.
- 11.69 The UK Renewable Energy Strategy (July 2009) sets a renewable energy target of 15% of total energy to be generated from renewable sources by 2020. In addition to this the Climate Change Act 2008 makes binding the need to cut UK greenhouse gas emissions by 80% by 2050.
- 11.70 The Council recognises that on-site solutions may not always be feasible or viable in meeting the standards set out in Policy 51: Resource Efficiency. In such cases, near-site solutions are to be encouraged to allow greater flexibility to the developer and increase the feasibility and viability of renewable and low carbon energy developments. Smaller scale development could also incorporate on-site renewable energy measures or contribute to strategic schemes across the area.

- 11.71 Clearly the strategic allocation sites set out in this plan presents significant opportunities for the provision of large scale low carbon energy schemes due to the concentration of significant demand in a single location, and the fact that they can be integrated into the development at the initial design stage. It is expected that medium to large-scale development schemes will play a critical role in meeting targets by providing on site renewable energy generation at a more commercially viable scale.
- 11.72 The Council will, through its Environmental Enhancement Strategy, identify areas suitable for renewable and low carbon energy sources. This will form the basis of technical guidance which will steer and advise on appropriate mitigation measures, including separation distances to alleviate negative impacts, such as noise.. In accordance with guidance set out in the NPPF, careful consideration will be given to proposals in order to minimise adverse impacts, including cumulative impacts, on landscape and amenity in the widest sense.
- 11.73 Applications for renewable or low carbon energy generating schemes will be considered favourably in these areas if their impacts are, or can be made acceptable. Proposals outside of these areas will be expected to demonstrate that the proposed location meets the criteria used by the Council in identifying suitable areas. Wind power generation should pay particular regard to mitigating adverse impacts on the sensitive receptors, for example Heritage sites, landscape and local communities, including cumulative impacts.
- 11.74 Studies like the East of England Low Renewable and Low Carbon Energy Capacity Study (DECC, April 2011) and the Central Bedfordshire Utilities and Growth Study (Arup, 2012) have shown that certain technologies are particularly suitable for this area and are effectively placed to deliver maximum local benefits, whilst at the same time contributing to the national need to increase low carbon energy generation. These include district heating schemes, including combined heat and power, as well as photovoltaic energy, locally sourced biomass and utilisation of landfill gas. These will therefore be looked at favourably.
- 11.75 The Council recognises the potential for biomass, particularly wood fuels, to provide cheap and renewable energy. Whilst further work is to be done to fully explore the potential of this, there is scope to utilise locally grown biomass and to also use this as a mechanism to ensure that this is used as a driver for better management of woodland in Central Bedfordshire.
- 11.76 Currently Central Bedfordshire has landfill gas generators at Arlesey, Brogborough and Sundon, which generate about 45MW of electrical energy. When the BEaR project contract for the procurement of the management of municipal waste in Central Bedfordshire is awarded, the new strategic waste facility could provide significant renewable heat

and power. This would help to off-set carbon emissions from current energy generation methods and reduce the amount of municipal waste going to landfill.

- 11.77 The Council will support community-led initiatives for renewable and low carbon energy. The Council is also keen that developers of renewables take a proactive approach to working with affected communities at the earliest stage in order to mitigate impacts and provide adequate compensation and benefits.

Policy 46: Renewable and low carbon energy development

The Council recognises the environmental, social and economic benefits of renewable or low-carbon energy. It will work with developers to ensure that proposed developments are:

- directed to those areas where negative impacts can be most effectively mitigated. Any unavoidable adverse impacts, including cumulative impacts, such as noise, pollution and harm to visual amenity, should be mitigated through careful consideration of location, scale, design and other measures;
- have good accessibility to the transport network;
- located and designed so as to have no adverse impact on heritage assets, sensitive landscapes such as the Chilterns AONB, or any area identified through the Landscape Character Assessment as being of high sensitivity; green belt areas and townscapes.
- All developers of renewables schemes are required to engage with all affected stakeholders, including local communities, at the earliest stage in order to proactively mitigate impacts and provide adequate compensation and benefits.

Where a district heating scheme is proposed, where technically and economically viable and appropriate, all occupiers must be connected to that installation.

Resource Efficiency

- 11.78 Resource efficiency simply means using the Earth's limited resources in a sustainable manner. We depend on many resources including fuels, water, and clean air for our survival, but the supply of natural resources is limited, and is fast being eroded. Growing global demand is increasing pressure on the environment, and inevitably competition for resources is also increasing. Many natural resources are fundamental to our health, well-being and quality of life, so it is essential that we urgently reduce our consumption.

- 11.79 The Code for Sustainable Homes (CfSH) (2008) is an environmental impact rating system for housing in England and Wales, which sets new standards for energy efficiency and sustainability. It is a government led system which allows the environmental impact of new housing to be measured against nine categories of sustainable design. The categories cover energy/CO₂, water, materials, surface water runoff (flooding and flood prevention), waste, pollution, health and well-being, management and ecology. The Code uses a one to six star rating system to score the overall sustainability performance of a new home against these nine categories and includes minimum standards for energy and water use at each level.
- 11.80 Elements of the code, such as energy and CO₂, and water are also regulated by Building Regulations. The current Building Regulations 2010 Part L set energy and CO₂ emissions standards equivalent to the Code level 3. The Government is intending to increase Building Regulations requirements over a period of time aiming for zero carbon homes in 2016 which is equivalent to code level 5. The next changes to Part L of the building regulations, set for 2013, are expected to see the requirements for energy and CO₂ efficiency to be set at a level equivalent to Code level 4.
- 11.81 The water element of the code is covered by Part G of Building Regulations. The current Building Regulations standard for water efficiency is aligned with Code level 2. It is unclear whether the water efficiency standard in the Building Regulations will be aligned with the requirements of the Code.
- 11.82 The UK government's target to make all new homes zero carbon from 2016 (now equivalent to code level 5) previously demanded that all emissions from the house and the activities that take place within it must be net zero over the course of a year. In view of the fact that this has only been achieved in practice by a handful of exemplar schemes, it was considered that this definition presented too great a challenge in mainstream roll out, not least because it treats every home as an individual energy 'island' which must generate all the power and heat it needs.
- 11.83 The new definition is represented by the Zero Carbon Hierarchy triangle below, addresses these difficulties and makes the zero carbon standard genuinely achievable. Zero carbon is made up of three parts, Energy Efficiency, Carbon Compliance and Allowable Solutions. The overall onsite contribution to zero carbon (including energy efficiency above) is called Carbon Compliance. This includes on-site low and zero carbon energy such as PV and connected heat such as a community heating network.

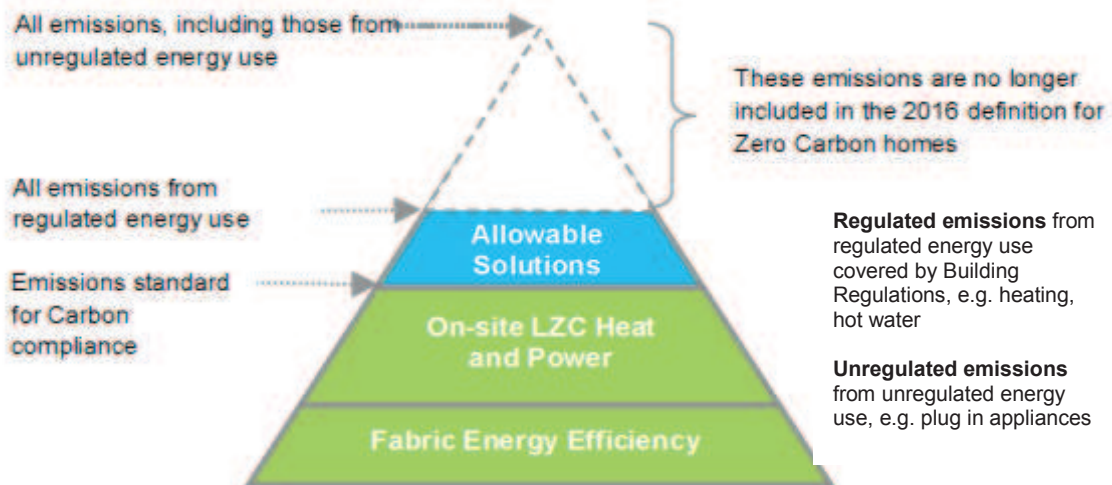


Figure 1 The Zero Carbon Policy 'Triangle', showing the post-Budget 2011 extent of Allowable Solutions and its relationship with Carbon Compliance.

Source: Allowable Solutions for Tomorrow's New Homes (Zero Carbon Hub, 2011)

- 11.84 Any carbon not mitigated on site will be dealt with through a range of 'allowable solutions'. These represent the remaining carbon emissions from the energy use regulated by the Building Regulations and cover carbon emitted from the home for thirty years following its completion.
- 11.85 The Zero Carbon Hub proposes a framework for how allowable solutions might work⁷, and gives examples of what measures could be considered as potential allowable solutions. These include "on-site" options such as 'smart' energy efficient appliances, home electric vehicle charging facilities and LED street lighting. "Near-site" options including investment in the creation or expansion of locally planned sustainability infrastructure or the export of low carbon or renewable heat from the development to other developments, with "Off-site" options include investments in low and zero carbon heat infrastructure and investment in low carbon energy generation assets up to a maximum determined scale, e.g. excluding large scale off-shore generation.
- 11.86 As developers may be able to invest in properly accredited offsite renewables as an 'allowable solution', the Council will ensure that the benefits of these measures are captured within the unitary authority area.
- 11.87 Further guidance is awaited from government on how 'allowable solutions' are to be implemented. Once this is in place the Council will develop further guidance and policy on how 'allowable solutions' will be managed with respect to development in Central Bedfordshire. This will clarify the range of measures that are acceptable, how emissions

⁷ 'Allowable Solutions for tomorrows new homes – towards a workable framework), Zero Carbon Hub (July 2011)

will be accounted for and what other measures could also contribute to delivering a portfolio of options for allowable solutions, for example woodland creation.

- 11.88 In order to accommodate a step change necessary to achieve zero carbon homes, the Council will require a minimum of 10% carbon dioxide emissions reduction as an improvement on the carbon dioxide emission standard set by the Building Regulations.
- 11.89 The Council recognises that the Development Strategy's policies cover many of the other elements of the code at a level equivalent to Code level 4. Therefore developers will not require formal CfSH certification, but will be strongly encouraged to carry out this assessment in order to demonstrate the environmental benefits of the building.
- 11.90 The Energy Act 2011 includes provisions for the new 'Green Deal', which intends to reduce carbon emissions cost effectively by increasing the energy efficiency of properties in the UK. The new innovative Green Deal financial mechanism eliminates the need to pay upfront for energy efficiency measures and instead provides assurances that the cost of the measures should be covered by savings in electricity bills. This should mean that the cost of retrofitting in particular is made more affordable.
- 11.91 The Council therefore requires planning applications for extensions and alterations to existing buildings to be accompanied by the Energy Performance Certificate, Green Deal Assessment or equivalent nationally recognised assessment. The applicant will need to demonstrate how any improvements that are technically, functionally and economically feasible will be carried out, with these being set as planning conditions.
- 11.92 The Local Climate Impact Study (CBC, 2012) identified that Central Bedfordshire area is within region with predicted scarcity of water resources. The study highlights Anglian Water's assessment of deployable water output for the region which estimates that even in a 'typical' rainfall scenario they will face a shortfall of 70% in deployable water supply by 2020. The study highlighted that climate change alone is likely to cause significant water supply shortages. The predicted growth in Central Bedfordshire will put additional stress on our water resources, making it is essential that any new development is as water efficient as possible, and justifying water efficiency standards to be set at a level higher than those set nationally. The Council will therefore require that new housing meets Code Level 5 for water.
- 11.93 In addition to this Environment Agency recommends that areas with high growth should aspire to achieve water neutrality⁸. This means that growth will not result in an increase in water demand or usage. This

⁸ Briefing Note on Water Neutrality, (Environment Agency, 2009)

could be for example, through grey water recycling and other measures. In order to achieve this, and in addition to the high water efficiency standard for new development, water efficiency in existing developments needs to be improved.

- 11.94 The Council's viability assessment indicates that Code level 5 for water is financially viable, however it is recognised that different developments face different constraints and there will be instances, due to technical or other restrictions, where this cannot be delivered in every new home or, even on site. The Council therefore proposes to allow for flexibility on how this policy is delivered, giving developers scope to aggregate water savings across the whole development or provide financial compensation for water savings unable to be made on site. This will , support existing householders in Central Bedfordshire in reducing their water consumption and at the same time limiting the net additional demand on water supply in the wider Central Bedfordshire area. This will follow a similar model as that proposed for allowable solutions for Zero Carbon Homes. Further guidance will be provided by the Council on how this will be applied.
- 11.95 The Council's Climate Change Risk Assessment, alongside data provided by Anglian Water also indicates that in a zero growth scenario the area faces a 20% shortfall in the deployable water output. This places an emphasis on encouraging uptake of water efficiency measures in existing homes. The Council will therefore require that any planning application for extensions to existing buildings will be accompanied by a proposal detailing how water efficiency will be improved in the existing building. The Council will also require a water meter to be installed, where none is present, as a planning condition.
- 11.96 Non residential buildings including care homes are also an important consideration. Their environmental performance is measured to recognised standards by the BREEAM environmental assessment method and rating system. A BREEAM assessment uses established benchmarks, to evaluate a building's specification, design, construction and use. Like the Code for Sustainable Homes, the measures used represent a broad range of categories and criteria from energy to ecology. Based on the above rationale the Council will require non-residential buildings over 1000m² to achieve a BREEAM Excellent rating for water by 2013 and for other elements by 2015; or a comparable standard if a new nationally recognised scheme like the mooted Code for Sustainable Buildings is introduced

Policy 47 : Resource Efficiency

The Council will work to mitigate against the impacts of climate change and deliver sustainable and resource efficient development.

Ahead of the introduction of revised national Building Regulations new developments will be required to demonstrate how they will:

- meet water use standards equivalent to Code for Sustainable Homes Level 5
- provide a 10% reduction in carbon dioxide emissions as an improvement over the level set by Building Regulations at the time of application.

The Council will allow a flexible approach to meeting these standards, including offsetting as an 'allowable solution' to achieve the appropriate Code Level as long as the benefitting scheme is located within Central Bedfordshire.

Planning applications for extensions or alterations to existing buildings must demonstrate how the identified energy and water efficiency improvements which are technically, functionally and economically feasible will be implemented.

Non-residential developments larger than 1000m² will be required to:

- meet BREEAM Excellent or the equivalent nationally recognised standard (if introduced) for water by 2013; and
- meet BREEAM Excellent or the equivalent nationally recognised standard (if introduced) for all elements by 2015.

Adaptation

11.97 Adaptation to both Climate Change and to meet the differing need our population throughout their lifetimes is essential if Central Bedfordshire is going to be able to deliver growth effectively. The aim of adaptation is to reduce the impact of changes to the population and climate which are happening now and to increase our resistance and resilience to future impacts. The adaptation process requires that risks and any opportunities, are identified and action is taken to develop appropriate responses.

11.98 The case for designing for future climate is strong. Buildings and infrastructure have long life spans and what we build today will, in many cases still be around in fifty years or more. We generally build to

suit the current climate and take no account of their performance in future. As a result, the impacts of climate change can make buildings and infrastructure uncomfortable, unsafe or even commercially unviable to maintain.

- 11.99 Climate change will affect different aspects of spatial planning and the built environment, including external building fabric, structural integrity, internal environments, service infrastructure (e.g. drainage, water, waste, energy, transport and telecommunications), open spaces, human comfort, and the way people use indoor and outdoor space. It is predicted that we will have hotter drier summers, milder wetter winters with the associated extreme weather impacts of drought and flooding.
- 11.100 Nationally, the Climate Change Act 2008 makes the United Kingdom the first country in the world to have a national, legally binding, long-term framework to cut carbon emissions. Following this, the Environment Agency is leading on the development of the government's first National Climate Adaptation Programme. This will use the findings of the UK Climate Change Risk Assessment that DEFRA published in January 2012. This document highlighted the need to take early action to mitigate against the risks to the environment, the economy and to health. The National Planning Framework is similarly clear in its requirement that development plans must develop policies that require developments to adapt to take account of the impacts of climate change.
- 11.101 Adaptation needs to be a dynamic and flexible process, with decisions made in light of the long lifespan of buildings and infrastructure. This includes opportunities that might be exploited to adapt existing buildings and towns. For example, increasing the amount of urban greenery can help absorb floodwater and can help make buildings and public spaces more comfortable in hot weather. They can help improve air and water quality; encourage use of public spaces; while at the same time adding to the value of nearby homes.
- 11.102 At a local level the findings of the Central Bedfordshire Climate Change Adaptation Evidence Base show we must be particularly responsive to the impacts of water scarcity. Water resources are already under pressure across the East of England and Central Bedfordshire is considered to be under serious levels of water stress by the Environment Agency. This pressure is expected to increase in the future, due to the effects of climate change, population growth, demand changes and environmental constraints. Therefore new developments should not put additional pressure on water supplies.
- 11.103 Across the Anglian river catchment region (in which most of Central Bedfordshire is located), there is expected to be a deficit of deployable water supply of 70 million litres per day (Ml/day) by the 2020s rising to 207Ml/day by the 2050s and 368Ml/day by the 2080s. (Central Bedfordshire Climate Change Adaptation Evidence Base, 2012).

Consequently, new development will be expected to achieve water efficiency standards as set out in the Resource Efficiency Policy.

- 11.104 Central Bedfordshire is also at risk of impacts arising from flooding, subsidence, overheating and climate impacts on natural environment, which need to be appropriately addressed. The study recommends that all development proposals must demonstrate how they have considered climate change resilience in their design. It also recommends that the Council promotes on-site ecological enhancement as a easily implementable method to support adaptation.
- 11.105 It is clear that green infrastructure can provide many benefits for climate change adaptation including flood storage, localised climate cooling and habitat creation. Site conditions are important in deciding the approach to planting and habitat creation in particular soil, exposure, drainage, space, hardiness and human activity need to be considered. However with careful consideration of these sorts of factors, it is accepted that appropriate green infrastructure provision is one of the most practical and achievable ways of mitigating against the future effects of climate change.

Policy 48: Adaptation

To ensure development is resilient and adaptable to the impacts arising from climate change all new developments, where relevant, will be required to:

- use design, layout and orientation to maximise natural ventilation, cooling and solar gain;
- retain and properly manage existing trees, landscaping and other natural features;
- incorporate additional landscaping including green and brown roofs and walls and suitable street tree planting;
- use appropriate strategies including Sustainable Drainage Schemes to prevent surface water flooding; and
- use water efficient fixtures and fittings and incorporate rain water harvesting and storage.

Managing Flood Risk and Maintaining Water Quality

- 11.106 The predicted effects of climate change include a greater risk of extreme weather events which may increase the risk of flooding, including flash flooding and droughts. An important role for local planning authorities, in partnership with the Environment Agency, the water companies and developers, is to help new and existing development adapt and mitigate against current and future flood and drought risk.

- 11.107 The Council's Climate Change Adaptation Evidence Base identifies areas at higher risk of flooding and hot spots such as along the River Ivel at Biggleswade, Sandy and Langford. The Clipstone Brook and the Ouzel Valley are prone to problems in the south of the area. The risks in these areas, and potentially elsewhere, could be increased if climate predictions are accurate. The spatial evidence base to improve regulating ecosystem services in Central Bedfordshire (Cranfield University, 2012) identifies both existing runoff rates and the implications for surface runoff of changes to urban land use.
- 11.108 Developers will be expected to use this information to identify the extent to which developing sites could result in increased runoff rates, and demonstrate what mitigation measures have been put in place to ensure that the development does not result in a net increase in runoff rates. Therefore, the provision of sustainable ways of managing flood risk, including surface water run-off from new and existing development is important. This is particularly applicable to larger scale new proposals.
- 11.109 Central Bedfordshire Council will support the use of Sustainable Drainage Systems (SuDS) to manage flood risk and improve water quality. SuDS enable different design solutions, dependent on site circumstances such as underlying geology, to be used to create environmentally sustainable approaches to surface water drainage management.
- 11.110 There are a number of benefits to using SuDS, for example:
- they can be used to control peak flows of surface water run-off to watercourses or sewers by using more natural drainage features such as swales and ponds. Not only can SuDS reduce on site flood risk, they can also be used to reduce flooding elsewhere by providing flood water storage;
 - they can be used to provide valuable open space and new or improved habitats based around new planting, water channels and storage ponds. Therefore, they can make significant contributions to green infrastructure, landscapes and making quality places to live, play and work.
 - SuDS can, depending on location, nature and size, provide economies of scale so helping to reduce developer costs. For example a strategic SUDS scheme could be shared by a number of developments;
 - SuDS will also act to improve water quality at source.

- 11.111 The underlying ground conditions will usually determine the types of SuDS approach suitable. The Strategic Flood Risk Assessments (SFRAs) give an indication of the ground conditions in the area, chiefly around the larger settlements. However, the SFRAs are a guide only and detailed ground investigations will need to be carried out to assess the suitability of a specific proposal for SuDS. Where the local geology and detailed site investigations indicate that infiltration SuDS are suitable, these must be designed so as to mimic natural infiltration as much as possible. Infiltration SuDS will not be appropriate in areas where surface water may be subject to contamination or where assessment demonstrates that risks to groundwater are unacceptable.
- 11.112 Under the Floods and Water Management Act 2010 the Council has a duty to form a SuDS Approving Body (SAB). This means it will have responsibility for the approval of proposed drainage systems in new developments and redevelopments, subject to exemptions and thresholds. Therefore the Council will expect all development to use SuDS as normal practice in order to help achieve sustainable forms of development. This will include schemes to ensure long-term maintenance.
- 11.113 The NPPF sets out a number of requirements that flood management policies need to meet in local plans. Therefore, in Central Bedfordshire, when locating development, the floodplain will be protected by applying the Sequential Test and, if necessary, the Exception Test where the Sequential Test cannot be satisfied for wider sustainability reasons. (The Sequential and Exception tests are set out in Appendix 6). The Flood Risk Assessments will provide the basis for applying the Sequential Test.
- 11.114 Land will also be safeguarded which is needed for current and future flood management and opportunities provided by new development to reduce the causes and impacts of flooding will be pursued. Development that increases the risk of flooding elsewhere will not be permitted.

Water Quality and the Water Framework Directive

- 11.115 The Water Framework Directive came into effect in 2000 and became UK law in 2003. It recognises that development near water bodies can affect their quality and ecology and it establishes a legal framework for the protection, improvement and sustainable use of the water environment. This includes lakes, streams, rivers, groundwater and dependent ecosystems. It recognises that the causes of poor water quality and poor ecological status include point source pollution such as that from a pipe discharge, diffuse pollution including that from agricultural fertilisers and pesticides, low flows, flooding, modifications to water courses and habitat degradation.

- 11.116 The objectives of the Framework include:
- achieving 'good' ecological status for all water bodies and preventing their deterioration overall
 - reducing pollution from specified Priority Substances and Priority Hazardous Substances i.e. those that pose a significant risk as set out under the Directive;
 - preventing and/or limiting the pollution of groundwater;
 - protecting new and existing development from pollution including pollution from surface water runoff;
 - conserving aquatic ecosystems, habitats and species;
 - mitigating the effects of floods and drought on new and existing development
 - promoting the sustainable use of water and balancing abstraction and recharge; and
 - Protecting flood plains from development including the green infrastructure associated with the water environment
- 11.117 In planning terms the Framework means that developments affecting water bodies will be expected to deliver benefits such as:
- integrating SuDS and green infrastructure into new development;
 - de-culverting, restoring or re-profiling rivers and naturalising river banks to promote natural flows and habitat improvements. Naturalistic flood defence solutions should take priority over the provision of hard flood defences in order to mitigate flood risk wherever possible;
 - adopting water efficiency measures; and
 - cleaning up contaminated land.
- 11.118 Detailed site specific flood risk assessments will be prepared to inform the preparation of master plans for the Strategic Allocations and any other development as required. This will ensure appropriate and specific flood mitigation and sustainable drainage measures are in place that build on the recommendations of the Water Cycle Studies. The Councils will work with the EA, Drainage Boards and developers to seek contributions for the creation and maintenance of practicable river restoration and habitat creation programmes that also manage flood risk.

Policy 49: Mitigating Flood Risk

The Council will promote and support a strategic and sustainable approach to flood management. Furthermore, in accordance with the Water Framework Directive, the Council will support:

- improvements to the ecological quality of water bodies; and
- developments that deliver a positive impact on the water environment.

In order to safeguard the floodplain from inappropriate development and help prevent flooding overall, the Council will follow the sequential approach when identifying new sites for development. If necessary the Exception Test will be applied if the wider benefits for sustainable development significantly outweigh flood risk.

Detailed Flood Risk Assessments and Design Statements will be required to demonstrate how proposals will:

- make a positive contribution to reducing or managing flood and drought risk and improving water quality through the implementation of SuDS;
- operate within the provisions of Marston Vale Surface Waters Management Plan;
- meet the required Greenfield run-off rate, ensure that the development does not result in a net increase in runoff rates from the existing baseline and maximise the potential for on-site storage;
- avoid increasing flood risk elsewhere;
- adapt to future changes in climate conditions;
- contribute to the provision of a range of green infrastructure networks and achieving a net gain in biodiversity;
- contribute to the recommendations of the Landscape Character Assessment and aims of the Design Guide for Central Bedfordshire; and
- safeguard land required for current and future flood management.

Developments having a negative impact on water bodies will not normally be permitted.

12.0 COUNTRYSIDE AND THE NATURAL ENVIRONMENT

Development in the Countryside

- 12.1 Central Bedfordshire has a varied and contrasting landscape, ecology and settlement pattern, all of which contribute to the much valued countryside and rural nature of the area. Some of the change that takes place in the countryside does not constitute development and therefore falls beyond the scope of its control. Where control is possible the Council accepts the need to ensure that necessary change is accommodated in the countryside, in accordance with sustainability principles.
- 12.2 However, such change must be appropriate in terms of the Green Belt and other policies of the Strategy. Any development must be appropriate to the character and appearance of the local landscape. The use of Landscape Character Assessments (LCA) will help to protect the essential character of defined types of landscape and enhance landscapes of lesser quality. The Council accepts that in some cases new development can also result in the improvement of the countryside and enhancement of degraded landscapes.
- 12.3 A grading system for the quality of agricultural land has been in place for many years. Any development proposal, identified to be within the most valuable agricultural land (grades 1-3a), must consider alternatives in areas of less valuable agricultural land. If there are no viable alternatives, development within higher grades of valuable agricultural land may be considered acceptable.
- 12.4 The Council will provide positive support to new sustainable development within the countryside which seeks to improve the vitality of rural villages and improve the rural economy. Where development is proposed, the Council will seek to encourage careful consideration of landscape character, the protection of important features in the landscape, existing accessibility and the compatibility of design of development with forms and patterns of settlement in the area.
- 12.5 Outside settlements, where the countryside needs to be protected from inappropriate development, only particular types of new development will be permitted. This includes residential development within Exceptions Schemes, or dwellings for the essential needs of those employed in agriculture or forestry. Proposals which re-use or replace an existing dwelling will be acceptable provided they do not have an adverse visual impact on the rural nature of the surroundings. Resulting dwellings should not be disproportionately larger in height and scale than the original unless the proposed dwelling would result in an improvement to the character of the area.. Development which supports the expansion of major existing facilities, promotes tourism and visitor facilities, caters for horse and livestock development and

seeks to diversify the rural economy will be generally permitted, in accordance with the specific policies.

- 12.6 Extensions to gardens beyond settlement boundaries that are limited in scale may be permitted where there would be no harm to the character of the area, particularly to the intrinsic value of the countryside or to the need to safeguard agricultural land or land with ecological or environmental value on a farm. This would be where a garden extension is of very limited size, or creates a natural rounding off or where the original garden size is very restricted. They must be suitably landscaped or screened from the surrounding countryside and by restricting permitted development rights, buildings would not be permitted on the extended garden area. Gardens will only be permitted to be extended once, even if, in the future, the settlement boundary is redrawn to incorporate the extended garden.

Policy 50: Development in the Countryside

The Council will seek to maintain and enhance the intrinsic value of the countryside. All development must have regard to the impact on the area's biodiversity, landscape, ecology, accessibility and agricultural land value.

Development appropriate to the countryside outside settlement boundaries will be supported by the Council subject to the appropriate policies. Proposals to re-use or replace existing dwellings in the countryside will be approved provided the resulting dwelling does not have an adverse impact on the rural character of the surroundings.

Limited extensions to gardens beyond settlement boundaries may be permitted provided they do not harm the character of the area or the intrinsic value of the countryside.

Significant Facilities in the Countryside and Green Belt

- 12.7 Central Bedfordshire is notable for the presence of a number of significant employment facilities in the countryside and Green Belt. These sites have the potential to provide additional jobs, which would help to meet the employment objectives of the Development Strategy.
- 12.8 It is clear that these major sites can continue to make a significant contribution to the local economy. A number of these facilities also have the potential to attract high technology orientated businesses, creating a cluster effect.

- 12.9 The NPPF is clear about the need to secure economic growth. It recognises that the challenges presented by a low carbon future can still be met while also delivering this core objective. In order to proactively plan for businesses in emerging sectors like green technology, the Council supports the development of 'green' industries which may include the development of low emission vehicles or renewable energy equipment particularly around the existing cluster of high technology centres of excellence of Cranfield University and Technology Park and Millbrook Proving Ground.
- 12.10 In the future, major new sites may emerge in Central Bedfordshire, such as Centre Parcs and NIRAH (National Institute of Research into Aquatic Habitats), that should also be included within the remit of this policy issue.

Policy 51: Significant facilities in the Countryside and Green Belt

Planning permission would be granted for infilling at or redevelopment of major development sites listed in this policy provided that the infilling or redevelopment is within the boundaries of the existing use.

Significant expansion of sites into the open countryside will be subject to the production of a management plan, development brief or masterplan prior to any application.

These facilities have been identified as: Cranfield University and Technology Park, Shuttleworth College, Millbrook Proving Ground, RAF Henlow, Stratton Business Park, DISC Chicksands, ZSL Whipsnade, Woburn Safari Park, Toddington Motorway Services Area, and Faldo Road Industrial Estate in Barton-le-Clay. All proposals for significant development at these facilities will be assessed against their:

- Impact on the open countryside;
- provision of sustainable transport;
- justification;
- scale, layout and design – which must be appropriate to the establishment and its setting.
- compatibility with Green Belt policy

Planning applications that are considered acceptable against these criteria will be approved. Further major facilities that may be developed with a similar level of importance in terms of employment or research will be considered under this policy.

Re-use of Buildings in the Countryside

- 12.11 The re-use and adaptation of rural buildings has an important role to play in ensuring the sustainability of rural areas. It can assist in agricultural diversification, conserve resources, avoid dereliction, improve the visual appearance of the landscape, reduce demands for new building in the countryside, provide opportunities for tourism and recreation and produce local employment, thereby reducing the need for travel.
- 12.12 In the interests of promoting the rural economy, employment generating uses will be the preferred end use of the converted building or buildings. Residential conversions will be resisted where the most appropriate use of the building is commercial. Residential conversions are generally the least suitable form of re-use as they usually require the greatest change to the fabric of the building and this, together with the need for gardens, fencing and parking areas can have a suburbanising effect on the countryside and villages. The only circumstances where residential conversions are acceptable are where the siting and access would not be suitable for commercial development.
- 12.13 Industrial, commercial, tourism and recreation re-uses which are of a scale appropriate to a rural area can make suitable conversions provided they do not require new areas of hardstanding, parking areas, vehicle turning areas, extensive new boundary fencing/walling or substantial areas for outside storage. The conversion of an existing building must be carried out in a manner which is beneficial to the rural area and does not result in harm to the character and appearance of the building, the countryside or the Green Belt.
- 12.14 The Council, whilst recognising the benefits of the re-use of rural buildings, wishes to ensure that development in the countryside is properly controlled. The original building or group of buildings to be converted should therefore be appropriate to the rural setting in terms of scale and appearance. Generally these are more traditional buildings of substantial and permanent construction. Purely functional buildings such as glass houses and metal framed buildings will not be considered suitable candidates for conversion. Applications for the re-use of agricultural buildings erected under permitted development rights will be carefully examined to ensure these rights are not abused and to avoid the proliferation of farm buildings.
- 12.15 In many instances it may be possible, through re-use and adaptation, to achieve improvements to the external appearance of a building and its surroundings thereby enhancing the visual appearance of the countryside.

Policy 52: Re-Use Of Buildings In The Countryside

The Council will support the re-use of existing buildings in the countryside provided the proposal complies with the following criteria:

- the building contributes to the rural setting in terms of its scale and appearance, and has a permanent and substantial construction capable of conversion.
- the proposed use supports the rural economy, unless the building is only suitable for residential conversion by virtue of its location and access.
- the conversion will be sympathetic and in keeping with the character and appearance of the building and the appearance of the rural surroundings.
- no harm will be caused to features of architectural, or historic importance
- would not be detrimental to protected species

Where re-use is proposed in the Green Belt, Green Belt policies will be applied in addition to the above.

Horticultural and Redundant Agricultural Sites

- 12.16 In Central Bedfordshire, the long tradition of horticulture and market gardening has led to the existence of a number of glasshouses and sites upon which glasshouses used to be located. Such sites are classified as 'greenfield' sites and thus previously have not been considered suitable for employment related uses. Whilst conversion or replacement with a commercial facility may not be appropriate in remote locations, it may well be acceptable in some circumstances. In particular, the design of new or converted commercial buildings should respect the rural character of the surrounding countryside with reference to the findings of the Landscape Character Assessment.
- 12.17 Some of these sites, as well as small agricultural holdings, have developed into the considerable number of garden centres that often sell goods which display no relationship to horticulture. There is still significant pressure from existing horticultural nurseries to expand into garden centres that sell a range of products. However, it is considered that medium to large scale sporadic retail development in open countryside puts pressure on rural roads and may also affect the viability of existing village and town retail outlets and should therefore be resisted.
- 12.18 While intensification of existing nurseries and horticultural enterprises should not be explicitly encouraged, it is considered that the change of use of horticultural sites or redundant small scale agricultural holdings to similarly small-scale and low impact commercial uses may be

appropriate; particularly in the context of the NPPF where emphasis has been placed on creating additional employment opportunities. However, each planning application needs to be decided on its own merits depending on the location of the site and the proposed use subject to the criteria below.

- 12.19 Converted agricultural premises have made a significant contribution to the local rural economy. Occupier satisfaction in these sorts of units is generally higher than average and the users tend to be small companies employing small numbers of people from the local area. There is a vital role played by commercial uses in the countryside in diversifying the agricultural sector and in turn reducing out-commuting and the associated problems this engenders. However, redevelopment rather than a change of use, or conversion of existing buildings is felt to be more appropriate when an agricultural use has ceased or is demonstrably not viable. Where these buildings are within the Green Belt or Area of Outstanding Natural Beauty (AONB) then the relevant policies and guidance for these areas take precedence

Policy 53: Horticultural and Redundant Agricultural Sites outside the Green Belt and AONB

Proposals for commercial development on horticultural or redundant agricultural sites in the countryside will be approved if they are considered acceptable when considered in terms of their:

- Scale, layout and design in relation to their setting;
- Assimilation into the rural setting and impact on the surrounding countryside when assessed against the findings of the Landscape Character Assessment;
- Relationship with the road network and neighbouring rural settlements;
- Potential impact on existing local retail facilities;
- Provision of suitable vehicular and pedestrian access arrangements;

Proposals for redevelopment will require evidence that an agricultural, market gardening or horticultural nursery use is not viable.

Proposals will be approved if they are considered acceptable against the above criteria.

Rural Worker's Dwellings

- 12.20 To sustain and enhance the rural economy the Council will seek to support the growth of the rural economy. Agriculture and forestry have a key role to play in the countryside, underpinning both the rural economy and the landscape character of those areas. Long term

conservation objectives are also sometimes best served by environmentally friendly forms of farming and forestry.

- 12.21 In order to sustain some work practices, it is accepted that in some cases there is a required need to have workers living in close proximity to a specific location or use. This predominantly, but not solely, relates to agricultural and forestry uses. A functional need test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. This may include the need to provide essential care at short notice or to deal with the serious loss of crops or products.
- 12.22 A functional need will have to be established and capable of being sustained over a period of time. If a new dwelling is essential to support a new farming activity, whether on a newly-created agricultural unit or an established one, it should, for the first three years, be provided by temporary accommodation such as a caravan. Any temporary or permanent dwelling permitted will be restricted to occupancy of the worker on the establishment.
- 12.23 The siting, design and external appearance of agricultural and forestry residential development can be visually intrusive in the landscape and can result in the loss of important features including those of historic and nature conservation value. Accordingly, any proposal would be considered against design policies set out in the document.

Policy 54: Rural Worker's Dwellings

New permanent dwellings will be allowed to support existing agricultural or forestry activities, where:

- there is a clearly established existing functional need;
- the unit and the agricultural activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so; and
- the functional need could not be fulfilled by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned.

Where rural worker's dwellings are proposed in the Green Belt, Green Belt policies will be applied in addition to the above.

Equestrian Development and Development Related to the Keeping and Breeding of Livestock

- 12.24 By its very nature, equestrian and livestock development requires a countryside location. There continues to be considerable pressure for equestrian and animal related development within Central Bedfordshire. These activities can make a considerable contribution to sustainable recreation, conservation grazing and the rural economy through diversification of agricultural holdings in the area. However, intensive private activity as well as commercial activities can be visually harmful in the countryside so it is important that environmental quality and landscape character is respected. As such the Landscape Character Assessment should be employed to inform the appraisal of development proposals. In Central Bedfordshire it is particularly important to consider the context of proposed development in the flat landscapes towards the eastern part of the area where even small buildings will be prominent against the skyline.
- 12.25 Larger commercial livery yards may be restricted on the grounds of sustainability and accessibility as well as the impact on the landscape and surroundings and ideally should be based on an existing holding.
- 12.26 In recent years a number of alternatives to traditional grazing and livestock have become popular. The keeping and breeding of livestock includes any creature kept for the production of food, wool, skins, fur or for the purpose of farming land. These uses often support the ability of an existing business to diversify and can contribute to the rural economy.

Policy 55: Equestrian Development And Development Related To The Keeping And Breeding Of Livestock

Horse-related facilities and small scale extensions to existing equestrian enterprises in the countryside will be permitted subject to the following criteria:

- the proposals should be closely related to the bridleway network and should not have an adverse impact on the public rights of way network.
- new freestanding stables should be well screened from the surrounding countryside and should not interfere with the amenities of adjoining residents.
- new buildings for indoor equestrian use should be located adjacent to existing buildings.
- any proposals for equestrian development including jumps, schooling areas and new buildings/extensions will be considered in the context of the Landscape Character Assessment and their design, scale, siting and use of materials should respect the rural setting.

Proposals for larger scale private or commercial enterprises (comprising ten horses or more) will only be permitted should demonstrate the sustainable nature of their location by means of a traffic impact assessment.

Proposals for small scale development related to the keeping and breeding of livestock in the countryside will be permitted subject to the following criteria:

- their design, scale, siting and use of materials should respect the rural setting.
- development should be well screened from the surrounding countryside and should not interfere with the amenities of adjoining residents.

Where equestrian or livestock development is proposed within the Green Belt, Green Belt policies will be applied in addition to the above

Natural Environment

12.27 Central Bedfordshire will develop an Environmental Enhancement Strategy. This will be a strategic, integrated approach to planning for the environment to deliver a series of priorities and requirements including:

- Climate change mitigation and adaptation;
- Planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure;
- Conservation and enhancement of the natural and historic environment;
- Recognising the benefits of ecosystems services;
- Protecting and enhancing valued landscapes, geological conservation, interests and soils;
- Ensuring people have access to a good quality natural environment; and
- Protecting and enhancing the water environment, including surface water features and groundwater.

Green Infrastructure (GI)

- 12.28 The proposed Green Infrastructure (GI) network is set out in the Green Infrastructure Plans that cover Central Bedfordshire (available on the Council's website). The GI network is designed to be a strategically planned and managed system of green spaces, access routes, wildlife habitats, landscapes and historic features which meet the needs of existing and new communities by providing:
- some of the essential ecosystem services on which we rely;
 - a healthy and diverse environment;
 - attractive places to live and visit and a good quality of life; and
 - help in achieving a carbon neutral future.
- 12.29 The GI Plans describe a 'multifunctional' network of GI which includes protected habitats, nature reserves, landscapes, heritage sites, green spaces, the rights of way network and green links which, when taken together, will help provide a robust natural environment which not only respects biodiversity for its intrinsic value, but will help create the quality environment needed for a healthy society. One of the principle outcomes of the GI planning process has been the designation of The Bedfordshire and Luton Strategic Green Infrastructure Network. The Strategic Network will be the focus of GI provision. New development will be expected to contribute to the on-site delivery and ongoing management of GI to help achieve the aims of the GI plans, it should not fragment the existing or proposed GI network or build over key GI opportunity sites
- 12.30 The NPPF recognises the wider benefits of ecosystems services and the need to encourage the most effective use of land. Green infrastructure provides an integrated way of promoting this approach and the Council has undertaken further work in partnership with Cranfield University to understand the role that GI can play in ecosystems services (Spatial Mapping of Regulating Ecosystem Services (April 2012). This work has mapped the area's environmental resources and demonstrates how these can be used to best effect to reduce environmental risk through carbon storage and water quality and quantity management.
- 12.31 Central Bedfordshire Council currently works in partnership with neighbouring local authorities, environmental groups and others to promote an integrated approach to providing GI through the Bedfordshire and Luton Green Infrastructure Consortium. This has led to the identification of the network across Central Bedfordshire. The Consortium has produced the two GI plans that cover the northern and southern parts of the area. The Consortium has recently been awarded Local Nature Partnership (LNP) status as recognised in paragraph 180 of the NPPF. The new partnership will include a broader cross section of partners including those from the health sector and the Local Enterprise Partnership. The aim of LNP's is to help strengthen local

action for nature highlighting the benefits of a healthy natural environment.

The Greensand Ridge Nature Improvement Area

- 12.32 The Government have also introduced other initiatives such as Nature Improvement Areas (NIA's) These are large areas in the region of 10,000- 15,000 ha, where there are opportunities to focus efforts and deliver significant improvements for wildlife and people through the sustainable use of natural resources. Although a number of pilot areas have been designated it is now the intention of Government that these areas are proposed by partnerships at the local level and identified in Local Plans. Within Central Bedfordshire there is currently one NIA covering the Greensand Ridge National Character Area , the majority of which is located in Central Bedfordshire.
- 12.33 The Council acknowledges that this proposal meets the required DEFRA criteria (September 2012) and as such has identified it on the Policies Map It is not the intention to restrict development in the NIA by specifying types of development that may be appropriate but to look for opportunities to enhance nature conservation through development. The Council is also only able to recognise the part of the NIA which falls within its administrative boundary but will work with neighbouring local authorities and other partners to achieve implementation of the NIA and GI network across the area.

Forest of Marston Vale

- 12.34 The Council will continue its support for the Forest of Marston Vale (FoMV). The FoMV is one of 12 nationally designated community forests created in the 1990s. Their primary purpose is to lead in the regeneration of degraded industrial landscapes, which, in the case of the FoMV means addressing the effects of the brick making industry. A primary aim of the FoMV is to achieve 30% tree coverage in the Marston Vale. However, it amounts to far more than a just a tree planting project. It is a strategic and regionally important Green Infrastructure initiative which will provide social, economic and environmental benefits. It covers some 61 square miles and extends into Bedford Borough in the north and to the M1 in the south. The creation of the Forest is guided by the Forest Plan which sets out aims and objectives as well as clear principles and proposals to 2031.
- 12.35 Within the GI network there are other strategic scale projects such as the Bedford and Milton Keynes Waterway Park. This proposes to create a new waterway within a green corridor between the River Ouse in Bedford and the Grand Union Canal in Milton Keynes. Not only would it provide opportunities for water based tourism and recreation it would also enable the delivery of major GI components such as canal-side footpaths, cycleways and water habitats. The Council is supporting the delivery of the Waterway and development will not be permitted

that prejudices its delivery. Furthermore, the Council will ensure that development along the route of the Waterway includes the delivery of the Waterway and the associated green corridor. The route is shown on the Key Diagram.

- 12.36 The GI network includes publicly accessible green spaces that are highly valued by local communities and visitors. The Leisure Strategy will define a hierarchy of publicly accessible green spaces. The Council will protect these sites and also take opportunities to promote their improvement through, for instance, proper management and take opportunities to create new green spaces where the need is identified (e.g. by the Leisure Strategy). This will be achieved through the invaluable work of local groups and communities with funding sought from development through planning obligations to help ensure GI is delivered. Whilst development in the GI priority areas may be expected.
- 12.37 In addition to the larger GI sites there are numerous smaller areas that are no less valuable, especially when taken in combination. All are valuable and especially where they form an important part of a wider GI network. There are a number of existing Parish Green Infrastructure Plans and through the emerging Neighbourhood Plan system, the Council will work with local communities to help identify protect and improve local GI.

Policy 56: Green Infrastructure

The Council will achieve a net gain in Green Infrastructure (GI) by:

- requiring developer contributions to help provide GI including, where appropriate, the delivery of a linked network of new and enhanced open spaces and corridors off-site.;
- requiring high quality multifunctional GI within development, that incorporates sustainable urban drainage systems and enhances biodiversity, landscape character, the rights of way network and design quality and makes provision for the ongoing and effective management of GI;
- continuing its support for the creation of the Forest of Marston Vale and the vision set out in the Forest Plan.
- focussing significant GI provision in the priority areas as identified in the Bedfordshire and Luton Strategic Green Infrastructure Plan. This will include maintaining support for the Bedford to Milton Keynes Waterway by safeguarding the route and, where appropriate, seeking developer contributions towards delivery of the Waterway.
- working positively with communities, for example through the Neighbourhood Planning process, developers, landowners and environmental groups to identify locally significant GI and any potential shortfalls in provision and the means by which shortfalls can be rectified
- not permitting development that would fragment or prejudice

the GI network.

- supporting the creation of the Greensand Ridge Nature Improvement Area and other NIA's should they come forward.

Biodiversity and Geodiversity

- 12.38 The Natural Environment and Rural Communities Act 2006 places a duty on public bodies to have regard to the conservation of biodiversity when going about their activities. The role of the planning system has been reinforced by documents such as the Government White Paper 'The Natural Choice: Securing the Value of Nature' 2011, the 'UK National Ecosystem Assessment Understanding Nature's Value to Society' and 'Biodiversity 2020 and 'A Strategy for England's Wildlife and Ecosystem Services'. The National Ecosystem Assessment shows that over 30% of the "ecosystem services" provided by the natural environment are in decline. Habitats are fragmented and unable to respond to pressures such as climate change and development pressures. Critically, these recent publications help to establish and demonstrate the true value of ecosystem services and the very positive economic benefits they have for the Country as a whole.
- 12.39 Through the White Paper and the NPPF, government expects the planning system to facilitate a strategic and integrated approach within and across local areas. Planning should guide development to the best locations, encourage green design and enable development to enhance natural networks making them coherent and resilient as part of sustainable development. Most importantly it reinforces the overall objective of no net loss of biodiversity and supports a net gain in biodiversity and healthy ecosystems.
- 12.40 The NPPF also requires policies to reflect the strength of protection according to the hierarchy of international, national and locally designated conservation sites and to map components of local ecological networks for habitat restoration or creation; planning permission for development that would result in the loss or deterioration of irreplaceable habitats should be refused.
- 12.41 Central Bedfordshire contains a variety of habitats and landscapes which are integral to its character. These not only have an intrinsic value but also make a vital contribution to improving the quality of life of the people who live here.
- 12.42 Within the locality some areas are designated as being of particular importance for biodiversity and geology/geomorphology. They include 32 nationally designated Sites of Special Scientific Interest (SSSIs) such as Dunstable Downs, Sundon Chalk Quarry, Marston Thrift, Flitwick Moor, Wavendon ponds and Sandy Warren. There are also

three National Nature Reserves (NNRs) at King's Wood near Heath and Reach, Barton Hills and Knocking Hoe near Shillington.

- 12.43 Additionally there are also 11 Local Nature Reserves (LNRs) and numerous County Wildlife Sites. There are also Local Geological Sites. There are no internationally designated sites in Central Bedfordshire.
- 12.44 Beyond these sites there are also a large number of local priority habitats and species which are identified in Section 41 of the NERC Act. Such habitats found in Central Bedfordshire include lowland grassland, lowland acid grassland, lowland calcareous grassland, lowland heath and wetland habitats such as wet woodlands. In addition Central Bedfordshire is home to a number of species of European and national significance which are protected by law, for example the great crested newt. Although relatively common locally the species is rare at the European scale.
- 12.45 The Bedfordshire and Luton Biodiversity Forum has done valuable work mapping the opportunity areas which have the greatest potential for enhancing, restoring and creating priority habitats. This work, contained in "Rebuilding Biodiversity in Bedfordshire and Luton" 2006 has also informed the production of the various Green Infrastructure Plans across Central Bedfordshire.
- 12.46 On the face of it Central Bedfordshire appears to possess a reasonably healthy level of biodiversity, but this is not necessarily the case. For instance, compared to the national average, a lower percentage of the area is covered by ecological designations. One of the most serious problems facing biodiversity is the continued fragmentation of habitats many of which have become isolated islands surrounded by intensively farmed agricultural land, unsympathetic development and busy transport routes. Not only does isolation critically reduce genetic diversity and hence chances for long term survival, it also makes habitats more susceptible to the effects of climate change as species cannot easily adapt, for example by migration. The Local Biodiversity Action Plan, the Landscape Character Assessments and the Green Infrastructure Plans together provide a detailed framework and strategy designed to address the problems facing biodiversity in Central Bedfordshire.
- 12.47 Furthermore the Design Guide also provides advice and guidance aimed at ensuring biodiversity is protected, improved and/or created in new development.

Policy 57: Biodiversity and Geodiversity

The Council will seek a net gain in biodiversity and geodiversity and support the maintenance and enhancement of habitats, identify opportunities to create buffer zones and restore and repair fragmented biodiversity networks.

Where appropriate, planning permission will not be granted for development that fails to enhance or create wildlife habitats or sites of geological interest.

The Council will refuse planning permission for proposals that would result in harm to designated or proposed Sites of Special Scientific Interest (SSSI) or National Nature Reserves (NNR), unless the reasons for the development clearly outweigh the nature conservation value of the site and the national policy to safeguard such sites. Where such development is permitted, measures will be required to mitigate or compensate for the effects of the development.

Development that would impact on the strategic ecological network causing fragmentation or otherwise prejudice its effectiveness will not normally be permitted.

Where the need for development outweighs its impact and is permitted within, adjacent to, or in proximity to designated sites or known locations of protected species or elements of the ecological network, adequate mitigation to minimise such impacts will be necessary.

Soils and Agricultural Land

- 12.46 Soils are one of the most valuable and vital components of the environment and yet their importance is often overlooked. Not only are soils a critical factor in supporting varied biodiversity they also underpin agriculture and therefore our food supply. Central Bedfordshire contains a high proportion of some of the best and most versatile agricultural land (defined by the Department of Environment, Food and Rural Affairs as Grades 1, 2 & 3a) and their protection is not only important in terms of our food security but also in maintaining a relatively small, but important number of agricultural jobs.
- 12.48 Since 1945 intensive agricultural practices have often harmed biodiversity. Fortunately modern farming methods are increasingly geared to redress past damage and the official policy is now to promote farming that balances environmental needs with those of food production, for example the Environmental Stewardship scheme administered by Natural England for DEFRA. The Council fully recognises and supports the value of such schemes and the important role they play in supporting the Environmental Enhancement Strategy.

- 12.49 The Council will also continue to protect the best and most valuable agricultural land from significant development. It will achieve this by steering proposals to less valuable land except where outweighed by other sustainability considerations, for example locational factors or where lower quality land supports valuable biodiversity assets.

Landscape

- 12.50 The landscape is probably the most defining feature of any location. The underlying topography and geology of any landscape will fundamentally shape human activity and biodiversity. Central Bedfordshire possesses a large number of varied landscapes for its size and these have been identified and described in two Landscape Character Assessments (LCAs).
- 12.51 The LCA process is an accepted and recognised method for understanding how the landscape evolved., how it may change in the future and how that change may be managed. LCA describes and classifies the recognisable and consistent pattern of features that makes one landscape different from another rather than better or worse. Character is what makes each part of the landscape distinct and gives each area its particular sense of place.
- 12.52 The LCA approach considers that all landscapes are valuable and seeks to protect their essential character. The purpose of the LCA is to help ensure change and development does not undermine whatever defines and or is valued about a place. It also advises on ways of improving character. The LCAs for Central Bedfordshire provide a comprehensive evidence base which helps underpin forward planning and development management decisions. It provides key information for local authority officers, developers, local interest groups and local communities. It should be used to provide guidance for Neighbourhood Plans and should help steer development to the best location and positively influence its scale and design.
- 12.53 The landscapes and associated countryside of Central Bedfordshire are highly valued by the people who live within them as well as visitors who enjoy them for recreation. The Council will protect the open countryside for its own intrinsic value and for the wider benefits it provides for agriculture and biodiversity. It will also safeguard landscapes against inappropriate development and work to ensure new development respects landscape character, including tranquility. The LCAs will be critical in this process and particular note should be taken of the sensitivity analysis. Development proposals will be required to include plans for landscape improvements in accordance with the findings of the Landscape Character Assessment. This will apply to all landscapes, but particularly to those affected by the Strategic Allocations, the existing urban fringe, the built edge of other settlements and along prominent transport corridors. Depending on the

nature and/or scale of the proposals, improvements may be required on or adjacent to the development site or to contribute towards wider, strategic landscape enhancement in the affected areas.

- 12.54 'Design in Central Bedfordshire: A Guide for Development' has been produced to enable good 'placemaking', a critical element in achieving sustainable development. It sets out policies and advice to allow developers to come up with good design solutions which respond positively to their surroundings including landscapes. The Design Guide should be used in conjunction with the LCAs in order to produce the best development for a specific location. This should include how the proposals will address the landscape and how it might provide landscape (and biodiversity) improvements, for example by protecting views or softening an inappropriate hard urban edge.

The Chilterns AONB

- 12.55 Areas of Outstanding Natural Beauty (AONB) are a national landscape designation and are therefore subject to very robust protection, equivalent to that afforded National Parks. The Chilterns Conservation Board has produced a management plan for the AONB which provides a framework within which local authorities, government and the Board itself operate. A Chilterns Building Design Guide has also been published and the Council expects any development proposals to take this fully into account. The Council will continue to support the management plan and provide protection against inappropriate development. This may, depending on the nature and scale of the proposals, include development outside of the AONB boundary which might threaten its unique qualities, for instance by harming views to and from the AONB and/or adding to noise and light pollution.

Policy 58: Landscape

The Council will ensure that the highest level of protection will be afforded to the landscape of the Chilterns AONB primarily through conservation and enhancement of the natural beauty of the area. Any development which has an unacceptable impact on the Chilterns landscape will be refused except in exceptional circumstances and where it can be demonstrated the proposals are in the public interest and that there are no suitable alternative sites. This will, where relevant, include development outside of the AONB which is judged harmful to the AONB, through for example, adverse impacts due to visual intrusion including noise and light pollution.

Elsewhere landscapes will be conserved and enhanced in accordance with the Landscape Character Assessment. Proposals that have an unacceptable impact on the landscape quality of an area will normally be refused. In particular, proposals will be refused that have an adverse impact on important landscape features or highly sensitive landscapes .

Where appropriate development proposals will be required to include plans for landscape improvements in accordance with the findings of the Landscape Character Assessment and 'Design in Central Bedfordshire: A Guide for Development'. This will apply in particular to the Strategic Allocations, the built edge of existing settlements and along prominent transport corridors.

Woodlands, Trees and Hedgerows

- 12.56 Woodlands, especially semi-ancient natural woodlands, Planted Ancient Woodland Sites (PAWS), individual trees and hedgerows not only provide some of the most important habitats but also contribute to landscape character and help mitigate against the effects of climate change. Throughout Central Bedfordshire trees, woodlands and hedgerows make up distinctive elements of the landscape. Unfortunately the area has a relatively low level of woodland cover compared to other areas of the Country, and many trees and hedgerows have been lost due to post war agricultural intensification. A lack of proper management of many remaining assets has also been an issue leading to stress and susceptibility to disease. The impacts of Dutch Elm Disease have already been experienced and there are also new threats from pests and diseases which could affect many species of tree including the beech, a defining species of the Chilterns. Poorly planned development has also had adverse impacts due, for example, to root damage during construction.
- 12.57 Development must be located with particular care. Construction close to, though not directly involving destruction of an ancient or semi ancient woodland can nevertheless still be damaging. Normally development will be kept as far as possible from these woodlands (and other vulnerable habitats). However, if nearby development is unavoidable on wider sustainability grounds, a minimum buffer of 15 metres should be maintained between the development boundary and the woodland.
- 12.58 Fortunately, initiatives like the Forest of Marston Vale and the adoption of more environmentally friendly farming practices such as the Farm Stewardship scheme and support through the English Woodland Grant Scheme are helping to stop, and even reverse losses. A better understanding and management of woodlands, trees and hedgerows is also helping deliver benefits as is the Council's support for tree planting both within the rural area and as part of new development.
- 12.59 Trees have a vital role to play in helping to offset the potential effects of climate change. The predicted worsening of the urban heat island effect can, at least in part, be mitigated through tree planting which provides shade as well as helping store carbon. Short rotation coppice can also provide renewable fuel for biomass boilers.

12.60 The landscape and biodiversity value of individual trees, notably ancient and specimen trees, including those found in traditional orchards, should not be underestimated particularly where they provide 'stepping stones' between otherwise isolated habitats. Hedgerows also provide vital wildlife corridors as well as being habitats in their own right. Development proposals will be expected to protect these features and contribute towards new planting where required.

Policy 59: Woodlands, Trees and Hedgerows

The Council will ensure that:

- woodlands, including ancient and semi-ancient natural woodlands, planted ancient woodland sites, orchards, hedgerows and aged and veteran trees found outside woodlands will be protected from development and improved through proper management. Developers will be required to retain and protect such features from root damage and avoid changes to soil structure that could also increase the risk of subsidence where they lie in close proximity to building works.
- Any trees or hedgerows unavoidably lost to development will, where appropriate, be replaced with landscape and habitat features of equivalent value.
- an increase in tree cover, including new and/or expanded woodlands, will be promoted where it would not threaten other valuable habitats and sensitive heritage assets. New planting or contributions towards planting for the purposes of enhancing or regenerating urban areas and rural landscapes will be sought from new developments.
- appropriate tree planting for the purposes of mitigating the adverse impacts of climate change, including minimising the urban heat island effect and providing fuel from biomass will be sought in line with best practice.

13.0 SITE SPECIFIC POLICIES

Houghton Regis North Strategic Allocation

- 13.1 The area to the north of Houghton Regis has been identified as a suitable location for major new mixed-use development and all associated infrastructure.
- 13.2 A total of around 7,000 new homes can be accommodated in total – 5,500 homes on site 1 and 1,500 on site 2. Similarly around 40 hectares of employment is planned for – 32ha on site 1 and 8ha on site 2. However, of these totals only a proportion is likely to be delivered during the plan period. The figures in tables 6.1 and 10.1 (5,600 homes and 30ha of employment) represent the totals that are likely to be delivered during plan period.
- 13.3 The Houghton Regis North Strategic Allocation (SA), which sits between the M1 and the A5, will be delivered across two sites although forming a whole. Site 1 comprises the eastern side of the strategic allocation extending from the M1 to the A5120 whilst Site 2 is located to the east of the A5 to the A5120. The proposed A5-M1 link road provides the northern boundary for both sites.
- 13.4 Sufficient land has been removed from the Green Belt in order to accommodate the full development potential of the SA, as this will remove the need for a further review of the Green Belt boundary immediately after the plan period. The new Green Belt boundary is aligned with the A5-M1 link road.
- 13.5 The delivery of the SA over two sites will allow a more detailed approach to phasing to be undertaken. The two sites will be fully integrated with each other as well as with the urban area of Houghton Regis so as to provide truly sustainable development. The timely delivery of supporting infrastructure within the strategic allocation will complement and enhance existing services and facilities as well as assisting in the regeneration of the existing urban area.
- 13.6 A Framework Plan has been prepared for the SA encompassing both Sites 1 and 2. The purpose of the Framework Plan is to provide a broad structure of the essential supporting elements of the proposed Houghton Regis North Strategic Allocation. This includes an identification of areas for residential development, employment land and associated infrastructure. The specific location of infrastructure and land uses will be developed through the production of site and area Masterplans, alongside planning applications.

Site 1

Vision - Houghton Regis North Strategic Allocation Site 1

- 13.7 Site 1 of the SA will provide a community where people want to live, work, shop and visit. It will form a distinctive place whilst appropriately integrating with the existing urban edge. It will complement the wider regeneration of Houghton Regis and surrounding area by providing a range of housing, community facilities, employment and retail opportunities. A mix of commercial, residential and leisure uses will be focused around high quality public spaces connected to each other and the existing urban area by sustainable modes of transport. Networks of green infrastructure will create links with the surrounding environment to promote a healthy lifestyle and a safe and well-balanced community.
- 13.8 Although relatively unconstrained, Site 1 does contain some existing features which need to be considered as part of the development proposals. These include small areas of flooding in relation to the River Lee and the River Ouzel both of which fall within Flood Zone 2 and the subsequent impact that these have upon the Houghton Brook which is identified as having a high risk of flooding. There are also existing landscape and ecological characteristics within the site as well as a number of archaeological sites, features and listed buildings within the vicinity of the strategic allocation and there are electrical power lines running along the eastern edge of the site following the M1 corridor.
- 13.9 The relative lack of large scale significant constraints combined with its proximity to existing facilities makes this site a suitable location for a new large scale development and provides an opportunity to contribute to the regeneration of the existing urban area as well as enhancing the area as a whole.
- 13.10 The Houghton Regis North Framework Plan identifies key aspects of the strategic allocation including the A5-M1 link road, new Junction 11A and the Woodside Connection. These, and others, are being taken fully into account to facilitate the provision of a fully integrated and sustainable development.

Development Principles and Land Uses

- 13.11 Site 1 has the capacity to deliver around 5,500 new homes. The final number, however, along with the delivery of affordable housing and the mix of housing types and sizes, will be determined through the preparation of Master Plans and planning applications.
- 13.12 Provision for at least 30 hectares of new employment land will be made within the plan period. This will comprise a range of employment uses and be concentrated at the proposed new Junction 11A and along the M1 corridor so as to maximise opportunities for good road

access. Smaller pockets of employment land will be located in the strategic allocation within local centres.

- 13.13 The Infrastructure Schedule identifies the critical, essential and desirable infrastructure requirements associated with the strategic allocation. The Schedule identifies the need for new nursery provision, new educational facilities, community and health facilities, quality open spaces and facilities that promote the use of sustainable modes of transport, including the delivery of high quality public transport. The Master Plans and planning applications will also make provision for a number of facilities and services within Site 1 which may include a hotel and public house, retail facilities including a foodstore, commercial uses such as a car showroom and leisure facilities. The Infrastructure Schedule identifies the provision of a new Junction 11A, the A5-M1 link road and the Woodside Connection as critical infrastructure. Initial enabling works will start towards the end of 2014.
- 13.14 Site 1 will benefit from strategic and local connections from the proposed A5-M1 link that will connect to the M1 at a new junction, Junction 11A. The proposed Woodside Connection will alleviate heavy goods traffic by directing this away from the strategic allocation and Houghton Regis. The site will provide for connections between the Luton and Dunstable Busway into Site 1, contributing to an improved choice of sustainable transport modes including facilities that support improved access to the existing urban centres for pedestrians, cyclists and public transport users..
- 13.15 New development will be of a high quality, integrating local natural features and incorporating sustainable construction and design, creating a distinct identity and sense of place for Houghton Regis and encouraging the regeneration of the existing urban area. Site 1 of the strategic allocation will be developed with distinctive character areas and connected to the urban area at Houghton Regis by green corridors, movement corridors and key access routes such as the Chiltern Way and National Cycle Route 6. These will forge strong links with the existing communities and ensure opportunities for connectivity with Site 2 encouraging the use sustainable modes of transport.
- 13.16 The development site is located in an area which has a number of high value sites for biodiversity including SSSI's and NNR's in the vicinity. A development of this scale will have an impact on habitats and species beyond its boundaries caused by additional recreational activity. It is therefore essential that the proposed development contains appropriate amounts of greenspace on site as well as making a significant contribution to increasing the carrying capacity of open spaces off site. A network of green infrastructure will be provided in and around the strategic allocation, linking to the surrounding countryside, this will provide a range .of multifunctional greenspaces and incorporates the best environmental assets of the site. .

- 13.17 The most major environmental risk from developing this site that has been modelled is the increase in runoff that could be generated. The development should cause no net increase in runoff rates. This can be achieved through sustainable design; maximising the amount of permeable surfaces (including permeable paving, brown and green roofs), and incorporating a comprehensive SUDS throughout the development site. The use of SUDS should also minimise potential negative effects on water quality. Soil carbon loss arising as a result of development should be also considered when planning green infrastructure and can be mitigated through appropriate planting schemes to maximise carbon capture..
- 13.18 Existing areas at risk of flooding have been identified in the south eastern corner of Site 1 along the Houghton Brook in the Luton and South Bedfordshire Strategic Flood Risk Assessment, 2008. Opportunities to reduce the risk of flooding here and further downstream in Luton along the River Lea will be investigated and alleviation methods will be implemented. Opportunities to reduce the risk of flooding downstream will be undertaken in liaison with Central Bedfordshire Council, Environment Agency and , where appropriate, Luton Borough Council. Master Plans will be supported by a site-specific flood risk assessment, which will take account of the advice in the Water Cycle Study and Strategic Flood Risk Assessment Phase 1 Water Cycle Study 2008, Phase 2 Water Cycle Study 2010 and Luton and South Bedfordshire Strategic Flood Risk Assessment Level 1, 2008 relating to flood risk mitigation and betterment.

Site 2

Vision - Houghton Regis North Strategic Allocation Site 2

- 13.19 Site 2 will build upon the strong sense of existing local community and will complement the wider regeneration of Houghton Regis initiated through development of Site 1. High quality residential, commercial, community, leisure and open space facilities will be located in accessible locations that can be reached by walking, cycling or by public transport. Neighbourhoods will be connected by a green infrastructure network, maximising the opportunities created by the existing natural features and promoting healthy lifestyles.

Development Principles and Land Uses

- 13.20 Being slightly smaller in scale, Site 2 will accommodate at least 1,500 homes. As with Site 1, the final delivery of affordable housing and mix of housing types and sizes will be determined through the preparation of the Master Plan.

- 13.21 Provision of approximately 8ha of new employment land will be provided within Site 2 that complements and supports employment opportunities provided in Site 1 and maximises its direct access to the strategic road network via the A5-M1 link.
- 13.22 The Infrastructure Schedule identifies the critical, essential and desirable infrastructure requirements associated with the Houghton Regis North Strategic Allocation and growth as a whole. The schedule identifies the need for new nursery provision as well as new schools. However the strategic allocation will also contribute to the delivery of community and health facilities, quality open spaces and the delivery of reliable public transportation. The Master Plan for the strategic allocation will also make provision for a number of facilities and services within Site 2 including retail facilities and commercial uses. The Infrastructure Schedule also identifies the provision of a new Junction 11A, the A5-M1 link road and the Woodside Connection as critical infrastructure. As indicated above, these are included within the Houghton Regis North Framework Plan with the initial enabling works starting towards the end of 2014.
- 13.23 Site 2 will also be accessed from the existing urban area, the A5 and the A5120 and will be supported by public transport opportunities such as the extension of the Luton-Dunstable Guided Busway. Access by sustainable modes of transport will be further encouraged through the development of movement corridors that create a safe environment for pedestrians and cyclists.
- 13.24 To contribute to the regeneration of Houghton Regis and provide a distinctive identity and character, the design of Site 2 will be of a high quality and incorporate sustainable design and construction. The design, scale and height of the new development will also reflect the existing urban character as well as the topography of the local landscape and will protect views from this area into the surrounding countryside. It will also have regard to the natural and heritage features found in this area, such as hedgerows and woodlands, the County Wildlife Site and Site of Special Scientific Interest (SSSI) at Houghton Quarry and Thorn Spring Scheduled Ancient Monument (SAM).
- 13.25 As with site 1 this development site is located in an area which has a number of high value sites for biodiversity including SSSI's and NNR's. This development together with site 1 will have an impact on habitats and species beyond its boundaries. It will therefore be expected to provide suitable mitigation and contribute to significant biodiversity enhancements on and off site.. Houghton Regis Chalk Pit (SSSI and CWS) is a particularly ecologically sensitive location and the development will therefore be expected to mitigate impacts as a result of construction and those resulting from increased visitor pressure to safeguard the biodiversity of this site. This will be through suitable onsite provision of green infrastructure and open space but there will

also be a requirement for contributions towards long term management and maintenance.

- 13.26 The natural features within and surrounding the site, together with the area at risk of flooding along the Ouzel Brook provides a key opportunity to develop a green infrastructure network. As with site 1 there are also opportunities to enhance sustainable transport including . walking and cycling routes along the National Cycle Network Route 6, the guided busway, the Icknield Way and the Chilterns Way.
- 13.27 The Council-owned site at Thorn Turn has been identified by the BEaR Project as the likely site to develop the infrastructure required under the contract. The procurement will see the delivery of a residual waste treatment solution, an organic waste solution, the redevelopment of the Councils existing Household Waste Recycling Centres (HWRC) as well as the relocation of Dunstable HWRC to Thorn turn and the deliver of two strategically located salt barns. The site has also been identified in the submitted Minerals and Waste Core Strategy. The Master Plan will consider the possible linkages with this proposed development and any potential synergies.
- 13.28 As with Site 1, Site 2 will be developed in accordance with the detailed Master Plan. There are also similar issues with regard to runoff, water quality and loss of soil carbon which equally need to be dealt with as with site 1. The development will also be supported by a site specific flood risk assessment, taking account of the advice in the Water Cycle Study and Strategic Flood Risk Assessment relating to flood risk mitigation and betterment.

Policy 60: Houghton Regis North Strategic Allocation

Site 1 comprises the area between the A5120 and the M1. Master Plans and planning applications will deliver a strategic allocation that:

1. provides a mix of uses necessary to achieve a sustainable community. These will include
 - approximately 5,500 private and affordable homes;
 - 32 hectares of new employment land in a combination of B1, B2 and B8 Use Classes;
 - commercial facilities, including local centres;
 - retail units, a foodstore; and a public house;
 - provision for educational facilities;
 - retirement accommodation;
 - community and health centre; and
 - open space and green infrastructure
1. provides opportunities to assist in the regeneration of Houghton Regis through the timely delivery of supporting infrastructure that complements and supports existing facilities;
2. provides the opportunity for long term integration with Site 2 to

facilitate the delivery of the wider strategic allocation for this area;

3. provides for efficient public transport routes that link with Houghton Regis town centre and the guided busway as well as dedicated and safe pedestrian and cycle links from the new and existing neighbourhoods to local centres, employment opportunities and social and community infrastructure;
4. provides a green infrastructure network that links, protects and enhances biodiversity, landscape, heritage, access and open space features within the existing urban area, the strategic allocation and the wider countryside; and
5. seeks to reduce flood risk along the Houghton Brook and further downstream in Luton by engaging with the EA to explore practical opportunities that manage flood risk and minimise surface water runoff.
6. incorporates measures to adapt to climate change, minimise energy use, compensate for loss of carbon in soils and includes renewable energy technologies.

Site 2 comprises the area from the A5 to the A5120, and extends northwards to the proposed A5-M1 Link Road. The Master Plan will deliver a strategic allocation that:

1. provides a mix of uses necessary to achieve a sustainable community. These uses will include
 - approximately 1,500 private and affordable homes,
 - 8 hectares of new employment land in a combination of B1, B2 and B8 Use Classes within the plan period;
 - commercial facilities including a local centre;
 - provision for education facilities including sports and playing fields;
 - retirement accommodation
 - community and health centres; and
 - open space and green infrastructure.
2. provides opportunities to assist in the regeneration of Houghton Regis, through the timely delivery of supporting infrastructure that complement and supports existing facilities;
3. integrates with Site 1 to facilitate the delivery of the wider strategic allocation for this area;

Cont.....

Cont.....Policy 60: Houghton Regis North Strategic Allocation

4. provides for efficient public transport routes that link with Houghton Regis town centre and the guided busway as well as dedicated and safe pedestrian and cycle links from the new and existing neighbourhoods to local centres, employment opportunities and community facilities;
5. incorporates measures for the management of multimodal access both within, to and from the site including the mechanisms for their future development and funding through the development of travel plans.
6. provides a green infrastructure network that links, protects and enhances the existing urban area, the strategic allocation and the wider countryside.; in addition contributions will be required to mitigate the impact of development on Houghton Regis Marl Lakes SSSI and Chalk Pit CWS and ensure its long term protection.
7. seeks to reduce flood risk along the Ouzel Brook by engaging with the Environment Agency to explore practical opportunities that manage flood risk and minimise surface water runoff.
8. incorporates measures to adapt to climate change, minimise energy use and includes renewable energy technologies.

Master Plans and planning applications will confirm the timing and phasing of the development, taking account of the capacity of both the current and proposed infrastructure.

The Green Belt boundary follows the alignment of the A5-M1 Link Road.

Delivery Strategy

- 13.29 The delivery of Site 1 will be phased over a number of years and will be secured by both public and private funding. There is the potential for early development within the plan period to be delivered ahead of major highway infrastructure, such as the A5-M1 link and Woodside Connection, subject to detailed consideration within a transport assessment for any planning application. There is the potential within the strategic allocation for this early delivery of homes and jobs to be provided across multiple “start points” within the strategic allocation. This will allow the maximum potential to be realised in relation to the delivery of development whilst taking advantage of existing access points to the site.
- 13.30 Site 2 will be delivered in phases over a number of years and will be secured by both public and private funding. There is the potential for early development within Site 2 across multiple “start points” that could

be delivered alongside major highway infrastructure, such as the A5-M1 link. This will allow the maximum potential to be realised in relation to the delivery of development whilst taking advantage of existing access points to the site.

- 13.31 The Delivery Strategy will outline in more detail the phasing of housing, employment and infrastructure provision. It will also confirm the roles and responsibilities for the delivery and funding of the associated infrastructure. An overview of the key milestones in relation to the delivery of the strategic allocation as a whole, which will be expanded upon further within the Delivery Strategy, is provided below.

Houghton Regis North Strategic Allocation Key Milestones

Framework Plan Completed	October 2012	
Masterplans/Applications Submitted	October 2012 onwards	
Applications Determined	Spring 2013 onwards	
Estimated development phasing	2012-2016	350
	2016-2021	1,750
	2021-2026	1,750
	2026-2031	1,750
	Post 2031	1,400
Total Dwellings	7,000	
Start of A5-M1 Link Road and Junction 11A	2014	
Start of the Woodside Connection	2016	
Start of Development (Employment)	2014-2031	30ha
	post-2031	10ha

North of Luton Strategic Allocation

Vision - North of Luton Strategic Allocation

- 13.32 The sustainable urban extension to the north of Luton will maximise and respect its attractive setting and location adjoining the Chilterns AONB. It will contribute to the regeneration and enhancement of the surrounding area through provision of a greater range of housing and employment opportunities and through contributions to improved transport links into and around the town. Popular and viable new centres with attractive community facilities and public spaces will promote a sense of pride and provide a focal point for community activity and social interaction. New green infrastructure will be provided, in particular linking existing and new green spaces within the urban area and to the countryside to enable greater accessibility and enjoyment of the area’s rich and historic natural environment.
- 13.33 The North Luton SA lies to the north of the built edge of the urban area of Luton between the M1 and the A6. Apart from the Chilterns Area of Outstanding Natural Beauty (AONB), forming the northern flank, this location is a relatively unconstrained area although it contains some

discrete landscape and ecological features. There is likely to be a limited negative impact on the adjoining AONB and the predominantly open arable farmland, although there is scope for protection, mitigation and enhancement of the local features within the topography and proposed development.

- 13.34 In other respects, this location has a relative lack of constraints being of predominantly low environmental sensitivity. However, there are areas of designated landscape associated with the Sundon Manor and the Scheduled Ancient Monument of Drays Ditches along the northern edge of Luton, and whilst the site falls entirely within Flood Zone 1, the risk of fluvial, groundwater and sewer flooding will be investigated as part of the Flood Risk Assessment. Increased runoff as a result of development is however, a risk and development should cause no net increase in runoff rates. This can be achieved through sustainable design; maximising the amount of permeable surfaces (including permeable paving, brown and green roofs), and incorporating a comprehensive SUDS throughout the development site. The use of SUDS should also minimise potential negative effects on water quality. Soil carbon loss arising as a result of development should be also compensated.
- 13.35 The large scale and relatively open field network currently provides open views to Sundon Ridge and part of the AONB and there are some minor power lines which transect the site, both of which will impact upon the design and location of development within the site
- 13.36 Combined with its good proximity to existing facilities and public transport, the land to the North of Luton is a suitable location for new, large scale sustainable development.
- 13.37 The urban area will form the southern boundary to the SA with the A6 and the M1 forming the boundaries to the east and west respectively. To the north of the site, there will be a limited incursion on the AONB. However, the revised Green Belt boundary will follow the boundary of the AONB itself. The area of land between the Green Belt boundary and the site boundary will be utilised for open space provision. Any development associated with the open space that takes place in this area will be in accordance with Green Belt and AONB policies. The extent of the site, and the revised Green Belt boundary, is shown on the Policies Map.

Development Principles and Land Use

- 13.38 The land has the capacity to accommodate in the region of 4,000 dwellings and around 20 hectares of employment land along with community facilities and green infrastructure. It is anticipated that a mix of approximately 2,900 private and affordable homes will be delivered in the plan period in this SA. There is potential to provide additional homes to meet future needs outside of the plan period when

required. The phasing of the development, number, percentage of affordable housing and mix of housing types and sizes will be determined in detail through the preparation of the Master Plan.

- 13.39 Provision will be made for the phased delivery of approximately 13 hectares of new employment land within the plan period and a contingency of 7 hectares for future needs when required. This will comprise primarily B1 and B8 uses, and will be concentrated to the western and eastern ends of the SA to maximise opportunities for good road access. Opportunities within the local centres will be encouraged where appropriate and deliverable.
- 13.40 The Infrastructure Schedule identifies the critical, essential and desirable infrastructure requirements associated with the SA and growth as a whole. It identifies the need for new educational facilities as well as significant utility infrastructure including a new primary sub-station. The SA will also contribute to the delivery of retail provision, community and health facilities, quality open spaces and the delivery of reliable public transportation. However, some larger community facilities such as swimming pools and sports halls will be provided within the existing urban conurbation which will meet the needs of current residents as well as future residents of Luton and the North Luton SA.
- 13.41 Green infrastructure provision here will focus on the creation of new infrastructure as well as the enhancement and linking of existing biodiversity, landscape, heritage, access and open space features, and ensuring that the setting of the Chilterns AONB is maintained. The Council is currently undertaking work to identify opportunities with local stakeholders which will help inform the master planning process for the area. Particular opportunities include the possible creation of new multifunctional greenspaces at Sundon House, Sundon Quarry, Warden and Galley Hills, and between Sundon and Sharpenhoe. Existing assets include Sundon Quarry (SSSI), Bramingham Park, George Wood (CWS), Sundon Wood (CWS), Sundon Park, Bramingham Wood (CWS), Sharpenhoe Clappers (SSSI), Drays Ditches (SAM) and the Theedway.
- 13.42 Access to the SA will primarily be gained from the existing urban area via existing roads and the A6. Development will allow the creation of a link between the M1 and the A6. The precise route of this road, and the way in which it will be funded, will be subject to further consideration as part of the masterplanning process.
- 13.43 The network of strategic green infrastructure, existing roads and access points will provide the basis for dividing the SA into separate areas for development. These will be linked principally by a spine road(s). High density development, local centres and other land uses generating significant volumes of travel will be located along the spine road(s) to encourage public transport use. Along these roads and

within the neighbourhoods, priority will be given to cycling and walking to encourage and enable sustainable travel opportunities.

- 13.44 The delivery of the new Junction 11A and the M1-A6 link would impact upon the phasing of development to the North of Luton. However, funding has been secured for the new Junction and some limited development has been identified to be delivered ahead of the M1-A6 link. Therefore, access to the strategic road network is a constraint that can be overcome. This and other minor site constraints will be overcome through the sites careful design and masterplanning.
- 13.45 The design, scale and height of new development will protect key views and reflect the gentle rolling nature of the landscape. New development immediately adjoining the access points to the M1, the A6 and, in the longer term, the M1-A6 link will be of high design quality to provide a good impression for people entering the main conurbation.

Policy 61: North of Luton Strategic Allocation

The North of Luton SA will

1. provide a mix of uses necessary to achieve a sustainable and vibrant community including
 - approximately 2,900 private and affordable homes within the plan period;
 - approximately 13 hectares of new employment land in a combination of B1, B2 and B8 Use Classes within the plan period;
 - provision for educational facilities;
 - parks and children’s play facilities;
 - allotments; and
 - formal and informal open spaces.
2. provide for further housing and employment outside of the plan period when required;
3. create a series of attractive and well connected neighbourhoods comprising high quality new development and well designed amenity spaces;
4. provide dedicated and safe pedestrian and cycle links from the new and existing neighbourhoods to local centres, employment opportunities, schools, shops and community facilities;
5. provide for efficient public transport routes through the SSSA that link with the guided busway and contribute to improving public transport links to Leagrave Station and Luton town centre;
6. Provide a link between the M1 and the A6
7. Mitigate the impact of development on the nationally designated Chilterns AONB, through significant landscape enhancements on the northern boundary;
8. Provide a green infrastructure network incorporating and

enhancing existing biodiversity, landscape, heritage, access and open space features which links the existing urban area and the wider countryside;

9. incorporate measures to adapt to climate change, minimise energy use and include renewable energy technologies.

The Green Belt boundary follows the extent of the Strategic Allocation.

The Master Plan will confirm the timing and phasing of the development taking account of the capacity of both the current and proposed infrastructure and the need for a contingency.

Delivery and Monitoring

13.46 A Master Plan and accompanying Delivery Strategy will be prepared in partnership between Central Bedfordshire Council, service providers, statutory bodies and the developers. The timeframe for the delivery of the master plan is yet to be finalised but it will be in place before the commencement of any residential development. Whilst the potential for some limited development to be delivered ahead of the M1-A6 link has been identified, this early delivery should not impact upon the existing urban area and should not prejudice the future delivery of the SA as a whole. Any early delivery of development within the SA should also provide for the delivery of associated infrastructure improvements. The Master Plan will finalise the layout of the SA and provide greater guidance about the scale and location of different land uses and infrastructure requirements. It will also provide more detailed principles to guide the design of the development.

13.47 The associated Delivery Strategy will outline in more detail the phasing of housing, employment and infrastructure provision. It will also confirm the roles and responsibilities for delivering and funding the associated infrastructure. An overview of the key milestones in relation to the delivery of the SA as a whole, which will be expanded upon further within the Delivery Strategy, is provided below.

North of Luton SA Key Milestones

Framework Plan Completed	Early 2014	
Application Submitted	2014	
Application Determined	2015	
Estimated development phasing	2011-2016	0
	2016-2021	900
	2021-2026	1,000
	2026-2031	1,000
	2031+	1,100
Total Dwellings	4,000	
	2011-2031	13ha
	Post-2031	7ha

East of Leighton-Linslade Strategic Allocation

- 13.48 Leighton-Linslade is an attractive market town located on the western edge of Central Bedfordshire that is made up of two historic settlements, Leighton Buzzard and Linslade, which straddle the River Ouzel. The town has a current estimated population of about 37,000.
- 13.49 The town is well connected to London, Milton Keynes, and Birmingham by road and rail and it is ideally located to access the strategic highway network. These key routes also provide access to a number of surrounding towns including Luton, Dunstable Houghton Regis and Aylesbury.
- 13.50 The town centre offers a range of retail and community facilities that contribute substantially to its attractiveness as a place to live but both its physical and social infrastructure would benefit from improvement. There are several national retailers represented in the town and the historic layout of the town with its Conservation Area, Listed Buildings and Market Square, make it an attractive retail centre, with its own special character. In the latest retail study the town centre is considered to be performing well with a good level of turnover and few vacancies. The absence of heavy traffic makes it a pleasant shopping experience.
- 13.51 The town is surrounded by a rural hinterland but has significant amounts of land which have either been quarried (with limited restoration) or which are currently being quarried for minerals.

Vision - East of Leighton-Linslade Strategic Allocation

- 13.52 The Leighton-Linslade urban extension will be integrated physically and socially into the town in a way that respects the character of the place as a market town, meets overall sustainability objectives, improves public transport for both new and existing residents and reduces outward commuting. It will improve the green infrastructure network and address the deficit of sporting facilities in the town. It will also introduce new community facilities commensurate with the needs of the urban extension in particular.
- 13.53 The East of Leighton-Linslade SA lies on the eastern and north-eastern edge of the town, about 2 miles from the town centre. It is about 240 hectares in size and extends from Heath Road in the north to the Stanbridge Road in the south. Vehicular access to the site will be largely through the use of existing roads, with access to the A505 via Stanbridge Road, but access by other modes will extend to off highway corridors such as that along the Clipstone Brook and other links provided primarily by the rights of way network.

- 13.54 The current uses of the site primarily consist of a large area of existing and proposed mineral extraction which has had a major impact on the character of the existing urban edge, and open farmland which extends southwards to Stanbridge Road. The topography of the site is relatively flat although land further to the east has occasional small hills or knolls. There are two watercourses, the Clipstone Brook and the Eggington Brook, which extend across the site into the existing urban area to the River Ouzel. There are also other minor watercourses and ditches which bound and cross the site and form part of the existing natural and man-made land drainage system. The Clipstone Brook has a flood plain which falls within Zone 2 and Eggington Brook currently includes a flood attenuation feature. Increased runoff as a result of development is a risk and development should cause no net increase in runoff rates. This can be achieved through sustainable design; maximising the amount of permeable surfaces (including permeable paving, brown and green roofs), and incorporating a comprehensive SUDS throughout the development site. The use of SUDS should also minimise potential negative effects on water quality. Soil carbon loss arising as a result of development is significant and should also be compensated.
- 13.55 There are a number of existing ecological features within the site including small areas of woodland, scrub and grassland such as at Broomhills, Chamberlains Barn and Shenley Hill, as well as numerous hedgerows and hedgerow trees. The Clipstone Brooke is also a designated County Wildlife Site.
- 13.56 The Leighton Buzzard Narrow Gauge Railway, which currently operates as a tourist attraction, runs within the site close to Vandyke Road. There is a level crossing near the junction with Meadway across Shenley Hill Road, however a new crossing would be required to access the site north of the Vandyke Road.
- 13.57 Leighton-Linslade Town Council has published its "Big Plan" following extensive public consultation. The "Big Plan" proposed a comprehensive and ambitious agenda for improving the town's infrastructure and facilities in order to address the implications of expected housing and employment development over the coming years. This has been taken into consideration during the identification of the Vision for the SA as well as during the production of the East of Leighton Linslade Masterplan.

Development Principles

- 13.58 As outlined above, an appropriate mix of private and affordable homes will be delivered in the SA to the East of Leighton Linslade. Up to 2,500 homes will be delivered in this SA by 2031. In addition, provision for approximately 16 hectares of new employment land will be made. This will comprise a range of employment uses to contribute to local employment opportunities, strengthen the local economy and help reduce out-commuting.

- 13.59 In relation to the East of Leighton Linlade SA, a need has been identified for new lower and middle schools as well as a contribution to the expansion of the existing upper school. These will be included within the delivery of this site, which will also ensure the delivery of a neighbourhood centre to accommodate retail facilities, a multi-purpose community hall, youth facilities and other uses such as a new doctors surgery, a nursery and a public house/restaurant. Smaller-scale local centres will also be provided to ensure residents have access to local facilities.
- 13.60 A new Eastern Distributor Road, which is a critical piece of infrastructure. This will be delivered as part of the overall development in order to:
- provide a high standard multi-modal transport link through the development, linking new homes with schools, the neighbourhood centre, community facilities and employment areas;
 - link the town's four existing eastern radial routes and providing an alternative route for cross-town movements, avoiding the town centre;
 - facilitate the delivery of new, looped public transport routes to serve the development and town; and
 - to facilitate the introduction of potential traffic management, road safety and environmental improvement schemes for the eastern side of the town.
- 13.61 A 'Green Wheel' of interconnecting green infrastructure will be provided, that provides open space, recreation and walking, cycling and riding routes, and enhances the landscape, biodiversity and heritage. Particular opportunities include creating multifunctional greenspace at Clipstone and Shenley Hill, enhancing the Clipstone Brook (CWS), Ouzel and railway line corridors, and creating links to and enhancing nearby green infrastructure assets including Tiddenfoot Waterside Park, Linlade Wood, and the area around Stockgrove (including Stockgrove Country Park, Rammamere Heath, Kings Wood, Oak Wood and Rushmere Park).
- 13.62 This eastward expansion of the urban fringe into the historic agricultural hinterland and landscape setting of the town also has particular potential impact upon the rural character of the associated historic hamlet of Clipstone (incorporating 3 listed buildings) and the designated Conservation Area of Eggington village (incorporating 15 listed buildings)
- 13.63 In the case of the latter, the particular importance of outward views to open countryside, underscoring the essential rural character of the village, have been emphasised in a recent review of the Conservation Area (March 2010).

- 13.64 Along the entire eastern edge of the proposed development, therefore, every effort should be made to mitigate impact upon the historic environment, (through lesser densities and green open space provision, for example), with the objective of retaining as much as possible of the existing open countryside character.
- 13.65 New social and community infrastructure will be provided to meet the needs of new residents in a way and on a scale as to also benefit existing residents. These facilities will include retail, community, health and education uses.
- 13.66 The highway network leading from or associated with the new development will be designed or altered to both promote the use of sustainable modes of transport and to minimise the impact of any increase in vehicular traffic on the town centre.
- 13.67 The new development will bring about improvements to local facilities that support the use of sustainable modes of transport, including walking, cycling and public transport routes linking the new development to the existing urban area..
- 13.68 The new development will be supported by a travel plan designed to promote access to/from the site or area by sustainable modes of transport and to facilitate travel choice.

Policy 62: East of Leighton Linlade

The East of Leighton–Linslade SA will comprise the area from Shenley Hill to the north to Stanbridge Road to the south.

The development will provide a mix of uses to achieve a sustainable community. These will include:

- up to 2,500 dwellings;
- approximately 16 hectares of employment land creating up to 2,400 new jobs;
- a neighbourhood centre and two local centres;
- provision for educational facilities;
- a Country Park

- allotments;
- parks and children’s play facilities; and
- formal and informal open spaces and sports provision.

In conjunction with delivering the above, the development will provide:

- an Eastern Link Road through the development such that it minimises impact on the existing road network. It is to be provided on a phased basis concurrently with new development to link Heath Road with Stanbridge Road, new or extended bus services and in a manner that accords with best practice urban

design principles.

- new employment land in locations that are attractive to employers, gives good access to the primary route network and will provide good quality, local job opportunities.
- residential land which can be developed with a mix of dwelling sizes, types and tenures and respects the general character of Leighton–Linslade using best practice urban design principles.
- land for assisted living for the elderly.
- additional and improved educational capacity, including new lower and middle schools, in accessible locations to meet the demand of new residents. Land will be provided for the expansion of Vandyke Upper School in a way that allows for replacement of the buildings in due course.
- a contribution to Green Infrastructure around the town by creating a ‘Green Wheel’ of corridors that include open spaces, walking and cycling routes and preserve and enhance the landscape, biodiversity and heritage of the area.
- travel plans that set out the long term strategy for managing multimodal access both within, to and from the site by sustainable modes of transport including the mechanisms for their future development and funding.
- contributions to the rail station interchange that facilitates multi modal access to the site
- contributions for walking/cycling and public transport enhancements linking the development to the town
- a neighbourhood centre and local centres in accessible locations within the new development. The facilities will include a community hall, health services and retail facilities commensurate with the size of the development, residential areas and small scale Class B1 uses.
- land for a new town cemetery.
- a form of development that incorporates measures to adapt to climate change, minimises energy use, compensates for loss of carbon in soils and includes recycling centres and renewable energy technologies.

The Green Belt boundary will follow the extent of the Strategic Allocation

Delivery and Monitoring

- 13.69 The Framework Plan and its accompanying delivery strategy will be prepared as technical guidance for the East Leighton Linslade SA in partnership between the Local Authority, developers, statutory bodies and service providers. The Master Plan will finalise the general layout of the SA and provide guidance on the scale and location of different land uses and infrastructure requirements. It will also provide more detailed design principles to guide development.
- 13.70 The East of Leighton-Linslade SA will be delivered in phases over a number of years and will be secured by private funding. This will be outlined in greater detail within the delivery strategy of the Master Plan which will also confirm the roles and responsibilities for those partners who will be responsible for the delivery and funding of the associated infrastructure. An overview of the key milestones in relation to the delivery of the SA as a whole, which will be expanded upon further within the Delivery Strategy, is provided below.

East of Leighton Linslade SA Key Milestones

Framework Plan Completed	Spring 2013	
Application Submitted	Summer 2011	
Application Determined	Summer 2013	
Start of Development (Housing)	2011-2016	100
	2016-2021	1,100
	2021-2026	1,150
	2022-2031	Up to 150
Start of Development (Employment)	2014-2026	Approximately 16ha

Sundon Rail Freight Interchange Strategic Allocation

Sundon RFI – Vision

- 13.71 The strategic allocation on the land adjacent to Sundon Quarry will maximise the advantages arising from its specific location, alongside the Midland Mainline railway and M1 Motorway, to provide a Rail Freight Interchange for the sub-region. It will contribute to the regeneration of Luton and southern Central Bedfordshire through the provision of a range of employment opportunities and reduction in freight movements. A road link off the proposed Junction 11a on the M1 motorway will improve accessibility to the RFI, as well as to the north of Luton and the North of Luton SA. Green infrastructure, in the adjoining SSSI and CWS, will be well managed and maintained enabling greater accessibility to the areas rich and diverse natural environment.

- 13.72 Sundon Rail Freight Interchange (RFI) SA is located on land adjacent to Sundon Quarry and lies to the north of the built edge of the urban area of Luton bounded to the west by the Midland Mainline railway and the M1 motorway. North of Luton SA adjoins the site in the south east, which contains the heritage asset associated with Sundon Manor,. The village of Upper Sundon is located to the north east and the Chilterns AONB lies beyond Upper Sundon village.
- 13.73 For the purposes of the Development Strategy and allocation purposes, the site referred to as the Sundon RFI SA refers to the arable land adjoining the rail line to the east, adjacent to the former Sundon Quarry. The adjacent County Wildlife Site and Site of Specific Scientific Interest, formerly used for quarrying, are not included in the SA designation. The RFI site is to be located on the arable land which is level with the railway line but rises towards the south of the site to the level of the houses in the hamlet to the south of the site.
- 13.74 Current access to the site is obtained through Upper Sundon village; however the development will necessitate improved and direct access to the site from the M1 motorway, in particular from the proposed Junction 11a. A new and improved road network to this junction will be constructed prior to the occupation of the RFI development.
- 13.75 Adjoining the site to the east is a disused quarry comprising Sundon Chalk Pits County Wildlife Site (CWS) and within the CWS is Sundon Chalk Quarry Site of Special Scientific Interest (SSSI). The SSSI comprises a variety of habitats containing important plant and animal species. Due to unauthorised access to the site over the years, there are areas of the CWS and SSSI that could be enhanced and better managed. The CWS forms part of a larger CWS that extends to the north into the Chilterns AONB. There is also a small CWS to the south of the site; Chalton Scrub and Grassland CWS.
- 13.76 Only the land to be developed as part of the RFI will be removed from the Green Belt. This will provide a permanent Green Belt boundary.

Development Principles and Land Use

- 13.77 The land at Sundon RFI SA, approximately 55 hectares in area, will be developed as a Rail Freight Interchange providing an intermodal facility providing pick-up/drop-off access to the rail network on the western side of the site. The RFI itself will be approximately 5 hectares in size. To complement the RFI, provision will be made for approximately 40 hectares of employment land, accommodating some 170,000 sqm of B8 floorspace in the central and eastern parts of the site.
- 13.78 It is essential for the RFI to have direct access to the M1 via the proposed Junction 11a. The development of the RFI will contribute towards the delivery of a road connection from Junction 11a to Sundon Park Road, which will form the first part of the strategic route linking the

M1 and the A6. The IDP and FS identify the provision of the new Junction 11a and M1-A6 link as critical infrastructure for the sub-region.

- 13.79 Although the development is primarily of a warehousing nature, the design of the buildings and site layout will be of a high quality so as to enhance the site and surrounding area. The design, scale and height of the buildings will respect the topography especially to the south of the site, and will seek to minimise the intrusiveness of the development. Landscaping will be used to enhance the environment of the RFI and be sensitive due to its close proximity to the adjoining CWS and SSSI. Landscaping will also be used to mitigate potential visual and noise impacts and improve the local wildlife habitats creating linkages with the adjoining CWS and SSSI.
- 13.80 The use of sustainable building techniques and technologies that are energy efficient and the use of renewable energy sources, where viable, will be adopted to minimise the impact on the environment.
- 13.81 The development of the RFI offers the opportunity to enhance and manage Sundon Chalk Pit CWS and Sundon Chalk Quarry SSSI because these are in the same ownership as the SSSA. Enhancement and mitigation measures will be carried out to increase the ecological value of the site and these adjacent designated areas. Specific opportunities for enhancement measures and improvement to the management of the CWS and SSSI to enhance the Green Infrastructure opportunity will be identified at the masterplanning stage.
- 13.82 Although there are no areas at risk of flooding on site, balancing ponds and SuDs will be incorporated into the development to manage the run-off. These will also ensure that there is no increased run-off into the SSSI and CWS which could impact upon its ecology.
- 13.83 The Rail Freight Interchange proposed on land adjacent to Sundon Quarry is a specific form of development responding directly to its particular location adjacent to the Midland Mainline railway and proposed Junction 11a on the M1 motorway, and to the consequent opportunity to provide a strategic rail freight interchange resource for the sub-region. The RFI will also provide an opportunity to reduce road freight movements in the wider sub-region and is critical to the delivery of a substantial proportion of the employment resource for Luton and southern Central Bedfordshire.

Policy 63: Sundon Rail Freight Interchange

Sundon RFI SA will

- provide an intermodal rail facility on approximately 5 hectares of the site;
- provide for approximately 40 hectares of new employment land accommodating approximately 170,000 sqm of B8 floorspace;
- is connected by a strategic road to the M1 Junction 11a; and
- enhance and manage Sundon Chalk Pits CWS and Sundon Chalk Quarry SSSI to improve their ecological value and contribute to the GI network.

The Master Plan will confirm the timings and phasing of the development taking account of the capacity of the proposed infrastructure.

The Green Belt boundary will exclude the site.

Delivery and Monitoring

- 13.84 A Master Plan and accompanying Delivery Strategy will be prepared for the Sundon RFI SA in partnership between Central Bedfordshire Council, adjacent Luton Borough Council, service providers, statutory bodies and the developers.
- 13.85 The time frame for the production of the Master Plan is yet to be finalised but it will be in place before submission of a planning application and commencement of development of the RFI. It is essential for the site that the strategic road from the M1 Junction 11a is constructed and an appropriate road connection to that junction is in place prior to the occupation of the RFI development. That road connection will form the first part of the M1-A6 link.
- 13.86 The Master Plan will finalise the layout of the SA and provide more detailed guidance about the scale of development and infrastructure requirements. It will also provide more detailed principles to guide the design of the development including the enhancement and management measures for the adjoining CWS and SSSI.
- 13.87 The associated Delivery Strategy will outline in more detail the phasing of the development. It will also confirm the roles and responsibilities for delivering and funding the associated infrastructure. An overview of the key milestones in relation to the delivery of the SA as a whole, which will be expanded upon further within the Delivery Strategy, is set out below

Sundon Rail Freight Interchange SA: Delivery of key milestones

Master Plan Completed	2013
Application Submitted	2013
Application Determined	2014
Completion of M1 Junction 11a	2016
Delivery of a road link between site and M1 Junction 11a	2015/16
Start of development	2015
Completion of development	2018

North East of Flitwick Strategic Allocation

- 13.88 Land to the north east of Flitwick, to the north of the Maulden Road, Industrial Estate and to the south of the A507, has been identified as a suitable location for an employment site and Country Park. The allocation extends to the A507 as indicated on the Policies Map.
- 13.89 The employment site, which will deliver up to 18ha of B1, B2 and B8 employment generating uses, is accessed directly from Maulden Road which in turn provides direct access to the A507 and subsequently the A1 and M1. The site is also in close proximity to the railway station within Flitwick as well as Flitwick town centre which offers a range of services and facilities.
- 13.90 The employment site will form a direct extension of, and will be linked to, the existing industrial estate off Maulden Road, providing the opportunity for existing businesses to expand as well as the opportunity to attract new inward investment to the town.
- 13.91 The Green Belt boundary will be altered to remove the land identified to deliver employment uses within the allocation. The new defensible Green Belt boundary will be enforced by the creation of the Country Park to the north of the site up to the A507, which could include a new burial ground. The Country Park, which will remain within the Green Belt, will also act to further ensure the permanent separation between Flitwick and Ampthill.

The Vision for North East Flitwick

- 13.92 The vision for North East Flitwick is for B1 to B8 employment generating uses to contribute to the regeneration and enhancement of Flitwick through the provision of an attractive business development, with landscaping and boundary planting which seeks to provide a separation between this site and existing residential areas to the west. The Country Park will provide accessible informal open space which enhances the area and ensures the retained separation of Ampthill and Flitwick.

Development Principles and Land Uses

- 13.93 An appropriate mix of B Use employment will be provided within the site. The provision of non-B employment generating uses will be considered in line with employment policies set out within the Strategy.
- 13.94 18ha of land are to be removed from the Green Belt. The existing field boundaries will form a logical and defensible boundary to contain built development within the allocation. However, the topography of the land within the site is such that the visual impact of development will be a key consideration in determining the extent to which built development will extend. A Landscape Impact Assessment will therefore be undertaken to determine the extent of the area that can be occupied by built development. A Scheduled Monument at Ruxox Farm is located on the other side of Maulden Road and south of the A507 and as such an assessment of any potential impact and the identification of mitigation measures will also be required.
- 13.95 The layout would be designed along a link road between Maulden Road and Enterprise Way, with extensive landscaping adding to a high quality development. Shared surfacing around the public open space could ensure a pedestrian friendly environment and traffic calming devices would be employed to prevent the road being over-used by through traffic. Additional planting would be provided on the western side of the site where it borders the residential use and B1 employment uses, which will have limited impact on the neighbouring residential area would be promoted in this part of the site.

Policy 64: North East of Flitwick Strategic Allocation

Land to the north east of Flitwick, to the north of Maulden Road Industrial Estate and south of the A507, is allocated for the delivery of B1 to B8 employment uses and a Country Park.

The Green Belt will be amended to exclude the employment aspect of the allocation up to the current field boundaries. A Landscape Impact Assessment will be undertaken to identify the extent of the built area.

Wixams Southern Extension

- 13.96 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. The adopted Planning and Development Brief for Wixams identified land to the south as an expansion area, which was allocated in the Site Allocations DPD for mixed use development comprising 1,000+ dwellings, a minimum of 5 ha of employment land and other uses to be identified in a Planning and Development Brief and Masterplan.
- 13.97 The Wixams is designated as a Major Service Centre, recognising the scale of the settlement and the level of facilities committed, and is considered a sustainable location to accommodate additional development. The Site Allocations DPD identified a need to explore the potential of additional land to the south of allocation MA3 to deliver further mixed-use development, together with a country park.

Development Principles and Land Uses

- 13.98 The Wixams Southern Extension, as shown on the Policies Map, will deliver mixed use development, including 500 dwellings, a Country Park and other associated infrastructure. This new development will be well integrated with the Wixams main settlement, and will benefit from the significant infrastructure being delivered.
- 13.99 A Masterplan and Design Code will be produced to ensure the comprehensive development of both allocated site MA3 and the Southern Extension. The Masterplan will determine the timing and phasing of development, including whether it is appropriate to begin development before 2021.
- 13.100 In order to safeguard and maintain adequate separation from Houghton Conquest, a Country Park will be established on land within the allocation boundary at the southern end of the Southern Extension. The scale and exact location of the Country Park will be determined through the Masterplan. This Country Park will include community woodland that will contribute to the creation of the Forest of Marston Vale. Advance planting will be needed in this area to establish the Country Park as quickly as possible. The Masterplan will consider the timing of development in relation to the timing of the Country Park.

Policy 65: Wixams Southern Extension

The Wixams Southern Extension, as shown on the Policies Map, will deliver mixed use development, including 500 dwellings and a Country Park.

A Masterplan and Design Code will be prepared to ensure the comprehensive development of both allocated site MA3 and the Southern Extension. The timing and phasing of development will be determined through the masterplanning process, including whether it is appropriate to begin development before 2021.

Advance planting on the southern boundary of the Southern Extension will be required as close as reasonably practical to the commencement of development, in order to safeguard and maintain separation from Houghton Conquest. A Country Park of strategic importance will be delivered on land within the allocation boundary, at the southern end of the Southern Extension, incorporating this advance planting.

Development of this site must be consistent with the Masterplan for the Wixams Core Area, and will be subject to:

- production of a Masterplan and Design Code;
- 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 water system and 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.

Stratton Farm Strategic Allocation

13.101 Land to the south east of Biggleswade and to the east of the A1 and the existing Stratton Park employment development and allocation, has been identified as a suitable location for an employment site.

13.102 The employment site, which will deliver up to 22ha of B2 and B8 employment uses with some ancillary B1 as well as 5ha of strategic landscaping, has good transport connections and is accessed via the existing business park and allocation, directly from the A1 and has subsequent access to the A1(M). The site is also in close proximity to

the railway station within Biggleswade as well as Biggleswade town centre which offers a range of services and facilities.

- 13.103 The allocation will form an extension to and complete the existing employment area at Stratton Business Park as indicated on the Policies Map, providing the opportunity for existing businesses to expand as well as the opportunity to attract new inward investment to the area.

The Vision for Stratton Farm

- 13.104 The vision for Stratton Farm is for B2 to B8 employment generating uses as well as ancillary B1 uses to contribute to the continued success of the existing business park through the provision of an attractive business development. The existing boundary planting around the site will be built upon through the delivery of additional landscaping which seeks to enhance the area and provide an attractive working environment as well as softening the visual impact of built development on the surrounding landscape.

Development Principles and Land Uses

- 13.105 An appropriate provision of B Use employment will be delivered within the site. The existing field boundaries will form a logical and defensible boundary to contain built development within the allocation and landscaping and boundary planting will limit any visual impact of development. The design of buildings and the impact on the surrounding landscape will be a key consideration in determining future planning applications and a Landscape Impact Assessment will be required.
- 13.106 The site will be designed and developed to form a comprehensive development with the existing business park, with a pedestrian friendly environment and appropriate traffic calming devices to ensure the safety of future users.

Policy 66: Stratton Farm Strategic Allocation

Land to the south east of Biggleswade, to the east of the A1 and the existing Stratton Park Business Park, is allocated for the delivery of 22ha of B2, B8 and ancillary B1 employment uses and 5ha of strategic landscaping.

The site is bounded by the current field boundaries and a Landscape Impact Assessment will be undertaken to identify and limit any potential impact upon the surrounding landscape.

Appendix 1

APPENDIX 1: DEVELOPMENT STRATEGY MONITORING FRAMEWORK

The Council will assess the performance of individual policies within the Development Strategy through the monitoring of indicators identified within the monitoring framework. The monitoring framework is essential to check on the effectiveness of policy implementation and identify any need for policy adjustment. The monitoring framework along with more detailed monitoring will be monitored and reported through the Councils Annual Monitoring Report.

Policy	Strategic Objective	Monitoring Indicator	Target
Council Vision	<ul style="list-style-type: none"> Realising the area's economic potential to be: <ul style="list-style-type: none"> globally connected, deliver sustainable growth, ensuring a green, prosperous and ambitious place.... for the benefit of all. 		
Council Priorities	<ul style="list-style-type: none"> Creating safer communities Educating, protecting and providing opportunities for children and young people Managing growth effectively Supporting and caring for an ageing population Promoting healthier lifestyles. 		
Council Values	<ul style="list-style-type: none"> Respect and Empowerment – we will treat people as individuals who matter to us Stewardship and Efficiency – we will make the best use of the resources available to us Results Focused – we will focus on the outcomes that make a difference to people's lives; and Collaborative – we will work closely with our colleagues, partners and customers to deliver on these outcomes. 		
Presumption in Favour of Sustainable Development			
Policy 1		Reference only	N/A
A Strategy for Growth			

Policy	Strategic Objective	Monitoring Indicator	Target
Policy 2 Growth Strategy	1,2,3,4, 5,7,8	Refer to policy 6,7 and 29	N/A
Policy 3 Green Belt	4	Will be monitored through policy 29	N/A
Policy 4 Settlement Hierarchy	1,2,3,4,5,6,7,8	Reference only – Hierarchy will be used to inform individual policy monitoring	N/A
Policy 5 Neighbourhood Planning	1,2,3,4,5,6,7,8	Number of Neighbourhood plans created	N/A
		Number of neighbourhood development orders	N/A
		Land allocated/developed through Neighbourhood Planning (ha/of dwellings)	N/A
Employment and Economy			
Policy 6 Employment Land	3,4,5,7,8	Delivery of development on: - Existing employment land - Established non- allocated sites in employment use - Allocations from the North Allocations DPD - 99 ha of additional strategic sites	N/A
Policy 7 Employment Sites and Uses	3,4,5,7,8	Completions - Total amount of additional B1-B8 floorspace	N/A
		Completions - Total amount of B1-B8 floorspace on previously developed land	N/A
		Outstanding Commitments – B1-B8 land available	N/A
		Number of jobs created	Increase 27,00 new jobs between 2011 and 2031... 45% of new jobs.

Policy	Strategic Objective	Monitoring Indicator	Target
			B uses- 45% of new jobs created (12,150) Non B-Use – 55% of new jobs created (14,850)
Policy 8 Change of Use	3, 5, 6, 7, 8	Amount of B1-B8 floorspace lost to residential development	N/A
Policy 9 Employment proposals outside Settlement Boundaries	3,4,5,7,8	<p>Completions - Total amount of additional B1-B8 floorspace:</p> <ul style="list-style-type: none"> - Business expansion on sites outside the settlement boundary - New employment generating uses outside the settlement boundary <p>Number of redundant buildings outside the settlement envelope reused for employment purposes (sqm)</p> <p>Number of conversions to employment use in rural areas (sqm)</p> <p>Number of rural employment sites lost to other uses (sqm)</p> <p>Number of permissions for tourist related development</p>	N/A N/A N/A N/A N/A
Policy 10 Rural Economy and Tourism	3,4,5,7		N/A
Town Centres and Retailing			
Policy 11 Town Centre Uses	5,6,7,8	Completions - Total amount of A1-A5 floorspace for 'town centres uses'	N/A
Policy 12 Retail Strategy	5,6,7,8	Retail Floorspace provided	N/A
Policy 13 Retail in the rural area	5,6,7,8	Additional retail provision provided/lost (sqm)	N/A
Policy 14 Dunstable Town Centre	5,6,7,8	Update on progress in relation to the Masterplan	N/A
Policy 15 Leighton Buzzard Town Centre	5,6,7,8	Update on progress in relation to the Development briefs	N/A
Policy 16 Houghton Regis Town	5,6,7,8	Update on progress in relation to the Masterplan	N/A

Policy	Strategic Objective	Monitoring Indicator	Target
Centre			
Policy 17 Biggleswade Town Centre	5,6,7,8	Update on progress in relation to the Masterplan	N/A
Policy 18 Flitwick Town Centre	5,6,7,8	Update on progress in relation to the Masterplan	N/A
Infrastructure			
Policy 19 Planning Obligations and the Community Infrastructure Levy	8	Money that has been received and available for spending	N/A
		Money that has been spent	N/A
		Money that has been transferred to other parties	N/A
		Performance reports to show value of agreements signed/payments. received/money spent and balance at end of quarter	N/A
		breakdown of all payments received and expenditure	N/A
Policy 20 Next Generation Broadband	8	Provision of high speed next generation broadband infrastructure through a fibre optic network	100 % on residential developments of 50 units or more 100 % on employment development
Policy 21 Increasing Access to Quality Social and Community Infrastructure	8	How many facilities have been lost	N/A
Policy 22 Leisure and open space provision	5,7,8	How many planning applications for community services	N/A
		The number of new sport and leisure facilities provided	N/A
		Contribution for maintenance/enhancement of existing leisure and open space facilities as identified in the merging Leisure Strategy	
		Number of Green Flag awards	

Policy	Strategic Objective	Monitoring Indicator	Target
Policy 23 Public Rights of Way	5,7,8	Length of new public rights of way provided/lost	N/A
Transport			
Policy 24 Accessibility and Connectivity	1,4,6,8	Percentage of new residential development within 30 minutes public transport time of GP, hospital, primary and secondary school, employment and a major health centre New on site provision (by hectare and type of facility) for children's play	N/A
Policy 25 Capacity of the network	1,4,6,8	Cycle routes completed (km)	N/A
Policy 26 Travel Plans	1,3,4,6,8	Progress on strategic transport schemes in the Local Transport Plan Number of new travel plans completed.	N/A New developments to provide travel plans - threshold in line with Appendix
Policy 27 Car Parking	1,3,6	No of electric charging points	N/A
Policy 28 Transport Assessment and Travel Plans	8	No of Travel Assessments	New developments to provide Travel Assessments - Threshold in line with Appendix
Housing Mix			
Policy 29 Housing Provision	1,2,3,5,7,8	Plan period and housing targets Net additional dwellings completed – in the reporting and previous years	28,700 new homes between 2011 and 2031

Policy	Strategic Objective	Monitoring Indicator	Target
		New and converted dwellings – on previously developed land	60% development to be on previously developed land
		5 year housing land supply	Are levels of supply being maintained to allow the Council to meet targets. Does supply need to be stimulated?
Policy 30 Housing Mix	1	Breakdown by type of dwellings developed	N/A
Policy 31 Supporting an Ageing Population	1,5,7,8	Applications for accommodation for older people – approved/refused	N/A
Policy 32 Lifetime Homes	1,4,5,7,8	No of Lifetimes Homes delivered No of Mobility Homes delivered No of Wheelchair Accessible Homes delivered	Developers are expected to demonstrate that they have delivered 70% of all homes to Lifetime Homes standard
Policy 33 Gypsy and Traveller and Travelling Showpeople Provision	1,4	Number of additional pitches provided	Will be identified through the Gypsy and Traveller document
		Vacancy levels	N/A
		The number of applications for Gypsies and Travellers and Travelling Showpeople approved and refused	N/A
		The number of illegal encampments and enforcement action carried out	N/A
Policy 34 Affordable Housing	2,4,5,7,8	Gross affordable housing completions	Residential Development of 4 dwellings should provide at least 1 affordable dwelling. For all development above this

Policy	Strategic Objective	Monitoring Indicator	Target
			threshold, 35% of the qualifying site should be provided for affordable housing on-site.
Policy 35 Exception Sites	4,5,7,8	Number of exception schemes approved	Constructed beyond the settlement boundary and provide 100% affordable housing.
Settlements, Green Belt and Sustainability			
Policy 36 Development in the Green Belt	4,5,7	Number/type of permissions/refusals within the greenbelt	N/A
Policy 37 Development within Green Belt Infill Boundaries	1,2,4,5,7,8	Number/type of permissions/refusals within greenbelt infill boundaries	N/A
Policy 38 Within and Beyond Settlement Boundaries	1,2,4,5,7,8	% of development in settlement boundaries	N/A
Policy 39 Formally Designated Important Open Space	4,7,8	Net loss/gain of Important Open Space	N/A
Policy 40 Other Areas of Open Space within Settlements	4,5,7,8	Number of applications resulting in a loss of Important Open Space – approved and refused	N/A
		Number of applications resulting in the development of undesignated open space	N/A
Policy 41 Local Green Space	4,5,7,8	New Local Green space provided	N/A
		Net loss/gain of accessible local green space	N/A
Policy 42 Local Green Space Aspley Guise	4,5,7,8	Local Green space provided	N/A

Policy	Strategic Objective	Monitoring Indicator	Target
Policy 43 High Quality Development	1,4,5,7,8	Dwelling density per hectare	N/A
Policy 44 Protection from Environmental Pollution	1,3,6,8	Number of applications approved subject to conditions relating to this policy. Number of applications refused consent based on this policy (the main reason or one of the reasons). Other indicators may be monitored by Environmental Health and included in the Annual Monitoring Report.	N/A N/A N/A
Policy 45 The Historic Environment	5,7,8	Number of applications refused due to impact upon the conservation area Additional dwellings/employment floorspace permitted within conservation area The number and location of new and reviewed Conservation Area	N/A N/A N/A
Policy 46 Renewable and low carbon energy development	5,7	Planning permissions granted contrary to English Heritage advice	Permissions granted contrary to English Heritage advice
		Applications refused due to impact on CA which were upheld/overturned on appeal	N/A
		The number of listed buildings removed or added to the statutory list or at risk	Reduce the number of buildings at risk
		No of applications incorporating renewable energy. Capacity of those applications CO ₂ reduction from Local Authority operations	N/A From 2008/09 baseline 35% by 2015 and 60% by 2020

Policy	Strategic Objective	Monitoring Indicator	Target
Policy 47 Resource Efficiency	5,7	Per capita reduction in CO2 emissions in the LA area % of completed new dwellings meeting Sustainable Homes Level 5 standard for water	New homes to meet code for Sustainable Homes: - Level 5 for water by 2013. - Level 5 for all elements by 2012-04-26 Non residential required to meet BREEM excellent or equivalent - for water by 2013 -All elements by 2015 100%
Policy 48 Adaptation	7	Number of developments achieving relevant code for Sustainable homes or BREEAM standard	100%
Policy 49 Mitigating Flood Risk	1,3,5	No of applications with energy assessment – extensions – improving existing stock Water efficiency measures – water meters (planning conditions) % of new dwellings meeting the Lifetime Homes Design Criteria	100% 70%
Countryside and Natural Environment			
Policy 50 Development in the Countryside	1,2,4,7,8	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds Planning applications outside settlement boundaries – approvals/refusals	N/A N/A
Policy 51 Significant facilities in the	4,5,7,8	Planning applications status on the identified facilities	N/A

Policy	Strategic Objective	Monitoring Indicator	Target
Countryside and Green Belt			
Policy 52 Re-Use Of Buildings In The Countryside	4,5,7,8	Number of agricultural buildings converted to residential use	N/A
Policy 53 Horticultural and Redundant Agricultural Sites outside the Green Belt and AONB	4,5,7,8		
Policy 54 Rural Worker's Dwellings	4,5,7,8	New workers dwellings created	N/A
Policy 55 Equestrian Development And Development Related To The Keeping And Breeding Of Livestock	4,5,7,8	Number of permissions for horse related facilities.	N/A
Policy 56 Green Infrastructure	5,7,8	Number of permissions for development related to the keeping and breeding of livestock	N/A
		Amount of contributions received through planning obligations to provide for GI	Net gain
Policy 57 Biodiversity and Geological Conservation	5	Update on the status of priority areas as identified in the Bedfordshire and Luton Strategic Green Infrastructure Plan	N/A
		Change in areas of biodiversity importance	N/A
Policy 58 Landscape	1,3,4,5,7,8	Improved local biodiversity – active management of local sites	N/A
		Additional dwellings or employment floorspace permitted within the AONB	N/A
Policy 59 Woodlands, Trees and Hedgerows	4,5,7,8	Number of applications refused due to impact upon the AONB	N/A
		Increase in tree cover	Forest of Marston Vale - 30% of woodland cover in the forest area by 2030
Site Specific Policies			
Policy 60	1,2,3,4,7,8	Progress of Planning Application	N/A

Policy	Strategic Objective	Monitoring Indicator	Target
Houghton Regis North Strategic Allocation			
Policy 61 North of Luton urban extension	1,2,3,4,7,8	Progress of Planning Application	N/A
Policy 62 East of Leighton Linlade	1,2,3,4,7,8	Progress of Planning Application	N/A
Policy 63 Sundon Rail Freight Interchange	1,2,3,4,7,8	Progress of Planning Application	N/A
Policy 64 North east of Flitwick	3, 4, 7 8	Progress of Planning Application	N/A
Policy 65 Wixams Southern Extension	1,2,3,4,7,8	Progress of Planning Application	N/A
Policy 66 Stratton Farm Strategic Allocation	1,2,3,4,7,8	Progress of Planning Application	N/A