

Central
Bedfordshire
Council
Priory House
Monks Walk
Chicksands,
Shefford SG17 5TQ



TO EACH MEMBER OF THE CENTRAL BEDFORDSHIRE COUNCIL

22 December 2009

Dear Councillor

CENTRAL BEDFORDSHIRE COUNCIL - THURSDAY 7 JANUARY 2010

Further to the Agenda and papers for the above meeting, circulated today, please find attached the following additional report:-

7. LDF (North): Site Allocations Development Plan Document

Please find attached Appendix 2 to agenda item 7 the LDF (North): Site Allocations Development Plan Document. This document can be viewed on our web site at:-

[http://mod-
gov:9071/ieListDocuments.asp?CId=576&MId=3045&Ver=4](http://mod.gov:9071/ieListDocuments.asp?CId=576&MId=3045&Ver=4)

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

Yours sincerely

A handwritten signature in black ink that reads "Shobbs".

Sandra Hobbs
Democratic Services Officer
email: sandra.hobbs@centralbedfordshire.gov.uk

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1.0. Introduction

1.1 The Role of the Site Allocations DPD

1.1.1 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce a Local Development Framework (LDF). This will include several documents known as Development Plan Documents (DPDs) which establish the spatial vision for the area and a development strategy aimed at achieving the vision. DPDs also contain policies that will be used to determine planning applications submitted to the Council.

1.1.2 The overarching document in the Central Bedfordshire (North) LDF portfolio is the Core Strategy and Development Management Policies DPD which was adopted by the Council on 19th November 2009. It sets out the spatial vision, objectives and policies for the provision of housing, employment land and associated infrastructure to meet future development in the Council area over the period 2001 – 2026. This Site Allocations Development Plan Document has identified sites and policies to help deliver the spatial vision, objectives and policies of the Core Strategy and Development Management Policies DPD.

1.2 Relationship to other plans and strategies

1.2.1 The Site Allocations DPD should be in conformity with the Core Strategy and Development Management Policies DPD. The role of the Site Allocations DPD is to enable the delivery of the development strategy detailed within the Core Strategy. Development Plan Documents, such as the Site Allocations DPD, provide policies specifically focused to an issue/area. The Gypsy and Traveller Development Plan Document (DPD) is a similar document which will identify sites for Gypsy and Traveller and Travelling Showpeople accommodation in the area. In addition, the document will include planning policies against which Gypsy and Traveller associated development will be determined. Gypsy and Traveller related issues are not dealt with in this Site Allocations DPD.

1.2.2 There will be two Town Centre Masterplans progressed outside the site allocations process. The Biggleswade Town Centre Strategy and Masterplan SPD will identify, promote and guide new retail and housing-led development opportunities in Biggleswade Town Centre. It will ensure that change and improvements are co-ordinated, including the delivery of infrastructure, public realm enhancements and new community facilities.

1.2.3 The Flitwick Town Centre Redevelopment Masterplan seeks to unify development proposals to increase the physical coherence of the town centre, maximise development opportunities, tackle perceived deficiencies, improve the perception, image and visual quality of the

town centre and achieve a high quality urban environment for everyone to enjoy.

2.0 Saved Policies

- 2.1 The former Mid-Bedfordshire Local Plan (First Review) was adopted in December 2005 and contained nearly 200 policies. Many of these policies were 'saved' so that they would remain in force until LDF policies superseded them. The majority of these policies have now been superseded by the Core Strategy and Development Management Policies DPD. There are other saved policies which are being superseded in this DPD, and these can be found in Annex 1.

3.0 Local Delivery Strategy

- 3.1 The Local Delivery Strategy was produced as part of the LDF process and specifically accompanied the Core Strategy by providing a clear indication of infrastructure needs in an area and, in turn indicating what should be provided in that area. By providing this information, we can gain a greater insight into the deliverability of a scheme and how any development should be phased.

- 3.2 The work on the Local Delivery Strategy is being taken forward through a more detailed assessment of the impact of specific allocations on local infrastructure. This work can inform, and be informed by the ongoing masterplanning work on individual sites. It is likely that additional infrastructure requirements will be identified through this work, over and above those specific issues referred to in the Site Allocations DPD, and development schemes will need to make appropriate contributions as part of development. Those with an interest in the development of sites will be involved in the infrastructure planning work going forward.

4.0 Sustainability Appraisal

- 4.1 A requirement of the planning system is to undertake a Sustainability Appraisal of the policies in the emerging LDF. In addition, planning authorities must also undertake formal Strategic Environmental Assessments of plans and programmes which are likely to have a significant effect on the environment. These two processes are carried out as one joint appraisal and are referred to as 'Sustainability Appraisal' within this document.

- 4.2 A Sustainability Appraisal involves the assessment of the social, environmental and economic effects of strategies and policies to ensure that decisions can be made in accordance with the aims of sustainable development.

- 4.3 The policies within this document have been subject to a Sustainability Appraisal, the results of which have influenced the decisions made.

- 4.4 Housing or mixed-use proposals with provision for 300 or more dwellings and employment land proposals of 3 hectares or more are considered to have a strategically significant effect and therefore have been appraised individually. It is recognised that cumulative effects accruing from the smaller sites (less than 300 dwellings and 3 hectares employment land, a threshold considered to have significant cumulative effects) may be significant and these have been considered at the Settlement level and wider Council area within the Sustainability Appraisal.

5.0 Consultation

- 5.1 From November 2006 to April 2007 the Council initiated a call for sites. The Council invited landowners, developers and agents to put forward land that may be suitable for housing or employment by submitting expressions of interest. In response, approximately 400 submissions were received by the Council. After the initial call for sites an additional number of sites were submitted which necessitated a second call for sites. Approximately 70 further submissions were made at the second call for sites. No further sites were accepted after this period.
- 5.2 The Council conducted two 6 week periods of public consultation in 2008 on all sites submitted. These consultations used a variety of methods including road shows, workshops and a dedicated website, 'Talk to Central Bedfordshire'. This website was the hub of the consultation, providing a clear picture of the Site Allocations process, and information about the submitted sites. In response, over 12,000 comments were received on sites submitted for future development in the area.

6.0 Site Assessment Process

- 6.1 To determine the most suitable housing and mixed-use sites for development, the Council developed a set of assessment criteria. The criteria have been developed based on sustainability factors in the Core Strategy and other local conditions and circumstances. The sustainability factors include building communities, housing provision, the provision of infrastructure, the economy and employment, transport and movement, health, water availability, waste and its management, climate change, energy, sustainable construction, biodiversity, the landscape, the built environment, heritage, land and soils and pollution.
- 6.2 Having developed the criteria, an additional period of consultation was undertaken between 1st and 23rd September 2009 for residents and other stakeholders to identify the issues which were of highest priority. This helped apply appropriate weighting to the criteria.

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

7.0 The Next Stages

7.1 The draft Site Allocations DPD must be subject to pre-submission consultation. This consultation will be widespread and will include all those who previously made comments on the sites during 2008. Following this consultation the DPD will be submitted to the Secretary of State, together with any proposed changes. This is expected to be around May 2010. There will then be an Independent Examination, conducted by an Inspector appointed by the Planning Inspectorate to consider the “soundness” of the plan and objections received during the consultation period. The Inspector will subsequently produce a report which may include changes to the plan to meet objections and other matters. These changes will be binding on the Council, who will then proceed to formally adopt the Plans, dependent on agreement with Full Council.

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

8.0 The Spatial and Development Strategy

8.1 This chapter explains the approach to accommodating new homes and jobs and their proposed spatial distribution across the Council area up to 2026. It sets out the broad scale of development anticipated in each of the main settlements and other areas. It also indicates the new infrastructure needed to support this development.

8.2 Requirement for new homes and jobs

The Core Strategy makes provision for the following:

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

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

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

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

9.0 Settlement Hierarchy

9.1 To help inform where new development should take place, Core Strategy Policy CS1 sets out a hierarchy of settlements. The hierarchy takes account of local sustainability credentials such as access to services and facilities (schools, shops and public transport links etc) and this is based on the current level of provision.

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

10.0 Housing and Employment Land Requirements

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

Table 1: Housing and Employment Land Requirements

Group	Settlement	Core Strategy Indicative Ranges - Housing	Housing Allocated within SA DPD	Core Strategy Indicative Ranges – Employment (ha)	Employment Allocated within SA DPD (ha)
Major Service Centres	Biggleswade	250-500	373	10-15	15
	Sandy	50-200	110	5-10	10.5
	Amphill	250-500	450	5-10	9.12ha (incl 1.8 ha in Maulden)***
	Flitwick	500-750	535	3-5	
	Wixams	1000	1000+	10-20*	5
Minor Service Centres	Cranfield	150-250	160	5-10	5
	Marston Moretaine	0-100	125	10-20*	7
	Potton	150-250	240	1-2	1
	Shefford	150-250	249	2-4	2
	Stotfold	150-250	177	10-15**	5
	Rural Areas (Large and Small Villages)		400	428	N/A
	Arlesey	1000+	1000+	10-15**	10
	Silsoe	400	380	1-2	1.2

* Combined figure for Northern Marston Vale and surrounding areas in Central Bedfordshire

** Figure for Arlesey and Stotfold combined

*** Figure for Amphill and Flitwick combined

11.0 General Principles

- 11.1 To be in conformity with the Core Strategy and Development Management Policies DPD, development will be required to have regard to a number of general principles. These principles will play a major role in contributing towards sustainable growth in the Council area. The implementation of policies in this DPD will generally be guided by the requirements in national Planning Policy Statements and Guidance (PPS/PPG), the East of England Plan, the Core Strategy and Development Management Policy DPD, the Local Delivery Strategy, Design in Central Bedfordshire – A Guide for Development, the Planning Obligations SPD and other relevant approved documents of Central Bedfordshire Council. An element of Gypsy and Travellers provision will also be negotiated.
- 11.2 An indicative 30 dwellings per hectare have been used to calculate the number of dwelling units on each site. Site location, condition and viability will influence the amount of dwelling units that may be achievable on sites. However, development will be required to include an appropriate mix of housing types and tenures to reflect the Strategic Housing Market Assessment and the housing needs in the area.
- 11.3 The timing of delivery of housing on sites and the phasing of development is discussed at chapter 14. This ensures the adequate provision of housing within the area during the plan period.
- 11.4 In accordance with PPS25, a site specific Flood Risk Assessment may be required as part of the planning application, to identify and assess the risks of all forms of flooding and demonstrate how this will be managed, taking into account climate change.

12.0 Housing and Employment Site Allocations Policies

Land allocated for development within the following policies are indicated on the Proposals Maps, attached as Annex 3.

MAJOR SERVICE CENTRES

12.1 BIGGLESWADE

- 12.1.1 Biggleswade is the largest town in the Central Bedfordshire (north) area and is categorised as a Major Service Centre in the hierarchy of settlements. The vision for the town is to build on this role. Its population and services have grown steadily over the last 20 years and further growth of about 2000 new homes to the east of the town has been committed town during the plan period. New allocations for an additional 250 - 500 homes will be delivered towards the end of the plan period when the existing commitments are near completion. A

total of 15 ha of new employment land is also proposed to the east of the established employment area of Stratton Business Park.

Policy HA1 – Land at Potton Road, Biggleswade

Site Reference: H347

Site Area: 11.00 ha

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

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

- i) The production of a Development Brief to guide development;
- ii) The completion of the relief road to the east of Biggleswade with a roundabout on Potton Road;
- iii) Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the B1040 Potton Road, the A1/A6001 roundabout and Sun Street;
- iv) Contributions for extension and buffering to Biggleswade Common, and access and facilities improvements; and provision of links to the Biggleswade Eastern Relief Road Linear Park, in accordance with the Mid Bedfordshire Green Infrastructure Plan; and
- v) The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development.

Policy HA2 – Former London Road Council Offices, Biggleswade

Site Reference: N/A

Site Area: 0.57 ha

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

Policy EA1 – Land East of Stratton Park, Biggleswade

Site Reference: E67

Site Area: 15.00 ha

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

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

- i) Provision of access from Stratton Park;
- ii) Provision of flexible employment units to meet changing future requirements;
- iii) The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development;
- iv) Appropriate mitigation against the impact on the Stratton Park Scheduled Ancient Monument; and
- v) The completion of the relief road to the east of Biggleswade with a roundabout on Potton Road.

Policy TC1 – Town Centre, Biggleswade

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

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

12.2 SANDY

12.2.1 Sandy is one of the largest towns in the northern part of Central Bedfordshire and acts as an important service and employment centre for the local catchment area. Sandy has a reasonable range of shops and services and benefits from a mainline railway station and its proximity to the A1.

12.2.2 As a Major Service Centre, Sandy is a sustainable location for future growth but physical constraints which include the A1, railway line and floodplain, make it difficult to accommodate major new development in the town. New allocations are made for an additional 50-200 new homes and 5-10 hectares of employment land. New housing development will be provided on brownfield sites within the town and new employment development will be provided as an extension to the existing Middlefield Industrial Estate.

Policy MA1 – Land West of Station Road/New Road, Sandy

Site Reference: H240/H276

Site Area: 1.89 ha

Land West of New Road/Station Road, Sandy, as identified on the Proposals Map, is allocated for mixed-use development comprising a minimum of 50 dwellings, and a minimum 0.5 hectares of B1 employment development.

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

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

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

- v) The provision of sufficient capacity at the wastewater treatment works to meet the needs of the development.

Policy HA3 – Former Meller Beauty Site, Sunderland Road, Sandy

Site Reference: H295

Site Area: 2.07 ha

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

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

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

Policy EA2 – Land North of Beamish Close, Sandy

Site Reference: E38

Site Area: 10 ha

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

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

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

12.3 AMPHILL

12.3.1 Ampthill is one of the two largest towns in the western part of Central Bedfordshire (north) area, and acts as an important service and employment centre in its local area. Its town centre has recently been improved and redeveloped with the location of a supermarket and new shops and there is no need for any significant additions to the shopping facilities in the town.

12.3.2 The town will build on its role as a Major Service Centre. To achieve this additional housing, employment and services will be provided during the plan period. New allocations are made for an additional 250-500 new homes and 5-10 ha of new employment land. Any development will be provided outside the sensitive gap between Ampthill and Flitwick to prevent coalescence of the two towns. Further housing development will be provided on the Safeguarded Land to the south of Ampthill, north of the A507, and additional employment will be provided by the expansion of existing employment facilities.

Policy HA4 – Land west of Abbey Lane, Ampthill

Site Reference: H052 & H083

Site Area: 13.65 ha

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

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

- i) The production of a Development Brief to guide development;
- ii) Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the A507 roundabout and town centre, and to assist in identifying and addressing any off-site transport improvements;
- iii) Provision of a 'green corridor' along the A507 providing substantial landscaping and opportunities for countryside recreation;
- iv) Provision of suitable links to the town centre; nearby sporting facilities; Redbourne Upper School and Community College; the network of paths serving the adjoining countryside; and the proposed country park along the A507; and

- v) Adequate provision of recreational spaces on site to mitigate against impacts on Cooper's Hill SSSI.

Policy HA5 – Land North of Church Street, Ampthill

Site Reference: N/A

Site Area: 1.29 ha

Land North of Church Street, Ampthill, as identified on the Proposals Map, is allocated for a residential development of 40 dwellings and a public car park in accordance with its approved planning permission.

Policy EA3 – Land at Doolittle Mill (Phase 2), Ampthill

Site Reference: E64

Site Area: 1.02 ha

Land at Doolittle Mill (Phase 2), Ampthill, as identified on the Proposals Map, is allocated for B1 employment development and will serve as an extension to existing office development within Doolittle Mill.

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

- i) Should be developed for small B1 units and consistent with existing office development at Doolittle Mill; and
- ii) Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the Doolittle and One-O-One roundabouts, and help identify and address any off-site transport improvements.

Policy EA4 – Land at Doolittle Mill (Phase 1), Ampthill

Site Reference: E68

Site Area: 5.2 ha

Land at Doolittle Mill (Phase 1), Ampthill, as identified on the Proposals Map is allocated for B2 employment development.

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

- i) Should be developed as small B2 units;
- ii) Provision of access from Station Road to the north, through the existing employment site and linking with the proposed new roundabout on the A507; and
- iii) Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the Doolittle and One-O-One roundabouts, and help identify and address any off-site transport improvements.

12.4 FLITWICK

12.4.1 Flitwick is one of the two largest towns in the western part of Central Bedfordshire (north) area, and acts as an important service and employment centre in its local area. The town is reasonably well served by public transport, including a rail link to Bedford and London.

12.4.2 There has been some significant housing growth in the town within the past 20 years but the existing town centre retail offer is limited. During the first 5 years of this DPD, a Masterplan will be prepared for the town centre.

12.4.3 The town will build on its role as a Major Service Centre, providing additional housing, employment and services during the plan period. Development will be provided on the Safeguarded Land to the north of Flitwick, and in the town centre. New allocations are made for an additional 500-750 new homes and 3-5 ha of new employment land.

Policy MA2 – Land at Steppingley Road and Froghall Road, Flitwick

Site Reference: H077

Site Area: 16.88 ha

Land at Steppingley Road and Froghall Road, Flitwick, as identified on the Proposals Map, is allocated for a mixed-use development. A Masterplan will be prepared for the development of this site to provide, among other things, a minimum of 450 dwellings, at least 1.1 ha of B1, B2 and B8 employment and a dedicated open space area.

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

- i) Production of a Masterplan to guide development;
- ii) Provision of capacity on the local highway network sufficient to accommodate predicted traffic increases;
- iii) Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the Doolittle and One-O-One roundabouts, identify any off-site transport improvements and provide appropriate and acceptable mitigation to offset any impacts; and
- iv) Provision of open space and recreation facilities.

Policy TC2 – Town Centre, Flitwick

Site Reference: H113/E17

Site Area: 2.87ha

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

Further work is being done by the Council to encourage investment and ensure appropriate development takes place in the Flitwick Town Centre. Work on preparing a Masterplan for the town centre is underway and will be adopted by the Council as a Supplementary Planning Document. Where changes to the Town Centre Boundary are required to carry forward the aims of the Core Strategy, this will be identified on the Proposals Map.

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

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

Production of a Masterplan to guide development which will include:

- i) Smaller retail units;
- ii) Some housing in the region of about 85 dwelling units;
- iii) Town centre car park;
- iv) New transport interchange;
- v) Pedestrian and cycle links including new bridge over the railway linking to the High St and with lift access to platforms;
- vi) Option to provide new station building;
- vii) Contribution to village hall improvements or provision of a new village hall;
- viii) Improvements and extensions to the library or a new library, both to include accommodation for the Town Council and Police;
- ix) Accommodation for a youth facility for the town;
- x) Off site highway works, including contribution to High St public realm enhancements;
- xi) Public realm enhancements on Steppingley Rd and Coniston Rd;
- xii) Public transport improvements;
- xiii) In respect of housing, contributions to education, health care and off site recreation/sporting facilities;
- xiv) Public art;
- xv) CCTV;
- xvi) Accommodation for youth facilities;
- xvii) Construction and Environmental Management Plan; and
- xviii) Use of Tesco car park as short stay town centre car park and in connection with Safe Routes to Schools.

RA1 – Flitwick Football Centre, Ampthill Road, Flitwick

Site Reference: N/A

Site Area: 12.51

Land along Ampthill Road, south of the A507, Flitwick, as identified on the Proposals Map, has been granted planning permission for the development of a new football pitch facility. The scheme proposes 1 senior football pitch with fenced perimeter, 5 further senior/junior sized football pitches, 6 mini football pitches, car parking and a six team changing pavilion with officials changing, toilets, classrooms and other ancillary facilities. Access to the site would be directly off Ampthill Road.

12.5 WIXAMS

12.5.1 Wixams is a new settlement being built on the former Elstow Storage Depot, which straddles the boundary of Central Bedfordshire and Bedford Borough. Planning permission has been granted for about 4,500 homes in total. By arrangement between the two authorities, half

of the homes count towards Central Bedfordshire's housing requirements in the Northern Marston Vale and half count towards Bedford Borough's requirements. The new settlement will include the creation of a local centre with a range of shopping and other community facilities and when complete, will be an important local retail centre within the hierarchy for the district

12.5.2 Due to the number of homes and level of facilities expected in Wixams within the next 20 years, this settlement is designated a Major Service Centre. The delivery of the homes and facilities will take time to be built out. It is considered unlikely that additional large-scale development over and above that presently permitted could be delivered before 2021. Beyond 2021, however, the 970 or so dwellings required in the Northern Marston Vale will be accommodated by bringing forward the expansion areas as identified in the Development Brief for a mix of uses. Further expansion at Wixams will be expected to bring forward provision and contributions towards local community infrastructure through the planning application process, as agreed with service providers and in accordance with the Planning Obligations Strategy.

Policy MA3 – Land South of Wixams

Site Reference: H278

Site Area: 59.45

Land south of Wixams, as identified in the adopted Planning and Development Brief as an expansion area and as now identified on the Proposals Map, is allocated for mixed use development comprising around 1000 dwellings, a minimum of 5ha of employment land and other uses as identified through the Master Plan. Work on developing the Country Park will be expected to be started during the development of this site.

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

- i) Production of a Master Plan to guide the mixed use development;
- ii) Provision of strategic landscaping and publicly accessible open space to the south of the allocated site in order to put in place a long-term southern boundary to Wixams and maintain separation from the village of Houghton Conquest;

- iii) Preparation of a Transport Assessment to identify the impact of the development on the local highway network;
- iv) Provision of sufficient capacity within the public foul sewer system and at the wastewater treatment works to meet the needs of the development; and
- v) The provision of a buffer zone to protect significant wastewater infrastructure from inappropriate development and to protect local amenity.

Development of this site will not commence before 2021 unless determined otherwise by the Master Plan to be produced and adopted.

Policy HA6 – Land at Former Hostel Site, Houghton Conquest

Site Reference: N/A

Site Area: 4.4 ha

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

MINOR SERVICE CENTRES

12.6 CRANFIELD

12.6.1 Cranfield is a Minor Service Centre situated to the far north-west of Central Bedfordshire. Cranfield is a large village which has grown significantly in recent years. The existing Local Plan allocation for 371 new homes at Home Farm has yet to be built out.

12.6.2 To the west of Cranfield village lie Cranfield University, Cranfield Airfield and Cranfield Technology Park. The Technology Park is a strategic hub for high technology and research industries and land still remains allocated for its expansion.

12.6.3 New allocations for an additional 150-250 new homes will be delivered where development helps to deliver new community infrastructure. An additional 5 hectares of employment land will be allocated at the Technology Park in order to reinforce its importance as a sub-regional employment location.

Policy HA7 – Land Rear of Central Garage

Site Reference: H040/H133/H322

Site Area: 7.23 ha

Land rear of Central Garage, Cranfield, as identified on the Proposals Map, is allocated for residential development providing a minimum of 135 dwellings. Provision will also be made, as part of this development, for a new lower school should that be required.

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

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

Policy HA8 – Land at High Street/Lodge Road

Site Reference: H104

Site Area: 0.69 ha

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

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

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

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

Site Reference: E82

Site Area: 5 ha

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

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

- i) Provision of cycle routes as described in the Cycle Strategy;
- ii) Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the M1 Junction 13 and A421 junctions;
- iii) Provision of satisfactory buffer landscaping to the west to minimise the impact of development on the open countryside; and
- iv) Flows from development to be restricted to greenfield runoff.

12.7 MARSTON MORETAINE

12.7.1 Marston Moretaine is a Minor Service Centre situated to the north-west of Central Bedfordshire and within the Bedford/Kempston/Northern Marston Vale Growth area. It lies along the A421 between Bedford and the M1 and Milton Keynes. Marston Moretaine has had some significant housing development in the past with existing planned growth of 500 additional homes and additional jobs and community facilities and services.

12.7.2 While the sustainability of Marston Moretaine is in part a reflection of its proximity to Bedford, the village is expected to continue to build on its role as a Minor Service Centre through the provision of additional housing and new employment opportunities. Any further development is expected to contribute towards making the village a more sustainable settlement. Marston Moretaine is considered to be the most appropriate location for the Northern Marston Vale contingency allocation. New allocations are made for an additional 100 new homes and 7ha of employment land to be delivered within the plan period.

12.7.3 The A421(T) is currently being dualled along its entire length from the Bedford Southern Bypass to Junction 13 of the M1 and in doing so is being realigned away from the village. The new road is scheduled for opening in 2010 following which the existing alignment of the A421 will be de-trunked. This will improve accessibility to, and within, the village.

12.7.4 The contingency provision will only be brought forward for development after 2016 if the housing trajectory for the whole of the Bedford/Kempston/Northern Marston Vale Growth Area (including those parts in Bedford Borough Council's area) indicates a clear likelihood of a shortfall in housing delivery by 2021 against adopted East of England Plan requirements. The Council will continue to monitor growth area completions and forecast housing delivery and will use the Annual Monitoring Report to bring forward the contingency site if needed. This will be done in a timely way, in view of the possible need to make good any forecast shortfall in housing delivery before 2021.

Policy MA4 – Land at Moreteyne Farm, Marston Moretaine

Site Reference: E09

Site Area: 24.65 ha

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

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

- i) The production of a Master Plan to guide a mixed-use phased development;
- ii) Sensitively designed layout showing integration of the three elements of the site, and integration with the village;
- iii) Provision of an acceptable landscaping scheme for the entire site;
- iv) Safeguarding and enhancement of the Sustrans Route 51 and improvements to existing footpaths and cycleways within the development and adequately linking the site with the existing settlement; and

- v) Contributions to improvement to transport and traffic movements on the downgraded A421 road within Marston Moretaine.

12.8 POTTON

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

Policy HA9 – Land East of Sutton Mill Road, Potton

Site Reference: H356/H237

Site Area: 3.51 ha

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

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

- i) A detailed study to provide adequate to provide adequate access to the site;
- ii) Improvements to footpaths and bridleways off Sutton Road;
- iii) Provision of land within the development scheme for 0.5 hectare of allotments with car parking;
- iv) Provision of satisfactory buffer landscaping to the south to minimise the impact of development on the open countryside;
- v) Provision of sufficient capacity within the public foul sewer system and at the wastewater treatment works to meet the needs of the development; and
- vi) The provision of a buffer zone to protect significant wastewater infrastructure from inappropriate development and to protect local amenity.

Policy MA5 – Land East of Biggleswade Road, Potton

Site Reference: H075/H199

Site Area: 6.26 ha

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

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

- i) Production of a Development Brief to guide development;
- ii) Provision of a new roundabout on Biggleswade Road to provide safe and convenient access to the development; and
- iii) Provision of employment units which are flexible in their use in order to meet changing future requirements;
- iv) Provision of multifunctional green space with enhancements for biodiversity;
- v) Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses; and
- vi) Provision of an alternative access to the existing recreation ground;
- vii) Provision of sufficient capacity within the public foul sewer system and at the wastewater treatment works to meet the needs of the development; and
- viii) The provision of a buffer zone to protect significant wastewater infrastructure from inappropriate development and to protect local amenity.

12.9 SHEFFORD

12.9.1 Shefford is a Minor Service Centre situated towards the middle part of Central Bedfordshire north area. Although it is not a large town it provides a number of local services for residents within the local catchment area.

12.9.2 The town will continue to build on its role as a Minor Service Centre. In order to achieve this, new allocations are made for an additional 150-

250 new homes and 2-4 hectares of employment land. New recreational open space will also be provided during the plan period.

12.9.3 The former Shefford Town Football Club site on Ivel Road, Shefford, was allocated in the Local Plan (Policy H08(19)) for housing development. A planning permission has been granted for 59 dwellings. The amount of housing was not previously included within the housing trajectory. So these 59 dwellings will therefore count towards the total allocations required to be met through this Site Allocations DPD.

Policy HA10 – Land at Stanford Road, Shefford

Site Reference: H055

Site Area: 4.46 ha

Land at Stanford Road, Shefford, as identified on the Proposals Map, is allocated for residential development providing a minimum of 120 homes, nature reserve, and an extension to the Millennium Green.

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

- i) The production of a Development Brief to guide development;
- ii) Provision of a footbridge across the River Ivel and footpath to provide access to and from the extended Millennium Green;
- iii) Preservation and enhancement of the River Ivel and associated meadows, including the River Flit County Wildlife Site;
- iv) Provision of a new roundabout on Stanford Road to provide safe and convenient access to the development; and
- v) Provision of sufficient capacity within the public foul sewerage system to meet the needs of the development.

Policy MA6 – Land at Bridge Farm, Ivel Road, Shefford

Site Reference: H019/H171

Site Area: 5.02 ha

Land at Bridge Farm, Ivel Road, Shefford, as identified on the Proposals Map, is allocated for mixed-use development providing a minimum of 70 dwellings and 2 hectares of B1 employment land.

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

- i) On site provision of recreational open space.

12.10 STOTFOLD

12.10.1 Stotfold is categorised as a Minor Service Centre and is located close to the A1 and A507. Once development is completed at Land South of Stotfold and Fairfield Park, Stotfold will be the second largest settlement in Central Bedfordshire (north area). Unlike other settlements of its size, Stotfold does not have a recognised town centre and lacks service and employment provision. Additional shops, services and employment land are however being pursued in association with the development at Land South of Stotfold.

12.10.2 New allocations are made for an additional 150-250 new homes and employment land that will be brought forward towards the end of the plan period.

Policy HA11 – Land at Shawmer Farm, Stotfold

Site Reference: H129

Site Area: 0.54 ha

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

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

- i) A contribution towards improvements/mitigation measures for the A1(M) Junction 10.

Policy HA12 – Land at Arlesey Road, Stotfold

Site Reference: H260

Site Area: 2.84 ha

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

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

- i) A contribution towards improvements/mitigation measures for the A1(M) Junction 10.
- ii) Development is to be set back from Pix Brook and an appropriate landscape/planting scheme undertaken. This should be sensitive to the local landscape character, assist in habitat creation, improve the urban edge and provide opportunities for recreation;
- iii) On site provision of children's play space; and
- iv) Control of surface water drainage to ensure that there is no increase in run-off into surrounding water courses; and

Policy MA7 – Land at former Pig Development Unit, Hitchin Road, Stotfold

Site Reference: E25

Site Area: 5 ha

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

Policy HA13 – Land at Roker Park, The Green, Stotfold

Site Reference: N/A

Site Area: 1.47 ha

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

Policy HA14 – Land at Roecroft School Site, Stotfold

Site Reference: N/A

Site Area: 1.52 ha

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

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

- i) A contribution towards improvements/mitigation measures for the A1(M) Junction 10; and
- ii) On site provision of children's play space.

12.11 ARLESEY

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

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

Site Reference: H293/E12a

Site Area: approx. 77.26 ha

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

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

- i) The production of a Master Plan to guide a mixed-use development;
- ii) Provision of a relief road running north along the west of the High Street to the north-east of Arlesey and joining the A507, with high quality environmental improvements providing better access to cyclists and pedestrians;

- iii) Provision of a town centre with a supermarket, associated retail units and other community facilities;
- iv) Provision of health facilities including the relocation of the GP in an appropriate location, a new pharmacy and dentist;
- v) Provision of a new lower school and an appropriate increase of capacity in the Middle and Upper schools;
- vi) Provision of a high quality business park and other employment opportunities;
- vii) Improvements to bus services and the provision of new routes; and new cycle and walking routes within Arlesey and the provision of links to Stotfold and Fairfield Park;
- viii) Provision of additional parking facilities for cars, motorcycles and cycles at the train station;
- xi) Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the A507 roundabout, High Street, Church Street, House Lane and Stotfold Road, and provision of appropriate mitigating measures, particularly parking on the High Street;
- x) A contribution towards improvements/mitigation measures for the A1(M) Junction 10;
- xi) Provision of substantial areas of strategic, publicly accessible green infrastructure aimed in part at maintaining separation between Arlesey, Stotfold and Fairfield Park through long-term landscaping;
- xii) Providing appropriate mitigation measures against the impact on listed buildings and archaeology sites; and
- xiii) Provision of sufficient capacity within the public foul sewerage system to meet the needs of development.

12.12 SILSOE

12.12.1 As a Large Village, Silsoe would not normally be expected to accommodate significant new development. However, Cranfield University have vacated their campus at Barton Road leaving a large previously developed site within the settlement envelope.

- 12.12.2 The former Cranfield University Campus is designated for redevelopment and has been granted planning permission for a mixed-use development comprising 380 dwellings, of which 35% are affordable, B1 Office space, and new community facilities comprising a lower school, and a community centre and sports hall.

Policy MA9 – Cranfield University Campus, Silsoe

Site Reference: H106

Site Area: 25.29

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

12.13 RURAL AREAS

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

12.14 BLUNHAM

- 12.14.1 Blunham is located in the north east of Central Bedfordshire and is identified as a Large Village. As a Large Village, Blunham provides a small range of facilities and services including a lower school, bus service, recreation facilities and a convenience shop.
- 12.14.2 Blunham will continue to build on its role as a Large Village. To achieve this, additional housing will be provided during the plan period.

Policy HA15 – Land off Barford Road, Blunham

Site Reference: H091

Site Area: 1.3 ha

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

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

12.15 BROGBOROUGH

12.15.1 Brogborough is identified as a Small Village as it provides a very limited range of facilities and services for residents. Brogborough does however serve an important strategic role for the storage and distribution industry and has seen growth in this sector over recent years.

12.15.2 Due to Brogborough's proximity to the M1 and Milton Keynes it will continue to build upon its role as a storage and distribution hub. To achieve this, additional employment land will be provided during the plan period.

Policy EA6 - Land between A421 and Marston Gate Distribution Park

Site Reference: E15

Site Area: 11.38 ha

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

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

- i) An upsizing of the on-site culvert will be required to resolve the current flooding. Surface water arising from the development will be controlled by a means of a Sustainable Urban Drainage System which will only release surface water run-off into surrounding water courses at least at a rate no greater than if the site was undeveloped. Measures will be agreed with the IDB;
- ii) Preparation of a Transport Assessment to help identify the impact of the development on the highway network. This assessment should specifically include the impact on the M1 and A421 trunk roads; and

- iii) Provision of satisfactory buffer landscaping to minimise the impact of development on the settlement of Brogborough, the Forest of Marston Vale and the Greensand Ridge.

12.16 CLIFTON

12.16.1 Clifton is identified as a Large Village. It is one of the largest villages in Central Bedfordshire (North Area). The settlement provides a good range of services and facilities for its residents and also benefits from its close proximity to Shefford, a Minor Service Centre.

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

Policy HA16 – Land at New Road

Site Reference: H206 and H261

Site Area: 3.57 ha

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

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

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

12.17 CLOPHILL

12.17.1 Clophill is identified as a Large Village. The settlement provides a relatively good range of services and facilities for its residents and benefits from good road access to Ampthill, Flitwick and Bedford.

12.17.2 The village is considered to be a suitable location for the allocation of a small number of new dwellings.

Policy HA17 – Land adjacent to Castle Hill Court

Site Reference: H157

Site Area: 0.36 ha

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

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

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

(Site H042 (Policy HA18) was the site recommended by Task Force. The Parish Council object to this site. In addition, the Council's heritage and urban design team have some concerns about the principle of developing to the rear of the High Street, particularly the impact of the new access road on the High Street frontage. These concerns would be much reduced if only half of the site were to be developed.

Site H353 (policy HA18a) is a potential replacement for site H042, preferred by the Parish Council. Access would be via the adjacent cul-de-sac (Town Shott) where additional parking provision may need to be created. However, to date we have had no clear commitment from the landowner to bringing the site forward and there remain deliverability doubts.

On the basis of these deliverability doubts, Officers recommend allocating site H042, either in whole or in part. Members are asked to come to a view.)

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

Issues and Options Reference: H042

Area: 0.36 ha

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

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

- i) The design and layout of development will respect the setting of the adjacent Grade II Listed Building, the Conservation Area and the linear character of the settlement.

- ii) Development must demonstrate sensitivity to the surrounding landscape and features, with particular regard to the Flit River Valley and Cainhoe Castle Ancient Monument.

Policy HA18(A) – Land rear of 95 High Street, Clophill

Issues and Options Reference: H353

Area: 0.38 ha

Land rear of 95 High Street, Clophill, as identified on the Proposals Map, is allocated for residential development providing a minimum of 12 dwellings with off-street parking.

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

- i) Provision of adequate access to the site.

12.18 DUNTON

12.18.1 Dunton is identified as a Small Village and is located approximately 2 miles east of Biggleswade. The village offers a limited number of services and facilities for its residents including a lower school and bus service.

12.18.2 The village is considered to be a suitable location for the allocation of a small number of new dwellings.

Policy HA19 - Land off Boot Lane, Dunton

Site Reference: H192

Site Area: 0.77 ha

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

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

- i) Provision of satisfactory buffer landscaping to minimise the impact of development on the open countryside; and

- ii) Retention of the public footpath that traverses the site, providing a link to the countryside, and provision of a new footpath to Dunton Recreation Ground.

12.19 EVERTON

12.19.1 Everton is identified as a Small Village and is located to the far north of Central Bedfordshire. The village offers a limited number of services and facilities for its residents including a lower school, pub and bus service.

12.19.2 The village is considered to be a suitable location for the allocation of a small number of new dwellings.

Policy HA20 – Sandy Road, Everton

Site Reference: H244

Site Area: 0.26 ha

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

Policy HA21 – The Heath, Everton

Site Reference: H246

Site Area: 0.25 ha

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

12.20 LANGFORD

12.20.1 Langford is identified as a Large Village. Langford provides a good range of facilities for its residents which include a post office, GP surgery and lower school.

12.20.2 Langford will continue to build on its role as a Large Village. To achieve this, additional housing, sheltered accommodation and a cemetery will be provided during the plan period.

Policy HA22 – Land rear of The Wrestlers Public House, High Street, Langford

Site Reference: H160

Site Area: 0.59 ha

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

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

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

Policy HA23 – Land off Church Street, Langford

Site Reference: H164

Site Area: 2.29

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

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

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

12.21 MAULDEN

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

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

Policy HA24 - Land at Moor Lane, Maulden

Site Reference: H218

Site Area: 0.58

Land at Moor Lane, Maulden, as identified on the Proposals Map, is allocated for residential development providing a minimum of 15 dwellings.

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

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

Policy EA7 – Land adjacent to 29 Clophill Road, Maulden

Site Reference: E18

Site Area: 1.8 ha

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

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

- vi) Provision of an adequate access;
- vii) Provision of flexible employment units to meet changing future requirements;

12.22 MEPPERSHALL

12.22.1 Meppershall is categorised as a Large Village. The village provides a number of services and facilities for residents including a post office, bus service and lower school.

12.22.2 Meppershall will continue to build on its role as a Large Village. To achieve this, additional housing and community facilities will be provided during the plan period.

Policy HA25 – Land rear of High Street, Meppershall

Site Reference: H174

Site Area: 6.7 ha

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

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

- i) Provision of satisfactory buffer landscaping to minimise the impact of development on the open countryside;
- ii) Provision of additional play and recreation facilities to compensate for the loss of play equipment on the proposed community centre site, and provide facilities to serve the new development.

12.23 MOGGERHANGER

12.23.1 Moggerhanger is categorised as a Small Village. The village is located on an 'A' road between Sandy and Bedford, and offers a limited number of services and facilities for its residents including a lower school, pub and bus service.

12.23.2 The village is considered to be a suitable location for the allocation of a small number of new dwellings.

Policy HA26 - Land rear of The Guinea Public House, Bedford Road

Site Reference: H154

Site Area: 0.59

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

12.24 SHILLINGTON

12.24.1 Shillington is categorised as a Large Village. The village provides a number of services and facilities for residents including a post office, bus services and lower school.

12.24.2 Shillington is considered to be a suitable location for the allocation of a small number of new dwellings. Contributions will be required towards local improvements specified by the Shillington Parish Plan.

Policy HA27 – Land at High Road, Shillington

Site Reference: H006

Site Area: 0.77ha

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

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

- i) Contributions for improvements to local Rights of Way and Green Infrastructure projects; and
- ii) Contributions to the provision of a safe crossing point on High Road, near the Church Street junction and the Post Office.

12.25 STONDON

12.25.1 Lower Stondon is categorised as a Large Village. The village provides a number of services and facilities for residents including a GP surgery, lower school and bus services.

12.25.2 Lower Stondon will continue to build on its role as a Large Village. To achieve this, additional housing and community facilities will be provided during the plan period.

Policy HA28 - Land Rear of Station Road and Bedford Road, Lower Stondon

Site Reference: H079

Site Area: 4.07 ha

Land rear of Station Road and Bedford Road, Lower Stondon, as shown on the Proposals Map, is allocated for residential development providing a minimum of 70 dwellings which will include a 60 bed Extra Care housing unit; and community facilities comprising a new village hall, amenity open space, a Multi Use Games Area (MUGA) and a waste recycling centre.

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

- i) Flood alleviation measures will be implemented to resolve the existing flooding problems at 60 – 64 Bedford Road; and
- ii) A Sustainable Urban Drainage System is required on site to dispose of the surface water generated by the development.

Policy HA29 - Peckworth Industrial Estate, Bedford Road, Lower Stondon, Henlow

Site Reference: H176

Site Area: 0.43 ha

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

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

12.26 NIRAH, HOUGHTON CONQUEST

Policy EA8 – Land at Quest Pit, Ampthill Road, Houghton Conquest

Site Reference: E16

Site Area: 58.0 ha

Land at Quest Pit, Ampthill Road, Houghton Conquest has been granted planning permission for the National Institute for Research into Aquatic Habitats (NIRAH) Project. Uses specified in the planning permission include a tropical biotope, a Water Adventure Park, Spa,

three hotels, a conference and exhibition centre a 50-seat cinema, and associated ancillary retail and food and drink. Others include dedicated car parking and a shuttle bus service.

This site is allocated and identified on the Proposals Map to reflect the package contained in this planning permission. However, given that it is a 'specialist' use and the delivery timescale is uncertain at this stage, this provision is not counted towards the overall employment figure.

13.0 SAFEGUARDED KEY EMPLOYMENT SITES

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

Policy E1 – Safeguarded Key Employment Sites

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

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

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

14 Phasing, Delivery and Monitoring

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

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

14.3 Phasing

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

14.4 Deliverable Sites

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

14.5 Developable Sites

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

14.6 Delivery

The Core Strategy acknowledges that allocating sufficient land is not enough and that allocations must be made that will deliver housing within the specified period. To achieve this, a mechanism must be put in place to ensure that sufficient sites are brought forward at the right time to enable delivery.

14.7 Planning Policy Statement 12 (PPS12) requires that all plans involving housing should include a housing trajectory. In preparing the housing trajectory for Central Bedfordshire (North Area) several factors were taken into consideration. These are;

- 1) It is not anticipated that planning permission will be granted for sites identified in this document, prior to the adoption date of the Site Allocations DPD.
- 2) Likely date of planning applications being submitted and time taken for approval.
- 3) Estimation of build rates based on developer expectations, annual build rates and market conditions.

14.8 The Core Strategy acknowledges that if the market does not deliver sufficient homes to meet requirements, sites phased for future years will be brought forward to ensure that delivery targets are met. This will be determined through the established process of annual housing monitoring and the housing trajectory.

14.9 A full list of allocated sites and their expected delivery timescales is detailed within the Housing Trajectory attached as Annex 4 to this document. Employment sites are not included within this trajectory but it is expected that the delivery of employment sites is to be aligned closely with the delivery of housing.

14.10 In order to achieve the successful delivery of housing and associated facilities and services to the proposed timescales, effective working partnerships will be put in place. These will require the involvement of developers, statutory bodies, Parish Councils, housing associations and Central Bedfordshire Council. These partnerships will be particularly necessary for the delivery of large strategic developments such as the expansion of Arlesey.

14.11 Northern Marston Vale Contingency Allocation

To ensure housing requirements in the Milton Keynes South Midlands Sub Regional Strategy up to 2021 are met a 'contingency' allocation has been identified within this DPD. This is considered necessary as the expansion areas at the Wixams are unlikely to contribute to housing delivery prior to 2021. This contingency allocation will only be brought forward after 2016 if the housing trajectory for the Growth Area indicates a clear likelihood of a shortfall in housing delivery by 2021.

14.12 Monitoring

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

14.13 Gains and losses of employment land are a core output indicator and will therefore be monitored on an annual basis. The results of this monitoring will also be published within the Annual Monitoring Report.

15.0 Important Open Space Designations

15.1 Important Open Space is a local designation, only needed within Settlement Envelopes where there is a general presumption in favour of development. It is required to protect the character of settlements, and ensures that open spaces, which are important in both visual and functional terms, are protected from development.

- 15.2 Important Open Space was initially designated in Policy DPS15 of the Mid Bedfordshire Local Plan: First Review (December 2005). Policy DM5 of the Core Strategy and Development Management Policies DPD retained the principle of protecting Important Open Spaces within Settlement Envelopes but did not designate sites.
- 15.3 The designation of Important Open Space through this Site Allocations DPD has not involved a review of the criteria, i.e. whether the space has a functional or visual purpose, as the designations remain appropriate. A number of circumstances have however arisen through the LDF process that require current designations to be amended:
1. A small number of settlements have lost their Settlement Envelopes, due to their reclassification in the Core Strategy from 'small villages' to 'part of the countryside'. Other settlements have had a Settlement Envelope designated.
 2. There are instances where Important Open Space has been removed from the Settlement Envelope through the Settlement Envelope Review.
 3. In a small number of cases planning permission has been granted for development on areas designated as Important Open Space.
- 15.4 A criterion that reflects these changing circumstances has been developed to take account of any anomalies, and Important Open Space has been reviewed in line with these criteria:
- Removal of Important Open Space from those settlements that no longer have a Settlement Envelope, as specified in the Core Strategy, or where the Settlement Envelope has been amended.
 - Identifying Important Open Space in accordance with the adopted masterplan to cover Fairfield, where a new Settlement Envelope has been approved through the Core Strategy.
 - Removal of sites which have been lost to development since their designation in the adopted Local Plan.
- 15.5 Accordingly, changes to Important Open Space designations are presented in Annex 5.

Policy DM5a

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

ANNEX 1: List of Superseded Local Plan Policies

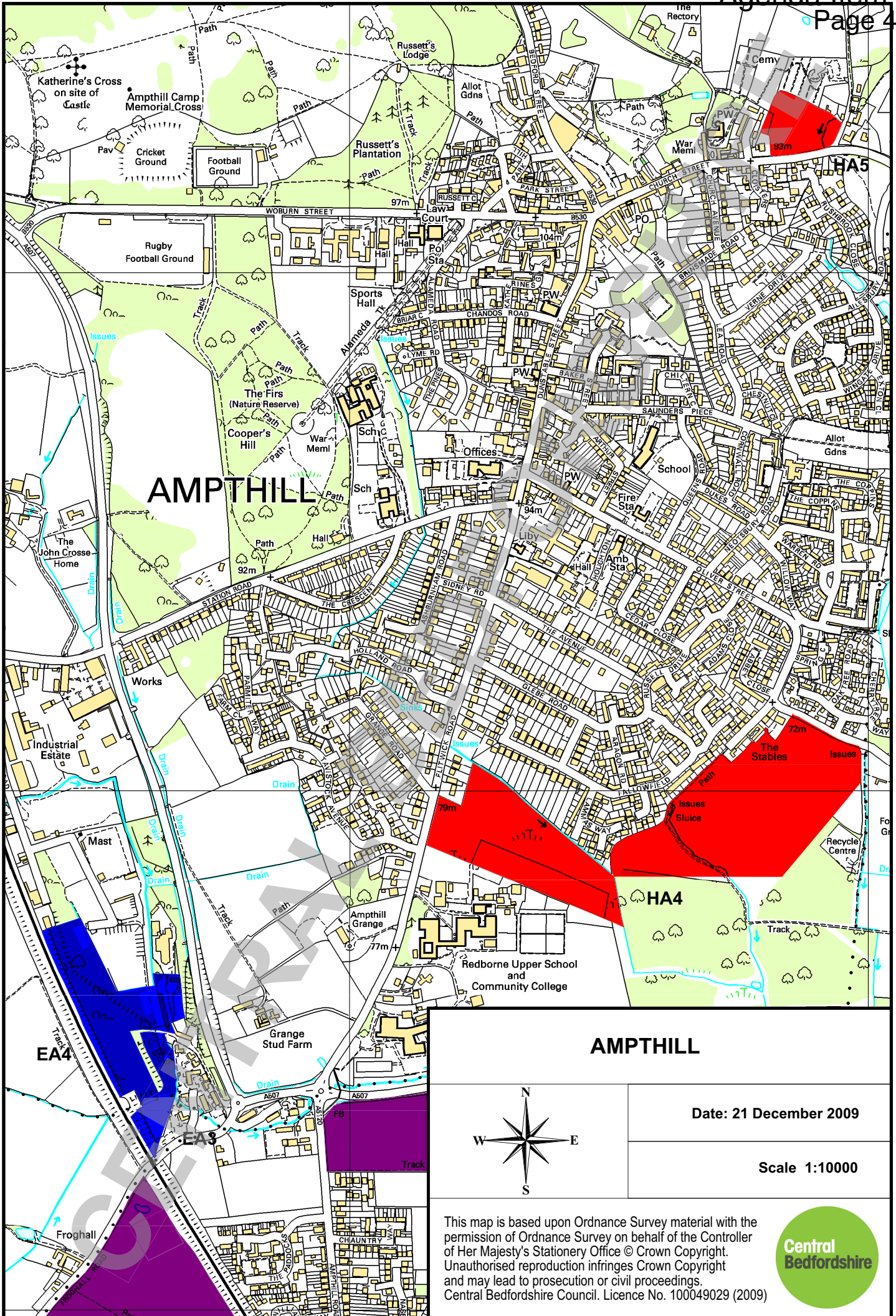
Certain policies of the Mid Bedfordshire Local Plan (adopted December 2005) were saved by the Secretary of State on 23rd September 2008 and continue to be part of the development plan until the Council indicates that they are superseded by policies in the Development Plan Documents in the Local Development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

The table below sets out the saved policies from the adopted Local Plan that are superseded by this Site Allocations DPD, and thus are no longer part of the development plan for Central Bedfordshire.

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

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

ANNEX 2: New Allocations Site Maps

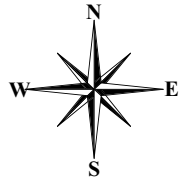


AMPTHILL

AMPTHILL

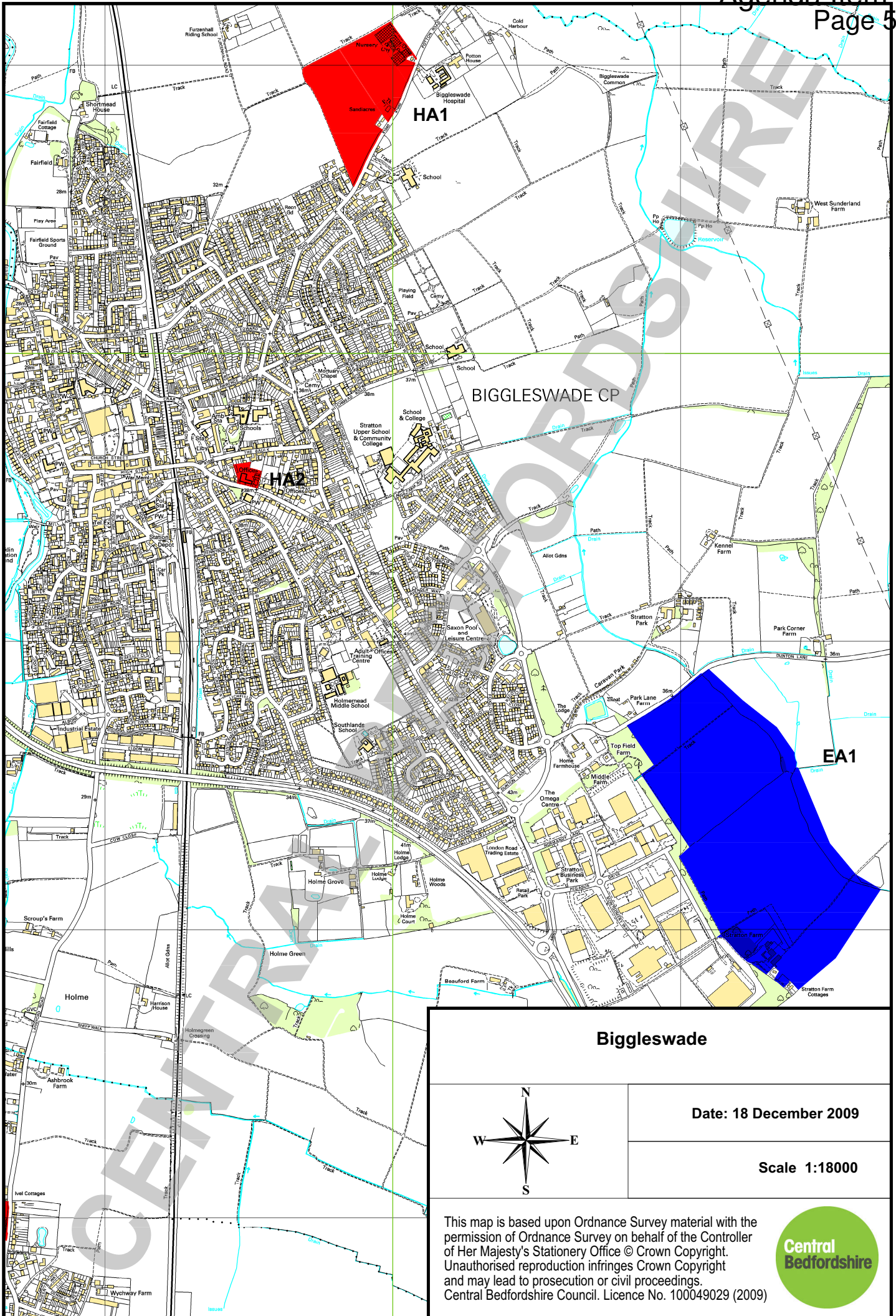
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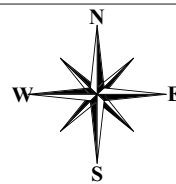


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Biggleswade

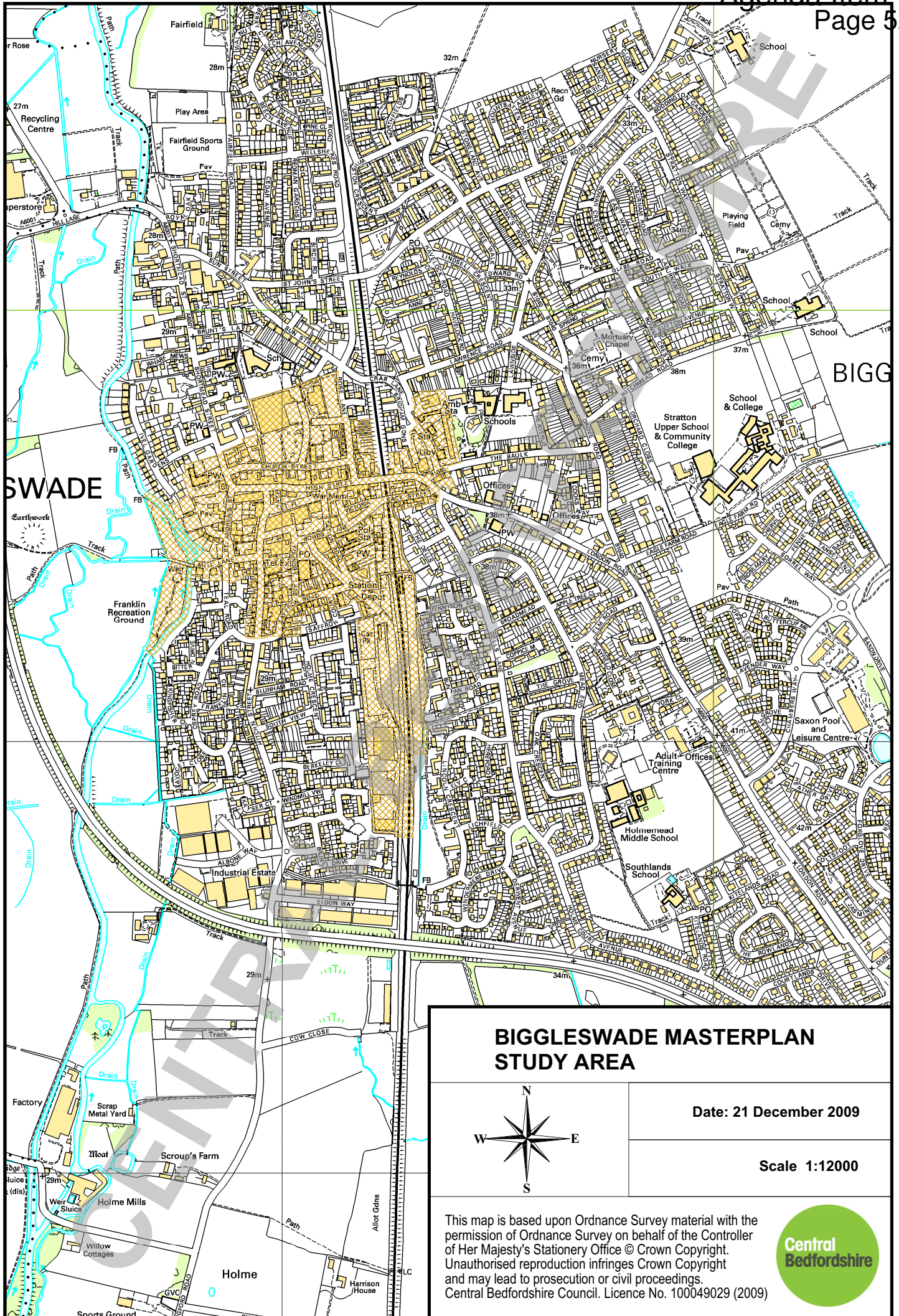


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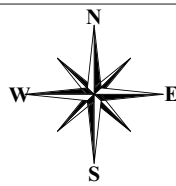
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BIGGLESWADE MASTERPLAN STUDY AREA

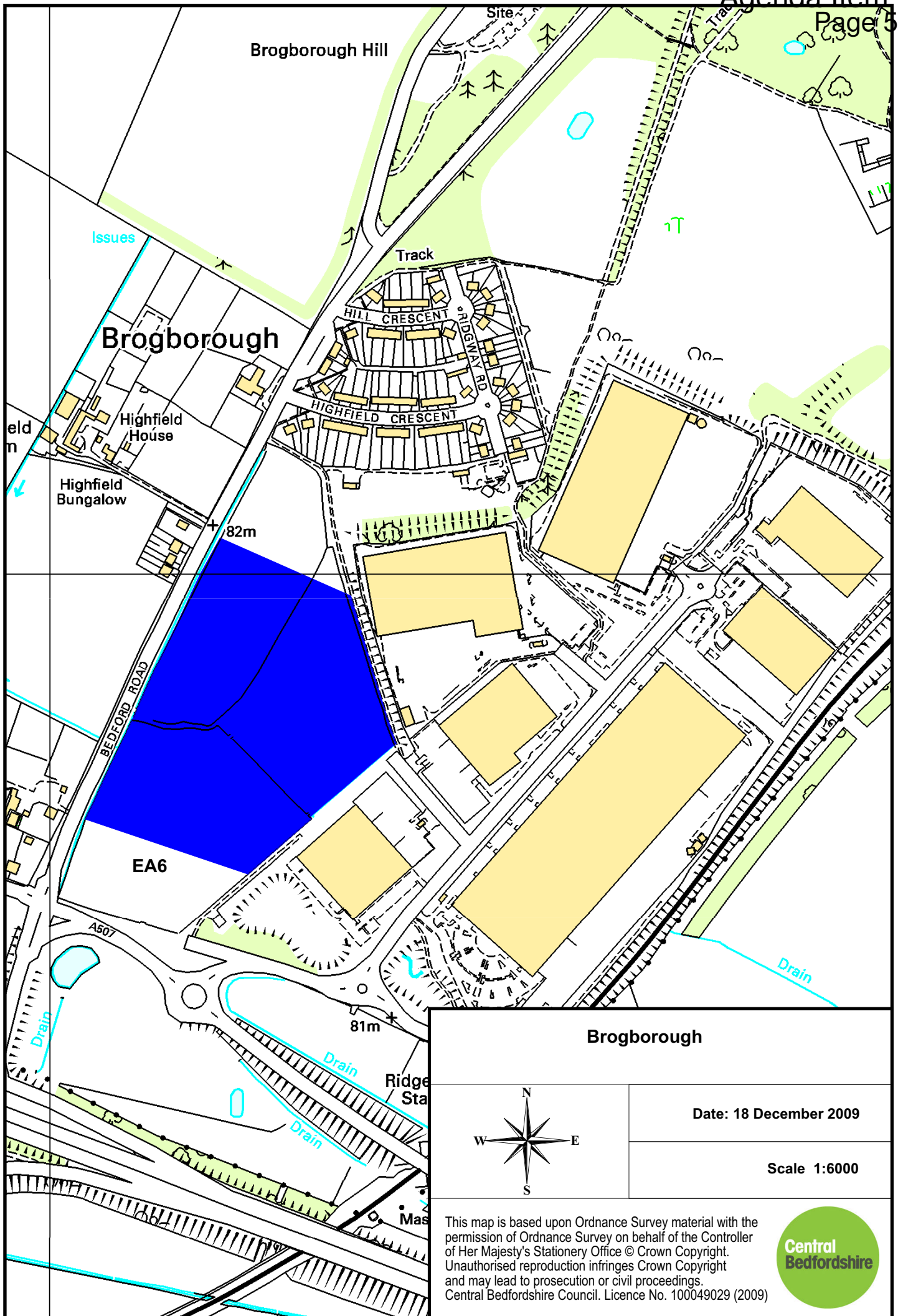


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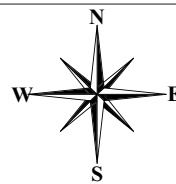
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Brogborough

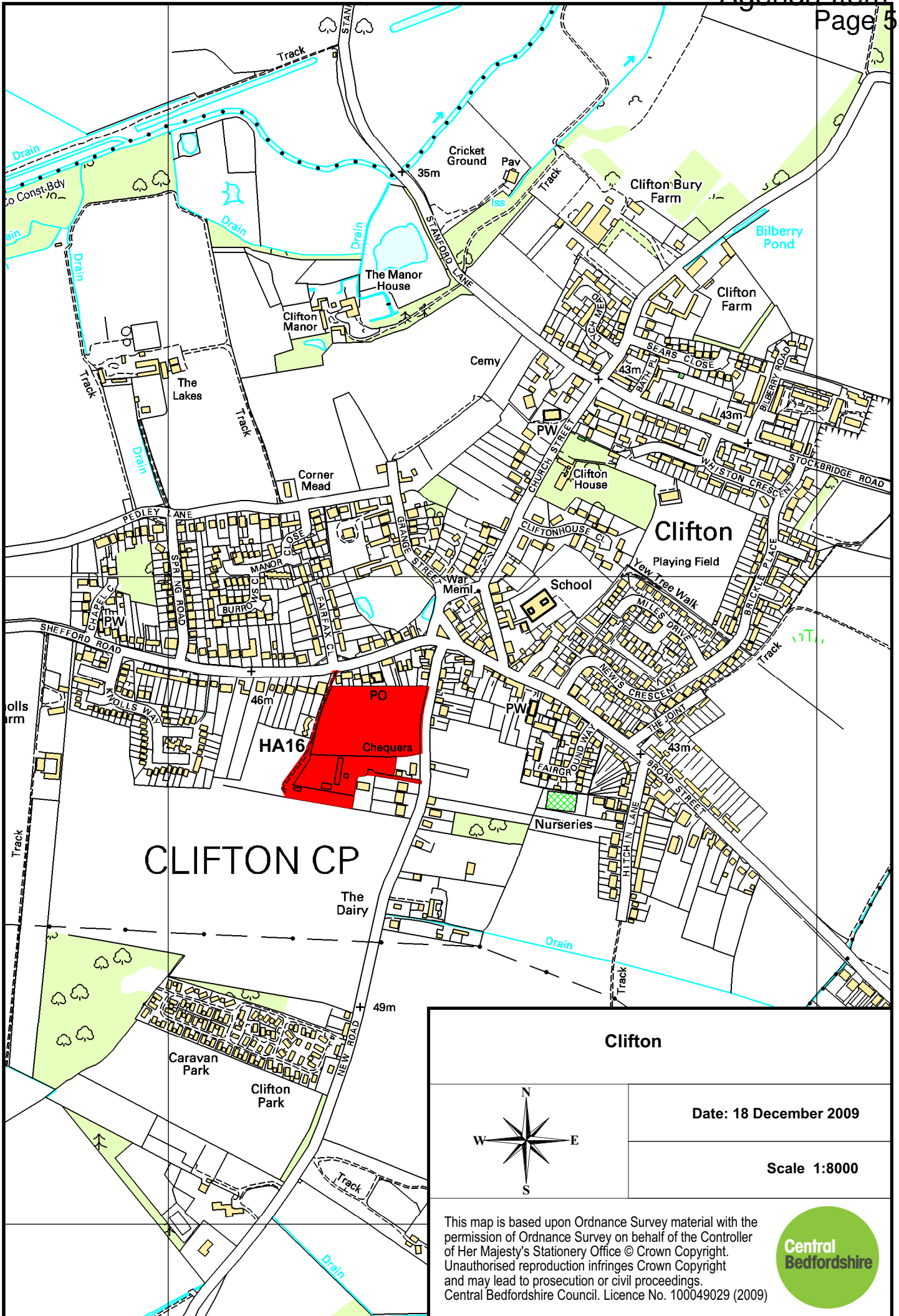


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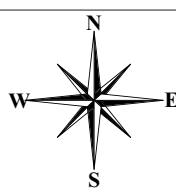
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Clifton

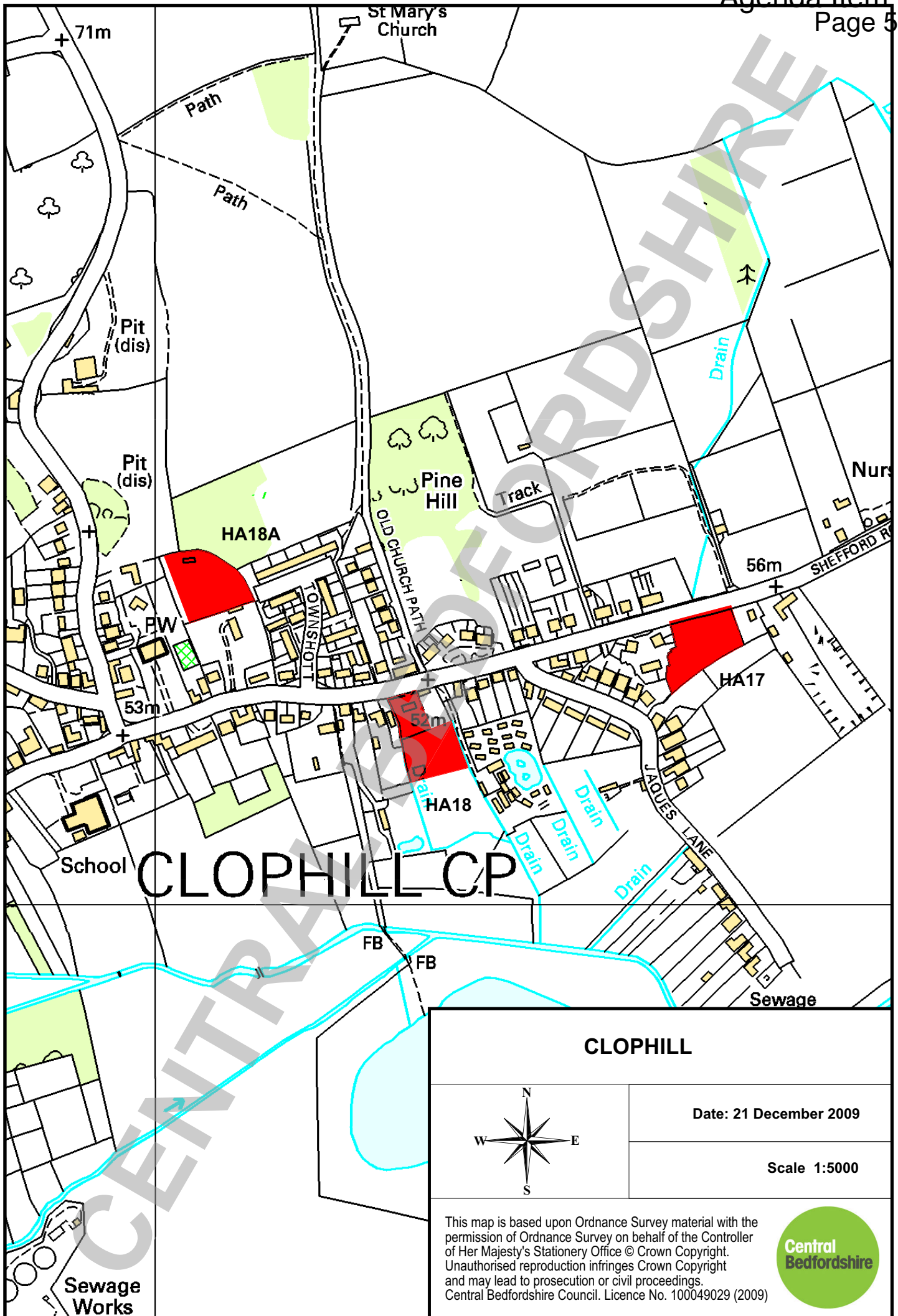


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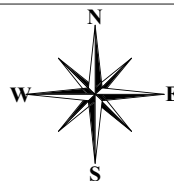
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CLOPHILL CP

CLOPHILL

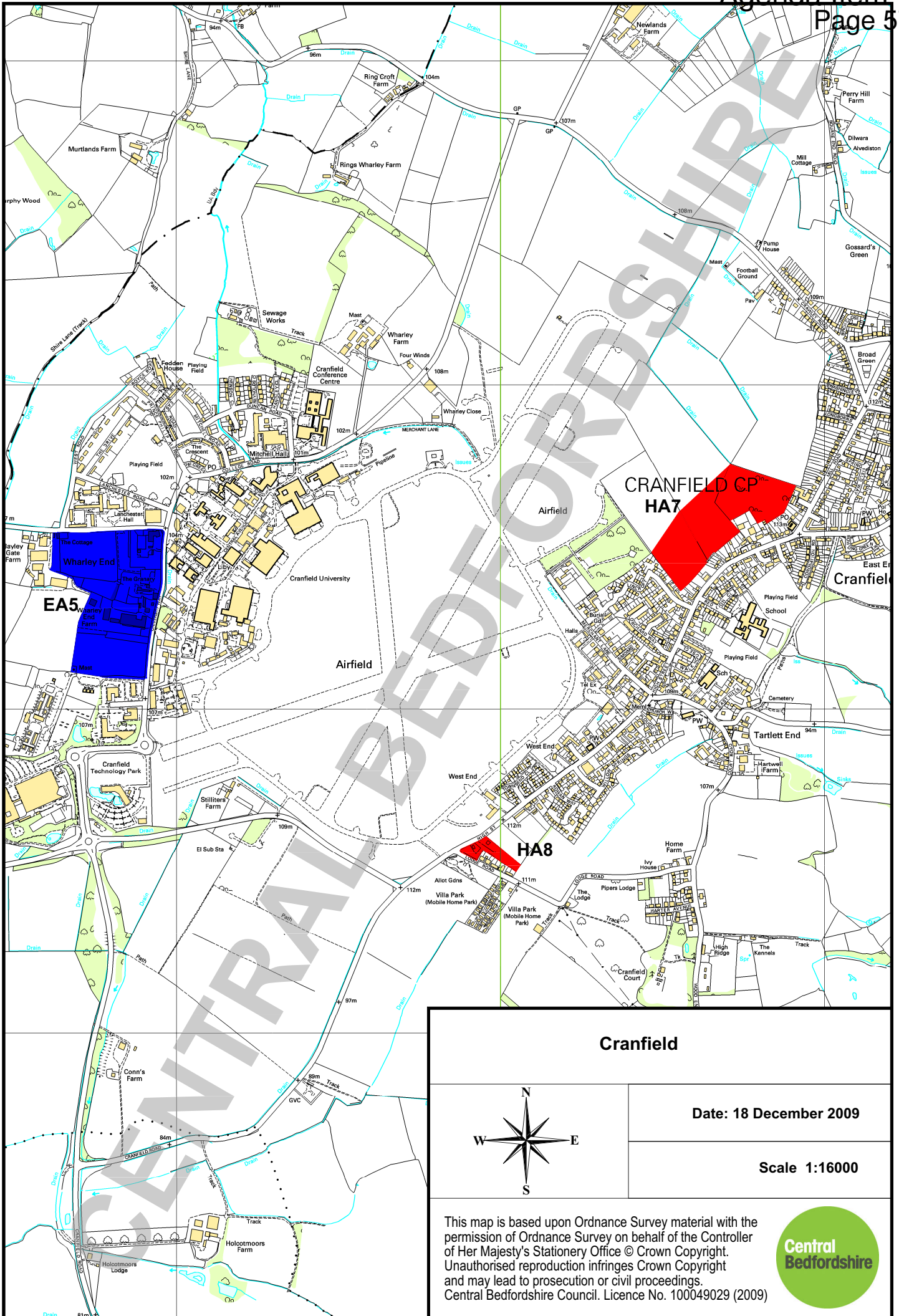


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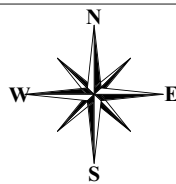
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Central Bedfordshire



Cranfield

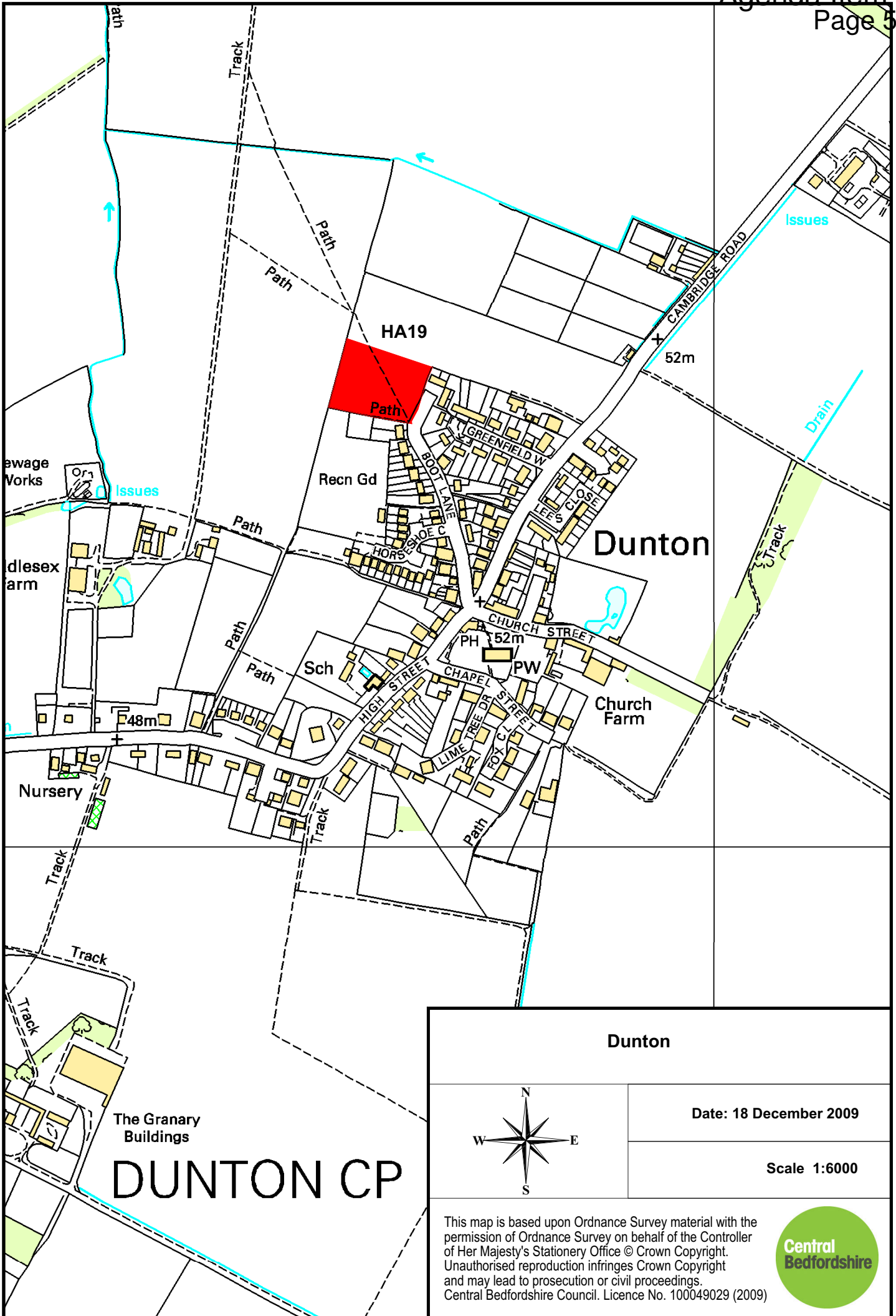


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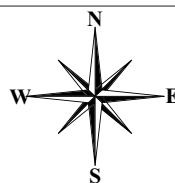
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Dunton



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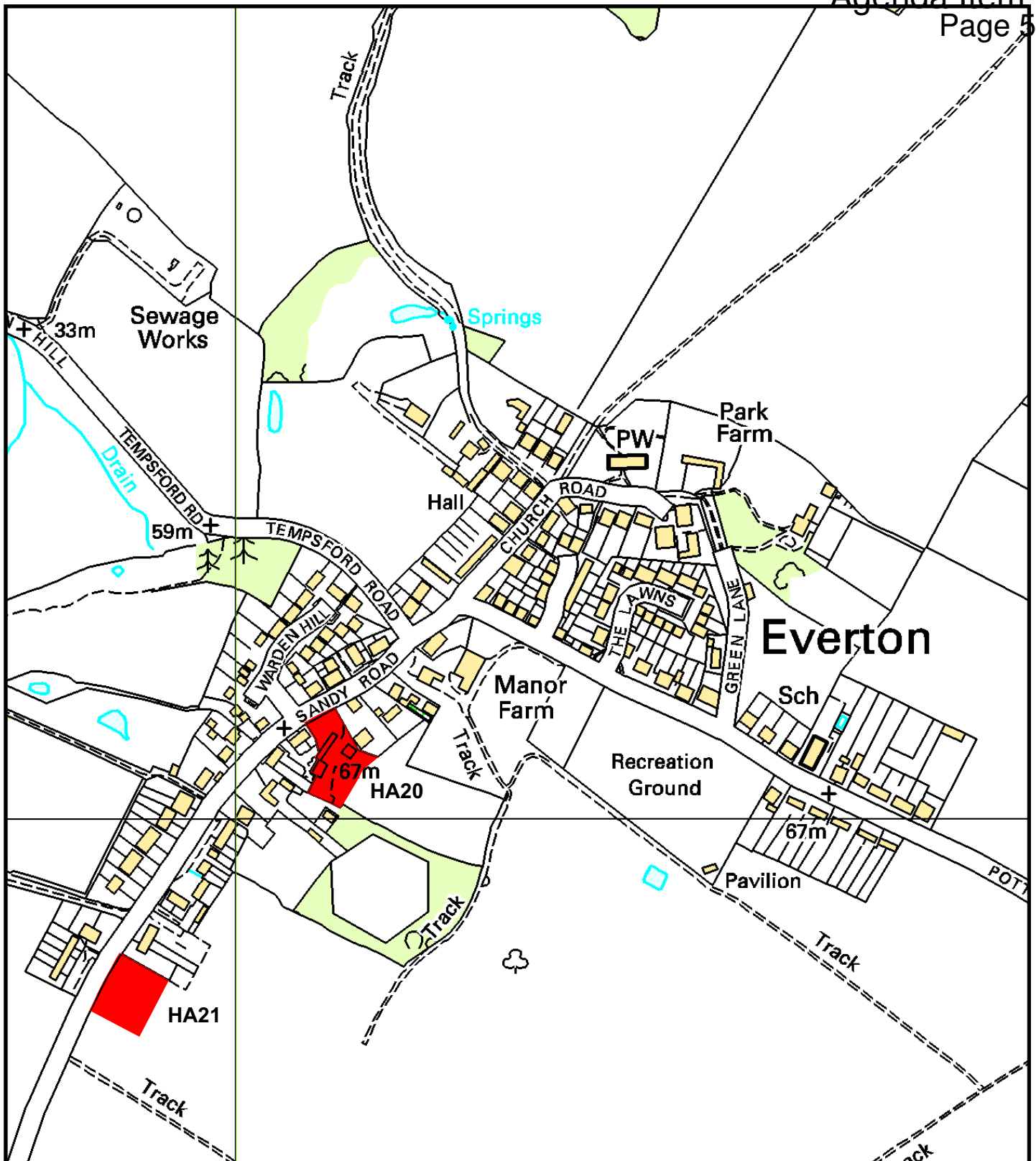
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DUNTON CP

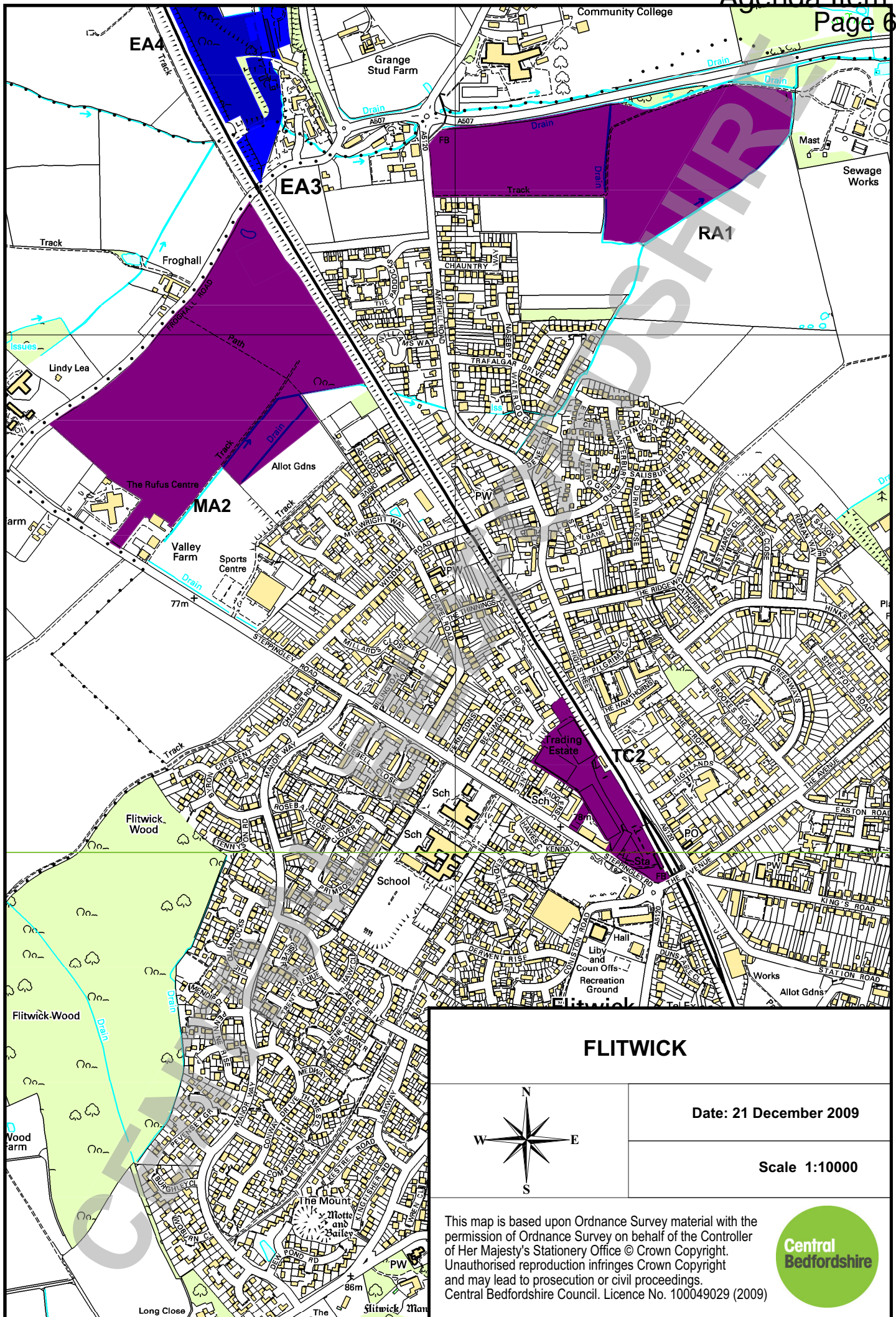
The Granary Buildings



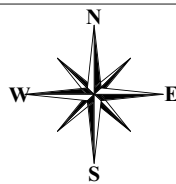
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FLITWICK

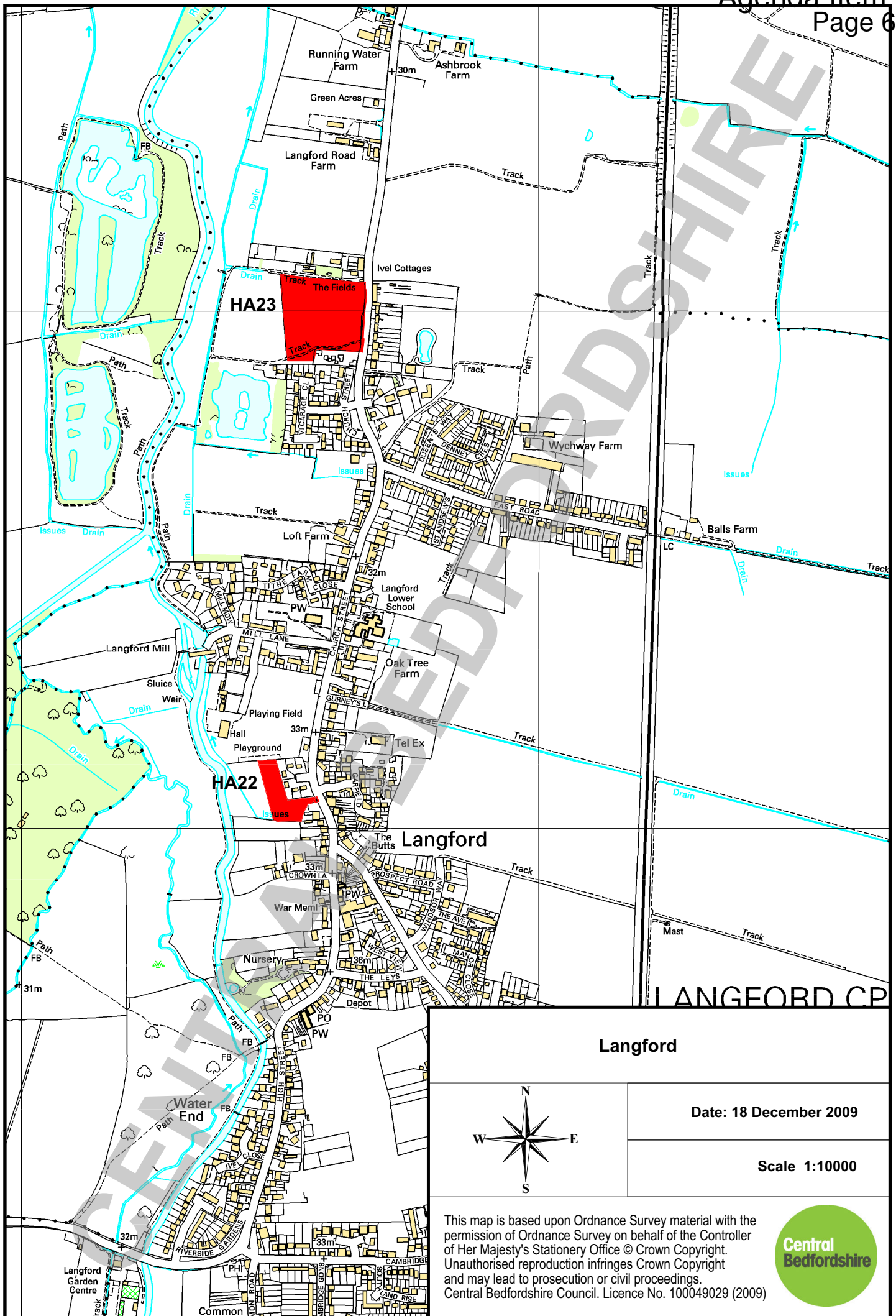


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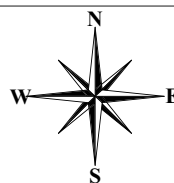




Langford

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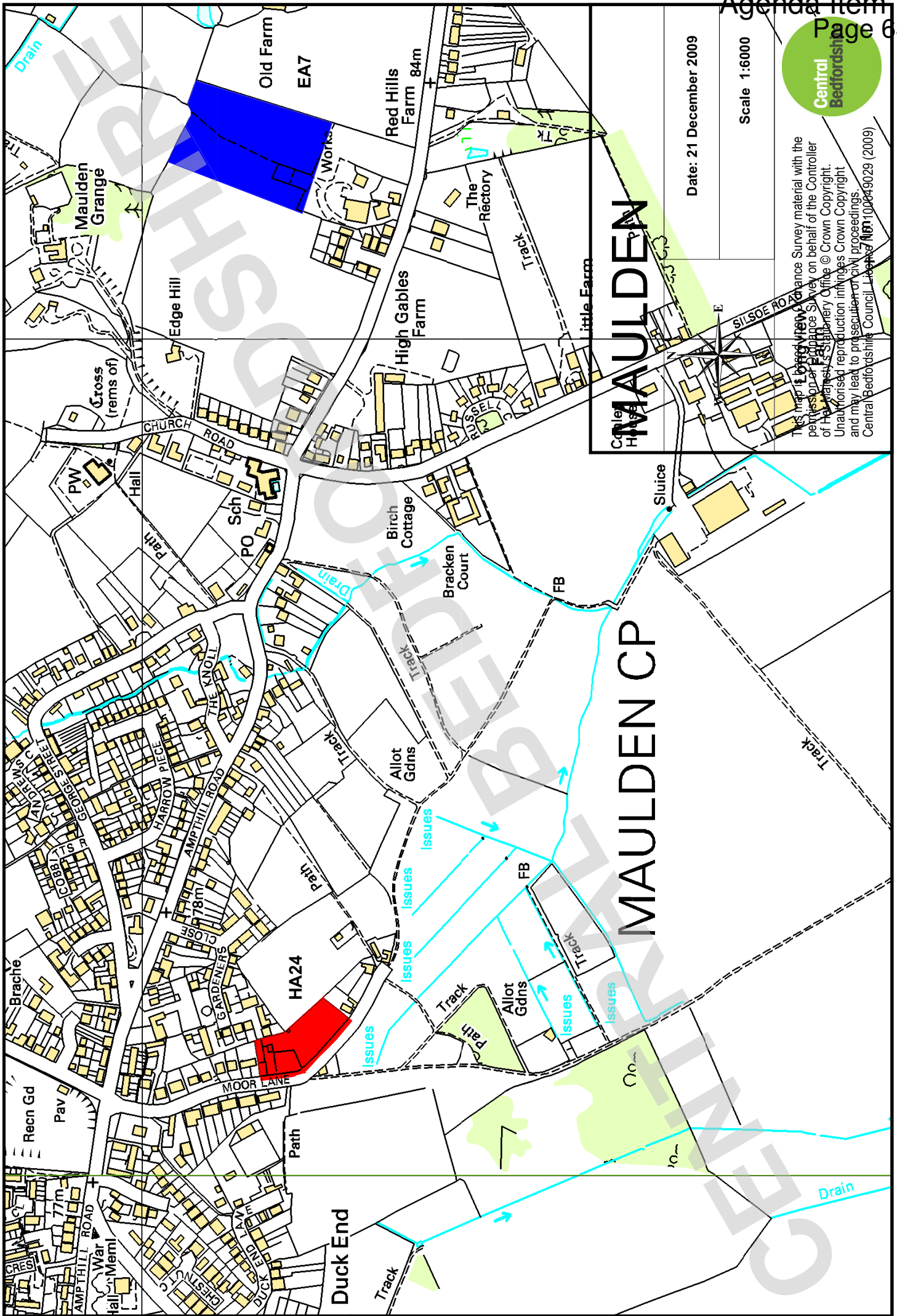




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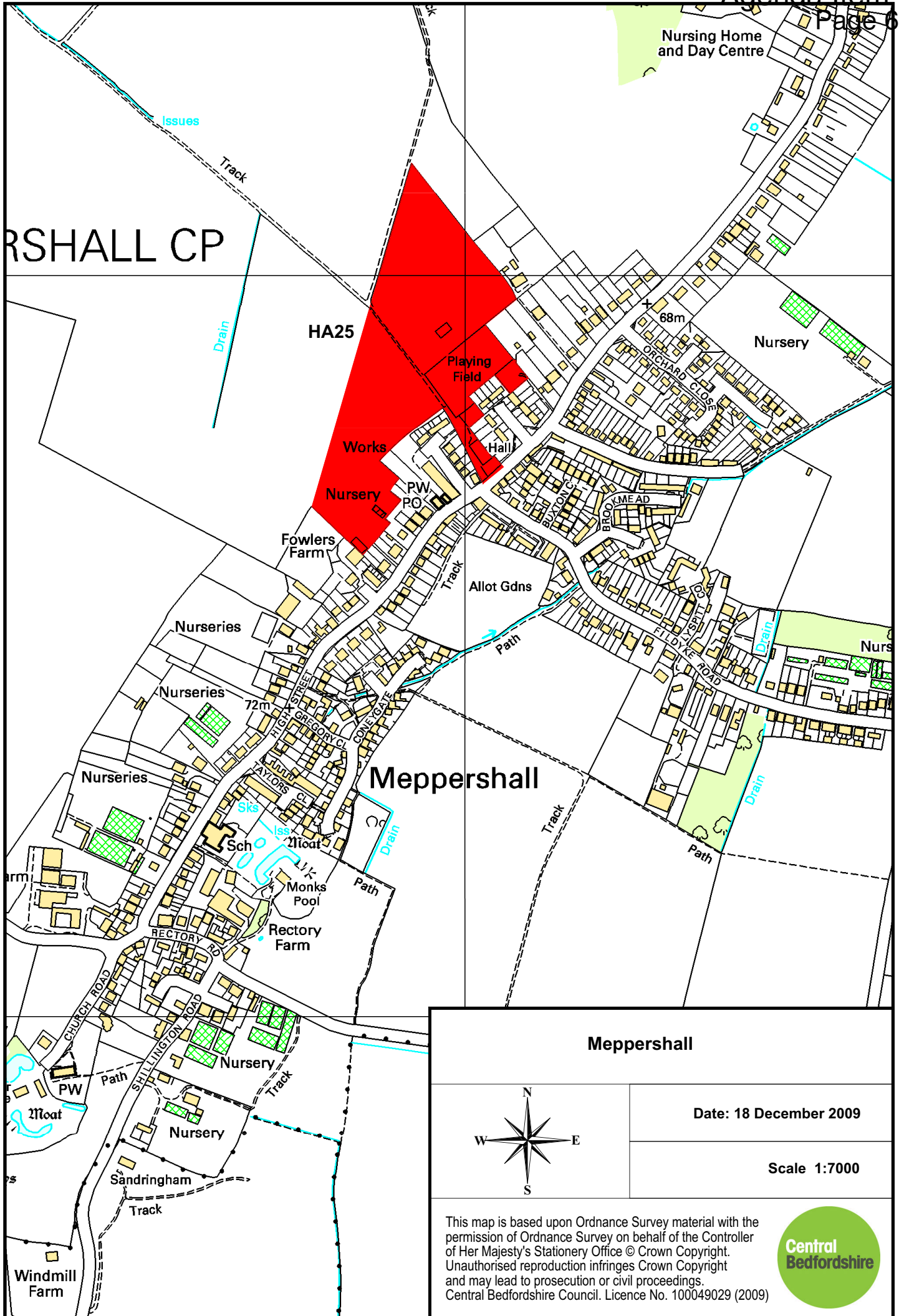
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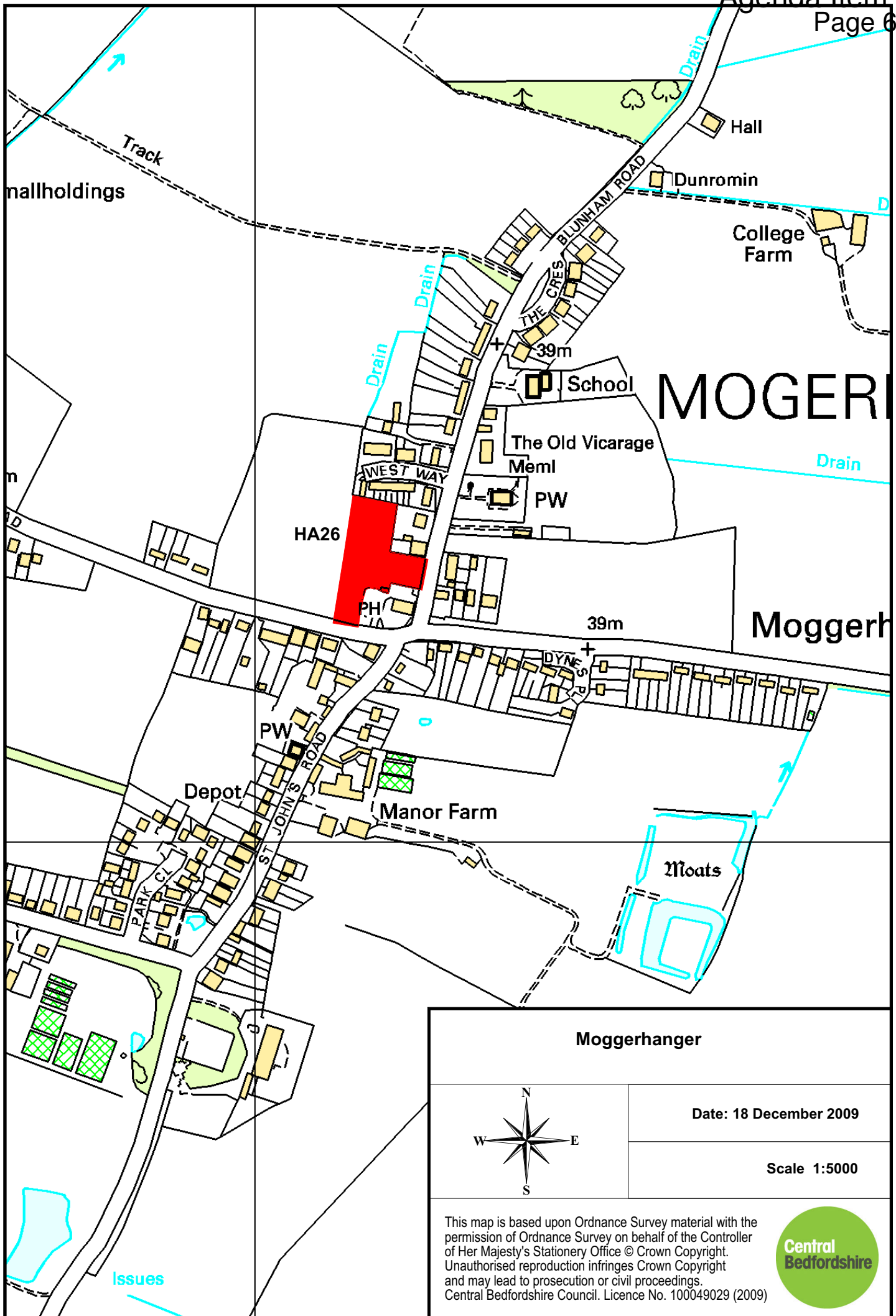
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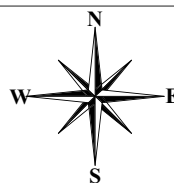


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Moggerhanger

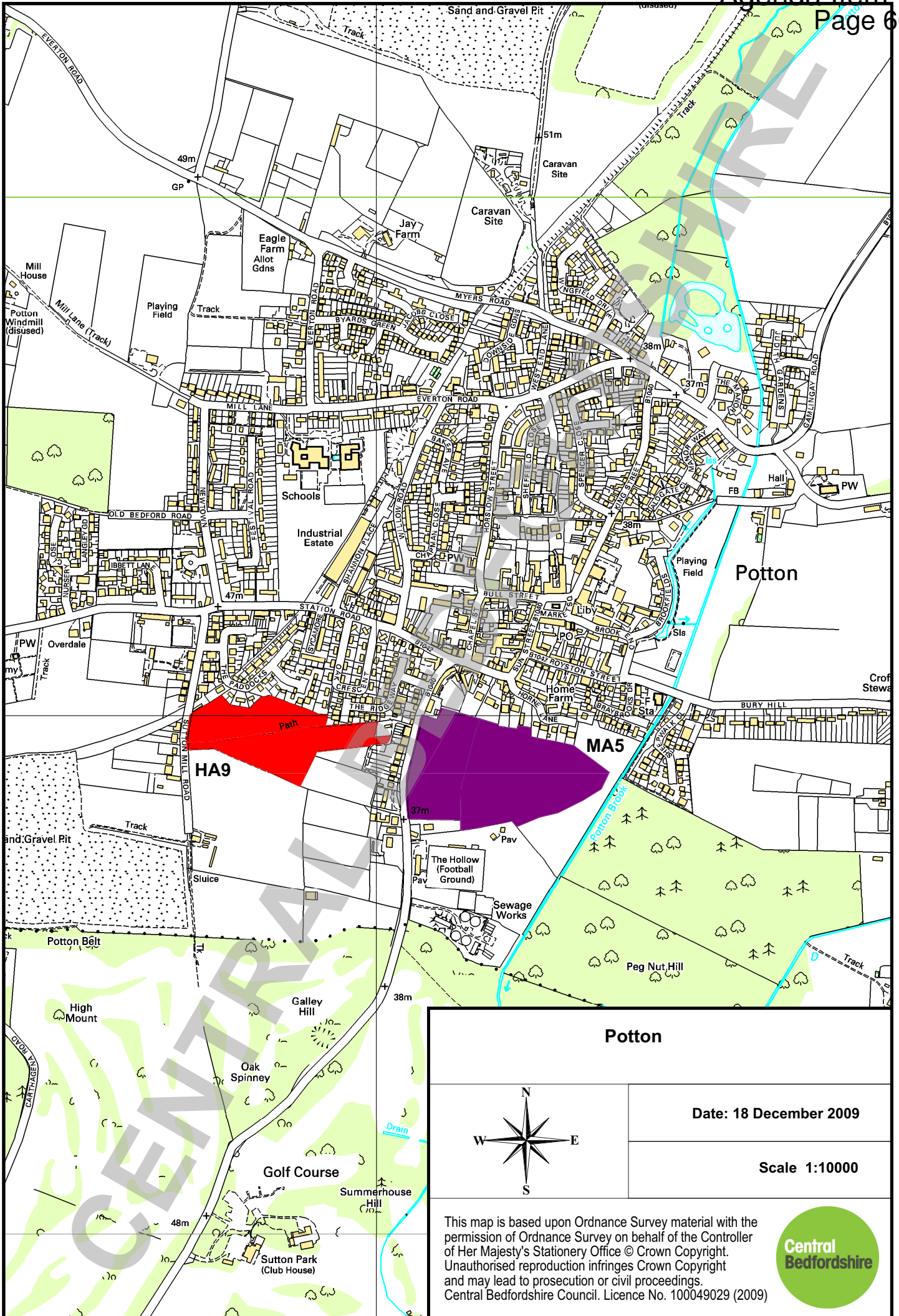


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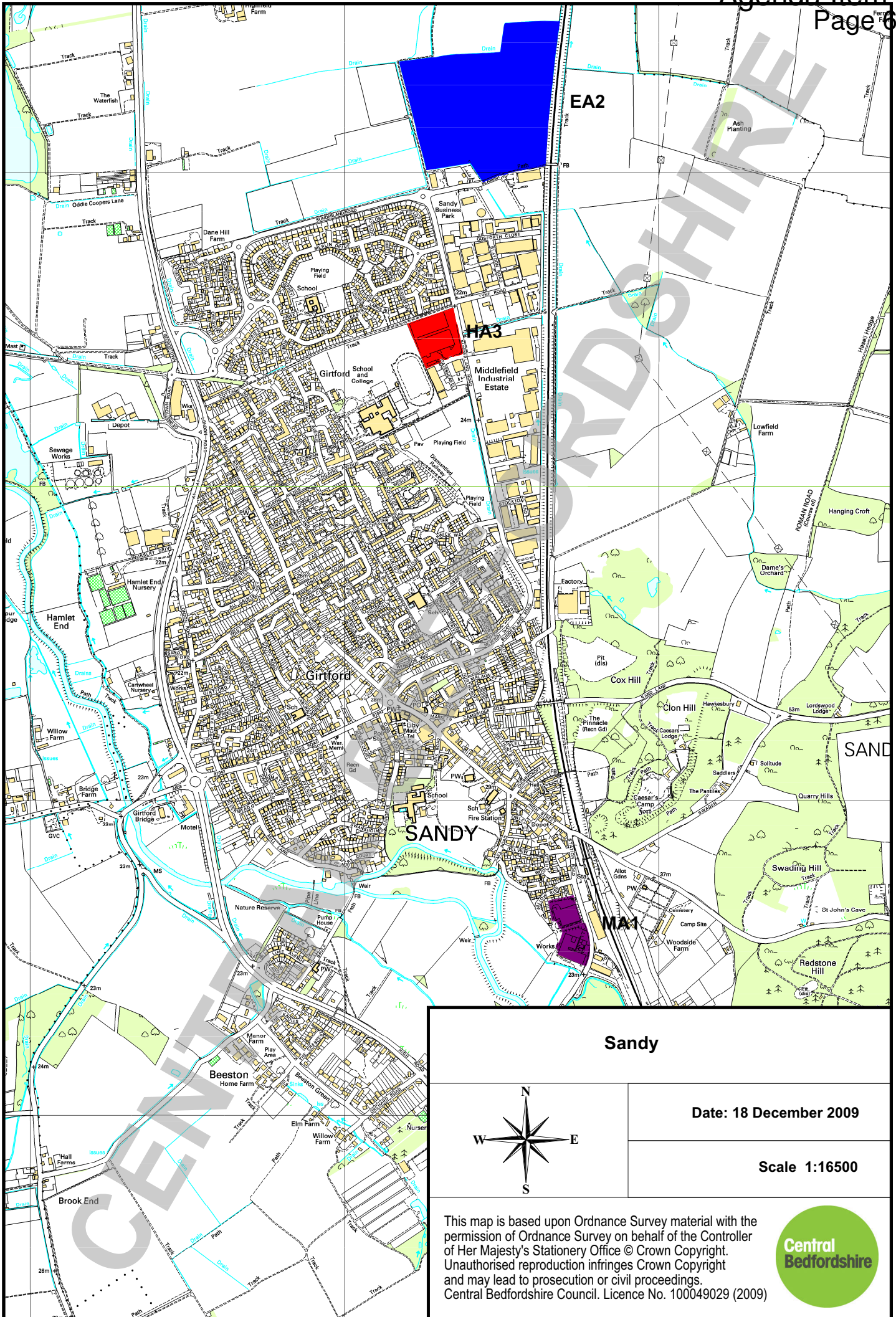
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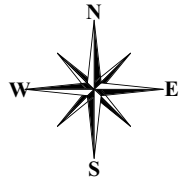
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Sandy

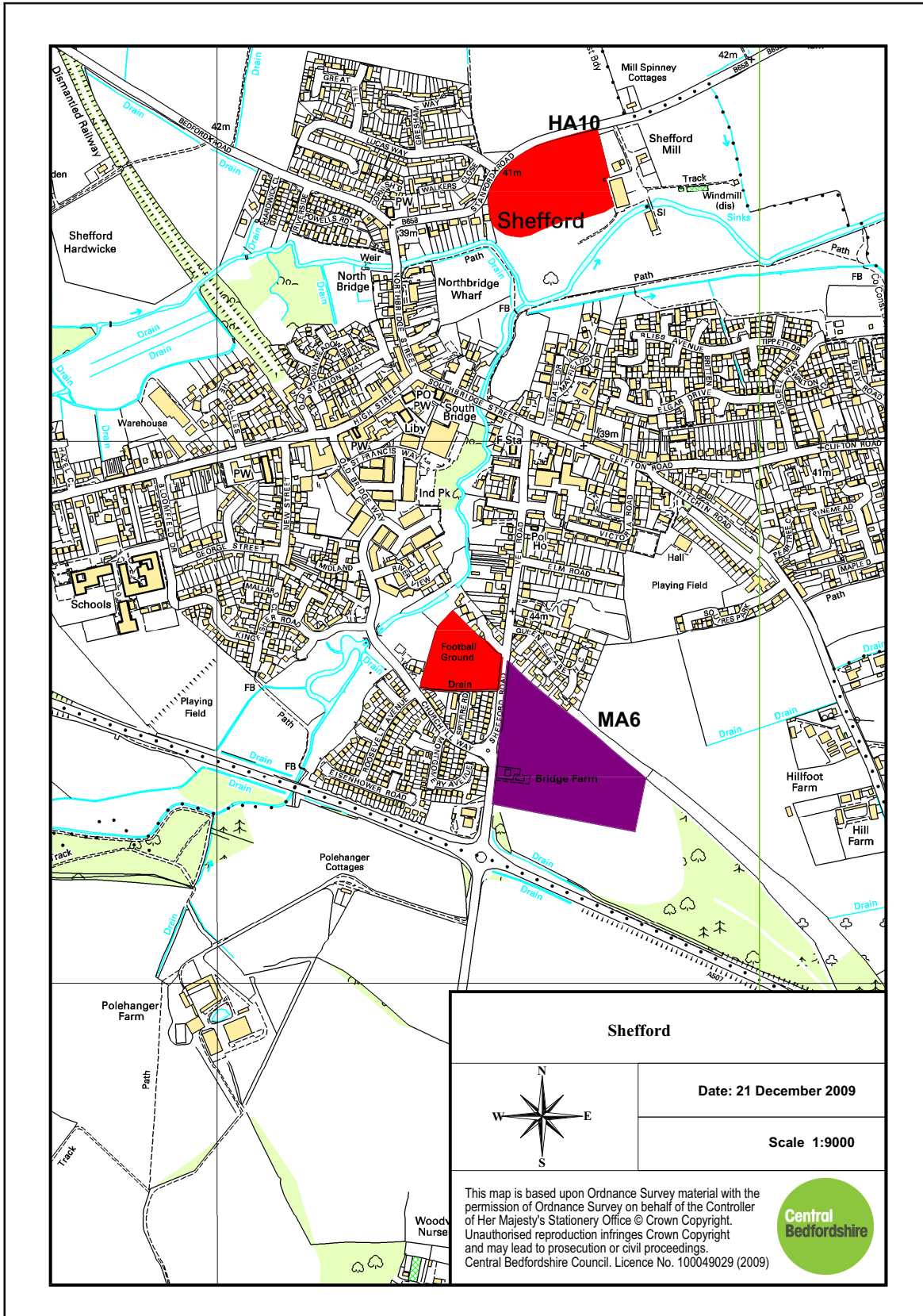
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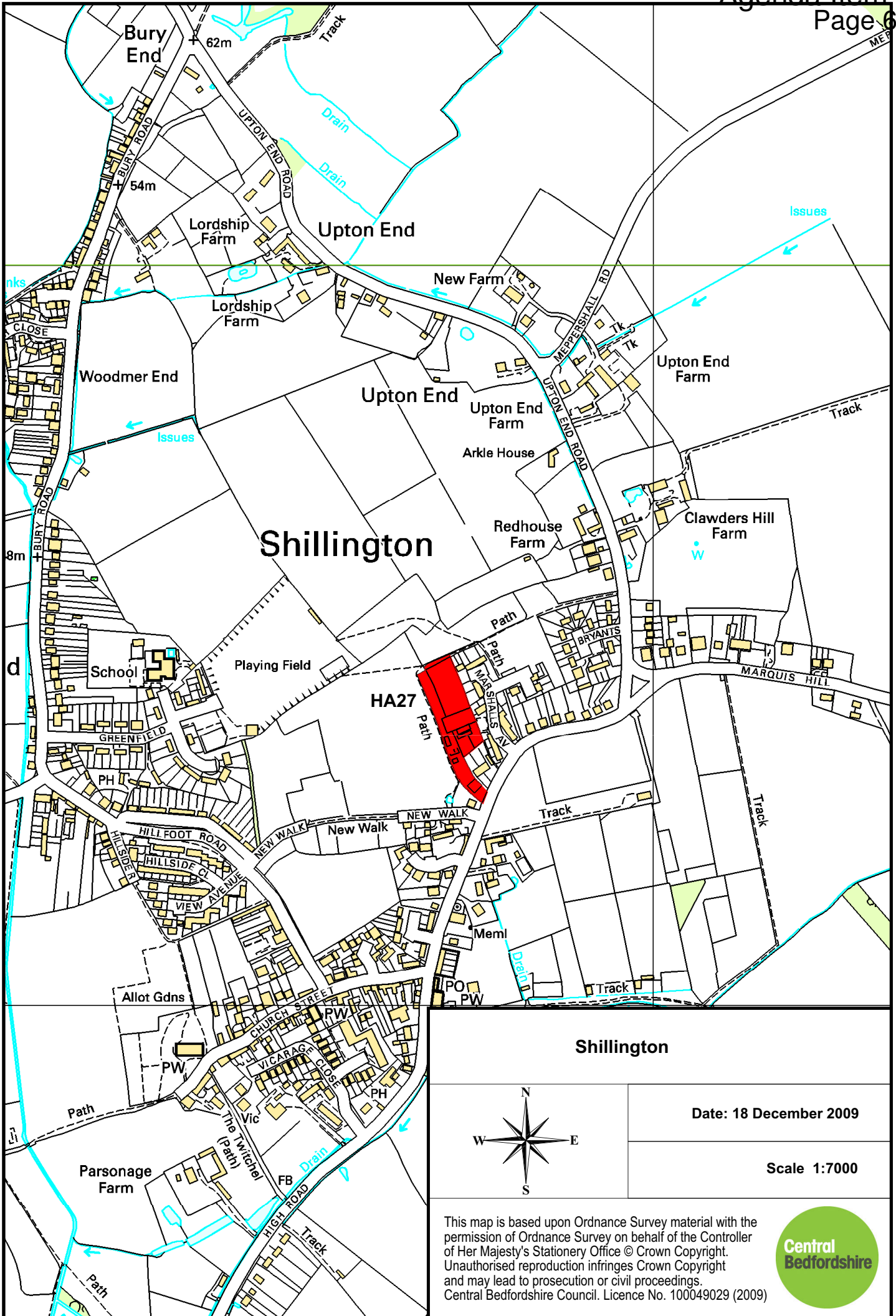
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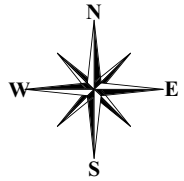
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Shillington

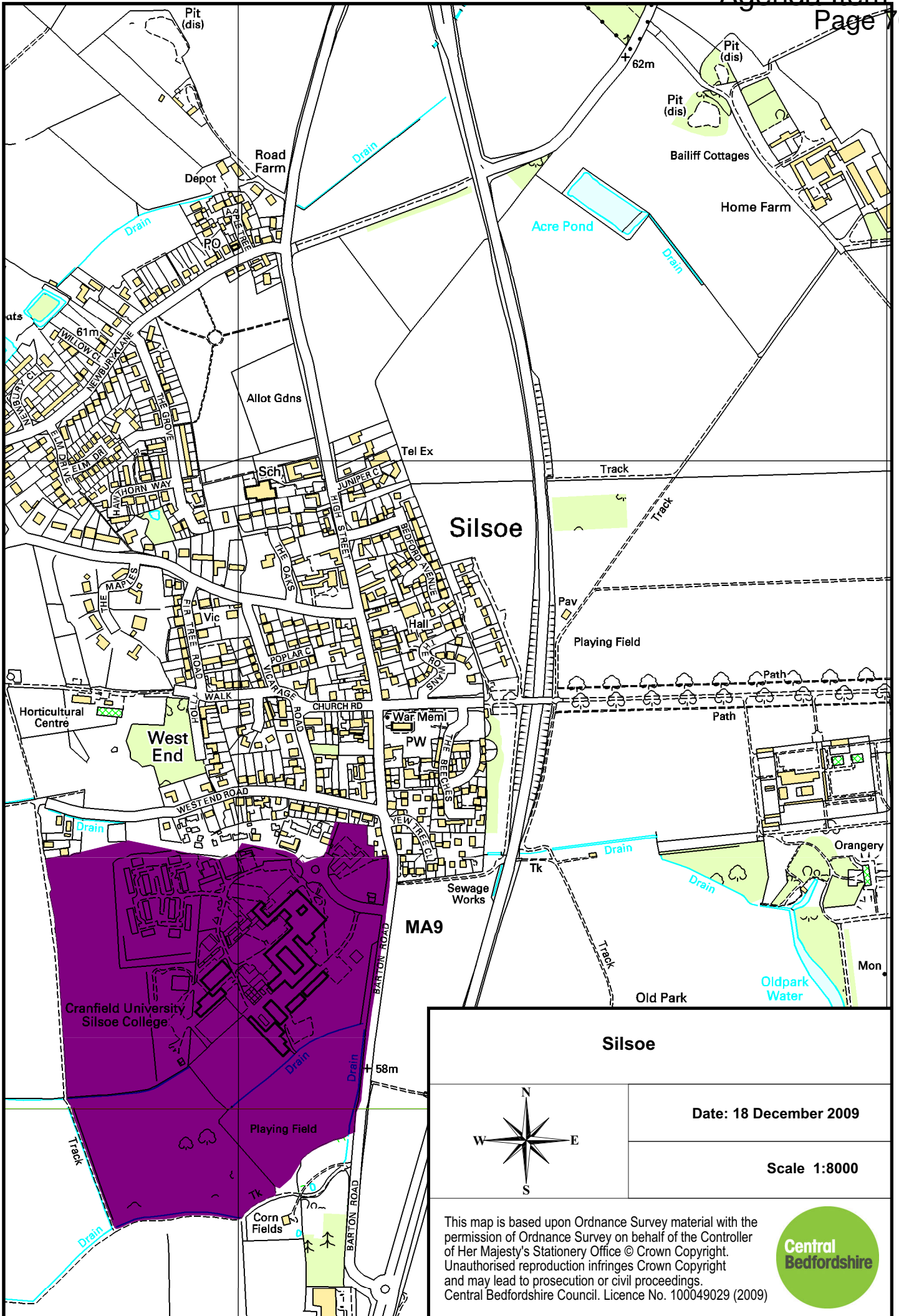


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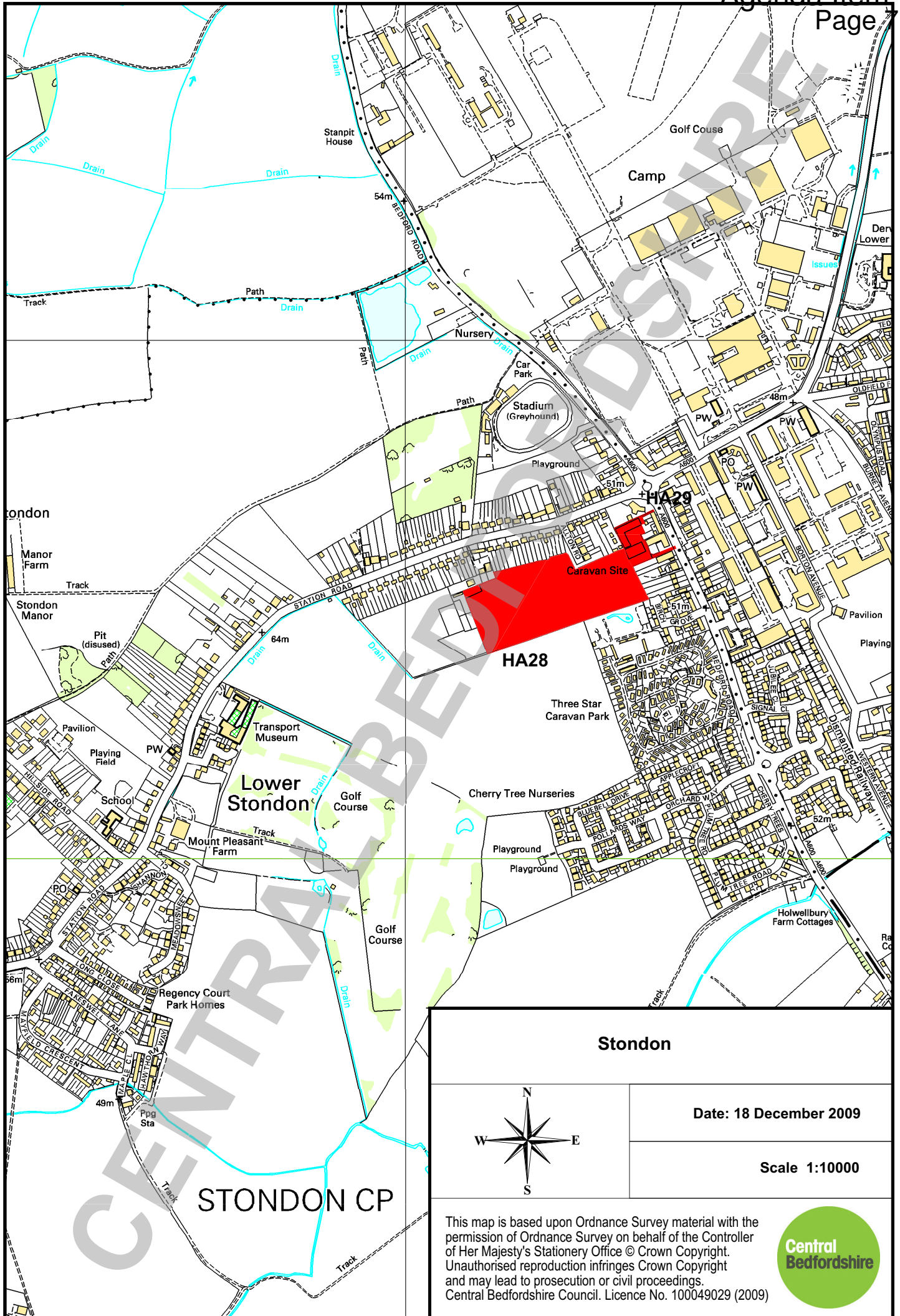




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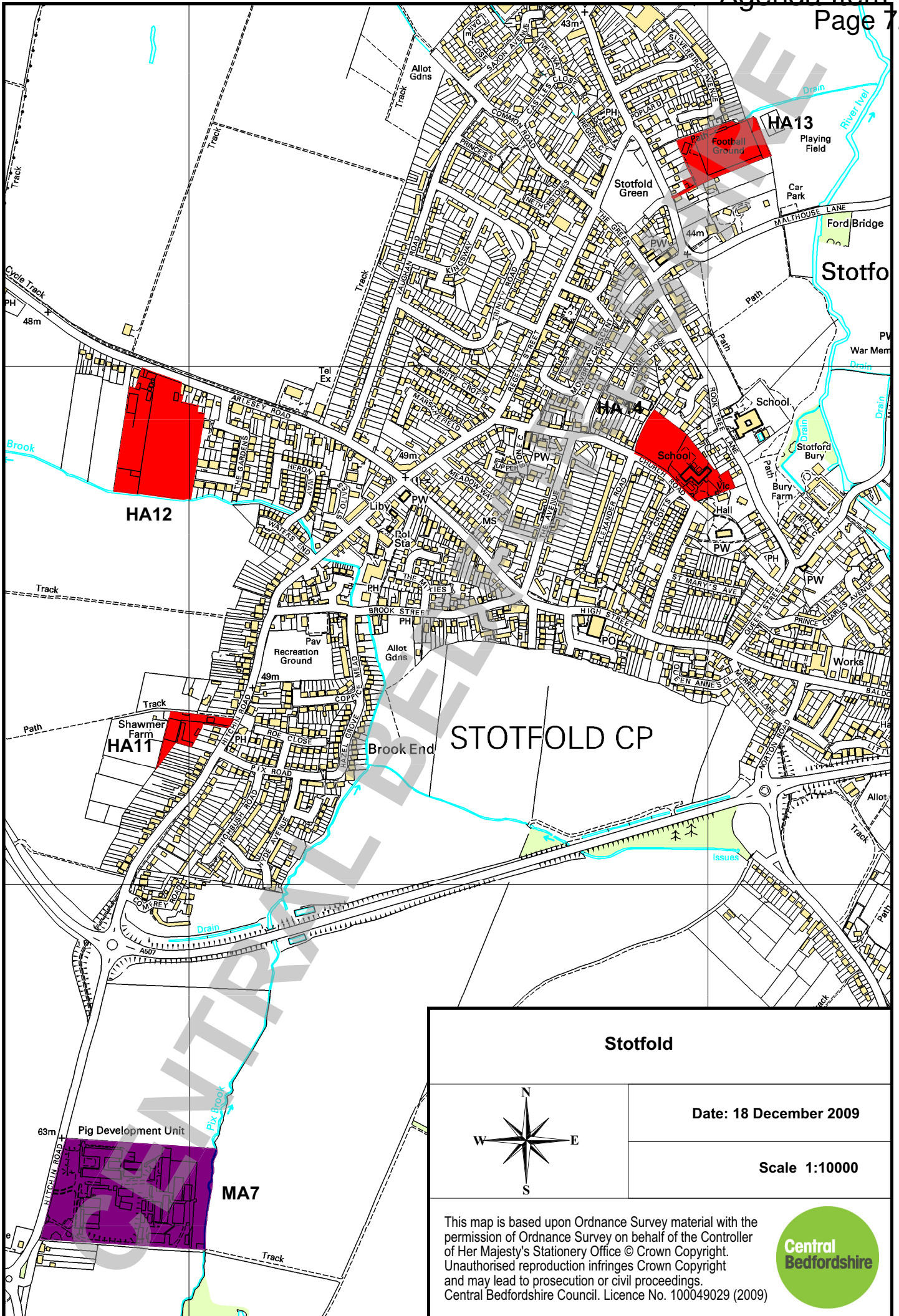




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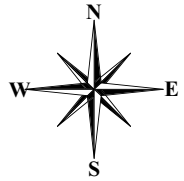




Stotfold

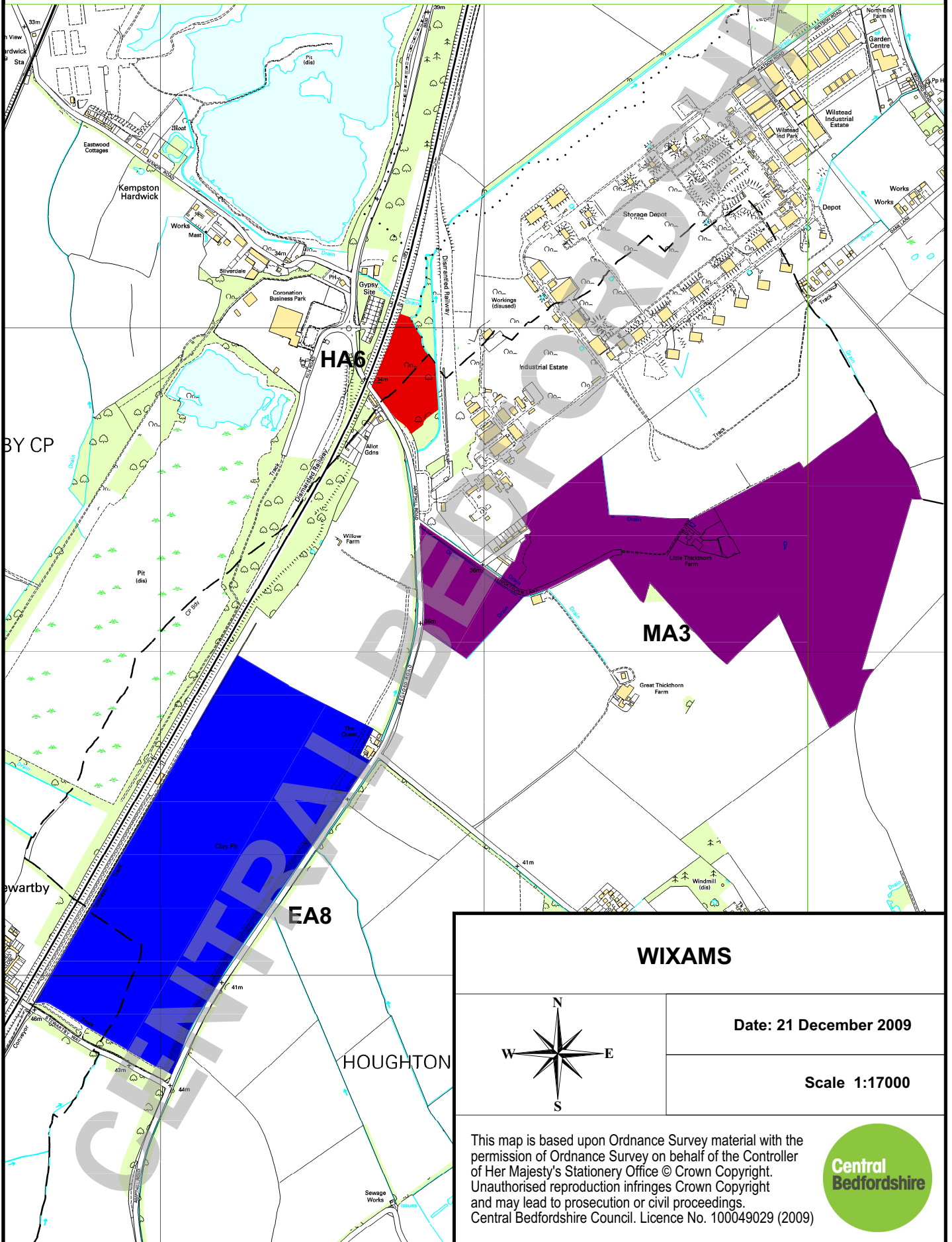
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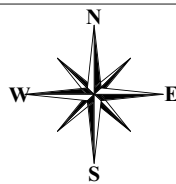


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WIXAMS



Date: 21 December 2009

Scale 1:17000

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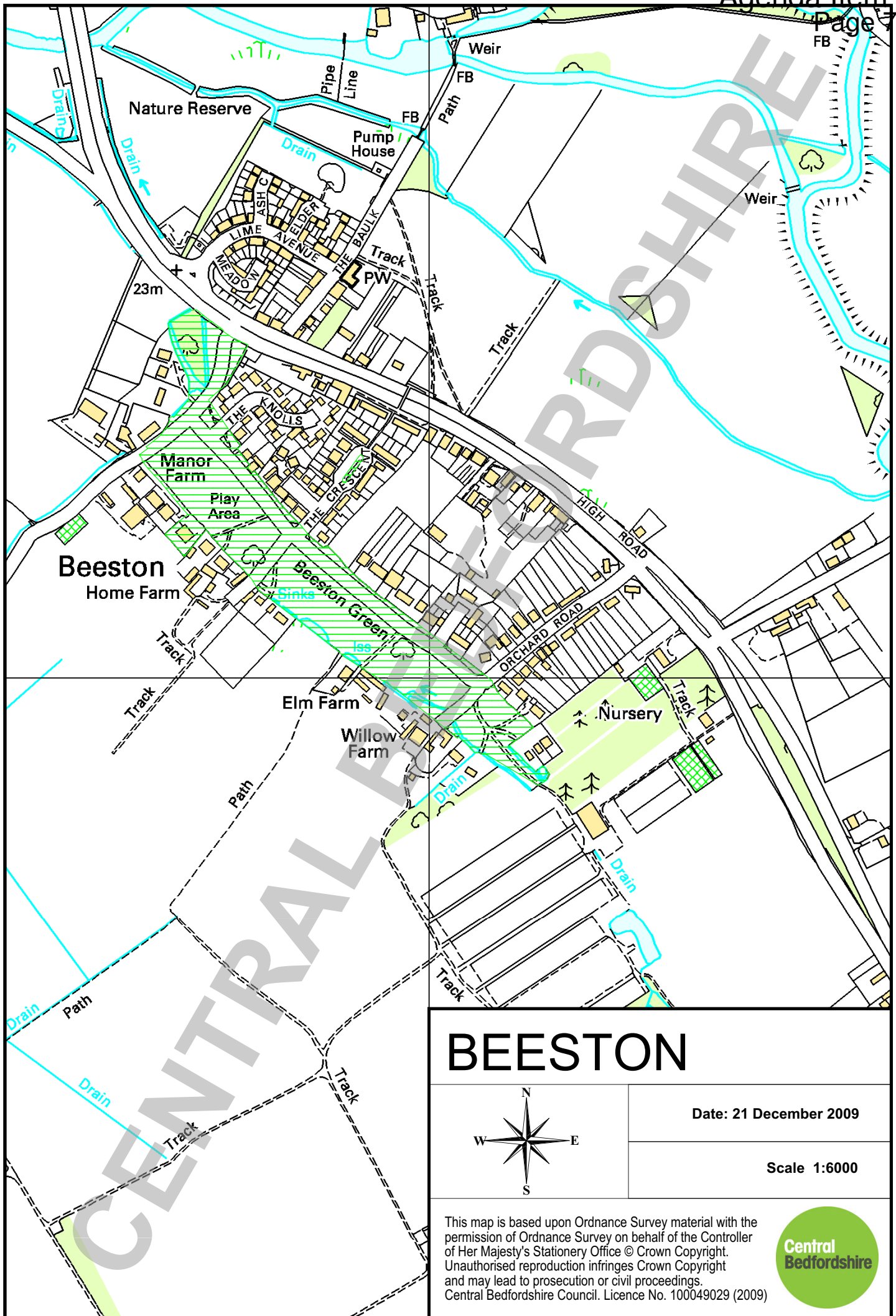


ANNEX 4 – Important Open Space Amendments

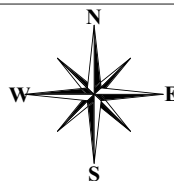
Deletions of Important Open Space designations are indicated by green horizontal hatching.

Unchanged Important Open Space designations are indicated in green.

For Fairfield all designations shown are new, and will therefore be included in the LDF. These sites are shown in green crossed hatching.



BEESTON

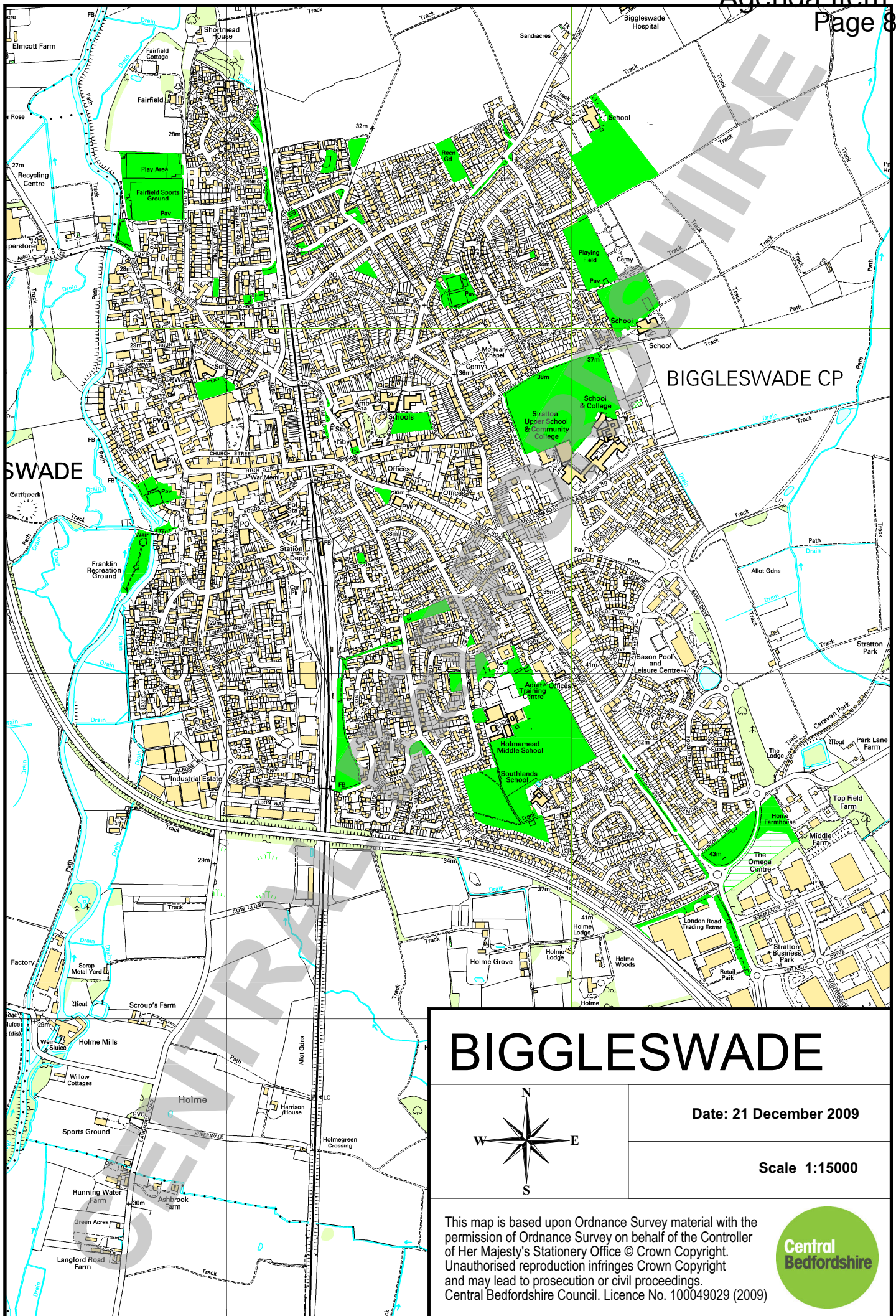


Date: 21 December 2009

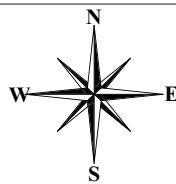
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BIGGLESWADE

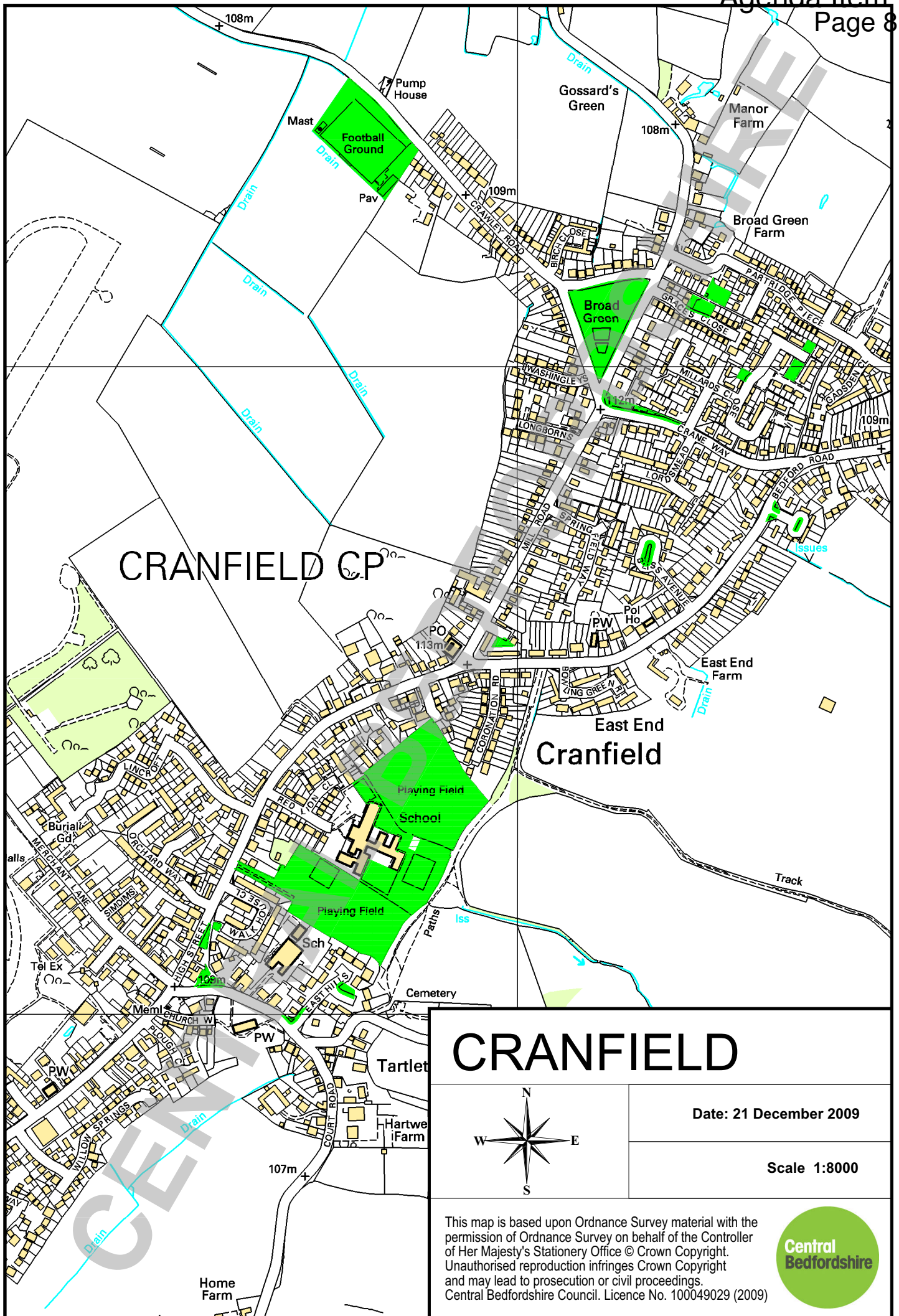


Date: 21 December 2009

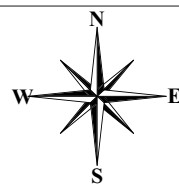
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CRANFIELD

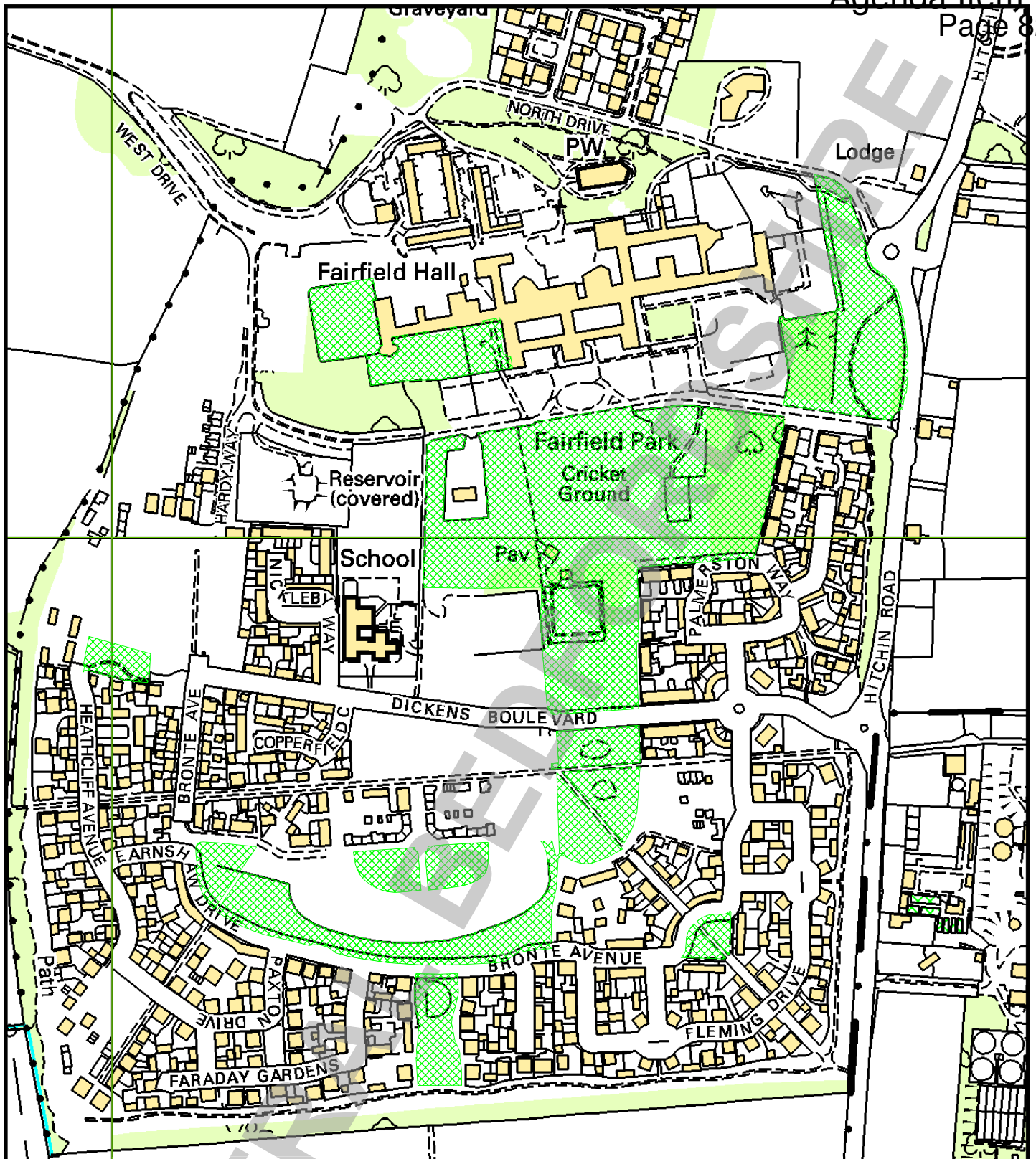


Date: 21 December 2009

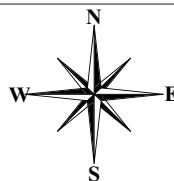
Scale 1:8000

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FAIRFIELD

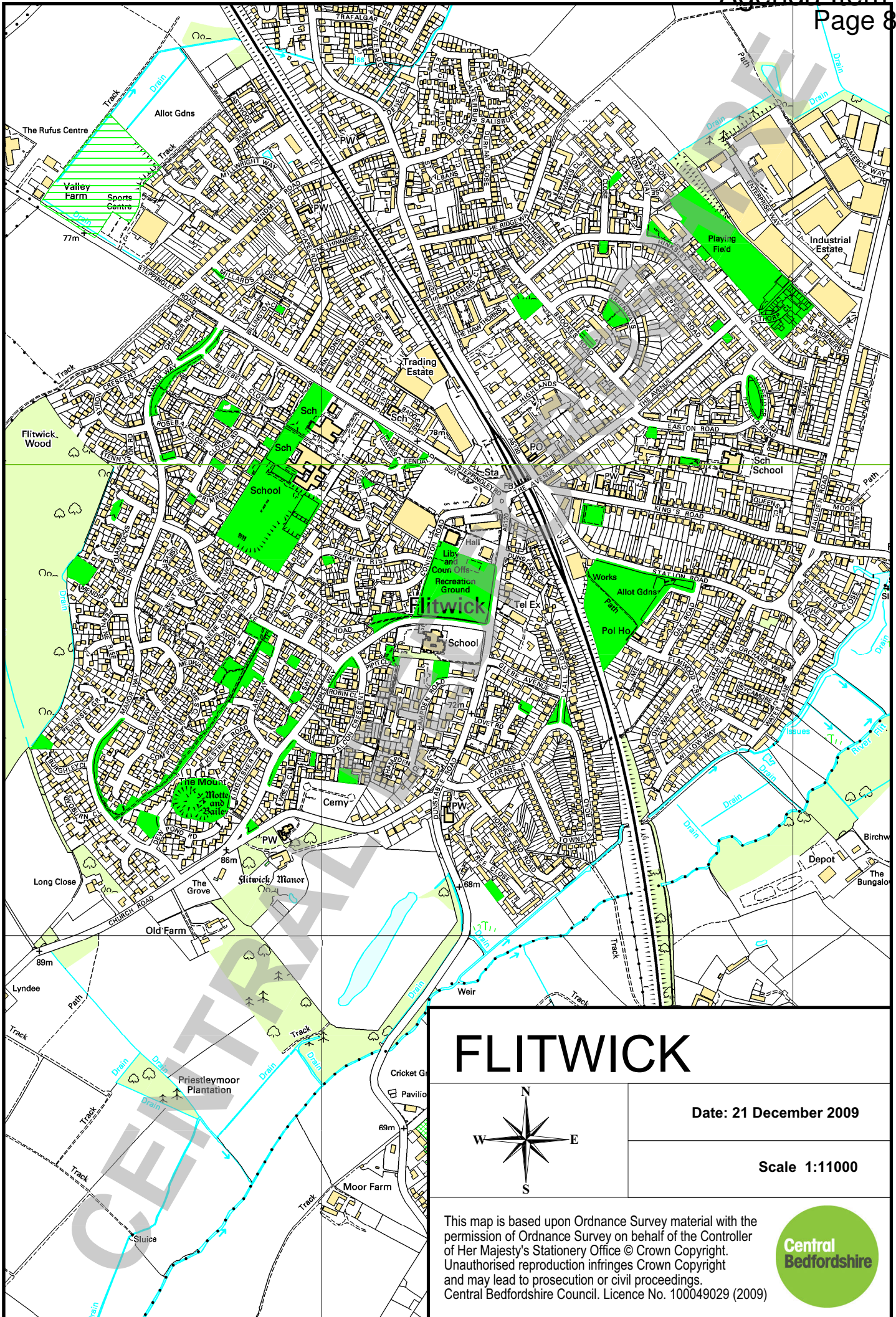


Date: 21 December 2009

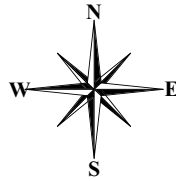
Scale 1:5000

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FLITWICK

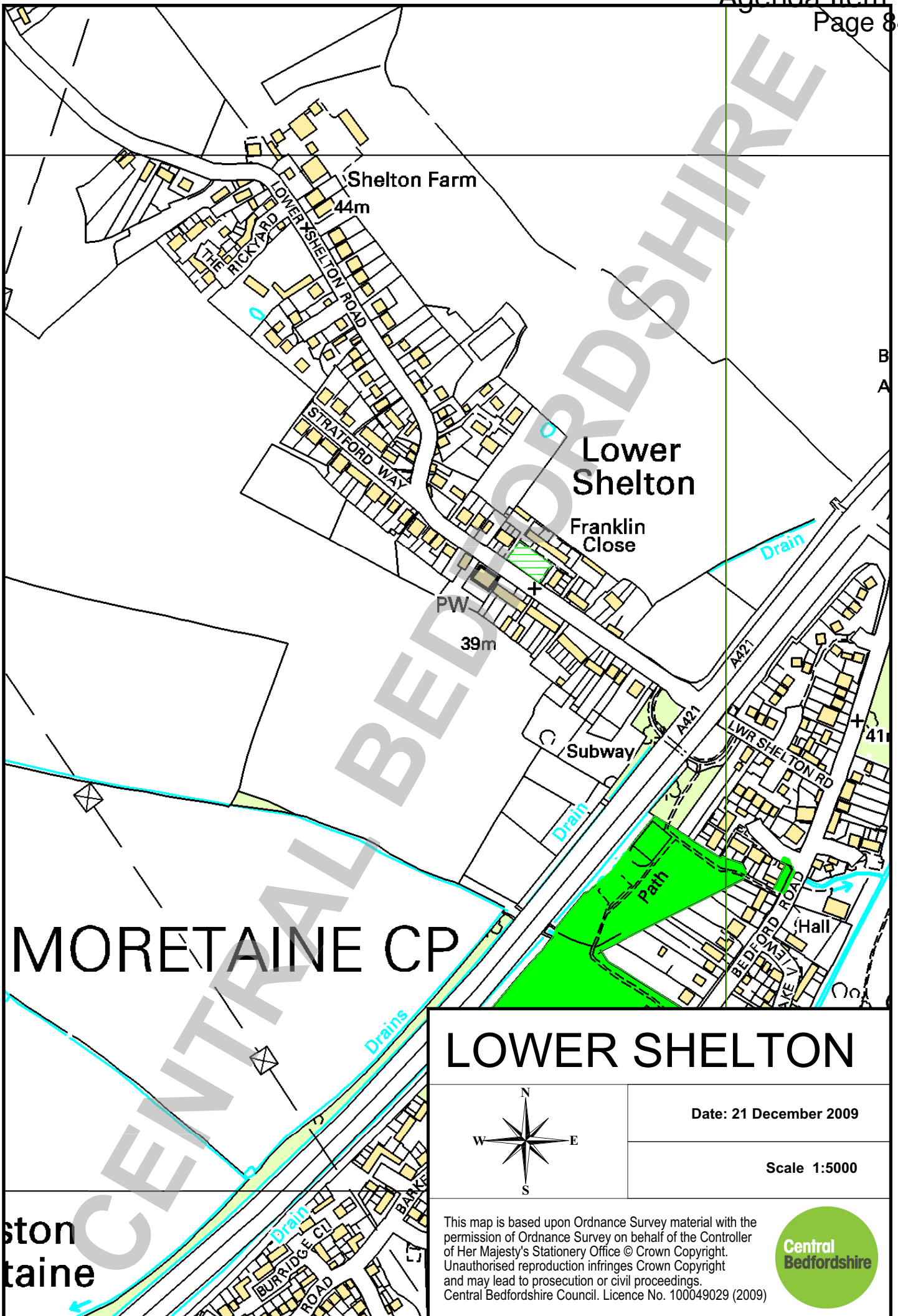


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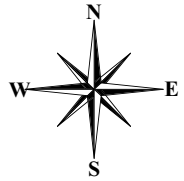
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LOWER SHELTON



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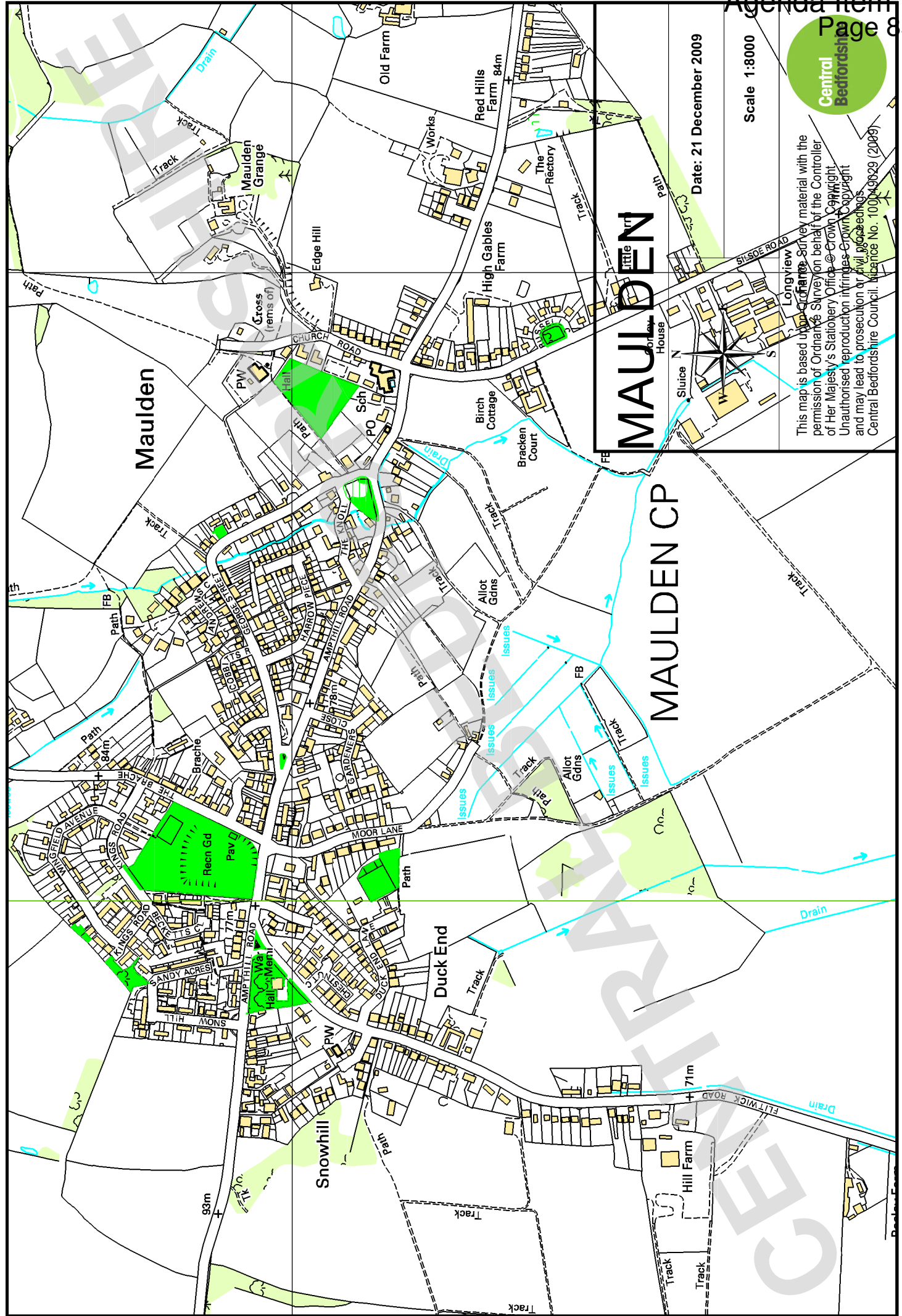
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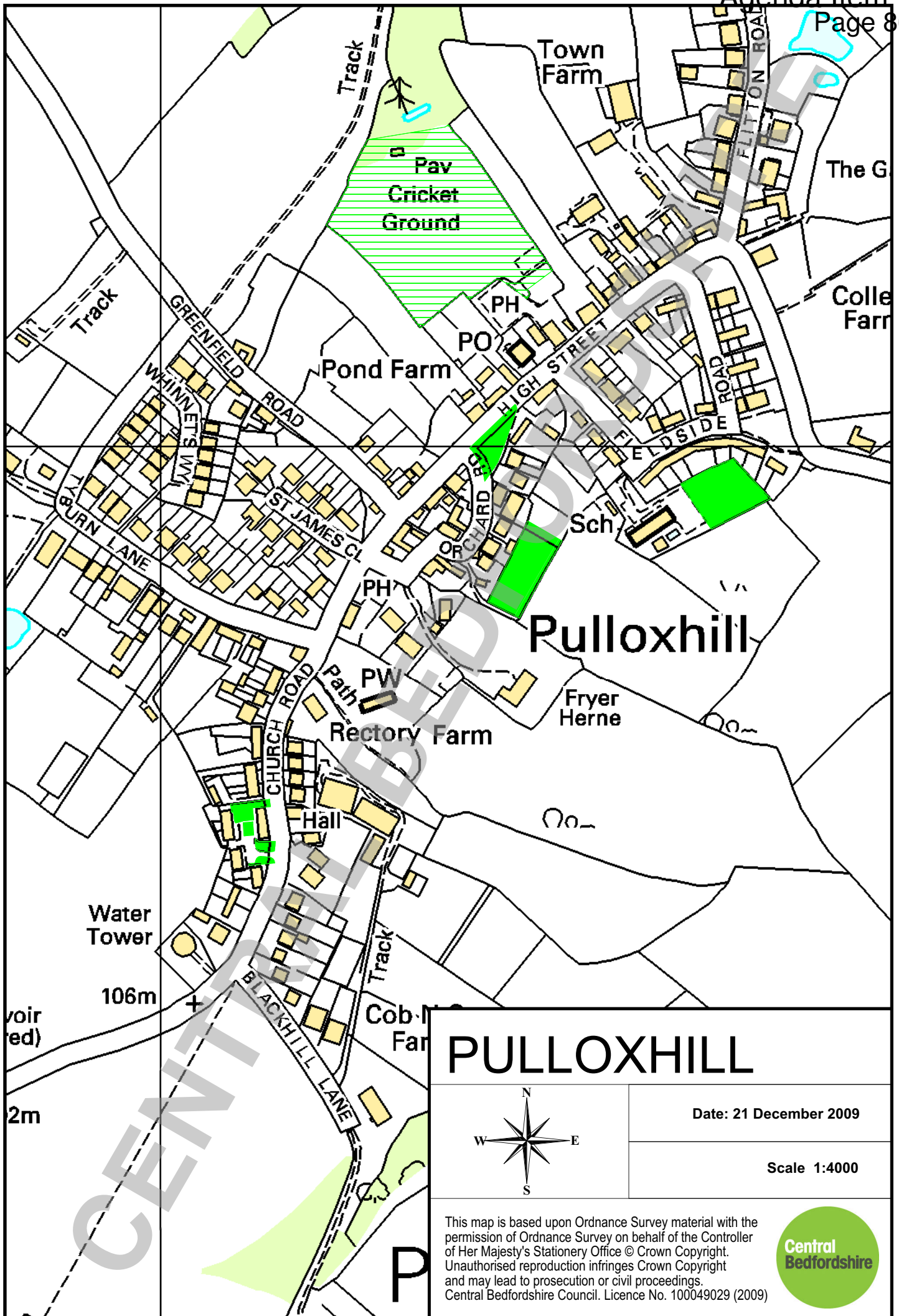
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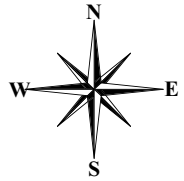
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PULLOXHILL

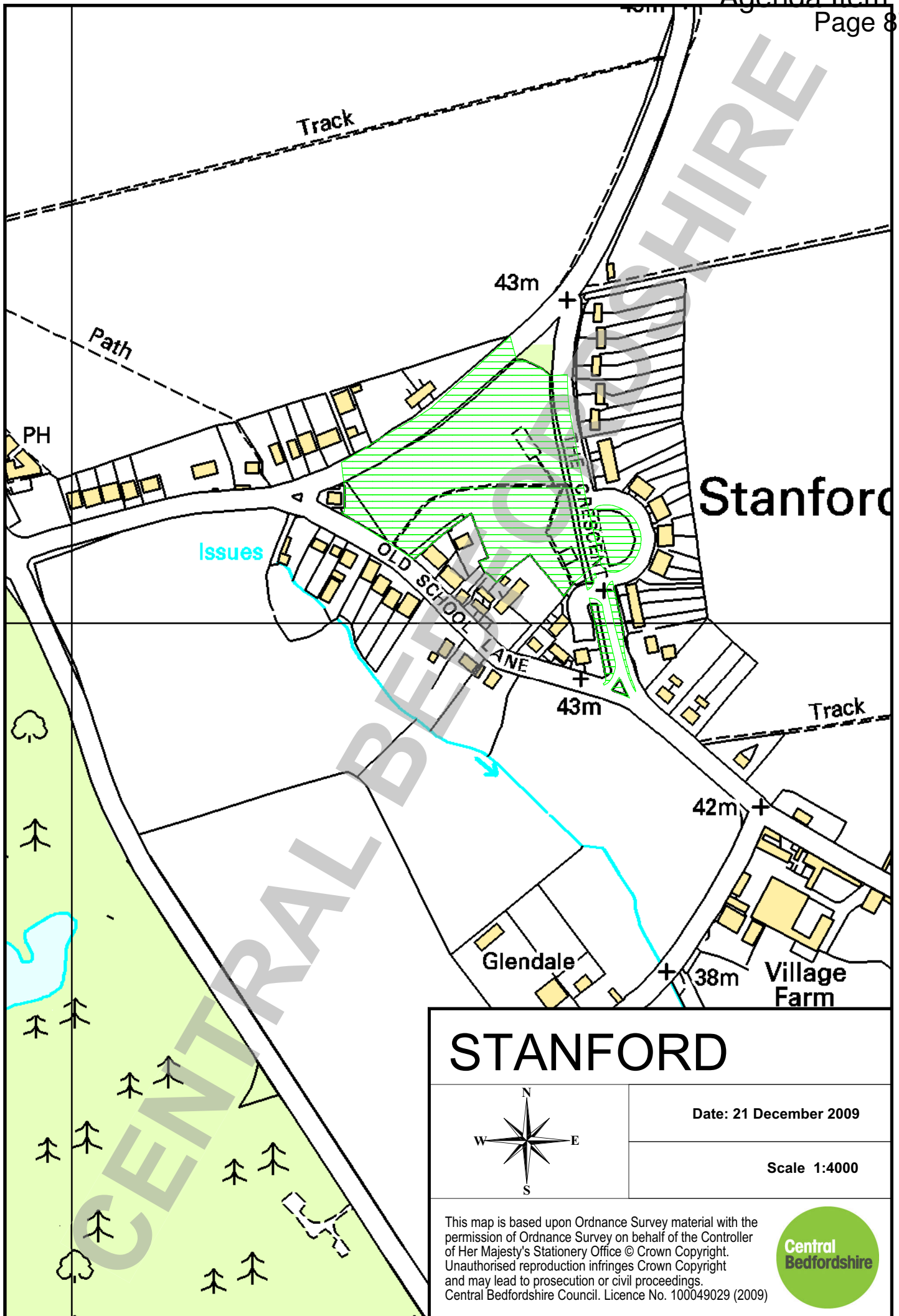


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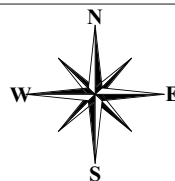
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STANFORD



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