



BEDFORD BOROUGH COUNCIL

ALLOCATIONS AND DESIGNATIONS **LOCAL PLAN**

ADOPTED BY FULL COUNCIL 17 JULY 2013

WORKING COPY

Allocations and Designations Local Plan, July 2013		
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CHAPTER 1: INTRODUCTION AND CONTEXT

- 1.1 The purpose of the Allocations and Designations Local Plan is to identify sites for development to meet the borough's needs to 2021 based on the scale and general locations already agreed and explained in the adopted Core Strategy and Rural Issues Plan. These sites are called 'allocations' in the Plan (chapters 3- 6). In addition the Plan includes 'designations' for areas of land or boundaries which indicate where specific policies apply (chapters 7-17). The Plan also includes some policies which apply to development throughout the borough. Whilst it had been the Council's intention at the outset of the Allocations and Designations Plan process to include Gypsy and Traveller sites in the Plan, as a result of a ruling in the High Court and on the basis of legal advice the Council resolved in July 2011 to identify Gypsy and Traveller sites in a separate Development Plan Document. The preparation of this plan was subsequently abandoned when the 2012 Gypsy and Traveller Accommodation Assessment showed that there was no need to make additional provision in the period up to 2021.

Structure of this Document

- 1.2 The location of allocations and designations is illustrated on the Bedford Borough Council Policies Map which is a separate document. The Policies Map can also be found on the Council's web site (www.bedford.gov.uk/planning). The on-line Policies Map enables detailed boundaries to be seen more clearly as it is possible to change the viewing scale.

The Evidence Base

- 1.3 The preparation of this document is founded on an evidence base of background information. This includes the responses to consultations that have taken place during the 'Issues and Options' stage, including the sustainability appraisal (see below). A list of the relevant background papers is set out in Appendix 4 at the end of this document. Some are technical reports prepared by specialists or consultants and others have been prepared by the Council to explain the process of reviewing specific policies. The assessments of sites submitted to the Council as potential development sites are combined by chapter to form background papers. The papers are available on the Council's website.

Sustainability Appraisal

- 1.4 In preparing this Plan, the Council has tested the proposed policies through a process called sustainability appraisal. This testing has identified and provided the Council with an understanding of the environmental, social and economic effects of the proposals. It has served as an important tool in highlighting what appropriate mitigation

measures are required. All the sites that were put forward to be considered for allocation were also assessed for their sustainability and this information used to assist in the selection of sites. The sustainability appraisal documents are available from the Council and can be viewed on the Council's website.

Previous Consultations

- 1.5 Consultation with stakeholders, residents and local groups (including local Councils) underpins the preparation of the Allocations and Designations Local Plan. The Council has sought views at a number of points during the Issues and Options Stage of the Plan's preparation and the details can be found in a separate Statement of Consultation. The Statement includes the details of the draft plan consultation that took place between May and July 2010.
- 1.6 Over 4000 responses were received to the draft plan consultation and the comments have helped to shape the final document. All the comments have been arranged by chapter and the resulting tables include both a response from the Council and where appropriate, details of how the plan will change. Those tables¹ are published separately and are available on the Council's website.

Planning Background

- 1.7 The current spatial planning system was introduced in the Planning and Compulsory Purchase Act 2004. The majority of policies of the Bedford Borough Local Plan 2002 have been 'saved' until they are replaced.
- 1.8 Bedford's Development Plan is made up of a series of Local Development Documents. The overall strategy for the borough is set out in the first of these, the Core Strategy and Rural Issues Plan, which was adopted in 2008. The Bedford Town Centre Area Action Plan, which covers the central area of Bedford, contains detailed policies and proposals for the regeneration of Bedford town centre. This was also adopted in 2008.
- 1.9 The adoption of the Core Strategy and Rural Issues Plan and the Bedford Town Centre Area Action Plan has already led to the deletion of some saved Local Plan policies and the adoption of the Allocations and Designations Local Plan has led to the deletion of more. Details can be found in Appendix 5.
- 1.10 In order to achieve consistency with the Core Strategy and Rural Issues Plan, the Allocations and Designations Local Plan provides detailed proposals to meet the borough's development requirements up

¹ Titled "Comments Received on the Draft Allocations and Designations Plan and Recommended Responses"

to 2021. The Plan must be consistent with the policies set out in the Core Strategy and Rural Issues Plan as well as national guidance. In particular the Plan must follow the criteria set in the Core Strategy and Rural Issues Plan for the amount and location of development.

- 1.11 As part of the development plan the Allocations and Designations Local Plan will help deliver the borough's Sustainable Community Strategy. The contribution of each policy of the Plan is shown in the Implementation and Monitoring Framework in Appendix 3. The Council will also liaise as appropriate with adjoining authorities on sites which abut or straddle the borough boundary.

Core Strategy and Rural Issues Plan

- 1.12 The Core Strategy and Rural Issues Plan was prepared within the context set by national planning policy and the regional spatial strategy set out in the East of England Plan and the Milton Keynes South Midlands Sub-Regional Strategy. The Core Strategy and Rural Issues Plan sets out the long term vision for the borough, spatial objectives and the spatial policies needed to deliver the environmental, community and economic vision.
- 1.13 The borough wide spatial vision is as follows:

“Change is embraced. Growth focused on the borough's main urban areas and the Marston Vale has fostered a successful economy and expanding sustainable communities, supported by better social and transport infrastructure. At the same time the town centre has been revitalised, acting as a catalyst for growth and leading to a step change in Bedford's role and place within the region. Rural communities have been sustained through meeting local needs and remain viable. All of this will have been achieved in ways which ensure that the development and use of land promotes quality of life, health and well being for everyone as well as celebrating our distinctiveness and protecting the Borough's environmental assets.”

- 1.14 The Plan focuses most development in the Bedford Growth Area, which comprises Bedford, Kempston and the northern Marston Vale. The remaining part of the borough is known as the Rural Policy Area. The objectives of the Core Strategy and Rural Issues Plan are as follows:

1. Deliver the planned growth in Bedford, Kempston and the northern Marston Vale to achieve a step change in the borough's role in the region.
2. Ensure future development is based upon sustainable development principles.

3. Provide guidance on where any future growth, if required, should occur (in the period up to 2021).
4. Provide quality housing to meet current and future needs of all sectors of the community.
5. Foster significant employment growth.
6. Direct retail development to the most appropriate locations.
7. Foster the regeneration of Bedford town centre to enable it to fulfil a greater role within the region.
8. Support the delivery of coordinated transport improvements with the emphasis on non-car modes, improving east-west communications and achieving greater transport interchange.
9. Encourage key rural communities to become more sustainable places to live and work.
10. Achieve high quality design that takes account of character, local distinctiveness and sustainable design principles, enables access and promotes community safety.
11. Protect and enhance the countryside, biodiversity and geodiversity, and the quality and connectivity of green infrastructure in the borough with particular emphasis on enhancing the Marston Vale.
12. Minimise the use of energy and encourage greater use of energy from renewable sources.
13. Provide a mechanism for the delivery of infrastructure (including health, education, transport, community, leisure and recreation facilities) in tandem with new development.
14. Protect and enhance the borough's built cultural and community assets and the character of settlements and foster the development of the borough as a destination for heritage and cultural tourism.
15. Protect the environment by minimising the risk of flooding and the effects of climate change and facilitating improvements in air quality.
16. Involve the community in the decisions about the planning of the borough so they can influence and shape such decisions.

- 1.15 The Implementation and Monitoring Framework in Appendix 3 sets out how the policies of the Plan contribute to achieving the objectives of the Core Strategy and Rural Issues Plan, the higher-level plan to which it must be consistent. It also shows how policies will be delivered and the timescale for their implementation.

Bedford Town Centre Area Action Plan

- 1.16 This Plan was adopted in October 2008 and sets out the vision for the regeneration of Bedford town centre. It builds upon the Core Strategy and Rural Issues Plan Policy CP19 (which seeks to promote the regeneration of the town centre) and Policy CP20 (which sets out a retail hierarchy). This plan contains further detail on certain schemes in the town centre such as the housing allocation for Land South of Ford End Road (Policy AD6).

Other Material Considerations

- 1.17 In addition to the adopted development plan and supplementary planning documents, the Council has various policies and strategies which do not form part of the development plan but which may be material considerations in deciding whether a development is acceptable. Such documents include the Council's highways and parking standards and strategies, both specific, such as the High Street Strategy, and borough wide, such as the Green Space Strategy and the Older People's Accommodation Strategy 2011-16.

Regional Spatial Strategy

- 1.18 The Allocations and Designations Local Plan has been written to be consistent with the requirements of the Core Strategy and Rural Issues Plan which in turn was based on information contained in the East of England Plan dated May 2008.
- 1.19 During the examination of this Plan, the East of England Plan was revoked (3 January 2013).
- 1.20 This change to the development plan did not have a direct impact on the scope and content of the Allocations and Designations Local Plan as the scale of development required for the period it covers and the strategy that has informed the allocation of suitable sites is explained and adopted in the Council's Core Strategy and Rural Issues Plan.
- 1.21 The majority of the housing target can be met through existing commitments and sites where the Council has resolved to grant planning permission. The new Growth Area housing allocations in the Plan are sites which provide flexibility in the housing supply or endorse the residential potential of sites already in the housing trajectory. Land at Wixams is allocated for the specific purpose of supporting and accelerating the delivery of Wixams new settlement. In the Rural Policy

Area allocations are made to meet clearly identified local needs. The existing commitments for employment sites meet some of the requirement for employment, while new allocations in this Plan will satisfy the remaining quantitative and qualitative needs. The Core Strategy and Rural Issues Plan, saved Local Plan policies and the Bedford Town Centre Area Action Plan continue to be part of the 'development plan' and therefore are 'material' planning considerations when considering development proposals.

Minerals and Waste Planning

- 1.22 The former Bedfordshire County Council adopted a Minerals and Waste Local Plan in 2005. Many of the policies of that document are being replaced by a new Local Plan, which is being prepared jointly by Bedford Borough, Central Bedfordshire and Luton Borough Councils. This new Plan is likely to be adopted in 2013. The new Local Plan sets out strategic objectives for minerals and waste issues in the whole of Bedfordshire and contains details of sites which will provide sufficient minerals, waste disposal and waste recovery capacity for the period up to 2028. Minerals and waste issues are therefore not included in the Allocations and Designations Local Plan. Nevertheless, the Council has sought to ensure that the policies and proposals of the two plans are compatible.

Travelling Showpeople

- 1.23 At the start of the Allocations and Designations Local Plan process the East of England Plan single issue review Policy H4 set out the requirements for the provision for Travelling Showpeople in Bedford, Central Bedfordshire and Luton. An appropriate split between the authorities was agreed in 2010. On this basis, the required amount of accommodation for Bedford borough was determined to be 8 plots. In accordance with this requirement the draft plan proposed the site at Manton Lane for Travelling Showpeople use. Consultation on that proposal through the draft Plan consultation process did not raise issues about additional need and therefore the Council did not consider it necessary to reassess the need for this type of accommodation before submitting the Plan, and the Council has continued to be guided by the Regional Spatial Strategy derived target.

Gypsies and Travellers

- 1.24 Following the publication of the Government's Planning Policy for Traveller Sites the Council has undertaken a review of the need for Gypsy and Traveller accommodation in the borough. This took place in the summer of 2012. The purpose of the assessment was to identify the number of additional pitches needed up to 2021. It did this by establishing the current unmet need, assessing net need for the period 2012-17 on the basis of information and monitoring about Gypsy and Traveller sites and the Gypsy and Traveller households who are

resident in the Borough and finally estimating need for the period 2017-2021 on the basis of a 3% compound growth rate.

- 1.25 When the figures for all of these separate elements were brought together it was found that there is no need for additional pitches to be provided to 2021. This results from the Council having secured planning permission for 6 additional permanent pitches at Kempston Hardwick, 14 permanent pitches on a new site at Meadow Lane and an Emergency Stopping Place Site at Meadow Lane. These sites provide sufficient supply to meet needs to 2021. The Kempston Hardwick site was completed in 2013. The Meadow Lane site is likely to be delivered in early to mid-2014.

Guidance on the Application of Core Strategy and Rural Issues Plan Policy CP9: Accommodation for Gypsies, Travellers and Travelling Showpeople

- 1.26 Should any further applications for Gypsy and Traveller or Travelling Showpeople accommodation come forward in the Plan period they will be determined in accordance with Core Strategy and Rural Issues Plan Policy CP9.
- 1.27 Policy CP9 explains that where a need can be shown, the preferred location for accommodation will be within or adjoining the urban area or the Settlement Policy Areas of villages but, where no such sites are available or suitable, sites in the countryside may be acceptable. Regard will be had to the advice in the Government's Planning Policy for Traveller Sites (para 23) that local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan.
- 1.28 Policy CP9 provides 7 criteria, all of which must be 'clearly satisfied' if an application is to be approved. Following the revocation of the East of England Plan, criterion (i) which requires evidence to be given of local need for the development, will be assessed with reference to the Council's current assessment of local Gypsy and Traveller and Travelling Showpeople accommodation needs.
- 1.29 A Gypsy and Traveller Accommodation Assessment will be undertaken as part of the preparation of the Council's Local Plan to assess need for the period beyond 2021.

Presumption in Favour of Sustainable Development

- 1.30 The National Planning Policy Framework states that a "presumption in favour of sustainable development" is a golden thread running through planning. Plans should reflect this presumption and include policies that explain how the presumption will be applied locally. The policy

below sets out what the presumption means in a Bedford context and how it will be applied.

Policy AD1 Sustainable Development Policy

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

Planning applications that accord with the policies in the Development Plan will be approved unless material considerations indicate otherwise.

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

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

Local Plan Post 2021

- 1.31 Following adoption of the Allocations and Designations Local Plan, the Council will prioritise the preparation of a new Local Plan which will identify local development needs beyond 2021. Issues and Options consultation will commence in 2013 and the Council will aim to have the Local Plan in place before the end of 2015. A detailed timetable will be published in the Local Development Scheme in due course.

CHAPTER 2: CLIMATE CHANGE

- 2.1 The Climate Change Act 2008 sets out the Government's legally binding target to reduce greenhouse gases by 80% by the year 2050 (compared with emissions in 1990) and by 34% by 2020. In 2012 the Council signed the Climate Local Commitment on climate change reflecting its commitment to reducing carbon emissions. It is also participating in the Carbon Trust's Carbon Management Programme and has produced a Carbon Management Plan.
- 2.2 Government has indicated that the requirements of the Building Regulations will be increased in stages until zero carbon emissions from new development as regulated by Building Regulation (or alternative definition of zero carbon as subsequently adopted by the Government) is achieved in 2016. Notwithstanding this phased approach, the National Planning Policy Framework encourages planning authorities to plan for new development to reduce greenhouse gas emissions, setting local requirements for building sustainability.
- 2.3 Consistent with this national guidance, Policy CP26 of the Core Strategy and Rural Issues Plan seeks to minimise the consumption and use of energy by new buildings, encourage sustainable construction and minimise the use of water. The Plan notes that further policy will be developed as part of the Allocations and Designations Local Plan.
- 2.4 To support the preparation of the Allocations and Designations Local Plan, the Council commissioned consultants to assess the scope for more ambitious climate change policy requirements. The results of this work are published in a background paper: the *Bedford Energy Potential Study*, AECOM, 2010 and in a 2011 supplement.
- 2.5 Government guidance allows local authorities to require levels of building sustainability in advance of those set nationally where local circumstances warrant. These should be set using national standards and cover various issues, including water, waste and recycling, flood risk, pollution and security. Actions must not only be taken to reduce the impacts of climate change by reducing carbon emissions but also to adapt development to the effects of climate change and other environmental damage.
- 2.6 The Code for Sustainable Homes and Building Research Establishment Environmental Assessment Method (BREEAM) consider the wider environmental impact of a building and therefore can achieve holistic results with regards to delivering sustainable design and construction. Compliance with the required standard can be easily demonstrated through achievement of certification. Both systems are regularly updated to reflect changes in the industry and feedback from developers and manufacturers. The methodology and quality assurance for the achievement of the required rating is carried out by

licensed assessors and the Building Research Establishment. The methodology is publicly available and linked to government approved software used to demonstrate Building Regulations compliance.

- 2.7 The Code for Sustainable Homes goes further than the current Building Regulations and is intended to help promote even higher standards of sustainable design. The Code measures the sustainability of a new home against nine categories of sustainable design, rating the 'whole home' as a complete package. The nine categories are:
1. Energy and carbon dioxide emissions.
 2. Water.
 3. Materials.
 4. Surface water run-off.
 5. Waste.
 6. Pollution.
 7. Health and well-being.
 8. Management.
 9. Ecology.
- 2.8 The Code uses a one to six star rating system to communicate the overall sustainability performance of a new home against these nine categories. The Code sets minimum standards for energy and water use at each level achieving net carbon neutrality at level six. It is recognised that zero carbon may be difficult to achieve on all sites and the Government considers that flexibility could be introduced by allowing developers to make payments to fund community energy projects. Domestic water consumption in the East of England is currently about 130 – 160 litres per person per day. Significant reductions can be achieved by installing low water use sanitary ware at relatively little additional cost. However achieving the requirements of Code levels 5 and 6 is likely to require expensive grey water recycling systems.
- 2.9 The Government is committed to requiring all new homes to be zero carbon by 2016, achieving this by staged reductions in carbon emissions requirements in the Building Regulations. The most recent of these in October 2010, introduced a 25% reduction in carbon emissions relative to the 2006 Building Regulations requirement. This exceeds the minimum carbon reductions required at levels 1 and 2 of the Code for Sustainable Homes, being equivalent to level 3.

Figure 1: Code for Sustainable Homes

Code for Sustainable Homes		
<i>Code level</i>	<i>Minimum percentage reduction in dwelling emission rate over target emission rate for CO₂</i>	<i>Maximum indoor water consumption in litres per person per day</i>
1	- *	120

2	- *	120
3	0*	105
4	44	105
5	100	80
6	net zero carbon	80
Credits are additionally awarded for the following categories - materials, surface water run-off, waste, pollution, health and wellbeing, management, ecology.		

* Building Regulations Part L 2010 introduced a 25% reduction in carbon emissions thus exceeding the minimum requirement at lower levels of the Code

Figure 2: BREEAM

BREEAM	
<i>BREEAM rating</i>	<i>Credits are awarded for the following categories</i>
Pass	Energy, management, health and wellbeing, transport, water, materials, waste, land use, pollution, ecology
Good	
Very Good	
Excellent	
Outstanding	

- 2.10 Whereas it is considered feasible to require new housing to aim at zero carbon development, to achieve higher levels of the Code (levels 5 and 6) requires water use to fall to 80 litres per person per day, which is likely to increase costs significantly. The following policy therefore expects new homes in the borough to achieve at least Code level 4, but additionally to achieve zero carbon emissions as regulated by Building Regulation (or alternative definition of zero carbon as subsequently adopted by the Government). It is recognised that it may not be feasible in all cases to achieve zero carbon emissions on-site and so, in such cases, developers will be required to contribute to a Carbon Offset Fund. This fund will be used by the Council to facilitate off-site renewable energy schemes, and improvements to the existing housing stock and other buildings to reduce carbon emissions, resulting in substantial benefits to the borough. The level and mechanism of payment, using section 106 agreements unless Government guidance indicates otherwise, and further guidance on achieving zero carbon will be set out in a supplementary planning document.
- 2.11 In order to demonstrate compliance with the policy, full pre-assessment certification under the relevant scheme, accompanied by a signed letter of explanation from a registered assessor will be required. Post-construction validation will also be required.

Policy AD2 Sustainable Design and Construction

Proposals for sustainable buildings will be encouraged in the borough.

All new residential developments in the borough of 10 dwellings and over or 0.3 hectares and over are required to meet full Code for Sustainable Homes level 4 or equivalent as a minimum and to achieve zero carbon emissions as regulated by Building Regulation (or alternative definition of zero carbon as subsequently adopted by the Government). If it is not feasible to achieve zero carbon emissions on-site, developers will be required to contribute to the Council's Carbon Offset Fund.

All new non-domestic developments in the borough over 1000 square metres gross internal floorspace are required to achieve BREEAM "Very Good" standard or equivalent as a minimum.

These requirements will apply unless it can be demonstrated that they would make the development unviable.

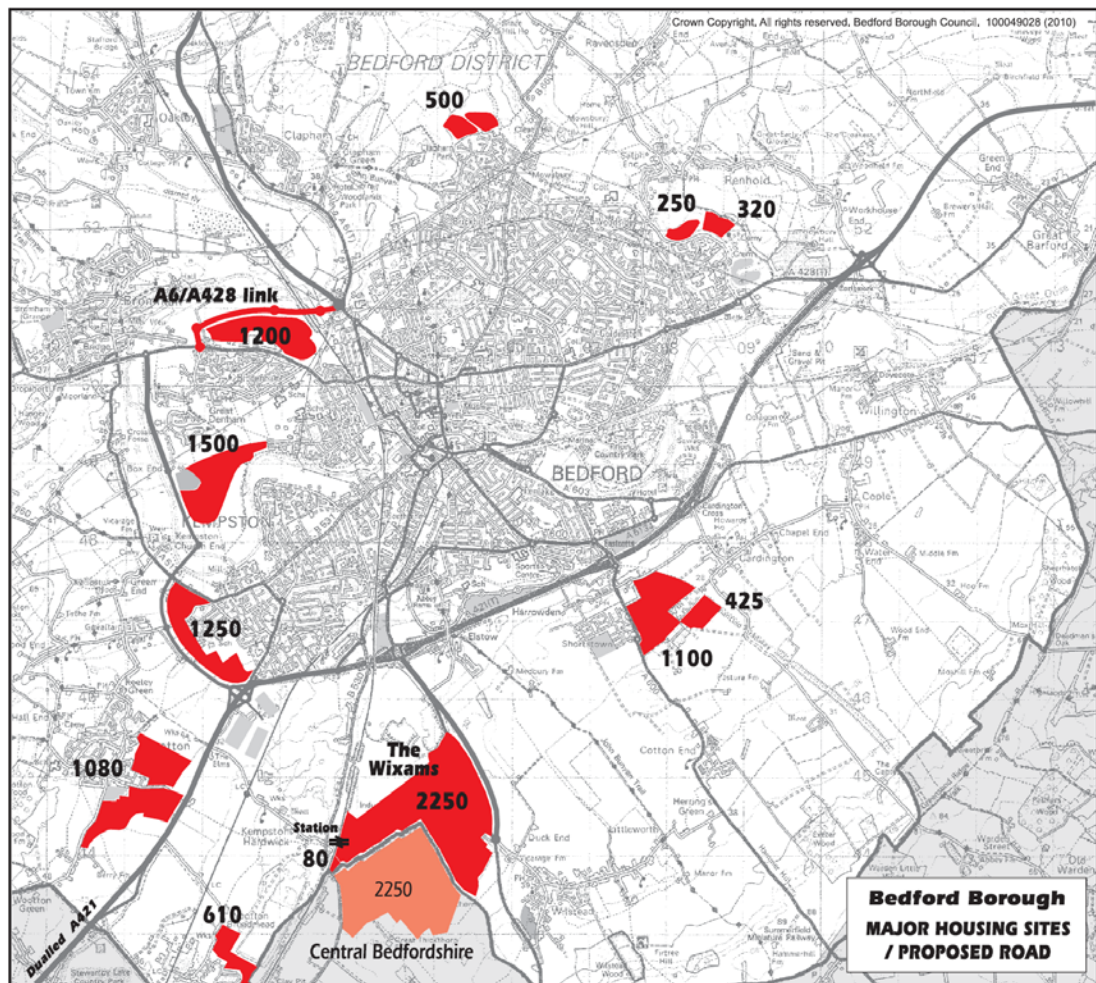
- 2.12 Further information on sustainable design and construction can be found at www.breeam.org.

CHAPTER 3: GROWTH AREA ALLOCATIONS

HOUSING AND MIXED USE SITES

- 3.1 This part of the Allocations and Designations Local Plan allocates sites in the Growth Area for residential and mixed use development.
- 3.2 The Core Strategy and Rural Issues Plan sets out the approach to be taken to the allocation of housing sites in the Growth Area. The Growth Area comprises the urban area of Bedford, Kempston and the northern Marston Vale and is shown on the Key Diagram of the Core Strategy and Rural Issues Plan.
- 3.3 Policy CP6 states that in the period 2001 to 2021 16,270 new dwellings will need to be provided in the Growth Area. The Council's 2009/10 Housing Monitoring Report shows that sites have been identified which largely meet the requirement. The map below shows the main strategic sites which were identified in the Bedford Borough Local Plan 2002 and through planning permissions which will contribute to meeting the target.

Figure 3: Major Housing Sites and New/Proposed Roads



- 3.4 The monitoring of housing completions in the first nine years of the Plan shows that although there is a good supply of housing, delivery has lagged behind the annual housing target. Monitoring indicator C2a of the Core Strategy and Rural Issues Plan states that if delivery varies by more than 20% of the dwelling requirement, reasons for this should be established and appropriate responses considered. This response could include the decision to make further allocations.
- 3.5 The research undertaken by the Council into the issue of the provision of flexibility in the housing supply² showed that landowners and developers were positive about the prospects of sites in the current trajectory being delivered. Further research for the 2009/10 Annual Monitoring Report showed that whilst the estimates of delivery given by landowners and developers were slightly less ambitious than the previous year, the assessments remain very positive for the next five years. For the remaining years of the Plan as a whole however the estimate of housing delivery has fallen reflecting the impact of the economic downturn on a number of schemes particularly those proposed for the town centre. From this it remains clear that the most critical factor in determining what can be achieved will be one of housing demand including the uncertainties about lending and the knock on effects for market capacity in a small Growth Area with many competing sites. In this context increasing the supply of housing sites is likely to have little impact on the number of houses which can be delivered by 2021.
- 3.6 Any additional allocations should therefore be limited to those sites which could help to increase delivery in the current market and would not prejudice the delivery of the existing sites, many of which are large and complex. Such sites might include smaller sites offering family housing rather than flatted accommodation for which there is less demand at the present time.
- 3.7 Where sites are allocated, no housing capacity is specified. Housing capacity will be determined through the development management process having regard both to the relevant Council policies and standards contained in its adopted development plan documents and also to the site-specific constraints imposed by aspects such as location, setting, urban design, topography, access and availability of infrastructure.
- 3.8 Sites for fewer than 10 dwelling units in the Growth Area have not been identified through the Allocations and Designations Local Plan process. Sites of that size can more appropriately come forward through the development management process without the need for an allocation or specific policy.

² Background Paper: Flexibility allowance for housing provision in the growth area 2010.

Proposed Developments

Sites Providing Flexibility

- 3.9 Land at Hall End, Wootton, and Old Ford End Road, Queen's Park, Bedford are allocated on the basis that they could provide flexibility through early housing delivery in the present market without impacting on the delivery of the key strategic sites.

Policy AD3 Land at Hall End Road Wootton

Land at Hall End Road, Wootton will be developed for a mix of residential and education uses. Key principles of development include:

- i. Provision of a range of housing types and sizes on two hectares of land located on the eastern part of the site adjoining the existing village.
- ii. At least one hectare of land in close proximity to Wootton Upper School to be reserved for education use. This to be located in the western part of the site.
- iii. Access into the site to be opposite the current entrance to Wootton Upper School or in its vicinity.
- iv. Buffer planting and landscaping to assimilate the development into the landscape and provide separation for the properties on the eastern edge of the site.
- v. Contributions to the delivery of the objectives of the Forest of Marston Vale.
- vi. Improvements to transportation networks, including:
 - a. Improvements to the footway on the eastern side of Hall End Road.
 - b. Pedestrian links through the residential part of the site to connect to adjacent development, including a shared use pedestrian/cycle link with Studley Road.
 - c. A pedestrian/cycle (toucan) crossing of Hall End Road to serve the school.
- vii. Pre-determination archaeological evaluation.
- viii. Submission of a heritage statement setting out the potential impact of the proposed development on the significance of any heritage assets affected.

- 3.10 The allocation land includes at least one hectare of land for education uses to be located in the western part of the site. This will facilitate the expansion of the school in response to an anticipated rise in pupil numbers resulting from planned housing development in Wootton and other settlements in the vicinity of the school.

- 3.11 Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.
- 3.12 Development on this site will have an impact on the surrounding historic environment, which will include the setting of designated heritage assets. A heritage statement will be required in order to understand the potential impact of the proposed development on the significance of any heritage assets affected.

Policy AD4 Land at Old Ford End Road, Queens Park, Bedford

Land identified at Old Ford End Road, Queens Park, Bedford will be developed for residential use. Key principles of development include:-

- i. Dwellings to be integrated with existing development in terms of size, scale and design.
- ii. Assessment of the nature and extent of ground contamination and preparation of a remediation strategy for the site including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water and provisions for future monitoring, to be approved by the Council.

- 3.13 This site formerly used for employment is in an established residential area where redevelopment for employment would be difficult to achieve without adversely affecting existing nearby residents.

Other Allocations

Wixams

- 3.14 The land north of Wixams is allocated on the basis that it will help to support and accelerate the delivery of the infrastructure programme for Wixams as a whole including the railway station and help prevent the development of the new settlement becoming stalled.
- 3.15 It will be important to ensure that the effect of the allocation is to enable the continuation of development at the main Wixams site and not divert investment from its progress. The completion of the railway station and the release of village 2 land to the market are crucial to maintaining momentum on the main Wixams site.

Policy AD5 Wixams Northern Expansion

Land to the north of Wixams will be developed for a mix of residential, employment, school and community uses conditional upon there being no delay to the delivery of key infrastructure on the main Wixams site.

In the event that an application comes forward before

- the delivery of the railway station, or
- the completion of the remediation of village 2 on the core Wixams settlement area, or
- the release of village 2 to the market, or
- the completion of 2201 dwellings,

the application must be accompanied by a statement setting out a detailed programme for the delivery of all key infrastructure and community provision in the core Wixams site that generally accords with the principles in the original S106 in particular for the timing of the railway station and community facilities in the town centre.

The key principles of development include:

- i. Provision of a mix of dwelling types and sizes.
- ii. Provision of a site for approximately 80 extra care units.
- iii. Provision of 5 hectares of B1 employment uses to integrate with the committed employment area to the east of the allocation site to create a gateway employment site.
- iv. A 2 hectare primary school site and funding including provision for early years.
- v. Contribution to cost of education land and buildings for children of secondary school age.
- vi. On site community provision including village hall or meeting room(s), children's centre accommodation possibly in association with but additional to school provision.
- vii. The development of the site to be guided by a Master Plan, design guide and design principles, to be agreed by the Council, with the objective of achieving a high quality, sustainable residentially-led mixed-use environment that incorporates a satisfactory relationship between the site and adjoining land uses. The Master Plan should be for the whole of the site and be submitted to support the planning application.
- viii. Having regard to (vii) above, the provision of a layout for the development which takes full account of the noise and air quality environment relative to the railway line, rail aggregates depot and any other adjoining uses.
- ix. Strategic/integrated approach to surface water management.

- x. Contributions to the delivery of the objectives of the Forest of Marston Vale.
- xi. Pre-determination archaeological evaluation.
- xii. Noise and air quality assessments to inform item vii above.
- xiii. Improvements to transportation networks, including:
 - a. Pedestrian and cycle access to the A6 cycle route.
 - b. Contribution towards the provision of traffic lights on A421 junction to facilitate pedestrian and cycle movement.
 - c. Contribution to Wixams station.
 - d. Identification and safeguarding of a route for shuttle buses from the parking area on the A6 to the NIRAH site.
- xiv. Preparation of a Community and Leisure Facilities Strategy (CLFS) for the Northern Expansion Area (NEA) that sets out the provision of services and facilities within the NEA (including the facilities outlined above) and including an explanation of the relationship to the adopted CLFS (dated 5 April 2005 and any subsequent amendments thereto) for the Wixams New Settlement.

- 3.16 Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site. In the latter stages of this Plan's preparation, a small amount of additional employment land (1.1ha) was proposed to the north and east of the 5ha of employment identified in allocation AD5, between the haul road and the existing Wixams site boundary. This land is in a different ownership to AD5 but may also be suitable for employment uses. Applications for employment uses on this land will be considered on their merits and in the context of the committed and proposed employment developments in this general location.
- 3.17 To the north of the Wixams northern expansion area lies the Elstow rail head facility that is of strategic importance to Bedford and adjoining authorities. The Elstow facility includes a rail head for the importation of aggregates and a coated roadstone plant. Vehicular access to the highway network is via a road that runs along the northern boundary with the Wixams allocation. This facility and its access are currently remote from sensitive receptors to allow it to be operated 24 hours a day, seven days a week. The placement of residential development in close proximity to the rail head and access road without appropriate mitigation by the developer could lead to longer term amenity issues. The emerging Minerals and Waste Local Plan seeks to ensure the safeguarding of strategically important rail head facilities with a presumption against any development that could prejudice existing railheads used for the transportation of minerals into or out of the Plan

area. The Council will require any future planning application to be accompanied by noise and air quality assessments. Prior to determination the Council will need to be satisfied that the proposed housing can be developed without impacting upon the longer term continuity of existing uses. Appropriate mitigation measures will need to be put in place to ensure the long term continuity of the existing rail head and associated uses to the north. These could include a combination of vertical (e.g. acoustic fencing/bunds), horizontal (separation distances), on plot (enhanced noise insulation in buildings, location of habitable rooms etc), and land use/layout (locating less sensitive uses closer to noise sources) measures.

Sites in the urban area

- 3.18 In addition, the sites south of Ford End Road, Queen's Park, Bedford, to the east of Eastcotts Road, Bedford, Dallas Road, Kempston, St Bede's School, Bedford and Lansdowne Road, Warwick Avenue and Dynevor Road, Bedford are allocated on the basis that whilst they are already in the trajectory as sites known to have development potential, allocation makes clear the Council's intended approach to the development of the sites which in some cases will include a change of use.

Policy AD6 Land South of Ford End Road, Bedford

Land south of Ford End Road, Bedford will be developed for a mix of residential and employment uses. Key principles of development include:-

- i. Provision of a mix of dwelling types and sizes.
- ii. 0.4 hectares of employment provision to be provided as managed workspace and located to the north west of the Ford End Road link.
- iii. Assessment of the nature and extent of ground contamination and preparation of a remediation strategy for the site including methods of disposing of contaminated material, measures to prevent the pollution of surface and ground water, and provisions for future monitoring, to be approved by the Council.
- iv. Submission of a comprehensive planning brief, to be agreed by the Council in consultation with relevant property owners.
- v. Provision of a layout which takes full account of the noise environment relative to both the railway line and the brewery.
- vi. Submission of a site specific Flood Risk Assessment along with appropriate mitigation proposals.
- vii. Retention and enhancement of the land adjacent to the railway to improve biodiversity value.
- viii. Improvements to transportation networks, including:
 - a. Provision of a cycle and pedestrian link between Sustrans Route 51 along the riverside and Ford End Road and

- provision for the safe crossing of Ford End Road.
- b. Provision of a bus drop off point adjacent to Ford End Road on the eastern side of the site (in accordance with the Council's Bedford Town Centre Area Action Plan) to include bus shelters and real time information (or equivalent).
- c. Provision of the Ford End Road link (alternative vehicular access between Havelock Street and Ford End Road).
- d. Contributions to improvements at the Prebend Street junction.
- ix. Pre-determination archaeological evaluation.

- 3.19 The comprehensive planning brief to be submitted with any planning application should include a master plan showing the distribution of uses on the site, access arrangements, design principles and a delivery plan. In the event that different land parcels come forward independently of a comprehensive scheme, applicants will need to demonstrate that any proposals do not prejudice the principles of the planning brief, the ability of adjoining land to come forward in accordance with the brief and compliance with the key principles set out in **Policy AD6**.
- 3.20 Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.

Policy AD7 Land East of Eastcotts Road, Bedford

Land identified east of Eastcotts Road, Bedford will be developed for a mix of residential and employment uses. Key principles of development include:

- i. A mix of dwelling types and sizes to be accessed from Eastcotts Road.
- ii. Re-provision of employment floorspace in the form of up to 4 Class B1 and/or B2 units on part of the northern section of the site, with access from Arkwright Road (subject to confirmation that satisfactory access can be achieved).
- iii. Delivery of the remainder of the northern part of the site to be maintained and managed for public open space, with associated landscaping, to secure a buffer between the employment and residential uses within and adjoining the site.
- iv. Dwellings to be integrated with existing development in terms of size and scale.
- v. Improvements to transportation networks, including:
 - a. A travel assessment to determine the impact of the development on roundabouts at the junction of Eastcotts Road and Cardington Road and the junction of Eastcotts Road, Harrowden Road and Cambridge Road.
 - b. Provision of a cycle and pedestrian link between Eastcotts

Road and the northern boundary of the site and contributions to a link between the site and Cardington Road.

vi. Pre-determination archaeological evaluation.

- 3.21 Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.

Policy AD8 Dallas Road, Kempston

Land identified at Dallas Road, Kempston will be developed for residential use. Key principles of development include:

- i. A mix of dwelling types and sizes.
- ii. Provision of a layout which take full account of the noise environment in relation to adjacent noise sources.
- iii. Improvements to transportation networks, including:
 - a. Pedestrian links to the bus stops and footways on Bedford Road.
 - b. Provision of real time information (or equivalent) at bus stops in the vicinity of the site.
 - c. Improvements to Dallas Road and construction of a new road corridor between Dallas Road and College Street, including all necessary and associated engineering works and landscaping to achieve an adoptable standard.
- iv. Revised access arrangements to the self service car wash.

- 3.22 There are a number of outstanding highway concerns about the impact of the development of this site on a range of junctions with Bedford Road and beyond including Hillgrounds Road/Spring Road and Walcourt Road/Marlborough Park to the west and Palgrave Road/hospital turn and Cauldwell Street/Britannia Road to the east. Further consideration will need to be given to these matters as part of a Travel Assessment for the site.

Policy AD9 St Bede's School, Bedford

Land and buildings identified at the former St Bede's School, Bromham Road, Bedford will be developed for residential use. Key principles of development include:

- i. A mix of dwelling types and sizes which could include the provision of extra care housing for older people.
- ii. Retention of open space and trees fronting Bromham Road.
- iii. Retention of existing buildings of local importance.
- iv. On site layout and building design to have regard to existing buildings of local importance and respect their setting.

- v. Dwellings to be integrated with existing development in terms of size and scale.
- vi. Site to be accessed from Conduit Road or Conduit Road and The Avenue.
- vii. Archaeological investigations will be required as a condition of planning permission.
- viii. Submission of a heritage statement setting out the potential impact of the proposed development on the significance of any heritage assets affected.

3.23 The archaeological investigations will need to include fieldwork, assessment, analysis, publication and archiving.

3.24 Development on this site will be required to preserve or enhance the character of the Bedford Conservation Area. A comprehensive assessment will need to be undertaken to understand the potential impact of the proposed development on the significance of the Conservation Area which shall have regard to the Bedford Conservation Area Appraisal and Management Plan. The assessment shall be used to inform the appropriate form of development on the site to include proportion; height; massing; bulk; use of materials; use. Any application for planning permission must be adequately detailed to enable full understanding of the impact on the character of the Conservation Area.

Policy AD10 Lansdowne Road, Warwick Avenue and Dynevor Road, Bedford

Land at Lansdowne Road, Warwick Avenue and Dynevor Road, Bedford will be developed for residential and open space uses. Key principles of development include:

- i. Provision of a mix of dwelling types and sizes potentially including the provision of extra care housing for older people.
- ii. Delivery and enhancement of public open space on the former tennis court land parcel at Dynevor Road.
- iii. Pre-determination archaeological evaluation.
- iv. Submission of a heritage statement setting out the potential impact of the proposed development on the significance of any heritage assets affected.

3.25 Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.

3.26 Development on this site will be required to preserve or enhance the character of the Bedford Conservation Area. A comprehensive assessment shall be undertaken to understand the potential impact of

the proposed development on the significance of the Conservation Area which shall have regard to the Bedford Conservation Area Appraisal and Management Plan. The assessment shall be used to inform the appropriate form of development on the site to include proportion; height; massing; bulk; use of materials; use. Any application for planning permission must be adequately detailed to enable full understanding of the impact on the character of the Conservation Area.

EMPLOYMENT

- 3.27 This part of the Allocations and Designations Local Plan allocates sites in the Growth Area for employment development. In this context, employment sites are those which fall into classes B1 (business, including office), B2 (general industrial) and B8 (storage and warehousing).
- 3.28 The allocation of employment sites has been guided by the following local policy and strategy documents.
- 3.29 The Core Strategy and Rural Issues Plan sets out the new jobs requirement from 2001 to 2021 (Policy CP10). Based on the findings of the Bedford Employment Land Study 2006, the Plan identifies that up to 75ha of predominantly class B1 employment land will be required 2001 to 2021. Taking account of completions and extant planning permissions (should they all be delivered), around 21ha of class B1 land remains to be allocated with a focus on high quality office/business park space. Policy CP11 identifies that the Council will allocate sites specific to B1, B2 and B8 classes to achieve a mix and range of sites and a balanced economy. However, in the light of the National Planning Policy Framework, policies will need to be more flexible than anticipated. The preferred location for strategic employment sites is the Growth Area in accordance with Core Strategy and Rural Issues Plan Policy CP5.
- 3.30 The Bedford Town Centre Area Action Plan is a key part of the Bedford Development Framework. It provides a policy framework to facilitate and control the renaissance of the town centre. The evidence base supporting the Area Action Plan identifies that Bedford struggles to compete with nearby centres such as Milton Keynes, Northampton and Cambridge, in part because of its ageing economic structure and poor quality business accommodation. The Plan allocates a number of sites for development. In accordance with national, regional and local policies, offices are recognised as a main town centre use and are incorporated into the allocation policies for Bedford Station Quarter (TC13), The Kingsway Quarter (TC15) and Lime Street (TC16).
- 3.31 The Bedford Economic Assessment 2008 undertaken by consultants GWE Business West Research provides background and support for the borough's policy approach. The study recognises that the town centre is the main focal point for economic output generation in the

borough and that the ongoing development of the town centre infrastructure is essential in ensuring the borough is competitive as a place for people to live, work and visit and for business to start and invest. However, it also recognises the need to consider broader issues and development opportunities. Amongst other things it identifies the need for:

- Development to be sustainably located so as to reduce traffic congestion.
- Support for sectors that have been successful in recent years such as technical testing and analysis, maintenance and repair of motor vehicles, call centre activities and construction involving special trades.
- Promotion and provision of ICT infrastructure.
- Growth in the tourism industry.
- Bedford's central location between Oxford and Cambridge to be exploited.

3.32 The Council has already made progress on many of the study's recommendations. Of particular relevance to the allocation of employment sites is the need to select those that can deliver sustainable development across a range of employment sectors in order to support housing delivery. Whilst town centre locations are important in providing additional office accommodation, the recently improved A421 corridor is emerging as a key business location for those sectors that require close proximity to the strategic road network.

3.33 The first Bedford Local Economic Assessment was approved in 2010. The assessment presents a detailed insight into Bedford's economy and it (and future revisions) can be found on the Council's web site. In summary the assessment explains that:

- Bedford is a relatively self-contained area in economic terms albeit with some important links with some neighbours.
- Job growth 2001-10 is on-target but growth has focused on public rather than private sector jobs.
- There has been a decline in higher skills occupations. Average earnings have gone down in recent years.
- The 'do nothing' forecast suggests under-recovery in job growth and production.
- Growth sector strengths include food, automotive, health and biotech, electronics.
- Some high value sectors are growing well including aerospace and advanced manufacturing.
- Mixed findings found as far as innovation is concerned. However, research and development strength is evident in places.

3.34 With particular reference to land and buildings supply and infrastructure, the assessment notes the following:

- Existing supply is dominated by second hand lower quality premises across industrial/warehouse and office sectors. If Bedford is to compete with neighbouring locations to attract inward investment, restrict out-commuting and retain existing occupiers, the delivery of new sites and buildings is essential.
- Future demand is forecast to be in the class B1(a)(offices), class B1(c)(light industrial) and class B8(storage and distribution) uses.
- 50% of the current development pipeline is controlled by two landowners/developers which dependent upon their strategies, could restrict deliverability of new buildings over the next 10 years.
- There are immediate pockets of undersupply and in some cases evidence of demand outstripping supply even in the current climate.
- Despite a good supply of office units below 50 square metres there is a low availability against a backdrop of consistent demand. Within the same size band the supply of small workshop units is extremely limited with very limited availability. Incubator/follow on/start up space is required in both sectors.
- In addition, relative to the profile of demand against current availability and supply, shortage also exists in the warehouse sector between 5,000 square metres and 10,000 square metres and in the office sector for buildings in excess of 500 square metres.

3.35 In view of the above, the following sites are allocated for classes B1, B2 and B8 employment uses.

Policy AD11 Land at Medbury Farm, Elstow

Land at Medbury Farm will be developed for class B1 business park use. Key principles of development include:

- i. Business park with three clusters of development totalling no more than 31 hectares.
- ii. The development of the site to be guided by a Master Plan to be agreed by the local planning authority. The Master Plan should be for the whole of the site and be submitted to support the planning application.
- iii. Support for hotel associated with business use.
- iv. Design to respect local landscape priorities, with particular regard to retaining and enhancing key views of Elstow Abbey.
- v. Delivery of Forest of Marston Vale planting on land south of the A421 (Master Plan to be prepared and agreed with Forest of Marston Vale team).
- vi. Provision of a green corridor incorporating a pedestrian and

cycle route south of the A421 west/east from the A6 to Bumpy Lane and the A600.

- vii. Submission of a site specific Flood Risk Assessment along with mitigation proposals.
- viii. A strategic/integrated approach to surface water management.
- ix. Pre-determination archaeological evaluation.
- x. Improvement to transportation networks and specific highway concerns to be addressed:
 - a. Pedestrian and cycle links required from south of A421 and A6 into Bedford (north/south).
 - b. Detailed information on connection to Wixams Northern and Central Gateway roundabouts on the A6.
 - c. Details of measures that will be implemented to prevent development related traffic from using village roads in Elstow to access the site.
 - d. Contribution towards the provision of traffic lights on A421 junction to facilitate pedestrian and cycle movement.
 - e. Assessment of capacity at Cow Bridge junction.

3.36 This is a business park site of a significant scale that is expected to take several years to complete. It will make provision for business park space throughout the Plan period and perhaps beyond, depending on market conditions. It is well related to and visible from the strategic road network. The design and location of buildings within this site will be important in order to minimise landscape impact and coalescence with Wixams and Elstow. Three distinct development clusters are proposed in order to avoid one built mass of development.

3.37 A key design consideration will be to ensure that sufficient separation is provided between the proposed employment development and Elstow village. For this reason, land between the development allocation and the village is identified on the Policies Map as urban open space. This complies with criterion (vi) of Policy AD43 Urban Open Space. Proposals for development within the urban open space will be determined in accordance with Policy AD43.

3.38 Within the allocated site the Policies Map shows the general location of three distinct clusters of development. In accordance with criterion (ii) of the policy the precise location of built development, internal road layout, structural landscaping and detailed design of the open spaces between the three clusters of development, including hard and soft landscaping, vehicular, footpath and cycle connections will be determined through the preparation of a Master Plan for the site. Once the spaces between the clusters have been determined through the

master planning process, they will be protected as urban open spaces in accordance with Policy AD43.

- 3.39 Significant green infrastructure benefits outside the allocated site will be delivered in association with the development, such as pedestrian and cycle links, recognising the objectives of the Bedford Green Wheel and Forest of Marston Vale projects. Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.

Policy AD12 Land at Bell Farm, Kempston

Land at Bell Farm will be developed for a mix of classes B1 (a)(b) & (c), and B8 uses. Key principles of development include:

- i. Approx 18 hectares employment site.
- ii. Contribution to the delivery of the objectives of the Forest of Marston Vale – particularly enhancing Bedford’s Green Gateway.
- iii. Deliver a section of the Bedford to Milton Keynes Waterway Park incorporating canal, cycle and pedestrian paths (possibly Sustrans Route 51) through the site.
- iv. A strategic/integrated approach to surface water management.
- v. Enhance/strengthen important gap between Bell Farm and Wootton.
- vi. Design to reflect site topography.
- vii. Provision of a high quality landmark/ gateway building at A421 junction.
- viii. Pre-determination archaeological evaluation.
- ix. Improvements to transportation networks, including
 - a. Pedestrian and cycle access to facilities west of Kempston and Wootton.
 - b. Direct left in/left out access to Bedford Western Bypass.
 - c. Junction design to facilitate dualling of Bedford Western Bypass in the future.
- x. The development of the site to be guided by a Master Plan to be agreed by the local planning authority. The Master Plan should be for the whole of the site and be submitted to support the planning application.

- 3.40 Bell Farm lies adjacent to the Bedford Western Bypass and has excellent links to the strategic road network. Its development provides the opportunity to deliver a stretch of the Bedford to Milton Keynes Waterway Park along with high quality waterside business units. The site slopes, rising south to north which should be a major consideration in the design of the site. Particular attention should be paid to the impact of additional traffic movements on the Ridge Road/bypass junction and the A421/Cemetery Road junction. Pre-determination

archaeological evaluation work is required due to potentially significant archaeological remains on this site.

Policy AD13 Marston Vale Innovation Park Phase 2, Wootton

Land adjacent to the Marston Vale Innovation Park will be developed for a mix of classes B1 (a) (b) & (c) and B2 uses. Key principles of development include:

- i. 10 hectares employment site.
- ii. Delivery of a section of the Bedford to Milton Keynes Waterway Park in association with Phase 1, incorporating canal, cycle and pedestrian paths (possibly Sustrans Route 51).
- iii. A Strategic/integrated approach to surface water management.
- iv. Contribution to Forest of Marston Vale.
- v. Pre-determination archaeological evaluation.
- vi. The development of the site to be guided by a Master Plan to be agreed by the local planning authority. The Master Plan should be for the whole of the site and be submitted to support the planning application.

- 3.41 Phase 2 of the Marston Vale Innovation Park is unlikely to come on-stream for a number of years as it relies on the completion of Phase 1 for its pedestrian, cycle and vehicular connections. Depending on market conditions, it is likely that development will begin towards the end of the plan period. It is allocated in this plan to allow the planning of Phase 2 to take place alongside that of Phase 1, including the delivery of the Bedford to Milton Keynes Waterway Park. Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.

Policy AD14 Land at Cardington Cross, Bedford

Land at Cardington Cross will be developed for a mix of classes B1, B2 and B8 uses. Key principles of development include:

- i. 7 hectares employment site.
- ii. Submission of a site specific flood risk assessment.
- iii. Access via the old Cambridge Road only.
- iv. Support for hotel associated with business use.
- v. Archaeological investigations will be required as a condition of planning permission.
- vi. Improvements to transportation networks and specific highway concerns to be addressed
 - a. Improve pedestrian links including access to bus stops on A603.
 - b. Assess impact on A5134/Wallis Way/site access roundabout.

- c. Assess impact on A5134/A603 roundabout.
- d. Assess impact on A603 & A600 grade separated junctions with A421.
- vii. The development of the site to be guided by a Master Plan to be agreed by the local planning authority. The Master Plan should be for the whole of the site and be submitted to support the planning application.
- viii. Retention of existing landscaping where appropriate.

3.42 This site is close to the existing Priory Business Park. The re-allocation of the former park and ride allocation for employment increases the viability of the site and its prospects for delivery. It also affords the opportunity to maximise the value of the frontage to Cardington Road for business purposes at this key junction. Archaeological investigations will be required as a condition of planning permission.

Policy AD15 Manton Lane Reservoir Site, Bedford

Land at Manton Lane will be developed for a mix of classes B2 and B8 uses. Key principles of development include:

- i. 1.6 hectares employment site.
- ii. Design to link into green access route around north/northwest of the town.
- iii. Improvements to transportation networks and highway concerns to be addressed.
 - a. Assess impact on Manton Lane/Brickhill Drive signal controlled junction.
 - b. Assess impact on A6/Clapham Road/A5141 Shakespeare Rd/Manton Lane Roundabout.
 - c. Investigate possibility of cycleway provision on Manton Lane.

Policy AD16 Land West of Manton Lane, Bedford

Land west of Manton Lane will be developed for classes B1(a) (b) & (c) and B2 uses. Key principles of development include:

- i. Development area restricted by ridgeline – estimate about 6 hectares of the site can accommodate development.
- ii. Landscape enhancement required along ridgeline to screen development. Height of development close to ridgeline restricted to single storey (4.5m maximum).
- iii. Compensate for loss of hedgerow required to create access.
- iv. Pre-determination archaeological evaluation.
- v. Improvements to transportation networks and highway concerns to be addressed:

- a. Create new footway/verge on west side of Manton Lane to afford safe pedestrian access to site.
- b. Provide section of green access route (for pedestrian and cyclists) around north west of town.
- c. Assess impact on Manton Lane/Brickhill Drive signal controlled junction.
- d. Assess impact on A6/Clapham Road/A5141 Shakespeare Rd/Manton Lane Roundabout.
- e. Investigate possibility of cycleway provision on Manton Lane
- vi. The development of the site to be guided by a Master Plan to be agreed by the local planning authority. The Master Plan should be for the whole of the site and be submitted to support the planning application.

- 3.43 This part of Manton Lane is an existing traditional employment area. Site AD15 lies within the existing built-up area and is surrounded by existing employment uses. This site was granted planning permission in February 2012 for a national police/government firearms training facility (including offices, armoury, canteen, training rooms and stores). As a result, there is some uncertainty about whether the proposed B2/B8 use will be delivered however the policy is retained in the Plan in order to provide the basis for determining any future applications for employment use.
- 3.44 AD16 lies on the very edge of the town and its development will allow landscaping and pedestrian access improvements to be delivered. There is a current on-street parking problem on this part of Manton Lane and on-street parking controls may be needed to afford two-way traffic movements. Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.

Policy AD17 Land West of the B530, Kempston

Land west of the B530 will be developed for a mix of classes B1, B2, B8 employment use. Key development principles include:

- i. 3.4 hectares employment site.
- ii. Submission of a site specific flood risk assessment.
- iii. High standard of building design and landscaping to reflect importance of this gateway location.
- iv. Access from the old A421.
- v. Pedestrian links to the Interchange Retail Park.
- vi. Contribution to the delivery of the objectives of the Forest of Marston Vale.
- vii. Pre-determination archaeological evaluation.
- viii. The development of the site to be guided by a Master Plan to be agreed by the local planning authority. The Master Plan should be

for the whole of the site and be submitted to support the planning application.

- 3.45 Site conditions have prevented this former Local Plan allocation (Policy E4) from being developed; the majority of the site lies within flood zone 3. However, balancing ponds south of the A421 have recently been constructed which will allow the necessary flood compensation to be delivered and the site brought forward. For this reason the site is retained as an allocation. Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.
- 3.46 Additional employment space will be available at the Wixams northern expansion, land to the east of Eastcotts Road, Bedford, Land south of Ford End Road, Queens Park, Bedford and Bedford River Valley Park allocations.
- 3.47 Sites AD11, AD12, AD13, AD14, AD17 and AD23 support the concept of the A421 business corridor. Whilst the Manton Lane sites are more secondary in terms of location, they help to provide a range of affordable employment opportunities.
- 3.48 In addition to providing class B1 land, the proposed allocations also make provision for high quality class B2 and class B8 space and provide space on the larger sites for beyond the 2021 plan end date. The advantages of this approach are:
- It lowers the risk of non delivery.
 - It allows for a greater range of sites to be allocated to meet the needs of different sectors of the market.
 - It allows greater flexibility to respond to changing economic circumstances.
 - It reinforces the message that Bedford is serious about delivering high quality employment locations to boost the recovery of the housing market and the growth agenda in general.
 - It builds in capacity for the emerging post 2021 period, recognising the lead in times associated with such strategic provision.
- 3.49 As part of this Plan, four existing employment sites are allocated for alternative uses either in whole or in part. These are sites where class B2 (manufacturing) uses have been carried out in the past. In some cases buildings have already been cleared. In all cases there are benefits to supporting the change of use of the land. At land south of Ford End Road (Policy AD6) and Dallas Road (Policy AD8), new highway infrastructure will be delivered in association with housing. At land south of Ford End Road, a small amount of replacement employment space will also be delivered. Land east of Eastcotts Road

(Policy AD7) new public open space will be made available over and above that required by the proposed housing development and a small amount of replacement employment space is also proposed. At Old Ford End Road (Policy AD4) the difficult relationship between any replacement employment buildings and adjacent residential uses will be resolved as a result of the site's allocation for housing.

- 3.50 In total this loss of employment land amounts to 10ha (based on total site areas). The amount of new employment land allocated in the Plan is sufficient to compensate for this loss.

HOTELS

- 3.51 During the early part of 2009, the Council worked with East of England Tourism and consultants Hotel Solutions to assess the potential for the future development of hotel and visitor accommodation in the borough. The resulting report 'Bedford Borough Hotel & Visitor Accommodation Futures' is available as a background document to the Allocations and Designations Local Plan.
- 3.52 Several sites have been proposed through the 'call for sites' process for hotel accommodation. As part of the study, Hotel Solutions assessed the submitted sites purely in terms of their locational suitability for hotel use and without reference to other material planning considerations. Their assessment can be found at Appendix 16 to the consultants' main report.
- 3.53 Hotel Solutions also undertook an assessment of quantitative and qualitative need for hotel accommodation. They identified current market potential for all of the following:
- 3 or 4 new budget and upper tier budget hotels.
 - A large branded 3 star hotel; 100-120 rooms linked to a business park or office development.
 - A small 30-50 room boutique hotel.
 - Existing 3 and 4 star hotels to expand/upgrade.
- 3.54 The Bedford Town Centre Area Action Plan already makes a number of proposals for large scale mixed use development. These sites, along with other redevelopment opportunities in the town centre, could include new hotel provision. Because of this and in the light of the consultants' findings, the Council is not making allocations for stand-alone hotels in the town.
- 3.55 For qualitative reasons the provision of hotels is supported in the allocations for employment development at Medbury Farm and Cardington Cross (see earlier in this chapter). An alternative hotel location to replace the committed hotel site at Land North of Bromham Road (Policy H8 in the Local Plan) is also proposed (see policy AD18). These sites will cater for business demand. A hotel also forms part of

the Bedford River Valley Park proposals which are included in the plan (see Chapter 6).

- 3.56 In taking this approach, it is recognised that these four new hotel sites may not quite meet the identified need. Planning applications for hotels on other sites will be considered in the light of the required sequential test undertaken and submitted at the time of the application, the impact on the viability of key town centre schemes where appropriate, any qualitative justification and any other material planning considerations.

Policy AD18 Land North of the A6-A428 Link Road, Bedford

Land north of the A6-A428 link road will be developed to provide a hotel. Key principles of development include:

- i. Single hotel building in a parkland setting to replace the hotel site approved in the saved H8 development brief.
- ii. Landscape appraisal will guide the location and design of the building.
- iii. Hotel to come forward in association with the adjacent employment development. If brought forward ahead of the employment development, an assessment will be required to determine impact on the delivery of sequentially preferable town centre hotel commitments.
- iv. Financial contribution towards the delivery of the western bypass phase 2.
- v. Financial contribution towards the park and ride facility.
- vi. Financial contribution towards establishment of the proposed country park.
- vii. Planning application to be accompanied by a transport assessment and travel plan for the site.
- viii. Retention of a wildlife corridor beside the river, to be kept free from development.
- ix. Pre-determination archaeological evaluation.

- 3.57 The proposed hotel site north of the A6-A428 link road will replace the hotel site contained in the adopted 'Land North of Bromham Road' development brief (see also saved Local Plan Policy H8). An assessment by hotel specialist 'Hotel Solutions' of the hotel site in the development brief concluded that it would be inappropriate for hotel use. The site now proposed presents the opportunity to bring forward a hotel in association with the planned employment area and in a high quality parkland setting. As a new development area within the Policy H8 boundary, contributions towards associated infrastructure will be required. Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site. This will establish the nature and complexity of the surviving archaeological

deposits and must be undertaken prior to the submission of any planning application. It will allow due consideration to be given to the archaeological implications of development and may lead to proposals for mitigation and/ or the need for further investigation.

CHAPTER 4: TRAVELLING SHOWPEOPLE

- 4.1 There are two privately owned Travelling Showpeople sites in the Borough at St John's Street, Kempston and Great North Road, Wyboston. There are no outstanding planning permissions or other proposals for additional provision for Travelling Showpeople.
- 4.2 The East of England Plan single issue review Policy H4 set out the requirements for the provision of Travelling Showpeople in Bedford, Central Bedfordshire and Luton. An appropriate split between the authorities was agreed in 2010. On this basis, the required amount of accommodation for Bedford Borough is 8 plots.
- 4.3 The Council's policy on provision for Travelling Showpeople, is set out in Policy CP9 of the Core Strategy and Rural Issues Plan. The policy applies borough-wide.
- 4.4 Policy CP9 provides the search sequence for the provision of sites for Travelling Showpeople directing development to sites within and adjoining the urban area and Settlement Policy Areas or, where no such sites are reasonably available or suitable for the use, in the countryside. This is provided that a number of site specific criteria relating to need, access, landscaping, amenity, accessibility of community facilities, scale of the development and flood risk are all clearly met. More about the background to the Council's approach to making provision for Travelling Showpeople can be found at paragraph 1.23 in Chapter 1.

Policy AD19 Land at Manton Lane, Bedford

Land at Manton Lane shall be developed for Travelling Showpeople. Key principles of development include:

- i. Development to avoid overhead powerline constraint.
- ii. Buildings restricted to 1 storey in height (4.5m) to reduce impact.
- iii. Landscape enhancement required along ridgeline (on- and off-site).
- iv. Improvements to pedestrian access and cycle network.
- v. Public transport improvements.
- vi. Pre-determination archaeological evaluation.

- 4.5 Development of the site is constrained by its ridgeline location and powerlines. The location of buildings and on-site storage within this site will be important. Further work will need to be undertaken to ensure that the site design takes full account of the constraints but it is estimated that the site may have capacity for a number and range of plots from one to perhaps as many as eight. This is entirely dependent on the specific nature of the end user's requirements and the policy

therefore does not refer to a specific number of plots. The site is near an existing traditional employment area and there is a current on-street parking problem on this part of Manton Lane. On-street parking controls may be needed to afford two way traffic movements. Possible contaminated land issues need to be assessed and resolved. On and off-site landscape enhancements will be required.

- 4.6 Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site. This will establish the nature and complexity of the surviving archaeological deposits and must be undertaken prior to the submission of any planning application. It will allow due consideration to be given to the archaeological implications of development and may lead to proposals for mitigation and/ or the need for further investigation.
- 4.7 Regarding the delivery and management of the site, it is anticipated that on the completion of the plan process the site will be made available for private sale by tender. Where a site is owned by Travelling Showpeople the Council will not have any involvement in the day to day management of the site.

CHAPTER 5: RURAL POLICY AREA ALLOCATIONS

- 5.1 This chapter of the Allocations and Designations Local Plan allocates sites in the Rural Policy Area for development. This includes development sites for housing, employment, retailing, recreation, leisure and community facilities, infrastructure and services (Travelling Show People sites and existing employment site designations are considered separately in Chapter 4 and Chapter 9). Sites are allocated if they meet a clearly identified need, are suitable, available and their allocation would accord with the Rural Policy Area and other policies in the Core Strategy and Rural Issues Plan.
- 5.2 The key spatial strategy policies against which proposed allocations need to be considered are Core Strategy and Rural Issues Plan Policies CP13 and CP14. The key requirement for allocations in the Rural Policy Area is that they meet a proven need. Some types of development such as low key countryside recreation uses may need to be in rural areas. Other forms of development however will normally be required to demonstrate “need” for the development in that location before a site allocation is made (as well as the site being acceptable in other ways). Strategic housing land requirements to 2021 can be met on existing sites. Strategic employment land requirements can be met by sites within the Growth Area and there is no need at this time for additional strategic employment land allocations in the Rural Policy Area. Therefore “need” for additional housing and employment sites requires to be shown on a local basis.
- 5.3 Sites for fewer than 2 dwelling units in the Rural Policy Area have not been identified through the Allocations and Designations Local Plan process even where they meet development plan policies. Sites of that size can more appropriately come forward through the development management process without the need for an allocation or specific policy.
- 5.4 The following sites have been assessed as meeting a clearly identified need and being in accordance with national policy guidance and the Core Strategy and Rural Issues Plan.

Policy AD20 Land at Bedford Road, Great Barford

Land identified at Bedford Road, Great Barford will be developed for a primary care facility and residential use. Key principles of the development include:

- i. Residential development of approximately 1.4 ha.
- ii. Land to provide a site for a primary care facility of approximately 0.4 hectares, on the frontage to Bedford Rd together with a

- financial contribution towards the primary care facility.
- iii. Improvements to transportation networks, including:
 - a. New footway on Bedford Rd.
 - b. Provision for a potential pedestrian link to Silver Street.
 - c. Exploring the opportunity for school bus stop and drop off parking and incorporate provision if appropriate.
 - d. New junction with right turn lane.
 - e. Improvements to pedestrian and cycle networks including crossing of Bedford Rd.
- iv. Preparation of a transport assessment and travel plan for the site.
- v. Flood risk assessment to be submitted at planning application stage to address surface water drainage.
- vi. Pre-determination archaeological evaluation.

5.5 NHS Bedfordshire identified a need for a new doctor's surgery to serve Great Barford and the surrounding villages. It is envisaged that a site of about 0.4 ha will be required to be located close to Bedford Road with the remainder of the site being allocated for housing. The opportunity to provide a bus stopping place and drop off parking for the nearby school is to be investigated and provided if appropriate as part of this development. Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.

Policy AD21 Land at Chawston Lakes, Roxton Road, Wyboston

Land identified at Chawston Lakes, Wyboston will be developed for a holiday fishing village. Key principles of the development include:

- i. Provision of single storey waterside chalets of a design and number sensitive to the rural character of the site.
- ii. A single café/fishing tackle shop of a size commensurate with the scale of development proposed.
- iii. Retention of trees on the lake edge together with provision of additional landscaping and replacement hedgerow on the Roxton Road frontage where the existing hedgerow is affected by the formation of the access.
- iv. Chalets, pedestrian accesses and fishing piers to have level access, to facilitate use by the disabled.
- v. Access to be provided from Roxton Road to meet visibility standards and speed reduction measures on Roxton Road as appropriate.
- vi. Pre-determination archaeological evaluation.
- vii. A Heritage Statement comprising an assessment of the effect of the proposals on the setting and significance of designated and undesignated heritage assets, in particular scheduled monuments 11555 (Chawston Manor moated site with associated fish pond) & 11531 (Moated enclosure and associated building platforms).

- viii. Ecological survey management plan with measures to protect and promote biodiversity of the site to be prepared.
- ix. Submission of a ground contamination survey to be required as a condition of any planning consent.
- x. Details of foul water drainage to be clarified.

- 5.6 The site at Chawston Lakes comprises former gravel pits (and surrounding pasture land) which are fished by a local club. The proposal is to allocate the site for a holiday fishing village to provide a low key recreation facility based on fishing tourism that can offer day-passes and weekend passes with lodging. It is envisaged the site would be developed for about 8 small single storey room “chalets” around the western body of water with a single café/ fishing tackle shop to serve the site and a central parking/turning area.
- 5.7 Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains on this site.
- 5.8 Development on this site will have an impact on the surrounding historic environment, which will include the setting of designated heritage assets. A heritage statement will be required in order to understand the potential impact of the proposed development on the significance of any heritage assets affected.

Policy AD22 Land North of Ravensden Road, Salph End, Renhold

Land identified north of Ravensden Road, Renhold will be developed for affordable housing. Key principles of development include:

- i. Provision of no more than two dwellings.
- ii. Dwellings to relate to existing adjacent development in terms of size and scale.
- iii. Existing road access from Abbey Close to be utilised for the new dwellings if highway standards can be met or other suitable alternative agreed.
- iv. Legal agreement to control occupation and management.

- 5.9 The site is proposed for allocation for 100% affordable housing. Any planning application will need to ensure that the built development is located within the area of the site within flood zone 1 and demonstrate that a safe vehicular access to the site and adequate parking can be achieved. It is intended that the site would be managed by Renhold Charities Trust who provide affordable housing for single people in Renhold. It is adjacent to four other dwellings owned by the charity which provides housing for people from Renhold or with a close association to Renhold who are in need.

CHAPTER 6: BEDFORD RIVER VALLEY PARK **ENABLING DEVELOPMENT**

- 6.1 This part of the Allocations and Designations Local Plan relates to enabling development to deliver the watersports lake and other leisure opportunities which are an integral part of the Bedford River Valley Park. The location of the lake is shown in the Green Infrastructure Chapter (Chapter 7). The enabling development proposal was submitted by the landowners consortium known as the Bedford River Valley Park Group and is located on the northern side of the A603 (see Figure 4). The term 'enabling development' refers to development which generates sufficient value to pay for the provision of the lake. Ideally the enabling development will also fund the delivery of other elements of the wider Bedford River Valley Park. However, if at the time of any planning application the consortium's viability evidence shows that only the lake can be funded from this development, funding for the remainder of the Bedford River Valley Park proposals would need to be derived from other sources.
- 6.2 Saved Policies NE23 and LR4 of the Bedford Borough Local Plan relate to the Bedford River Valley Park and the development of the rowing course. Policy NE23 will be replaced by Policy AD26 which addresses the Bedford River Valley Park as a whole. The rowing lake itself benefits from planning permission and is therefore shown on Maps 1 and 2 as a commitment.
- 6.3 The site proposed for enabling development does not fall within the Growth Area but is within the Rural Policy Area where only very limited development is permissible. Policy CP14 of the Core Strategy and Rural Issues Plan states that where there is a proven need for development to be located in the Rural Policy Area, most new development will be focused in or around the edge of Key Service Centres. The allocation of the site is therefore an exception to adopted policy with the purpose of delivering the watersports lake and, if possible, other leisure opportunities which are an integral part of the Bedford River Valley Park.
- 6.4 The allocation is generally consistent with the extent of the lake which was granted planning permission in 2006. An extension of time for two years for the planning permission to be implemented was granted in January 2011 and this has now been legally commenced. The planning permission does not include any associated buildings but does include ancillary car parking and a training path. The Council recognises that the lake has the potential to accommodate a range of different watersports including rowing and could also bring about more general recreation benefits. The Council considers that the delivery of the lake and any associated development will not compromise the delivery of the East-West Rail project to the east of Bedford (see Chapter 11).

- 6.5 Development within the Bedford River Valley Park will have an impact on the surrounding, highly significant historic environment, including the setting of designated heritage assets and their landscape context.
- 6.6 Accordingly, the enabling development will need to be the subject of an initial comprehensive application (including a Master Plan) which will need to include a heritage statement in order to understand the potential impact of the proposed development on the significance of any heritage assets affected, including their setting and wider landscape context. The level of detail of the assessment should be proportionate to the importance of those assets, and use appropriate expertise and techniques where necessary. The assessment should be used to inform the appropriate location and form of development on the site along with any mitigation measures required and the application will need to be adequately detailed to enable full understanding of the impact on those assets affected.
- 6.7 The development will need to comply with and contribute towards the comprehensive heritage access, management and interpretation strategy for the Bedford River Valley Park archaeological landscape.
- 6.8 Further archaeological investigations including fieldwork, assessment, analysis, publication and archiving may be required as a condition of the grant of consent for the enabling development.
- 6.9 The viability of any scheme will vary with different market conditions. It is therefore appropriate at this stage that any allocation policy gives an indication of the range of uses that may be appropriate and that detailed quantum of development (amount of floorspace, number of units etc) will be determined at the detailed planning application stage, having regard to viability information relevant at that time.

AD23 Bedford River Valley Park Enabling Development

In order to deliver the watersports lake and other leisure opportunities which are an integral part of the Bedford River Valley Park, land identified to the north of the A603 will be developed for the following mix of uses:

- Employment - including B1 uses for the provision of a business park incorporating opportunities for research and development.
- Leisure - including a hotel & conference centre and entertainment space for businesses including private sports club and restaurant facilities.
- Continuing care retirement community - including the provision for on site care and other facilities along with ancillary office accommodation.
- Education - provision of additional research and teaching and outdoor space to meet the needs of expanding and improving

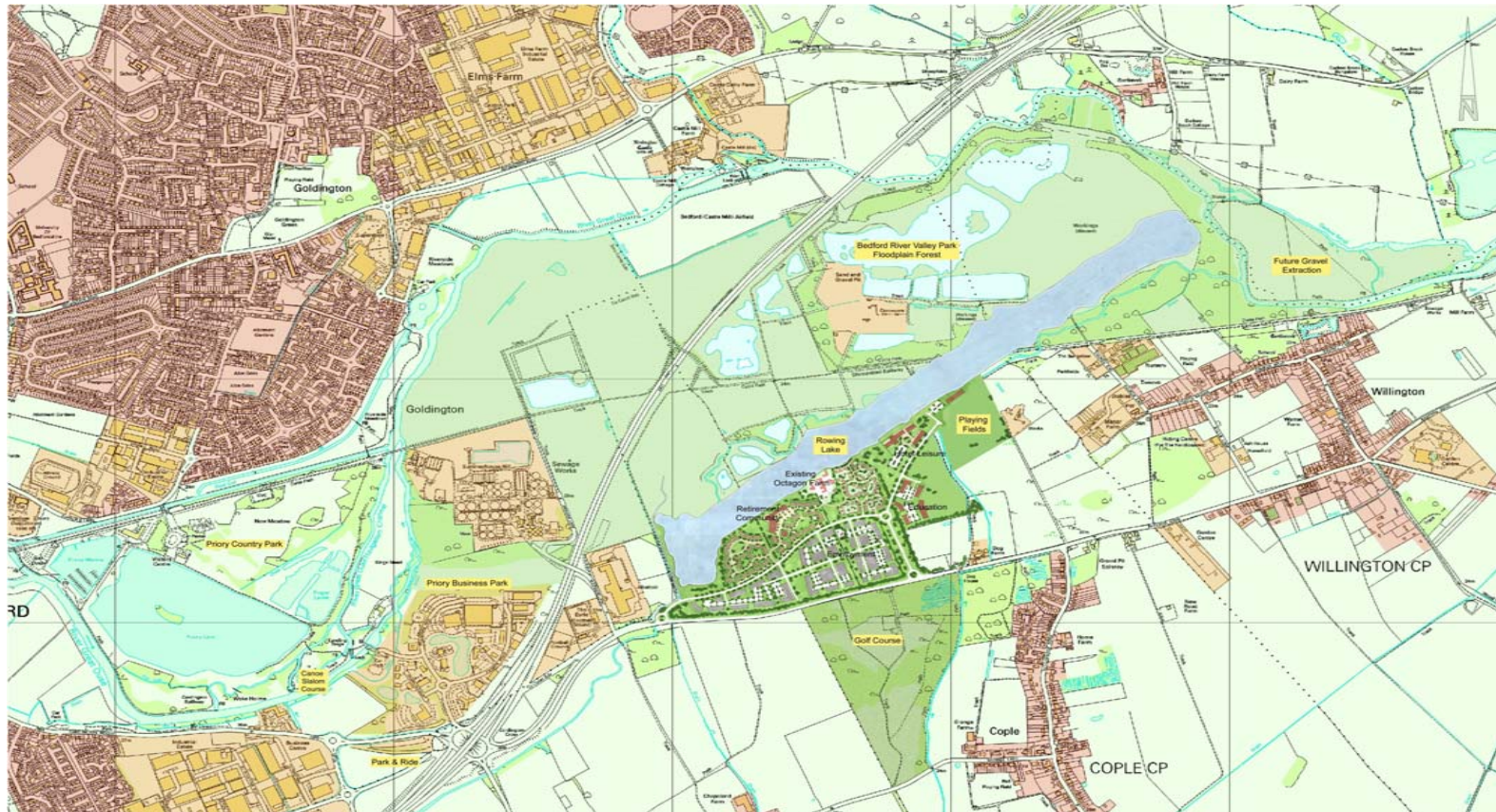
educational institutions.

Viability will be addressed in detail when a planning application is submitted. The required viability assessment will set out the proven cost of delivery of the watersports lake along with any additional qualifying expenditure as may be agreed by the local planning authority required for the delivery of the Bedford River Valley Park against the scale, nature and value of proposed enabling development.

Key principles of development are to include:

- i. Provision of a comprehensive Master Plan for the enabling development.
- ii. Provision of a detailed phasing plan for the development that provides delivery of the watersports lake on part of the first phase.
- iii. Provision of two access points on the A603 to serve both the enabling development and the wider park area.
- iv. Preparation of a transport assessment and travel plan for the site including the provision of mitigation measures as appropriate.
- v. Improvements to transportation networks, including a safe pedestrian and cycle crossing across the A603 linking with existing cycle and pedestrian routes.
- vi. An assessment of the site-specific ecological impacts of the proposals to be undertaken prior to the submission of the planning application.
- vii. Identify opportunities to enhance biodiversity and green infrastructure.
- viii. A heritage statement to be provided to include a detailed assessment of the potential impact of the proposed development on the significance of any heritage assets affected, including setting and landscape context.
- ix. Compliance with and contributions towards the delivery of the comprehensive heritage access, management and interpretation strategy for the Bedford River Valley Park archaeological landscape.
- x. Archaeological investigations may be required as a condition of any forthcoming planning permission for enabling development.
- xi. Built development will only be permitted within the area shown on the Policies Map.

Figure 4 Bedford River Valley Park Context Plan



CHAPTER 7: GREEN INFRASTRUCTURE

- 7.1 Green infrastructure is a relatively new concept. Natural England, the Government's advisor on the natural environment, has developed the following definition.
- 7.2 *“Green infrastructure is a strategically planned and delivered network comprising the broadest range of high quality green space and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the community it serves and needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to habitats and landscape types.*
- 7.3 *“Green infrastructure includes established green spaces and new sites and should thread through and surround the built environment and connect the urban area to its wider rural hinterland. Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces within local communities and often much larger sites in the urban fringe and wider countryside.”*
- 7.4 In 2004 and in response to the announcement of the then Government's growth agenda, the Bedfordshire and Luton Green Infrastructure Consortium was formed. It represents a range of professionals with a common interest in green infrastructure issues and its initial focus was to ensure that, as an essential element of overall infrastructure, green infrastructure was at the heart of both the emerging Milton Keynes and South Midlands Sub Regional Strategy and the East of England Plan.
- 7.5 As well as influencing the content of higher level strategies, the Consortium was responsible for producing the Bedfordshire and Luton Strategic Green Infrastructure Plan published in 2007. Based on the historic county boundary, this plan looks at green infrastructure issues at a fairly broad scale, identifying opportunities for the protection and enhancement of green infrastructure at the former county level. One of its strengths is that it crosses local authority boundaries and looks at links beyond Bedfordshire, giving a broad context within which more detailed plans can be produced. The process of producing the countywide plan also developed and tested the methodology for preparing green infrastructure plans which has assisted the preparation of more detailed local documents based on smaller local authority areas. Of particular importance, the countywide Strategic Green Infrastructure Plan identifies the five key themes of green infrastructure to be:
- Landscape
 - Historic environment

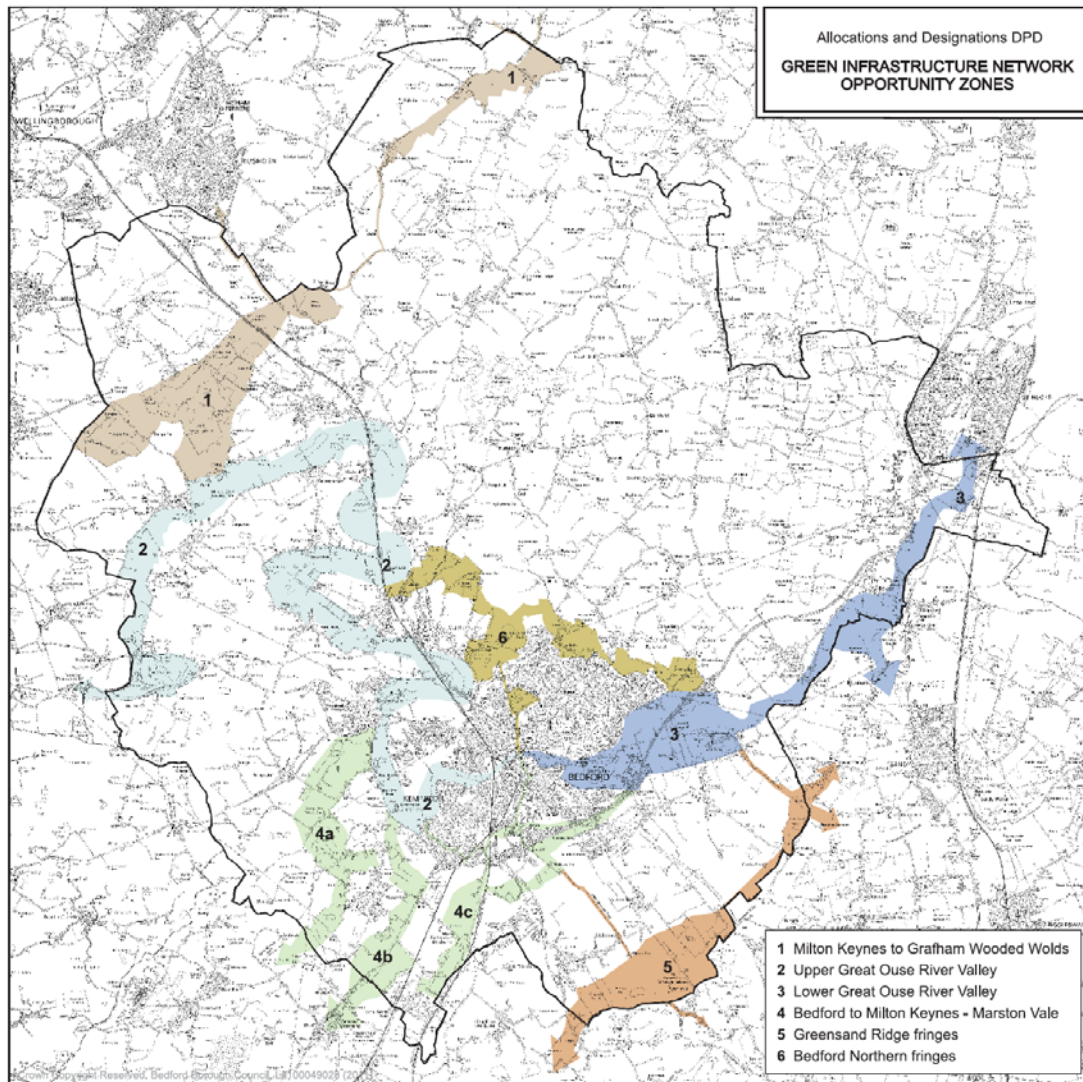
- Biodiversity
 - Accessible green space
 - Access routes.
- 7.6 Three local green infrastructure plans now sit beneath the Bedfordshire and Luton Strategic Green Infrastructure Plan; Luton and South Bedfordshire, the former Mid Bedfordshire District Council and Bedford Borough Council have each developed a green infrastructure plan based on their administrative area to inform their development plans.
- 7.7 Policy CP22 of the Core Strategy and Rural Issues Plan supports the protection and creation of green infrastructure assets including circumstances where open space is required in association with new developments. It relies on the Council's Green Space Strategy to identify particular priorities for green infrastructure provision and enhancement because at the time the Core Strategy and Rural Issues Plan was being prepared, neither the county-wide or borough-wide green infrastructure plans were complete. In accordance with paragraph 4.88 of the Core Strategy and Rural Issues Plan, the Bedford Borough Green Infrastructure Plan now provides detail in addition to the Green Space Strategy that will be important in the implementation of this policy. The identification of Green Infrastructure Opportunity Zones allows the five green infrastructure themes to be brought together in Bedford's Development Plan.
- 7.8 Green infrastructure assets within Bedford Borough range in nature, scale and strategic importance. The borough includes parts of two projects previously identified in the regional plan as being of regional significance, these being the Forest of Marston Vale and the Bedford to Milton Keynes Waterway Park. The Council recognises the strategic importance of these two initiatives and is committed to supporting the delivery of both.
- 7.9 Whilst the borough-wide green infrastructure mapping exercise picks up the more strategic open space corridors within the urban area (e.g. the river corridor), the urban open space designation provides a finer grain of detail to the open space mapping within the urban area boundary. A review of urban open spaces has resulted in more accurate mapping of the network as a whole (see Chapter 16). Similarly within a village context, the finer grain of detail is seen through the designation of Village Open Spaces (see Chapter 14).
- 7.10 The Bedford Open Space, Sport and Recreation Study (2007) audited a broad range of open space provision within the borough in line with Government guidance at the time which was Planning Policy Statement 17- Planning for Open Space, Sport and Recreation. One of the purposes of the study was to propose local standards based on local evidence. The Allocations and Designations Local Plan is the first opportunity to incorporate the new local standards into policy to guide

the provision of open space in association with new development in accordance with Core Strategy and Rural Issues Plan Policy CP22.

Green Infrastructure Opportunity Zones

- 7.11 The process of preparing the Bedford Borough Green Infrastructure Plan has provided the opportunity to bring together and interpret the detailed information held in the plans and strategies that already address the five key themes identified above. The Biodiversity Action Plan, Historic Environment Record, Bedford Borough Landscape Character Assessment, Bedford Borough Open Space, Sport and Recreation Study, Bedford Borough Green Space Strategy, Bedford Green Wheel and the Outdoor Access Improvement Plan are all existing Council plans and strategies that have informed the five theme chapters in the Bedford Borough Green Infrastructure Plan. By using Geographic Information System to overlay the mapping output for each theme, it has been possible to look at ‘multi-functionality’ and identify ‘hot-spots’ where there are significant opportunities for the enhancement, creation and/or protection of green infrastructure assets.
- 7.12 As a result of the overlay process, the Plan identifies six network areas or ‘zones’ in the borough. These are set out below accompanied by bullet points listing opportunities for enhancement, creation and/or protection of green infrastructure in that particular zone.
- 7.13 The six opportunity zones are shown on the Policies Map. The following figure shows the general boundaries and location of the six zones.

Figure 5: Green Infrastructure Opportunity Zones



Policy AD24 Green Infrastructure Opportunity Zones

The green infrastructure network is divided into six opportunity zones as shown on the Policies Map.

The opportunity zones reflect those areas in the borough where there is the greatest potential to maintain and enhance the multifunctional nature of green infrastructure across the five themes of landscape, historic environment, biodiversity, accessible green space and access routes.

Where appropriate, development will deliver or contribute to the protection, enhancement and/or creation of green infrastructure in accordance with the priorities set out for each opportunity zone.

7.14 The Council's priorities for the six Opportunity Zones are:

Zone 1 Milton Keynes to Grafham – Wooded Wolds

- Linking woodlands with access routes and centres of population, particularly enhancing the strategic Three Shires Bridleway and Forty Foot Lane.
- Expanding and linking of woodland (especially ancient woodland) and grassland habitats.
- Improved management and restoration of existing ancient woodlands.
- Hedgerow planting and management to re-establish the historic field pattern and enhance rights of way.
- Interpreting historic environment features.
- Conserving historic parkland.
- Improving the management of the historic byway network ('green lanes') balancing access and recreational use with historic and natural heritage conservation and enhancement needs.

Zone 2 Upper Great Ouse River Valley

- Access improvements through the north west section of the Bedford Green Wheel project, including new river crossings and links with parks, nature reserves, countryside attractions and housing developments, to create a green access corridor around Bedford and into the town centre. The Green Wheel project as a whole will create a network of traffic free paths and quiet routes for cyclists, walkers and riders (where feasible) around Bedford. This network will run around Bedford, and include 'spokes' linking into the town centre. The network will link parks, nature reserves, countryside and homes.
- Extending the current green wheel proposals to link Bedford to surrounding villages through a network of green corridors.
- Creating a 'hub' of attractive greenspaces where the planned Bedford to Milton Keynes Waterway joins the River Great Ouse at Kempston.
- Improving the River Great Ouse corridor through Bedford town centre, creating an attractive and biodiverse waterside and improving facilities for waterway users.
- Improving walking, cycling and horse riding opportunities upstream from Bedford, including the Ouse Valley Way, Bunyan Trail, and links to and from the western section of the Bedford Green Wheel.
- Extending Harrold – Odell Country Park to the south of the river, linking into Chellington.

- Recreating river valley flood meadows and wet woodland, restoring wetlands and grassland for biodiversity benefit and flood alleviation.
- Buffering and extending green spaces in the river valley, such as Harrold - Odell Country Park, Felmersham Pits and Bromham Lake Nature Reserve.
- Improving green spaces and visitor facilities on the urban fringe, including enhancements at Bromham Mill, which has the potential for improvement as a visitor / education facility, and enhancements to the landscape around Oakley and Clapham.
- Conserving historic parkland at Turvey House, Turvey Park and Bromham Park, including interpretation where access is possible.

Zone 3 Lower Great Ouse River Valley

- Creating Bedford River Valley Park, a very significant 3.5 square mile area of new country park including floodplain forest, woodlands, meadows, formal areas, and space for water recreation, linking the town centre to the countryside at Willington through the river corridor.
- Improving the River Great Ouse corridor through Bedford town centre, creating an attractive and biodiverse waterside and improving facilities for waterway users.
- Creating and improving green access routes, including the eastern section of the Bedford Green Wheel project, Sustrans Route 51 and the Ouse Valley Way.
- Recreating waterside meadows, pasture and wet woodland along the river corridor, planting riverside trees, and developing wetland habitats associated with the river and the aggregate extraction sites in the river valley.
- Zoning the lakes created by gravel extraction to meet a range of needs including biodiversity, active recreation, and quiet, tranquil landscapes.
- Enhancing existing assets including Priory Country Park, Danish Camp, and Willington stables and dovecote.
- Conserving parkland at Roxton and Little Barford.
- Enhancing the landscape around major transport corridors, particularly the A421, A1 and A603, to mitigate landscape and noise impact, create a green corridor for biodiversity, and enhance local distinctiveness.

Zone 4 Bedford to Milton Keynes – Marston Vale

- The Forest of Marston Vale is a key green infrastructure project for the area. It is a community forest project with the aim of increasing woodland cover of the Vale to 30%. At a local scale, this will involve linking and extending existing woodland sites.

- Extending the 'Green Gateway' concept will increase woodland cover and provide green space for new and existing communities and buffer new development.
- Creating the Bedford to Milton Keynes Waterway. This is another strategic green infrastructure project. This will complete a missing link in the waterway network by linking the Grand Union Canal to the River Great Ouse. The route runs through the Marston Vale, and the section between Stewartby and the junction with the River Great Ouse at Kempston is part of this network area. The opportunity involves creating the waterway, and also a green corridor that includes access routes and links to adjacent green spaces.
- Using the Elstow Brook to link the wetlands in the brick pit area of the Marston Vale and those in the Ouse Valley at Willington, and using the Elstow Brook area as a green corridor for flood alleviation, recreation and biodiversity, and conserving and enhancing the pastoral waterside landscape.
- Improving access routes, including the south west section of the Bedford Green Wheel, Sustrans Route 51, Clay Way and Bunyan Trail.
- Buffering and extending ancient woodlands on the edge of the clay vale.
- Mitigating the negative impacts of the highway network to improve tranquillity, reduce visual impact, create green corridors for biodiversity and enhance local distinctiveness, particularly through creating a green corridor south of the bypass, incorporating the borrow pit lakes, and linking Kempston to the Wixams.
- Improving the landscape and access around brickpit and borrow pit lakes.
- Creating new ponds and associated habitats.
- Reinstating hedgerows and hedgerow trees.
- Securing links between Berry Farm Wood and Wootton (including new development areas).

Zone 5 Greensand Ridge Fringes

- Linking and extending woodland sites to each other and down the ridge slopes to strengthen the wooded fringe landscape character.
- Managing ancient woodlands, veteran trees, biologically significant trees and historic hedgerows and interpreting historic environment features associated with ancient woodlands.
- Linking ancient woodlands together, and creating a complex of grassland, scrub and woodland habitats.
- Creating green corridors and enhancing access routes, particularly creating woodlands and meadow features along the Bunyan Trail, enhancing the setting of archaeological features,

and creating a corridor between the Bedford River Valley Park and the eastern end of the Greensand Ridge.

- Improving attractive, safe access links for walkers and cyclists between Bedford and the strategic visitor attractions of the Greensand Ridge, including Moggerhanger Park, Rowney Warren and Maulden Wood.

Zone 6 Bedford Northern Fringes

- Delivering the north west section of the Bedford Green Wheel project to create a green access route around and into the town.
- Creating new accessible woodland linking Clapham Park Wood, Mowsbury Park, Putnoe Wood and Renhold Brook.
- Conserving existing historic parkland and improving interpretation, particularly around Renhold, Clapham Park Wood and Howbury Park.
- Enhancing the existing public open spaces, and improving the interpretation of historic environment features such as the hillfort and moat on Mowsbury Hill, a scheduled monument.
- Creating walking, cycling and horse riding routes linking villages to the north of Bedford with the northern section of the Bedford Green Wheel.
- Managing and enhancing ancient woodlands and hedgerows, and linking habitats through adjacent green spaces associated with schools and sports fields.

Forest of Marston Vale

- 7.15 The Forest of Marston Vale area is designated on the Policies Map and its general location can be seen in Figure 6 below. It is one of the 12 Community Forests in England designated by Government as part of a national programme to regenerate degraded landscapes near large urban populations through tree planting. It was established in 1991 to use trees and woodlands to transform 61 square miles (approximately 16,000 hectares) between Bedford and Milton Keynes, repairing a landscape scarred by decades of clay extraction, brickmaking and landfill. Working with local communities, government and businesses, the 40-year vision is to deliver environmental regeneration that brings forward social and economic regeneration of the area, whilst providing major landscape, recreation, biodiversity, and quality of life benefits.
- 7.16 The primary aim, set by government in 1991, is to increase woodland cover from 3% to 30% by 2031, requiring the planting of around 4,000 hectares of new woodland. Approximately 50% of the Forest of Marston Vale area lies within Bedford borough, suggesting that 2,000 hectares of new woodland needs to be planted in the borough by 2031.
- 7.17 Through delivering this major increase in woodland cover and landscape change, a wide range of associated benefits and objectives

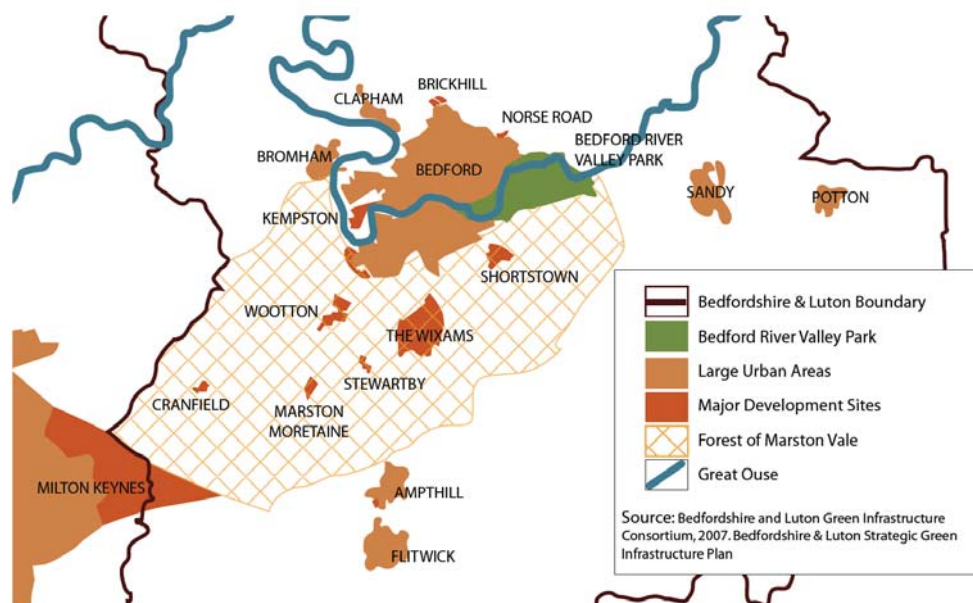
will be delivered. The new well-wooded landscape will transform perceptions of the once-degraded area, encouraging inward investment and economic prosperity, providing an attractive location in which to live and work and a revitalised area which local communities can be proud of having helped to create through extensive community engagement. Recreation and leisure opportunities will be increased through the creation of new accessible woodlands, other green infrastructure and access routes. Increased woodland cover will help mitigate the impacts of climate change by providing a local, sustainable source of biomass for use as fuel, as well as through carbon sequestration by the many millions of trees planted. With around 4,000 hectares of new woodland, plus other environmental improvements, the area will deliver significant biodiversity benefits, creating a landscape richer in wildlife, as well as this new well-wooded landscape stimulating the development of a woodland economy and associated job creation.

- 7.18 The creation of the Forest of Marston Vale is guided by the Forest Plan, a non-statutory plan produced through very extensive consultation. The Forest Plan is the key reference for creating the Forest of Marston Vale, setting out the vision, objectives and broad proposals for the 61 square mile area.
- 7.19 As one of England's 12 Community Forests, the Forest of Marston Vale has long received national and regional policy support in recognition of the long term strategic nature of the initiative and its potential to create new woodland on a strategic scale. The National Planning Policy Framework now provides specific support for Community Forests such as the Forest of Marston Vale, noting that Forest Plans may be a material consideration in preparing development plans and in deciding planning applications.
- 7.20 The Forest of Marston Vale was established and originally administered by a partnership between Bedford Borough Council, Bedfordshire County Council, Mid Bedfordshire District Council, the Forestry Commission and the Countryside Agency. In 1997, the partners created The Marston Vale Trust as the vehicle to take forward the creation of the Forest of Marston Vale by 2031. The Marston Vale Trust is the independent registered charity dedicated to the environmental regeneration and delivery of green infrastructure throughout the Marston Vale, in accordance with the Forest Plan.
- 7.21 The Council acknowledges the national support for Community Forests and is committed to the creation of the Forest of Marston Vale as the mechanism for the environmental regeneration of the Marston Vale. In accordance with this the Borough Council will continue to support the delivery of the Forest Plan including delivery of the primary aim of achieving 30% woodland cover target by 2031.

Policy AD25 Forest of Marston Vale

In appropriate circumstances (and within the area designated on the Policies Map) the Council will expect proposals to address the aims of the project as set out in the Forest Plan 2000 and seek contributions towards its implementation, including the 30% woodland cover target.

Figure 6 Location of Forest of Marston Vale and Bedford River Valley Park

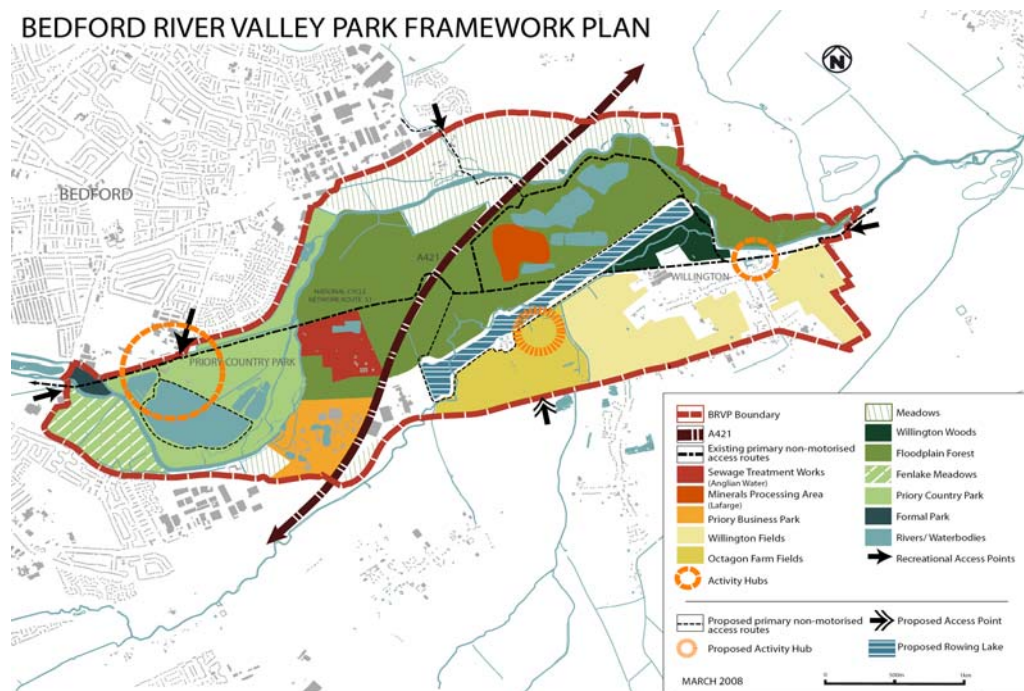


Bedford River Valley Park

- 7.22 Bedford River Valley Park is designated on the Policies Map. It lies to the east of Bedford, with approximately half of the designation within the wider Forest of Marston Vale designation. It encompasses the existing Priory Country Park.
- 7.23 The Park will be of a regional scale (over 800ha) and is specifically identified in both the Bedfordshire and Luton Strategic Green Infrastructure Plan and the Council's Green Space Strategy as a key new area of multi-functional green space to serve the recreational needs of an expanding population.
- 7.24 Contributions towards the Forest that arise as a result of development in that part of the Bedford River Valley Park designation which also lies in the Forest of Marston Vale designation will focus on the delivery of the park, including tree planting, habitat creation, access improvements and a heritage access management and interpretation strategy.
- 7.25 In 2006/7 the Marston Vale Trust engaged a team of consultants to explore the range and mix of land uses, environmental improvements

and leisure/recreational activities that the River Valley Park might include. The study was funded by the Government's Growth Area Fund and involved extensive public and stakeholder consultation. The resulting 'Framework for the Bedford River Valley Park' document was published in March 2008 and was endorsed by Government, the Environment Agency, Natural England, Forestry Commission, The Marston Vale Trust, Lafarge Aggregates and Anglian Water, amongst others. The vision for the Park is illustrated in the accompanying Framework Plan which can be found at Figure 7 below.

Figure 7 Bedford River Valley Park Framework Plan



- 7.26 The Framework provides a vision of how the Bedford River Valley Park will look as it is created over the next decade and beyond. Around 240ha at the heart of the Park is proposed for conversion to 'floodplain forest', a mosaic of woodlands, wetlands and grasslands, within which networks of access routes will provide for quiet recreation. This large area of new 'floodplain forest' will become one of the largest in England and of potentially high ecological importance. As well as benefitting wildlife, it can be used to help mitigate the impacts of climate change through being used intelligently to help reduce flood risk and producing woody biomass as a renewable fuel to replace the use of fossil fuels.
- 7.27 The creation of Bedford River Valley Park will provide a major new area of multi-functional greenspace on the urban fringe of Bedford to serve the recreational needs of an expanding population. The proposed 2.3km Watersports Lake is a major potential asset within the Park and will deliver regionally important facilities for sport and recreation, whilst the existing, well-used NCN Route 51 cycleway is a key asset to which additional access routes within the Park will

connect. The Park will provide a wide range and mix of activities with its relatively large size and careful zoning allowing the solitary, quiet and informal to coexist with the energetic, sometimes noisy and gregarious.

- 7.28 Both Priory Country Park and the wider Forest of Marston Vale are identified in this Plan as key leisure/tourism sites (see Chapter 10).
- 7.29 Past, current and future mineral extraction to the east of Bedford has provided the opportunity to create a new landscape of the nature and scale envisaged in the Framework for the Bedford River Valley Park. The ongoing creation of the Park will play a key role in transforming the image and profile of the Bedford area, creating an attractive, high quality natural setting and location that supports wider regeneration objectives. In creating this new landscape it is important to acknowledge, conserve and enhance existing landscape, archaeological, heritage and ecological value wherever possible, harnessing opportunities to expand on it as part of the creation of the Park.
- 7.30 The area of land encompassed by Bedford River Valley Park is of high archaeological significance. Crop-marks, subsequent field evaluation and excavation over several decades have provided evidence of extensive Neolithic and Bronze Age ritual monuments, which are surviving components of an important, early prehistoric funerary and ceremonial landscape overlain by later Iron Age and Roman settlement. In the 1990's, the majority of the Neolithic and Bronze Age sites were designated as scheduled monuments, underlining their national importance. They provide a rare insight into the ritual practices during these times, forming a readable prehistoric landscape captured within the Park area.
- 7.31 As such the creation of the Bedford River Valley Park should seek to preserve this monumental archaeology and ensure that its setting and landscape context is enhanced and interpreted for the benefit of the wider public. In order to achieve this, a comprehensive heritage access, management and interpretation strategy for the Bedford River Valley Park archaeological landscape will be required in order to address the following issues.
- Sustainable long-term management and enhancement of heritage assets, their setting and landscape context.
 - Public access.
 - On-site and off-site interpretation.
 - Raising public awareness and interest and promotion of the educational and cultural value of the archaeological landscape as a whole.

Policy AD26 Bedford River Valley Park

The Council will seek the creation of the Bedford River Valley Park as an area where opportunities exist for landscape enhancement, nature conservation, recreation, access improvements, increased public access and the preservation and enhancement of the historic environment in accordance with the Framework for the River Valley Park. When development opportunities arise within the area shown on the Policies Map, development will be expected to contribute towards the creation and delivery of the Bedford River Valley Park.

Bedford to Milton Keynes Waterway Park

- 7.32 The Bedford to Milton Keynes Waterway Park will be a new 20 mile (32km) waterway providing a green corridor through the Marston Vale, linking communities and creating a unique sense of identity and place. It will serve local people and enhance the local environment whilst having the more strategic benefit of connecting the Fenland waterways to the east with the main canal network via the Grand Union Canal in Milton Keynes.
- 7.33 The creation of the Waterway Park is supported in the Core Strategy and Rural Issues Plan Policy CP22 and the anticipated alignment is shown on the Policies Map. The route is shown as a dashed line to reflect the fact that it is indicative only at this stage and the precise route detail may change as a result of the detailed design process.
- 7.34 Employment development at the Marston Vale Innovation Park (Policy AD13) and Bell Farm (Policy AD12) will incorporate stretches of the Waterway Park, providing the opportunity to deliver high quality waterside buildings.

Policy AD27 Bedford to Milton Keynes Waterway Park

The Council will support the creation of the Bedford to Milton Keynes Waterway Park as a strategic green infrastructure link benefitting the borough as a whole, but particularly important to the delivery of sustainable growth in the Northern Marston Vale.

The indicative route of the Waterway Park is shown on the Policies Map. Where appropriate, development will be expected to contribute towards the creation and delivery of the Waterway Park

Pre-determination archaeological evaluation is required.

- 7.35 Pre-determination archaeological evaluation work is required due to potentially significant archaeological remains.

Open Space Standards

- 7.36 As explained above, one of the purposes of the Bedford Open Space, Sport and Recreation Study was to establish local standards for the provision of open space. The following new local standards do not raise the quantitative requirement for open space when compared against the Bedford Borough Local Plan 2002 standards, however the new standards cover a wider range of open space types and include accessibility criteria.
- 7.37 Not all housing developments will create a need for all types of open space. For example, elderly person's accommodation will not normally generate a need for equipped children's play. Each development will be considered on its merits.
- 7.38 Open space will also be required in association with other types of development (employment, community facilities etc). The type and amount will be guided by site specific circumstances.
- 7.39 The Bedford Open Space, Sports and Recreation Study recommends that the Council makes clear its requirements regarding quality standards for open space and built facilities in a Supplementary Planning Document. This document will set out how Policy AD28 will be applied including eligibility of developments to provide different types of open space, thresholds for on-site provision and financial contributions in lieu of on-site provision. It will also outline how the financial contributions are to be spent and details of commuted sums for management and maintenance. Design principles for open space will also be included. Ways of seeking contributions from developers towards infrastructure provision are under review generally in the context of the Community Infrastructure Levy (see Chapter 11 Infrastructure and Transport). The Council expects to adopt / has adopted a Planning Obligations Supplementary Planning Document and expects to adopt a Community Infrastructure Levy Charging Schedule in 2014.
- 7.40 Expressing the following standards per 1000 people makes the policy easier to apply over a range of housing densities.

Policy AD28 Provision of Open Space and Built Facilities in Association with New Development

Where new housing development is of a type likely to create a demand, the Council will require provision of open space and built facilities in accordance with the standards in the following table.

Where possible, provision should be made on-site. Where this is not possible, practical or preferred, a financial contribution in lieu of on-site provision will be required. Such contributions will be secured through planning obligations and will fund improvements to existing facilities or will be pooled to provide new facilities.

Provision should include a contribution towards the cost of future management and maintenance.

Open Space Standards

Type	Amount	Accessibility
<i>Parks & Gardens</i>	<i>0.5ha per 1000 people</i>	<i>15 mins walk 1000m straight line distance</i>
<i>Accessible Natural Green Space</i>	<i>0.5ha per 1000 people</i>	<i>5 mins walk 300m straight line distance</i>
<i>Equipped/Natural Play Areas</i>	<i>0.25ha per 1000 people</i>	Pre-teens (up to 12 years) <i>5 mins walk 300m straight line distance</i> Young people (13-16/17) <i>15 mins walk 1000m straight line distance</i>
<i>Informal & Amenity Green Space</i>	<i>0.5ha per 1000 people</i>	<i>1-2 mins walk 100m straight line distance</i>
<i>Outdoor Sports Space</i>		
<i>Synthetic Turf Pitches</i>	<i>0.052ha per 1000 people</i>	<i>No more than 20 mins travel</i>
<i>Grass Pitches</i>	<i>1.016ha per 1000 people</i>	<i>No more than 15 mins travel</i>
<i>Bowls/tennis</i>	<i>0.052ha per 1000 people</i>	<i>No more than 15 mins travel</i>
<i>Total</i>	<i>1.12ha per 1000 people</i>	
<i>Allotments</i>	<i>0.35ha per 1000 people</i>	<i>15mins walk 1000m straight line distance</i>
Total outdoor open space	3.22ha per 1000 people	

Built Facilities Standards		
Type	Amount	Accessibility
<i>Sports Halls</i>	<i>15.6sqm per 1000 people</i>	<i>No more than 20 mins travel</i>
<i>Swimming Pools</i>	<i>6.2sqm water space per 1000 people</i>	<i>No more than 20 mins travel</i>
Total built facilities	21.8sqm per 1000 people	

Definitions

7.41 **Occupancy** – For the purpose of calculating open space requirements, the following occupancy levels will be used.

- 1 bed 1.3 persons
- 2 bed 1.9 persons
- 3 bed 2.6 persons
- 4 bed 3.2 persons
- 5+ bed 3.7 persons

(source DCLG Survey of English Housing 2002/03 & 2005/06)

7.42 **Parks and Gardens** – includes urban parks, formal gardens and country parks that provide accessible and high quality opportunities for informal recreation and community events.

7.43 **Accessible Natural Green Space** – covers a variety of spaces including meadows, river floodplain, woodland, copse all of which share a trait of being managed primarily for wildlife value but which are also open to public use and enjoyment.

7.44 **Equipped/Natural Play Areas** – equipped areas that cater for the needs of children up to and around 12 years and recreation opportunities for teenagers aged 13-16/17 e.g. skateboard parks, basketball courts, multi use games and kick about areas. Increasingly formal play areas are including elements of natural play though parks and gardens and other natural green space will also provide such opportunities.

7.45 The amount of equipped/natural play required will be calculated pro-rata based on the standard in the table. The decision whether to focus on new space to serve children under 12 years or young people over 12 will depend on existing local circumstances and existing levels and quality of provision. The pro-rata requirement may be split between the two age groups or focus on one only.

7.46 The pro-rata space requirement for children's and young people's equipped/natural play will provide the activity area only. Buffer areas

may be made up of amenity or other appropriate types of open space and may include non open space land (e.g. parking areas or footpaths).

- 7.47 **Under 12s** – to serve the 12 and under age group, activity areas should be a minimum size of 200sqm and the separation distance between the edge of the activity area and the curtilage of the nearest dwelling should be a minimum of 20m in order to limit disturbance.
- 7.48 Where the pro-rata requirement amounts to 200sqm or above (i.e. the minimum size of an activity area) provision will normally be required on-site. Depending on the precise mix (in terms of number of bedrooms), around 33 dwellings will generate sufficient space.
- 7.49 However, where there is an existing play area for this age group within the accessibility distance set out in the policy and there is capacity to enhance that existing facility, a contribution in lieu of on-site provision may be negotiated as an alternative to on-site provision. Each case will be considered on its merits.
- 7.50 For smaller developments where the pro-rata requirement amounts to less than the minimum activity area size (200sqm), provision on-site will not normally be required but a pro-rata financial contribution will be negotiated in accordance with the policy. Exceptionally there may be cases where a play area with an activity zone of less than 200sqm can be justified on site e.g. where no alternative existing provision is available or the nearest existing play area is an unacceptable distance from the proposed development.
- 7.51 **Teenagers** – young people's equipped and natural play (serving teenagers up to about the age of 17) should have a minimum activity area of 1000sqm and the separation distance between the edge of the activity area and the curtilage of the nearest dwelling should be a minimum of 30m in order to limit disturbance.
- 7.52 New equipped and natural play areas for young people are only likely to be required on larger development sites where the pro-rata requirement is sufficient to generate the space required. For example, depending on the precise mix (in terms of number of bedrooms) 235 units could provide a requirement of around 1400sqm which is sufficient to deliver one activity zone for teenagers and two activity spaces for the under 12s (1000sqm + 200sqm+200sqm).
- 7.53 For smaller developments where the pro-rata requirement amounts to less than the minimum activity area size (1000sqm), provision on-site will not normally be required but a pro-rata financial contribution will be negotiated in accordance with the policy. Exceptionally there may be cases where a play area with an activity zone of less than 1000sqm can be justified on site e.g. where no alternative existing provision is

available or the nearest existing play area is an unacceptable distance from the proposed development.

- 7.54 **Informal/amenity green space** – spaces open to free and spontaneous use by the public but neither laid out or managed for a specific function such as a park, playing field or recreation ground, nor managed as natural or semi-natural habitat.
- 7.55 **Outdoor Sports Facilities** – formal synthetic turf pitches, formally laid out grass football and rugby pitches, cricket fields, tennis and other courts, bowling greens.
- 7.56 The pro-rata space requirement for outdoor sports facilities will provide the pitch/court area only and, where appropriate, space for the run of the ball. Surrounding space within which the pitch(es) or court(s) sit may be made up of amenity or other appropriate types of open space.
- 7.57 **Allotments** – an area of non residential land wholly or mainly cultivated by the occupier for the production of vegetables or fruit crops for consumption by himself or his family. This includes statutory and non-statutory allotments.
- 7.58 **Built Facilities** - 'built facilities' include indoor venues that accommodate sports and recreational activities for the community. The definition includes leisure centres, sports halls and swimming pools. Ancillary buildings such as standalone pavilions and changing blocks are not included in this definition.

CHAPTER 8: LOCAL SHOPPING

- 8.1 This part of the Allocations and Designations Local Plan considers local shopping facilities and centres in the borough below the level of Bedford town centre, and sets out appropriate policies for their protection. Policies for the town centre are contained in the Bedford Town Centre Area Action Plan. These policies are directed primarily at protecting essential local shopping facilities which meet day-to-day needs.
- 8.2 The National Planning Policy Framework recognises the importance of local shopping facilities to the local community which provide for people's day-to-day needs. Local authorities should seek to protect existing facilities in local centres and villages and seek to remedy identified deficiencies in local shopping.
- 8.3 Below the level of Bedford town centre, the retail hierarchy set out in the Core Strategy and Rural Issues Plan (Policy CP20) is:
- *Kempston district centre.*
 - *Growth Area key service centres (Stewartby, Wootton, Wixams) and other Growth Area local centres (local centres).*
 - *Rural key service centres (Bromham, Clapham, Great Barford, Harrold, Sharnbrook, Wilstead) (local centres).*
 - *Other defined retail centres.*
- 8.4 It could be considered that below the bottom tier in the hierarchy there are also *undefined retail centres and/or individual shops.*

District Centre

- 8.5 For *Kempston district centre* the policy aim is to protect those features which distinguish it from other centres in the hierarchy. This will involve ensuring that development proposals are appropriate to the role of the centre and not at the expense of Bedford town centre. The diversity of uses should be protected to ensure that the centre's vitality and viability is not affected by changes of use. The designated district centre boundary is shown on the Policies Map.

Policy AD29 Kempston District Centre – new retail facilities

Proposals for new retail facilities within the district centre will be supported if:

- i. New development would enhance the appearance of the district centre.
- ii. New development will be of a scale and form which is appropriate to the convenience and service function of the district centre.

- iii. The applicant can demonstrate that the scale and form of the development proposed and its function could not be more appropriately accommodated within Bedford town centre.
- iv. The applicant can demonstrate that the proposals would not have an adverse impact on Bedford town centre.
- v. Satisfactory servicing and car parking facilities can be provided to avoid on street congestion and to protect highway safety.
- vi. The proposal will be accessible by a choice of means of transport other than the private car.

Policy AD30 Kempston District Centre – changes of use

In the designated district centre, the Council will only grant planning permission for the change of use from retail sales to other uses where the applicant can demonstrate to the satisfaction of the Council that the vitality and viability of the centre would not be adversely affected and it will offer a range of everyday community, shopping and employment opportunities.

Local Centres

- 8.6 Local centres fulfil an important social as well as economic role, offering essential local facilities close to where people live and work. They minimise the need for people to travel, which is particularly important for those who are less mobile and do not have the use of a car. The Core Strategy and Rural Issues Plan defines as local centres:
- Growth Area key service centres (Stewartby, Wootton, Wixams.
 - Other Growth Area local centres.
 - Rural key service centres (Bromham, Clapham, Great Barford, Harrold, Sharnbrook, Wilstead).
- 8.7 Local centres are intended to serve local needs and therefore will generally be inappropriate locations for large-scale new development (larger than about 1,000 square metres net floorspace). It is recognised that the Wixams local centre, when completed, will be of a different character to most other local centres in the borough because of its permitted size. Outline planning permission has been granted for a total of 15,540 sq m gross class A1 retail floorspace, this being the amount that has been assessed as being needed to serve the anticipated population. Much of this will be located in a new ‘town’ centre, where a large supermarket and other retail units are planned, as well as in ‘village’ centres and at the proposed railway station.

Policy AD31 Local Centres – new retail facilities

Proposals for new shops within existing local centres or in existing or proposed new residential areas where there is a local need will be supported if the proposal is of a scale appropriate to the role and function of the local centre and is intended to principally serve the needs of the local community.

Designating Local Centres

- 8.8 As the policy approach in this Plan is directed primarily at protecting essential local shopping facilities which meet day-to-day needs, it is important that this is reflected in the way in which local centres are designated. An essential local shop is one with a small catchment of up to 10 minutes walking time (about half a mile) which sells convenience goods or ‘everyday’ services that are required frequently or on a day-to-day basis and has a floorspace of less than about 1,000 square metres net floorspace. The following types of shopping facility can be considered locally essential:
- Food shops, such as: small supermarkets, butchers, greengrocers.
 - Newsagents and confectionery shops.
 - Pharmacies and chemists.
 - Cafés, restaurants, hot food takeaways and public houses.
- 8.9 For a local centre to be successful it should include a range of essential local shops, drawn from each of the four types listed above. In addition, it may include other non-essential local shops and small ‘non-local’ shops. This combination of a range of shops adds to the attractiveness of the local centre and allows linked trips to be made. The need to retain local centres is important because of the service they provide. They reduce the need for residents to travel and are particularly important for those with mobility difficulties or who do not have access to a car. Local shops are also valuable for ‘top-up’ shopping trips for mobile, car-owning households.
- 8.10 It would be unrealistic to only designate local centres that have all four of the essential local shop types. A local centre generally should contain at least three of the four essential local shop types. Some of these could be combined within a single shop unit. In addition, a centre should ideally contain several other non-essential local shops and services, such as a hairdresser, florist, post office counter etc.
- 8.11 The Core Strategy and Rural Issues Plan defines Rural key service centres (Bromham, Clapham, Great Barford, Harrold, Sharnbrook, Wilstead) and Growth Area key service centres (Stewartby, Wootton) as local centres. The Core Strategy and Rural Issues Plan recognises

that Wixams also has the potential to become a key service centre. A description of the extent of each centre is given in the background paper. In some cases these centres do not contain a full range of retail facilities, nevertheless they have an importance in the retail hierarchy which underlines the importance of the facilities that they do possess.

8.12 Other Growth Area local centres meeting the qualification of a local centre include:

- Ampthill Road (18 – 36, 13 – 17), Bedford
- Ampthill Road (76 - 88), Bedford
- Avon Drive, Bedford
- Bedford Road (72 - 120), Kempston
- Bedford Road / Bunyan Road, Kempston
- Brickhill Drive, Bedford
- Bromham Road, Bedford
- Castle Road, Bedford
- Church Lane, Bedford
- Ford End Road, Bedford
- Gostwick Road, Bedford
- Harrowden Road, Bedford
- High Street / St John's Street, Kempston
- Iddesleigh Road, Bedford
- London Road, Bedford
- Midland Road (west), Bedford
- Orchard Street, Kempston
- Putnoe Street, Bedford
- Queen's Drive, Bedford
- St Mary's Street, Bedford
- Tavistock Street, Bedford
- The Fairway, Bedford
- Wendover Drive / Newnham Avenue, Bedford
- Williamson Road, Kempston.

8.13 The extent of each centre is described in the background study, "*Local Shopping in Bedford*", and is shown on the Policies Map. The boundaries of each centre can be seen more clearly on the Council's on-line Policies Map as it is possible to change the viewing scale. Alternatively advice can be obtained by contacting the Council.

Changes of Use in Local Centres and Other Defined Retail Centres

Policy AD32 Local Centres and Other Defined Retail Centres

In Key Service Centres, Other Growth Area Local Centres (designated on the Policies Map) and Other Defined Retail Centres, the Council will only grant planning permission for the change of use of essential local shops to other uses when:

- i. Alternative essential local shops are available within the centre. In Key Service Centres and Other Growth Area Local Centres at least three different essential local shop types should remain available. In Other Defined Retail Centres at least one essential local shop type should remain available.
- ii. The applicant can demonstrate to the satisfaction of the Council that the current (or last) use is no longer economically viable (including in appropriate circumstances financial information); this can best be demonstrated by providing evidence that the property has been actively marketed.
- iii. The applicant can demonstrate to the satisfaction of the Council that the vitality and viability of the centre would not be adversely affected.

Essential local shops types are:

Type 1 - food shops, such as: small supermarkets, butchers, greengrocers.

Type 2 - newsagents and confectionery shops.

Type 3 - pharmacies and dispensing chemists.

Type 4 - cafes, restaurants, hot food takeaways and public houses.

- 8.14 *Other defined retail centres* are of lesser importance than local centres and generally should contain at least one of the four essential local shop types, together with several other non-essential local shops. *Other defined retail centres* meeting this definition include:

- within the Bedford Growth Area :
 - Chiltern Avenue, Bedford
- within the rest of the borough :
 - Turvey.

- 8.15 A description of the extent of each centre is given in the background study.

Undefined Retail Centres and Individual Shops

- 8.16 *Undefined retail centres* are groupings of shops which either cannot be considered essential or are otherwise not sufficient in number to comprise a defined retail centre. *Individual shops* vary considerably and may not be essential or local. However where individual shops sell essential goods and are in an area not well served by local centres, they can be particularly important to the local community. This particularly will be the case if they are the only essential local shops within 10 minutes walking time (about half a mile). In many villages the last remaining shop or public house has a special social function

beyond the actual service provided and they should be protected for their importance to the local community wherever possible. Those proposing to change the use of local public houses may find it helpful to seek the advice of organisations such as the Plunkett Foundation and 'Pub is the Hub' which encourage rural pub owners, licensees, and local communities to work together to support, retain and locate services within community shops and pubs which can often improve the viability of the business itself.

Policy AD33 Individual Shops and Undefined Retail Centres

The Council will only grant planning permission for the change of use of individual essential local shops (not within a defined centre) to other uses when:

- i. There are other essential local shops within 10 minutes walking time (half a mile) providing a similar service.
- ii. The applicant can demonstrate to the satisfaction of the Council that the current (or last) use is no longer economically viable (including in appropriate circumstances financial information); this can best be demonstrated by providing evidence that the property has been actively marketed.

Essential local shops are: food shops, such as: small supermarkets, butchers, greengrocers; newsagents and confectionery shops, pharmacies and dispensing chemists; cafes, restaurants, hot food takeaways and public houses.

- 8.17 For the preceding policies where evidence of active marketing is required, guidance on carrying out a marketing exercise and presenting marketing information is given in Appendix 1. Although this relates to employment sites, many of the principles also apply to the marketing of retail premises and sites. The Council will consider evidence other than marketing evidence in appropriate circumstances. Certain organisations with regular experience of considering viability issues should be able to satisfy the Council's requirements with their normal appraisal evidence, which should be submitted to the Council.

All Shop Units

- 8.18 Whilst the emphasis of local shopping policy is on protecting essential local shopping facilities which meet day-to-day needs, non-essential shops also have a value. This is not so much to do with the service they provide, but concerns their potential to be occupied in the future by an essential shop. Without any protection of the physical unit, it might be converted to a residential or other non-retail use making it less likely to revert to retail. This does not mean that all non-essential shops should always be preserved. The value of such shop units, in

terms of the opportunity to improve the sustainability of our communities, largely depends on their being located where there is a need for further essential local shops. This could be in any village or part of the urban area where there is an under-provision of local shopping facilities or where a local centre is small relative to the area it serves. The potential of such premises to fulfil such a role can be assessed against a general criteria-type policy.

Policy AD34 All Shop Units

The Council will only grant planning permission for the change of use of a shop unit within Classes A1 to A5 of the Town and Country Planning (Use Classes) Order 1987 (as subsequently amended) to a use outside of these Classes when evidence provided by the applicant shows that there is no under-provision of local shopping facilities in that area, taking account of the potential role and function of the shop unit or centre in the retail hierarchy.

CHAPTER 9: EXISTING EMPLOYMENT SITES

- 9.1 In pursuit of sustainable development, the National Planning Policy Framework (NPPF) explains that the planning system has an economic role to play in contributing to a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right place and at the right time to support growth. The NPPF requires planning to encourage the effective use of land that has been previously developed, focusing significant development in sustainable locations. Whilst the Core Strategy and Rural Issues Plan and the Allocations and Designations Local Plan were prepared before the NPPF was published, their approach towards securing new employment land and maintaining an appropriate stock of existing employment sites is not at odds with the aims and objectives of national policy.
- 9.2 New employment sites are identified in Chapter 3 of this Plan and are shown on the Policies Map.
- 9.3 As well as identifying new sites to support employment growth the Council is keen to maximise the potential of existing brownfield employment sites for sustainable employment use. The identification of existing employment sites in this plan helps to promote their availability for employment purposes and gives a context within which new allocations are made.
- 9.4 It would be impractical to identify and designate all existing class B1, B2 and B8 employment sites in the borough so the designation is restricted to the larger sites and clusters in both the urban and rural parts of the borough. The location of the clusters reflects the fact that much of the existing supply outside of the town centre can be found along the urban railway corridors, on the edge of the town where the older industrial estates lie and along the south west corridor in the Marston Vale. In addition there are existing employment sites in the Rural Policy Area at Thurleigh Airfield, Twinwoods Business Park, Colworth Park and to the east of the borough on the southern edge of St Neots.
- 9.5 The clusters shown on the Policies Map are:
- Manton Lane Industrial Area, Bedford
 - Elms/Viking Industrial Area, Bedford
 - Brunel Road/Barkers Lane, Bedford
 - Priory Business Park/Cross Park/G Park, Bedford
 - Mile Road/Windsor Road, Bedford
 - Fenlake/Kingfisher Business Park, Bedford
 - Ampthill Road/College Street/Progress Park/Interchange, Bedford/Kempston
 - Woburn Road Industrial Area/Marsh Leys, Kempston

- Stewartby Brickworks, Stewartby
 - Coronation Brickworks, Kempston Hardwick
 - Wixams/Watson Road, Wixams
 - Twinwoods Business Park, Milton Ernest
 - Colworth Park, Sharnbrook
 - Thurleigh Airfield Business Park, Thurleigh
 - Phoenix Park, St Neots
 - Allington Road Industrial Estate/Little Barford Power Station, St Neots.
- 9.6 In some cases the designated areas are also the subject of other policies and guidance. For example, at Thurleigh Airfield, the designation is supplemented by a saved policy (E11) in the Bedford Borough Local Plan 2002 and a development brief (adopted as Supplementary Planning Guidance) that explain which parts of the airfield are suitable for new or continued employment development. This guidance will be reviewed as part of the next Local Plan in order to give up to date and effective guidance on the future of Thurleigh Airfield. The brief will be prepared in co-operation with land-owners and the local community. Similarly saved Policy E9 and the adopted Elstow Storage Depot Development Brief remain relevant considerations for the designated land at the former Coronation Brickworks.
- 9.7 The designation recognises the current use of the site and does not imply that intensification or an extension to the site for employment uses will be supported. Any such proposals will be considered against relevant adopted policy which at the time of the adoption of this Plan is saved Local Plan 2002 Policy E20.
- 9.8 Core Strategy and Rural Issues Plan Policy CP11 supports the conversion of existing 'B' use class employment land and buildings to other uses where it can be shown that it is no longer necessary to retain the 'B' class use. In accordance with the NPPF paragraph 51 such a justification may be based on an identified need for housing in an area but such decisions must also take into account any strong economic reasons that justify the retention of the employment use.
- 9.9 Within employment clusters the predominant use is B1, B2 and B8 but the Council acknowledges that some uses outside the 'B' use class will be present and this is evidenced in the audit undertaken as part of the Bedford Borough Employment Land Study. It is important to clarify that Policy CP11 will only apply to B1, B2 or B8 uses. It will not apply to sites or buildings in other use classes that are located within employment designations. Policy CP11 will also apply equally to those B1, B2 and B8 sites that are outside designated employment areas.
- 9.10 Through economic development activities the Council is pro-active in promoting the availability of employment sites and land, for example in its publication 'Strategic Sites for Business' and the web site www.investinbedford.co.uk. The details of both new and existing

employment sites are included in order to assist the growth of businesses already within the borough and to attract inward investment.

- 9.11 In relation to Core Strategy and Rural Issues Plan Policy CP11, the Council has had frequent requests to explain how one might show that the retention of an employment site is unnecessary. The answer will vary from site to site and it is for the promoter of any change of use to make a robust case. However, usually the site/premises are vacant and marketing has taken place to attempt to secure a new occupier. The submission of a marketing report can help to make a case for change by demonstrating that there is a lack of interest in the continued use of the buildings and/or site for employment purposes either in their existing condition or following re-development. In order to assist the presentation of appropriate material, the Council has developed a pro-forma and guidance note for assessing the robustness of marketing campaigns. These are found at Appendix 1 to the Plan.
- 9.12 Completion of the form itself is not mandatory for planning applications where a change of use resulting in the loss of employment space is involved; a report in a different format would also be sufficient to enable the submission of a valid application. However, the pro-forma and the guidance notes identify the type of material that is expected to be submitted if the case that is being made for the loss of employment space relies on marketing evidence. The purpose of including the pro-forma in the Plan is to assist the timely submission of appropriately detailed information and to help guide the scope of marketing campaigns to enable that information to be submitted.

CHAPTER 10: LEISURE AND TOURISM SITES

- 10.1 Bedford Borough is home to a number of key leisure and cultural facilities that attract visitors from within and beyond the borough boundary. Some are in the urban area but others fit in well with the rural character of the countryside and villages beyond Bedford and Kempston. This part of the Allocations and Designations Local Plan explains how the Council is working towards maximising the benefits of the leisure and tourism economy. It also provides the context within which other allocations and designations are made. This chapter does not deal with public play and outdoor sporting space; such provision is dealt with in Chapter 7 (Green Infrastructure).
- 10.2 The Bedford Borough Sustainable Communities Strategy 2009-2021 sets out how the Council and its partners will seek to make Bedford a thriving borough and one aim is to work with the local tourism industry to expand what the borough has to offer and to market the area as a tourist destination.
- 10.3 The value of the visitor economy and the number of jobs it supports grew steadily over the five years to 2008. In 2008 direct expenditure by visitors in the borough was valued at around £170 million. When indirect expenditure is taken into account this figure rises to around £220 million, supporting 3800 jobs or 5% of all employment in the borough. More recent figures are not yet available but they will undoubtedly reflect the impact of the recession on businesses in the relevant sectors.
- 10.4 The local visitor economy will remain significant as a share of the overall local economy and its importance is recognised in the borough's 2011-14 Economic Development Strategy which highlights tourism and hospitality and the creative sector (arts, cultural) as key attractor sectors.
- 10.5 'Experience Bedfordshire' was originally established in 2007 as a public/private sector partnership to work together towards growing the visitor economy in Bedfordshire by 5000 new jobs to 2021. Bedford Borough Council has worked with partners to further develop the partnership to create a new Community Interest Company, named Experience Bedfordshire, to promote the county of Bedfordshire to domestic and international visitors and to protect and enhance the leisure and tourism business sector. The company was established in 2012 as a not for profit association of private business and the public sector.
- 10.6 Bedford's Development Plan works alongside the local economic development strategy and Experience Bedfordshire to help deliver growth in the visitor economy. In this respect the Allocations and Designations Local Plan contains policies that allocate new development to attract staying visitors e.g. Policy AD21 for fishing

lodges at Land at Chawston Lakes, Roxton Road, Wyboston as well as policies to assist the delivery of key green infrastructure that will also attract day visitors into the borough (eg. Policy AD27 Bedford to Milton Keynes Waterway Park, Policy AD26 Bedford River Valley Park and Policy AD25 Forest of Marston Vale, see Chapter 7). The delivery of the state-of-the-art watersports lake east of Bedford will also help to make the borough a destination of choice, providing high quality training facilities for national and international rowers.

- 10.7 The gradual delivery of potential project or scheme proposals within the 2011 Bedford Waterspace Study which includes, for example, the planned major new development on Bedford's 'Riverside North' area, will also have a significant impact on the visitor economy.
- 10.8 In turn the growth in tourism sector employment will assist the delivery of new jobs, supporting the recovery of the housing market and the wider economy.
- 10.9 Delivering the Council's vision for Bedford as a tourist destination will continue to be a challenge but the borough already has much to offer visitors and residents alike. Details of leisure and tourism attractions in the borough are found on the Visit Bedford and Experience Bedfordshire web sites (www.visitbedford.co.uk and www.experiencebedfordshire.co.uk). Key destinations in the borough are listed below and their location is shown on Figure 8.
- 10.10 This is not a definitive list of all sites that may be of local interest and will inevitably change over time. The websites mentioned above will provide the most up to date information.

Parks and Gardens

- 1 Bedford Park
- 2 Bedford, Castle Mound and Gardens
- 3 Bedford, Priory Country Park
- 4 Harrold Odell Country Park
- 5 Stevington, Manor House Gardens
- 6 Forest of Marston Vale

Cultural Attractions

- 7 The Higgins (Bedford Museum, Bedford Gallery and Cecil Higgins Art Gallery)
- 8 Bedford, John Bunyan Museum and Bunyan Meeting Free Church
- 9 Bromham Mill
- 10 Cardington Airship Sheds
- 11 Clapham, Glenn Miller Museum and Twinwood Arena
- 12 Elstow, Moot Hall and Elstow Abbey
- 13 Sharnbrook, Tofte Manor

- 14 Staploe, Bushmead Priory
- 15 Stevington Windmill
- 16 Sharnbrook Mill Theatre
- 17 The Place Theatre, Bedford
- 18 Thurleigh Airfield Business Park, 306th Bomb Group Museum
- 19 Turvey House
- 20 Willington Dovecote

Leisure Activities

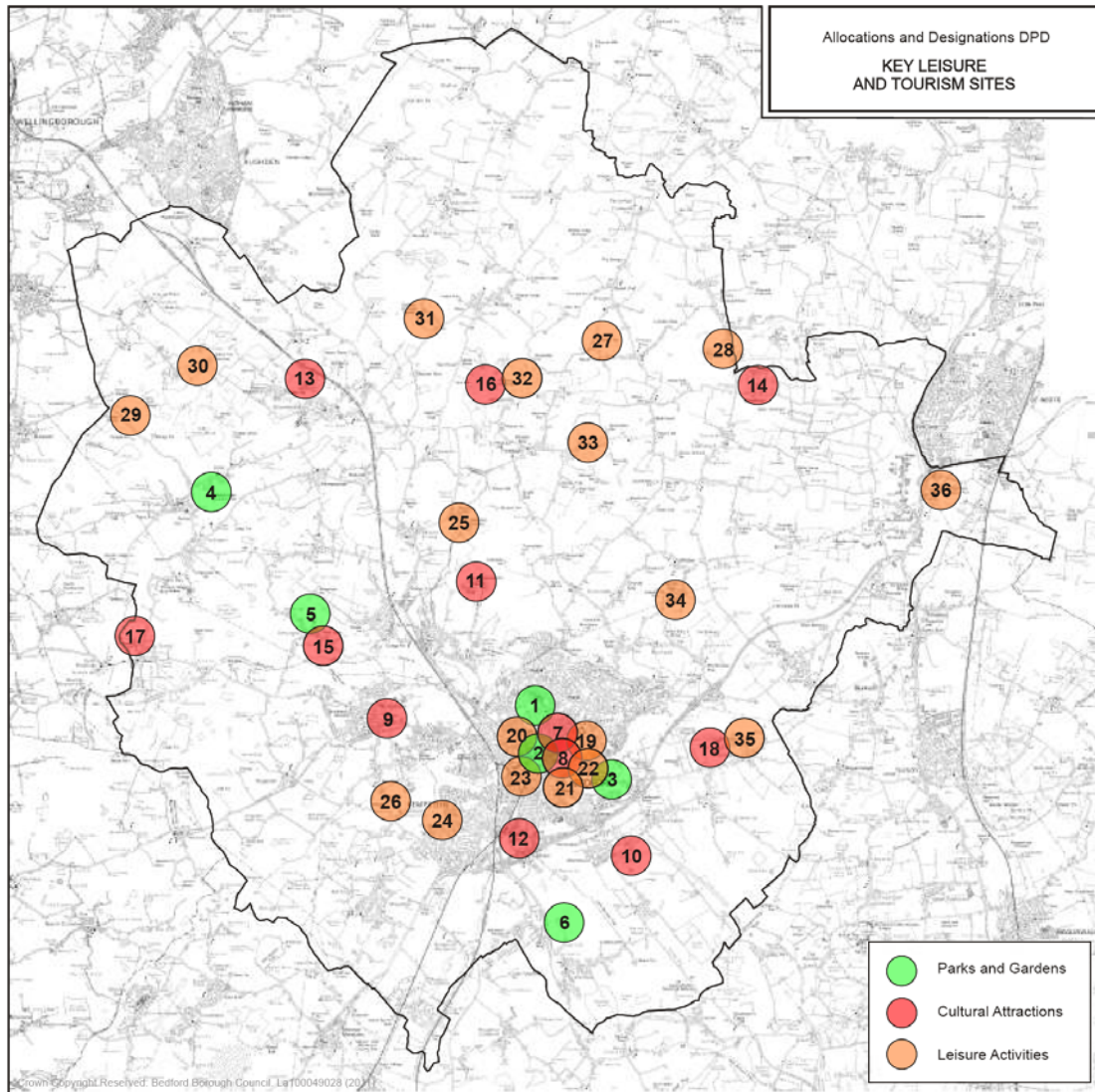
- 21 Bedford, Aspects Leisure Park
- 22 Bedford, Corn Exchange
- 23 Bedford, Oasis Beach Pool
- 24 Bedford, Priory Marina
- 25 Bedford, Kids World Indoor Play Centre
- 26 Kempston Outdoor Centre
- 27 Clapham, Bodyflight Indoor Skydiving and Flowhouse Indoor Wave-Rider
- 28 Kempston Rural, Box End Park Watersports Lake
- 29 Keysoe, College Equestrian Centre
- 30 Little Staughton, Robins Reach Archery
- 31 Odell, Skirmish Central Paintball Games
- 32 Podington, Santa Pod Raceway
- 33 Riseley, Sporting Targets
- 34 Thurleigh Airfield Business Park, Palmer Sport
- 35 Thurleigh Farm Centre: children's activities
- 36 Willington, Danish Camp Riverside Visitor Centre
- 37 Wyboston Lakes Corporate Events Centre
- 38 NIRAH

10.11 In addition to the list of existing key sites, planning permission also exists for the proposed NIRAH project (National Institute for Research into Aquatic Habitats). Outline planning permission was granted in September 2009 for an international visitor destination and science park, including tropical biotope, water adventure park, spa, three hotels, conference and exhibition facilities, 50 seater cinema and associated ancillary retail and food and drink uses, on site car parking (Quest Pit) and dedicated park and shuttle bus facility. The permission expires in September 2014.

10.12 The site lies to the east of Stewartby in the former Quest clay pit. A small part of the area lies in Bedford Borough with the remainder in Central Bedfordshire. The development has not yet commenced however discussions continue about options for financing the project.

Add reference number to Figure 8 to show the general location of the proposal.

Fig 8 'Key Parks and Gardens, Cultural Attractions and Leisure Activities'.



CHAPTER 11: INFRASTRUCTURE AND TRANSPORT

- 11.1 The Core Strategy and Rural Issues Plan recognises that sustainable growth cannot be fully realised without a range of supporting infrastructure. Infrastructure can include transport links such as roads, rail links, cycleways, footways and footpaths, green infrastructure such as sports facilities and open spaces, and community infrastructure such as school places, library services, places of worship, village halls, drainage, water, power, flood risk mitigation etc.
- 11.2 The Core Strategy and Rural Issues Plan comprises policies to support the early provision of strategic infrastructure (Policy CP27), the Local Transport Plan 2 (Policy CP28), Accessibility (Policy CP29) and the provision of Developer Contributions (Policy CP30). Policy CP22 Green Infrastructure refers more specifically to green infrastructure provision.
- 11.3 On 1st April 2011 the borough's first Local Transport Plan (Local Transport Plan 3) which runs to 2021 replaced the Local Transport Plan 2 (2006-2011) which covers the whole county. Local Transport Plan 3 sets out the long term strategy and contains an implementation plan.
- 11.4 The Core Strategy and Rural Issues Plan identifies some infrastructure elements for the borough. The more detailed Bedford Town Centre Area Action Plan identifies key transport infrastructure within the area covered by that plan. These include new river crossing and bus and rail interchange proposals. The Allocations and Designations Local Plan provides the opportunity for new infrastructure requirements in the wider borough to be addressed.
- 11.5 New infrastructure proposals are shown on the Policies Map and relevant village inset maps. These maps show existing key highway infrastructure proposals under construction and commitments (through planning permission or planning applications with a resolution to grant permission) for context. For example the route of the Bedford Western Bypass phase 2 A428/A6 link, the proposed park and ride site, railway station at Wixams etc. are shown for context although these are not new proposals.
- 11.6 A Local Investment Plan for Bedford for the period 2011-14 was approved in November 2010 as a statement of the Council's priorities for infrastructure and regeneration. It may need to be reviewed at a future date to address changes in the Government's approach and allocations arising from the Allocations and Designations Local Plan.
- 11.7 Bedford Borough Council is a member of the South East Midlands Local Enterprise Partnership (SEMLEP), one of the Local Economic Partnerships given approval by the Government on 28 October 2010.

SEMLEP has the opportunity to make bids for funding from the Regional Growth Fund which will provide support for projects, including infrastructure projects that offer significant potential for sustainable economic growth.

11.8 Site related infrastructure requirements, which relate to proposals of the Plan, are identified in the key principles for the development for each allocation. There may also be other infrastructure requirements in accordance with the Council's policies and strategies not specifically mentioned in the policy as listed in paragraph 4.112 of the Core Strategy and Rural Issues Plan and the supporting text to the Policy CP30 Developer Contributions.

11.9 The Plan also includes designations. For example the concept route for the Bedford to Milton Keynes Canal (now known as the Bedford/Milton Keynes Waterway Park) shown on the Key Diagram in the Core Strategy and Rural Issues Plan is proposed as a designation and the proposed route is shown on the Policies Map (see Policy AD27 Bedford to Milton Keynes Waterway Park in Green Infrastructure Chapter 7). Developer contributions through S106 agreements where appropriate (or through a Community Infrastructure Levy) may be required towards some of the following designations which are not site specific and benefit residents over a wider area.

- Cycle network (including the Green Wheel)
- Forest of Marston Vale
- Bedford River Valley Park
- Green Infrastructure Zones
- Bedford to Milton Keynes Waterway Park
- Public transport infrastructure improvements including real time information provision for new developments.

11.10 The Council has adopted a Planning Obligations Supplementary Planning Document and expects to adopt a Community Infrastructure Levy Charging Schedule in 2014.

11.11 Some infrastructure provision is outside the control of local authorities and the utilities involved are regulated by Government bodies. However the lack of capacity in their networks or costs of addressing capacity issues can affect the delivery of development. The capacity of the electricity network in particular has been identified as a potential constraint to economic development in the region. The utility providers have been consulted on the Plan's proposals to try to identify issues, but individual site promoters should investigate the adequacy of infrastructure and services at an early date.

Water Infrastructure

11.12 The availability of water supply and the means of dealing with waste water are important considerations for the Council and developers

alike. With the assistance of Anglian Water, it has been possible to identify site specific development requirements and constraints for the allocations in this plan. The details are contained in the table in Appendix 2. The intention is that by setting out the key issues in this way, developers will engage in early discussions with Anglian Water which in turn will assist the timely delivery of the sites.

Transport Policies

11.13 The following saved policies of the Local Plan will be replaced by this plan:

- Road Schemes (saved Policy T2)
- Pedestrian Routes (saved Policy T13)
- Park and Ride (saved Policy T17)
- Commercial Vehicle Parking and Motorists Facilities (saved Policies T5, T18).

11.14 Saved Policy T2 is replaced both through the Bedford Town Centre Area Action Plan and this Plan. In the Bedford Town Centre Area Action Plan the Prebend Street Area Relief Scheme and Batts Ford Bridge are supported by Policy TC19. The St Johns Street Area Relief Scheme which is the southern part of the Bedford Transport Development Plan (beyond the area of Bedford Town Centre Area Action Plan) requires policy support (see below) and consideration should be given to incorporating a cycle route. The Ford End Road and Dallas Road links continue to be supported by the Council and the routes safeguarded.

Policy AD35 Road Schemes

The Council supports improvements to the local highway network including the St Johns Area Relief Scheme, the Ford End Road link and the Dallas Road link.

11.15 Saved Policy T13 (Pedestrian Routes) is replaced with a new policy reflecting the fact that the river crossing at Kempston Church End has been provided. The policy will continue to protect, enhance and promote pedestrian routes including new river crossings at Honey Hill Road / Hillgrounds, adjacent to the former Britannia Ironworks, at Batts Ford and in the vicinity of Fenlake Meadows / Priory Park.

Policy AD36 Pedestrian Routes

The Council will require the protection, enhancement and promotion of

pedestrian routes and facilities. The Council will seek the provision of new pedestrian routes and facilities which are safe, convenient, attractive, and which link local facilities, particularly in association with major development and transportation proposals. The provision of routes which form part of the Green Wheel or other outdoor access routes, include safer routes to schools and include new river crossings at Honey Hill Road / Hillgrounds, adjacent to Britannia Ironworks, at Batts Ford and in the vicinity of Fenlake Meadows / Priory Park will be sought.

- 11.16 The existing Park and Ride site at Elstow at the junction of the A6/A421 serves traffic approaching from the south and east. The first phase of a park and ride site at Great Denham, west of Bedford, opened in spring 2013 (see the Policies Map). There is an on-going policy commitment to a Park and Ride site to the north of the town at the southern end of the A6 Clapham bypass shown on the Policies Map as part of the committed development north of Bromham Rd, Biddenham.
- 11.17 Saved Policy T17 (Park and Ride Facilities and Town Centre Parking) is replaced with a new policy deleting the reference to town centre car parking as this duplicates policies in the adopted Bedford Town Centre Area Action Plan. Reference continues to be made to the provision of park and ride services in association with public transport priority measures and bus ways, and where appropriate developer contributions, towards the cost of providing the site and bus services.

Policy AD37 Park and Ride Facilities

The Council will seek the provision of high quality car parking facilities at park and ride sites for long stay users as indicated on the Policies Map. Where possible the provision of such facilities will be in association with public transport priority measures and busways. In appropriate cases the provision of sites and developer funding towards the cost of park and ride facilities and services will be sought.

- 11.18 Saved Policy T18 (Commercial Vehicle Parking) is carried forward into this Plan as Policy AD38 and incorporates saved Policy T5. Where a need can be shown, the Council will support the provision of facilities for commercial vehicle parking and motorists' facilities. There is potential need in the borough for a lorry park close to the strategic highway routes and this will be investigated further as part of the adopted Freight Strategy. Such provision could be made in association with an existing or proposed park and ride site, an employment allocation or elsewhere.

Policy AD38 Commercial Vehicle Parking and Motorist Facilities

The Council will determine any planning applications for commercial vehicle parking facilities and motorists facilities against the following criteria:

- i. The impact of the proposal on residential amenities.
- ii. The safety and convenience of the proposed access arrangements.
- iii. The effect of the proposals on the environment.
- iv. The quality of the proposed design and landscaping.
- v. The degree of need.
- vi. Site availability and location in close proximity to the strategic network.

11.19 Cycling policy is dealt with in Chapter 12.

East-West Rail

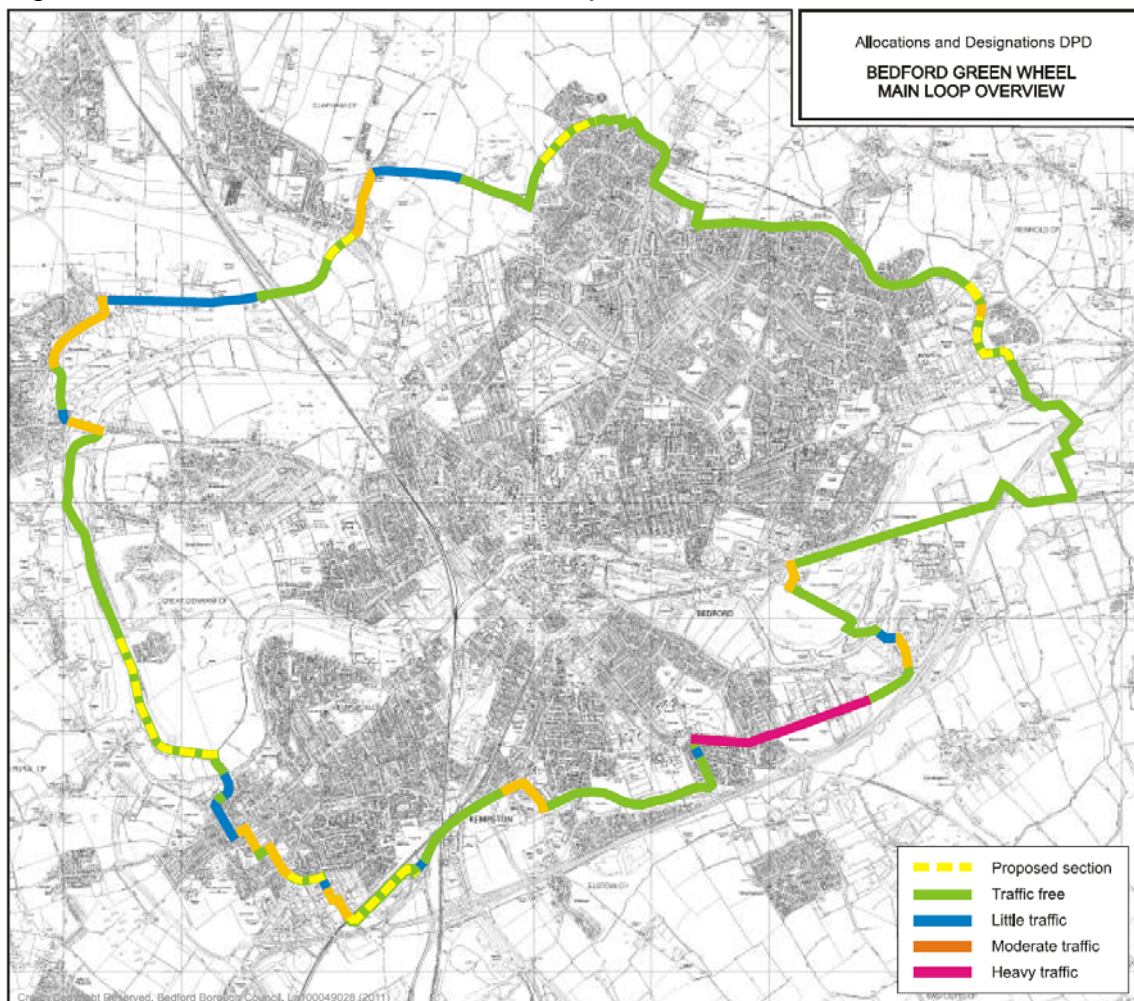
11.20 Policy CP27 of the Core Strategy and Rural Issues Plan states that the Council will support the early provision of the East-West rail scheme on a route that passes through Bedford.

11.21 Saved Policy T8 (Rail Networks) states that the Council will seek the improvement of existing cross country rail services and the development of new links. This saved policy is due to be reviewed as part of the next Local Plan. It is envisaged that the policy will be updated to reflect the latest position of the East-West Rail project and to confirm the Council's continued support for the scheme.

CHAPTER 12: CYCLING NETWORK **INCORPORATING GREEN WHEEL**

- 12.1 The Council aims to achieve a comprehensive cycle network including radial routes into Bedford and Kempston centres, routes across the urban area north-south and east-west in order to encourage a greater number of cycle trips. Links between the main urban area and the surrounding villages will help this become more achievable.
- 12.2 There are many cycle routes and facilities already provided within the borough. However they are not necessarily joined up and in some cases the facilities are in need of being upgraded.
- 12.3 The Bedford Green Wheel vision is about developing and enhancing the existing network of traffic free paths and quiet routes around the Bedford urban area for use by pedestrians, cyclists and, where possible, horseriders. A Master Plan is being prepared which will set out how sections of routes may best be improved or created and integrated into a coherent Bedford-wide network. The draft overall Master Plan is shown below.

Figure 9: Bedford Green Wheel Main Loop Overview



- 12.4 The continuing development of the cycle network is supported by a number of policies and objectives.
- 12.5 Part of the borough wide spatial vision up to 2021, set out in the Core Strategy and Rural Issues Plan, is that the transport network infrastructure will have improved. Plan objective 8 seeks to support the delivery of coordinated transport improvements with the emphasis on non-car modes, improving east-west communication and achieving greater transport interchange.
- 12.6 Policy CP29 (Accessibility) states that development will be located and designed to include facilities which provide convenient access to local services by foot, cycle and public transport.
- 12.7 Policy CP30 (Developer Contributions) sets out the Council's stance on the need for developers to contribute towards the provision of infrastructure where the implementation of a development would create a need for additional or improved infrastructure, facilities or amenities.
- 12.8 New Policy AD39 sets out the Council's policy requiring the protection, enhancement and promotion of cycle routes and facilities. The Policies Map currently shows a strategic cycle network, junctions and the Sustrans Route 51 as they were at that time of publication. The production of the Allocations and Designations Local Plan gives an opportunity to update and extend this information.

Bedford Borough Cycle Network

- 12.9 A cycle network is shown on the Policies Map and the Green Wheel routes are incorporated as part of the overall network. Within the large urban extensions around Bedford, cycle routes should be considered to be indicative.

Existing Routes

- 12.10 Routes shown as existing cycle routes include those on-road, off-road and also quiet roads where there are no formal cycle facilities at all but their use is recommended by the Cycling Campaign for North Bedfordshire. Quiet Roads have been included so that an overall picture of the network for cyclists can be gained in order to more easily identify the gaps, and therefore required improvements to the network.

Proposed Routes

- 12.11 Proposed routes are those which are already committed or may become committed through section 106 agreements with developers.

Required Improvements

- 12.12 These include routes which need resurfacing, better signage or need to be converted from a footpath to a restricted byway or dual use path, so that the cycle network can become connected up. Where possible, cycle routes should integrate with facilities for pedestrians and riders. More detail relating to the required improvements can be found in the Cycle Network Background paper.

National Cycle Network - Sustrans

- 12.13 The Sustrans existing and proposed routes are shown on the Policies Map. Required improvements are also shown.
- 12.14 The aim is to define the main network of cycle routes to help to identify omissions and gaps in that network in order to show where improvements are required. It is not implied that all cycle routes have dedicated cycle lanes/ markings etc. and it is not intended that the Policies Map be used as a definitive cycle route map. Cycling Campaign for North Bedfordshire produce a cycle map which can be found on the Council's website: www.bedford.gov.uk/transport_and_streets.
- 12.15 Every opportunity to provide the required improvements should be seized, either as a contribution relating to a development or as part of a highway authority road improvement scheme.
- 12.16 To maximise the use of cycle routes they need to be direct and link up with each other and link key destinations. Therefore wherever new river and rail crossings are proposed, cycling should also be facilitated. There are existing barriers within the borough which are known safety concerns to cyclists or make cycling more difficult, including the Bromham Road railway bridge, Bromham Bridge and Clapham Ford. The development of further barriers should be avoided, therefore any proposed river or rail crossing should incorporate cycle routes.
- 12.17 Where possible the cycle network and Green Wheel will be extended into the villages. This is supported by the priorities set out for the green infrastructure opportunity zones (see Chapter 7), in particular Zone 2 Upper Great Ouse River Valley.
- 12.18 Waymarking, including distance information signs and milestones, are extremely valuable improvements to the cycle network.
- 12.19 Guidance on the amounts and types of cycle parking required in association with development can be found on the Council's website using the following link
http://www.bedford.gov.uk/transport_and_streets.

Policy AD39 Cycling

The Council will require the protection, enhancement and promotion of cycle routes and facilities including those shown on the Policies Map, and seek the provision of new routes and facilities for cyclists which are safe, convenient and attractive, particularly in association with major development and transportation proposals. River and rail crossings will include provision for cyclists where appropriate.

CHAPTER 13: SETTLEMENT POLICY AREA BOUNDARIES

- 13.1 Core Strategy and Rural Issues Plan Policy CP12 requires Settlement Policy Area (SPA) boundaries to be defined for villages with a built up character. The purpose of the boundary is to identify the main built up part of the settlement to which the Settlement Policy Area policy applies. Undeveloped areas or more loosely knit development is excluded from the Settlement Policy Area. This in turn enables a clear distinction to be made between the policies which apply in the Settlement Policy Area (including Policies CP3, CP14 and CP17) and those which relate to the countryside beyond. Policies which relate to the countryside include Policies CP13 and CP17.
- 13.2 For the avoidance of doubt, in situations where the SPA boundary is drawn along the edge of a dwelling, it is not the purpose of the SPA to prevent general householder developments so long as they conform with other relevant policies which guide their size, design, siting and impact on adjoining properties.
- 13.3 Settlement Policy Area boundaries identify the main built up part of villages only which means that more loosely knit development that is clearly part of the village may be outside the SPA boundary. The fact that such buildings are outside the SPA should not be taken as a suggestion that they are not part of the village, merely that they are not within the main built up part.
- 13.4 The boundaries of all of the Settlement Policy Areas have been reviewed for consistency. The principles used to define the Settlement Policy Areas are:
- A. Playing fields, open spaces and allotments should generally not be within the SPA. However, if effectively enclosed by built-up development, they should be included but specifically protected from development.
 - B. Development which is of a dispersed built form and more loosely knit development should not be included in the SPA nor have a SPA of its own. The main built-up part of the village will be enclosed by the SPA boundary.
 - C. Where a village hall or sports pavilion is effectively enclosed by the built form of the village, then it should be included in the SPA. Any associated playing fields/open space should be specifically protected.
 - D. Where a village hall or sports pavilion is located on the edge of the village, adjoining the existing main built up part of the village, then these buildings should be included in the SPA. Associated

playing fields/open space that lies beyond the hall or pavilion should be excluded.

- E. Where a village hall or sports pavilion lies beyond the main built up part of a village, it should not be included in the SPA. Any associated playing fields/open space should also be excluded.
- F. School buildings and associated playgrounds/playing fields that are effectively enclosed by built-up development should be included in the SPA and the play areas specifically protected.
- G. Where schools are located on the edge of the village and the buildings adjoin the main built-up part of the village then those buildings should be included in the SPA. Associated playgrounds/playing fields that lie beyond the school buildings should be excluded.
- H. Where schools are located on the edge of the village and the associated playgrounds/playing fields separate the school's buildings from the main built up part of the village then both the buildings and the grounds should be excluded from the SPA.
- I. Churches and places of worship that are effectively enclosed by the built-up development of the village should be located within the SPA. Where these buildings are on the edge or are detached from the main built up part of the village, they should be excluded from the SPA.
- J. Farm buildings and farm yards should be excluded from the SPA except where effectively enclosed by the built-up development of the village.
- K. Gardens on the edge of the main built up part of the settlement should generally be included in the SPA following recognisable physical features where possible. Exceptions will be made in instances where:
 - i. The character of the area is considered to have more similarity to open countryside than the built up area; or
 - ii. The area provides an irregularity to the size and shape of the SPA. An example would be where one garden in a row extends into the open countryside. The extended area may be excluded from the SPA; or
 - iii. Where the garden/grounds of a house/building on the edge of a settlement, extends considerably beyond the main built-up part of this settlement. In such cases this area may be partially or completely excluded from the SPA having regard to i. and ii.

- L. Exception affordable housing sites and planning permissions or allocations for these uses should be excluded.
 - M. Allocations for market housing, employment development, community use and Gypsy & Traveller sites (and sites with planning permission for these uses) that are on the edge of the main built up part of the settlement should be included in the SPA.
- 13.5 Further information on the review of Settlement Policy Areas can be found in the Settlement Policy Area Review background paper.
- 13.6 The reviewed Settlement Policy Areas are shown on the Policies Map and village inset maps.

CHAPTER 14: VILLAGE OPEN SPACES AND VIEWS

- 14.1 The presence of open space in a village can be very important in defining the form and character of a village. In this context, the term open space includes any land that is not built on but has a role in giving a village its individual character. Open spaces may therefore include spaces between or around buildings which help to define the structure, form and character of the village, including where the land is privately owned. Some spaces may also provide views into or out of the village. Identified spaces are to be protected for one or more of these reasons, others have a particular amenity function that is important to protect e.g. sports fields or play areas.
- 14.2 The Village Open Space designation applies in the Rural Policy Area and the Growth Area. Saved Policies H24 and H25 of the Local Plan seek to protect the defined Village Open Spaces in and on the edge of those villages that have a Settlement Policy Area boundary from development. Village open spaces are not identified elsewhere because development is subject to restrictive open countryside policies which protect these areas from development. An additional layer of protection is not required. Saved Policy H24 relating to the development of land within Settlement Policy Areas will be reviewed as part of the next Local Plan. Policy H25 is replaced by the policy below.
- 14.3 Further information for each of the Village Open Spaces / Views can be found in the Village Open Spaces and Views background paper.

Policy AD40 Village Open Spaces and Views

Open spaces which have particular importance in maintaining the function, character and identity of villages are identified on the Policies Map as Village Open Spaces.

Open spaces have been identified as Village Open Spaces / Views where they meet one or more of the following criteria:

- A. They are publicly accessible and valuable to the local community for sport, recreation or as amenity space.
- B. They give identity to a settlement or village by helping to retain its form and reflect past history (examples include village greens).
- C. They provide a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond.
- D. The gap provides visual relief in an otherwise built up area punctuating the street scene.

E. The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually.

Development will not be permitted on land designated as a village open space or view unless it can be demonstrated that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the Village Open Space or View undeveloped.

- 14.4 Open space within the urban area boundary is protected by a separate policy (see Chapter 16 Urban Open Spaces).

CHAPTER 15: URBAN AREA BOUNDARY AND LOCAL GAPS

- 15.1 In order to protect the countryside from inappropriate development it is necessary to clearly distinguish where policies relevant to built-up areas apply and where policies relevant to the countryside apply. This is done by defining an urban area boundary and village Settlement Policy Area boundaries. The Allocations and Designations Local Plan reviews the boundaries that were previously defined in the Bedford Borough Local Plan 2002. This chapter is concerned with the urban area boundary while Settlement Policy Area boundaries are considered in Chapter 13.
- 15.2 The chapter covers the following matters:
- Applying consistent principles for drawing the urban area boundary.
 - Preventing coalescence between the urban area and nearby villages.
- 15.3 Policy CP13 of the Core Strategy and Rural Issues Plan protects the countryside from inappropriate development. The National Planning Policy Framework sets out the types of development that are appropriate to the countryside, such as agricultural workers' accommodation.

Policy AD41 Urban Area Boundary

The Council seeks to protect the character of Bedford and Kempston, and to protect the countryside from inappropriate development by defining on the Policies Map the extent of the urban area. The urban area boundary encloses the area where policies relevant to built-up areas apply and beyond which policies relevant to the countryside apply.

- 15.4 It is important to set clear principles to guide how the urban area boundary should be drawn. The urban area boundary has been defined using the following principles –
1. The urban area boundary will enclose the main existing built-up area of Bedford and Kempston including allotments and other urban open spaces which form an integral part of the built-up area.
 2. Large built community uses (eg schools and community halls) and their functionally related grounds will be included within the urban area boundary. (Note that this does not include buildings ancillary to a primarily open space use).

3. Open spaces adjoining the main existing built-up area will be excluded from the urban area except where they are enclosed by a major road or other clearly defined boundary.
 4. Built development that is expected to occur adjoining the main existing built-up area, either as a result of an allocation within the Local Development Framework or as a result of an extant planning permission, will be included within the urban area boundary if it meets the above criteria.
- 15.5 The resulting boundary is shown on the Policies Map. For the avoidance of doubt, in situations where the urban area boundary is drawn along the edge of a dwelling, it is not the purpose of the boundary to prevent general householder developments so long as they conform with other relevant policies which guide their size, design, siting and impact on adjoining properties.

Coalescence between Settlements

- 15.6 This Plan seeks to prevent coalescence between nearby rural settlements, particularly with the urban area through a local gaps policy. The objectives of this policy are:
- To prevent the coalescence of settlements.
 - To maintain the predominantly open and undeveloped character of the gap.
 - To protect the separate character and identity of settlements including their setting.
- 15.7 The areas where the local gaps policy applies are shown on the Policies Map.

Policy AD42 Local Gaps

Areas which have particular importance as a local gap are identified on the Policies Map. Development will not be permitted in or adjoining a local gap which, because of the nature of the proposal:

- i. diminishes the gap physically or visually; or
- ii. changes its character adversely; or
- iii. compromises the integrity of the gap, either individually or cumulatively with other existing or proposed development; or
- iv. harms the character, setting or identity of any settlements separated by the gap.

Proposers of development in or adjoining a local gap will be expected to demonstrate to the satisfaction of the local planning authority that their proposal does not conflict with the objectives of this policy.

- 15.8 The policy imposes greater restraint of development than elsewhere in the countryside. In this respect local gaps will be protected, not only from development that would lead to a physical joining of settlements, including that which might normally be considered to be acceptable development in the countryside, but where possible also from an increase in levels of activity which would reduce the distinction between leaving one settlement and arriving in another. This policy takes account of the principle that the essential feature of the gaps can be purely the absence of development and activity rather than necessarily its landscape quality.
- 15.9 It also takes into account that local gaps are generally narrow and limited in extent such that any development could seriously affect their openness and could be seen as contributing to visual or physical coalescence. The appropriate width of a local gap is likely to be no more than 1 mile (1600 m) in extent and may be much less. However in some circumstances a larger gap may need protection.
- 15.10 The areas where a local gaps policy will apply and the reasons for designating them are set out below. The areas are identified on the Policies Map.

Cleat Hill – Bedford

- 15.11 The gap between the Cleat Hill development and the main built-up area of Bedford varies on either side of Kimbolton Road (200 m of open countryside on the west side of the road, 260 m of public open space on the east side of the road). However at their closest the distance reduces to 80 m diagonally across Kimbolton Road. The size of the gap is such that it requires additional protection to prevent coalescence and to preserve the separate character and identity of Cleat Hill.

Salph End – Bedford

- 15.12 Salph End immediately adjoins the urban area and extends northwards from it but separation needs to be maintained in relation to development on Norse Road (less than 600 m). Any development on the east side of Salph End is likely to reduce openness and contribute to visual coalescence with Bedford thus affecting the separate character and identity of Salph End.

Renhold (Green End) – Bedford

- 15.13 The gap between Green End and Bedford varies between 600 m and 1 km. Green End is located on higher ground overlooking Bedford and any development in this area is likely to reduce openness and contribute to visual coalescence thus affecting the separate character and identity of Green End.

Renhold (Church End) – Bedford

- 15.14 The gap between Church End and Bedford is less than 900 m. Church End is located on higher ground overlooking Bedford and any development in this area is likely to reduce openness and contribute to visual coalescence thus affecting the separate character and identity of Church End.

Cardington – Bedford

- 15.15 The gap between Cardington and Bedford is less than 600 m at its closest. In order to preserve the separate character and identity of Cardington village, the gap between it and the Bedford urban area requires additional protection from development to prevent coalescence.

Shortstown – Bedford

- 15.16 The gap between Shortstown and urban area boundary at Bedford is less than 600 m. In order to preserve the separate character and identity of Shortstown, the gap between it and the Bedford urban area requires additional protection from development to prevent coalescence. The intervening open land contains some sporadic development on Old Harrowden Road and Harrowden Lane. The effect of the proposed policy would be to constrain further development in this location if it were to conflict with the objectives of the policy.

Shortstown – Cardington

- 15.17 The gap between Shortstown and Cardington is less than 1 km. In order to preserve the separate characters of both Shortstown and Cardington village, the gap between them requires additional protection from development to prevent coalescence.

Wootton – Kempston

- 15.18 The gap between Wootton village and the urban area boundary at Kempston is less than 1 km. The intervening open land contains some development at Gibraltar Corner and in a ribbon to Keeley Green on the edge of Wootton. This area lies within the northern Marston Vale Growth Area and the pressure for additional development means that there is a risk of settlement coalescence. In order to preserve the separate character and identity of Wootton, the gap between it and the urban area requires additional protection.

Green End – Kempston

- 15.19 The gap between Green End and the urban area boundary at Kempston is about 300 m at its closest. The size of the gap is such that

it requires additional protection to prevent coalescence and to preserve the separate character and identity of Green End.

Bromham – Biddenham

- 15.20 The gap between Bromham and the Bedford urban area boundary at Biddenham varies between about 200 m at its closest to about 1 km. The size of the gap is such that it requires additional protection to prevent coalescence and to preserve the separate character and identity of Biddenham. The intervening open land contains some frontage development on Bromham Road. The effect of the proposed policy would be to constrain further development in this location if it were to conflict with the objectives of the policy.

Clapham – Bedford

- 15.21 The gap between Clapham and Bedford varies between about 650 m and about 1 km. In order to preserve the separate character and identity of Clapham, the gap between it and the Bedford urban area requires additional protection from development to prevent coalescence. The intervening open land contains some development around Clapham Green. The effect of the proposed policy would be to constrain further development in this location if it were to conflict with the objectives of the policy.

Oakley – Clapham

- 15.22 The preceding local gaps have been identified to prevent coalescence with the Bedford – Kempston urban area, however this gap is unusual as it is to prevent coalescence between villages. Both villages have experienced substantial post-war development because of their good links to Bedford. The gap between Oakley and Clapham is less than 800 m and requires additional protection to prevent coalescence and to preserve the separate character and identity of both villages.

Bedford River Valley Park – Cople

- 15.23 Policy AD23 of the Plan allocates land between Bedford and Cople for built development to enable the delivery of a watersports lake as part of the Bedford River Valley Park. The gap between the allocated development and Cople is less than 500 m and requires protection to prevent coalescence and preserve the separate character and identity of the village.

Bedford River Valley Park – Willington

- 15.24 Policy AD23 of the Plan allocates land between Bedford and Willington for built development to enable the delivery of a watersports lake as part of the Bedford River Valley Park. The gap between the allocated development and Willington is about 600 m and requires protection to

prevent coalescence and preserve the separate character and identity of the village.

Wilstead – Wixams

- 15.25 The gap between Wilstead and Wixams is less than 800 m. In order to preserve the separate character and identity of Wilstead village, the gap between it and the planned Wixams new settlement requires additional protection from development to prevent coalescence.

CHAPTER 16: URBAN OPEN SPACES

- 16.1 Urban open space is important in providing a range of different uses and functions for the community and also to enhance biodiversity. This can include play areas, amenity spaces, outdoor sporting fields, County Wildlife Sites, Local Nature Reserves and private sporting facilities. This chapter outlines the identification and analysis of urban open space.
- 16.2 Policy CP22 of the Core Strategy and Rural Issues Plan protects existing green infrastructure from development.
- 16.3 The review looked at all open spaces within the urban area and a number of new wildlife corridors and linkages were identified. These areas are seen to be part of the wider open space network, so the saved local plan Policies NE7 (Wildlife Corridors) and NE17 (Open Spaces) have been reviewed and replaced in one new Policy AD43.
- 16.4 All open spaces in the urban area have been reviewed and the sites assessed for their suitability for designation as urban open space. The following types of space are designated as urban open space:
1. Equipped play areas for children or teenagers.
 2. Outdoor playing fields or outdoor sports facilities for public use.
 3. A park, garden or open space providing an amenity use for the surrounding area.
 4. An allotment, community garden or cemetery/churchyard.
 5. A Local Nature Reserve or County Wildlife Site.
 6. Landscaped open space that contributes to the streetscape or character of the area.
 7. Spaces that serve as a buffer between different land uses.
 8. Spaces that are important in providing a green break in the built up area e.g. school playing fields or private sports fields.
 9. Spaces that provide a visual break to safeguard local distinctiveness and may include aesthetically pleasing views.
 10. In addition to the above sites, the assessment also considered and defined the network of linear linkages throughout the urban area that act as green corridors. This network is made up of strips of amenity land, cycle and pedestrian walkways, drainage channels, highway verges and hedgerows.
- 16.5 Further detail is contained in the background papers '*Review of Urban Open Space in Bedford*' and '*Urban Area Boundary Review*'.
- 16.6 It is recognised that the settlements of Biddenham and Elstow, within the urban area boundary, do have special characteristics which set them apart from the adjoining urban development and which should be maintained. In order to prevent uncontrolled development which might harm the special character and setting of these two historic

settlements, urban open space has been designated around Biddenham and Elstow. Additionally, Policy AD42 designates local gaps which are important in maintaining settlement character and these are shown on the Policies Map.

Policy AD43 Urban Open Spaces and Gaps

Open areas which have particular importance in maintaining the function, character and identity of the urban area are identified on the Policies Map as urban open spaces. These include:

- i. Equipped play areas, playing fields and other sports facilities.
- ii. Parks, gardens or other amenity space.
- iii. Allotments/community garden space and cemeteries/churchyards.
- iv. Local Nature Reserves, County Wildlife Sites and Sites of Special Scientific Interest.
- v. Landscaping that contributes to streetscape or character of an area.
- vi. Buffers between different land uses.
- vii. Green breaks in an otherwise built up area.
- viii. Visual breaks to safeguard local distinctiveness including views,(particular areas of importance around Elstow and Biddenham have been identified as gaps).
- ix. Parts of the overall network of green spaces and links.

Development will not be permitted on land designated as urban open space and gaps unless it can be demonstrated that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the urban open space and gaps undeveloped.

The Council will seek in association with new development, the provision of new and/or the enhancement of existing open space.

CHAPTER 17: FORMER LAND SETTLEMENT ASSOCIATION AREA

- 17.1 The former Land Settlement Association area of smallholdings within Wyboston, Chawston and Colesden parish was created during the 1930s and supported decades of agricultural and horticultural activity. Whilst land use in the area has changed over recent years and many dwellings have been extended, the area's distinctive spatial pattern and layout is still clearly evident. The position of modest homes on large plots and the spaces that are created result in a unique settlement character which is worthy of protection.
- 17.2 A distinctive spatial pattern of relatively uniform 1.5 to 2 hectare plots continues to represent the area's history of land-use and settlement. The original dwellings were modest, brick clad, steep-pitch roofed detached houses, in two distinctive styles. Dwellings were orientated to the road and laid out with consistent building lines, setbacks and generous separation between dwellings. The Council's policies have been applied over time, to ensure extensions to dwellings retain strong elements of the original style and common characteristics with other dwellings, so that dwellings and structures compliment each other.
- 17.3 Saved Local Plan Policy NE19 is specific to the former Land Settlement Association area. It is replaced by Policy AD44 which makes more detailed reference to the features that make this area distinctive.
- 17.4 Policy CP13 of the Core Strategy and Rural Issues Plan is also applicable in the former Land Settlement Association area and it protects the countryside from inappropriate development.

Policy AD44 Former Land Settlement Association Area

Within the former Land Settlement Association Area defined on the Policies Map, development will only be permitted where applications:

- i. Maintain the distinctive spatial pattern, layout and scale of plots.
- ii. Respect the style, scale, appearance and orientation of the original dwellings and separation between them.
- iii. Protect residential amenity from inappropriate disturbance.
- iv. Do not result in unacceptable levels of traffic generation.

- 17.5 The boundaries of the Land Settlement Association designation can be found on the Policies Map.

APPENDICES

APPENDIX 1

Guidance Note for Assessing the Robustness of Marketing Campaigns

1. Method of sale

Where a site is being sold, the method used should reflect the property to be sold and should take into account factors such as location, size, planning status and value. The method of sale will also have a bearing on how other sections of the questionnaire should be answered (e.g. **4. Time spent on Market** and **9. Contents of Information Pack Provided**).

For example:

1. **Private Treaty** – Applicable for sites where a large amount of due diligence work is required (not time specific).
2. **Auction** – Applicable for small sites with or without planning permission where a quick sale is required and there may be issues on title, access etc.
3. **Informal Tender** – Applicable for larger sites being sold by public sector bodies, with or without planning permission. It enables a quick sale as a defined timetable is in place from commencement of the marketing period.
4. **Formal Tender** – Applicable for sites with planning permission and where there are no other outstanding issues. Exchange occurs on acceptance of submitted offers.

2. Published advertisements

Advertisements should be placed in relevant specialist publications or in the case of local advertising, the specialist columns within the newspaper/magazine. The number of advertisements should be relative to the size and value of the site, with national advertisements for larger sites that might appeal to national developers and regional adverts to bring the site to the attention of the local developers. The size and position of the adverts will depend on the property, with the larger and more valuable sites demanding greater advertising presence and exposure to the market. The site details should be clear and accurate and a photo or plan of the site should be included.

3. Single advert or Group?

Ideally, properties should be advertised on their own to ensure that they receive the necessary market saturation. A number of properties listed on an advert as 'for sale/lease' will not get the same level of exposure as they would if individually placed. At the very least where properties are advertised in a group, each property or site should have a suitable picture or plan along with

key details.

4. Time spent on market (in months)

The time a property should spend on the market will be dictated by a number of things including;

- Where the site/premises is being sold, the method of sale; for private treaty sales there is no limit on the time the site can spend on the market, to the other extreme it is not unusual for an auction site to be on the market for two months. In the case of auction, formal and informal tender the timescale will be fixed by the deadline/auction date stated in the particulars.
- Market conditions. Generally speaking in a buoyant market when demand is high the length of time needed to fully test the market will be less than when economic conditions are more difficult. Marketing should normally take place for a period of between six months and two years.
- Location. Sites/premises that are in a marginal or off-pitch location are likely to require a longer period in order to provide the site with the required exposure to the widest possible market.

In every case, a sufficient amount of time should be allowed for the agents to undertake a rigorous marketing campaign and give potential purchasers/leasers time to assess the site, undertake any necessary due diligence and submit a compliant offer.

5. Please provide details of any site boards erected (including the location plan, photographs, wording etc.).

Site boards identify the available property and provide a level of exposure for the site that is difficult to achieve in any other way. For this reason a site board would be expected to be erected for the majority of sites.

These boards should be in clear view and large enough for the details to be seen from the road. The details included on the site board should include the name of the agents, a contact number, current site use and area. These details should be accurate with particular attention being paid to planning use. Information should reflect the availability of the premises/site for employment purposes, including redevelopment.

6. Please attach a brochure to the pro-forma as an example.

The quality of brochures will vary from site to site but they must be accurate and attempt to provide the most important information in a clear and structured way. A photograph or plan of the property should be included and

clearly indicate the property to be sold. If a sample brochure is not provided with the form then further enquires should be made in order to obtain a copy. At the least every site should have a set of particulars on a simple side of A4 with details as set out in 8 below.

7. Number of brochures sent in mail shot

A mail shot should target the most likely purchasers or users of the property and is an effective way of initiating the marketing campaign and generating interest.

The number of brochures sent will depend on the site but a guide range of 250 - 400 brochures sent in the mail shot to selected parties (local and national agents, developers, local businesses etc.) would achieve a good level of exposure to the right market.

8. Details provided in the brochure (if not attached) – please document the date of brochure, all headings, photos and detail of wording etc.

The brochures should contain sufficient information to inform a potential purchaser or lessee of the most important points regarding the property. Whether this is achieved will be apparent on reading but they should include as a minimum:

- The Opportunity - This should be a brief summary of information set out in the brochure;
- Location of the Property - This should state the proximity of the site to major transport links ('A' roads, mainline train stations), urban centres and general setting of the property (e.g. what the surrounding/predominant uses in the area are). An A-Z plan clearly indicating the location of the property should also be included;
- Description - The description of the property should include the approximate date of construction of buildings on site, number/size of buildings on site and type of construction;
- Method of Sale - The marketing particulars should provide details of the proposed method of sale and tender or auction dates (if applicable);
- Services – What are there mains services existing on site?;
- Town planning – A brief and accurate description of the current permitted use for the property/site should be provided, as well as any potential future uses; and
- Inspections and enquiries – Contact details (name, telephone number and email) and instructions for receiving the information pack, should be provided.

The brochure will be one of the main marketing tools for a site and its

effectiveness will be down to its accuracy and ability to convey the most important information on the site to a potential purchaser in a clear and succinct manner.

Any inaccuracies in the details or missed information in the brochure should be noted.

9. Information pack provided?

The information pack should, at the most basic level include: a full Report on Title (including legal searches and service plans), floor plans (where relevant), site plans, planning permissions or correspondence and further information on how to submit offers.

Other documents included in a comprehensive information pack would be: a land quality assessment, transport surveys, conservation surveys, draft contracts and copies of any leases or licences currently in place on the site.

All the information the freeholder has on the site should be made available to a potential purchaser or lessee and the information should be specific to the site.

10. What is the cost of the information pack to potential bidders?

Best practice would be to provide an information pack electronically to be downloaded free of charge. This may not be possible and if this is the case a hardcopy of the information pack should be made available. The cost of this information pack will vary but should cost no more than c. £100-£150.

11. Have local development agencies, local authorities and other economic generation companies been informed of this site? (Please name company and date.)

Any relevant Development/Regeneration agencies should be informed of the site as part of the marketing strategy as a matter of course. This may take the form of a brochure being sent as part of the mailshot. Details of relevant agencies can be obtained from Planning Services.

12. Have full details of the planning use/potential use been provided? Were the details accurate when compared to the uses that were proposed and any offers received?

A realistic approach by the vendor or lessor to potential alternative uses must be taken when marketing a site (i.e. planning references in the advert, brochure, and website). Advice from the Local Planning Authority or any

permissions, applications or appeal letters made/obtained prior to marketing should be included in the information pack.

13. Was the Internet used as an advertising initiative? (Give details of website, information available, picture, video clip etc.)

A number of internet property listing sites are available to vendors (Focus, Estates Gazette, Propex), these provide an easily accessible and searchable resource for potential occupiers/developers.

The marketing agents should have included the property details on either their website or at least one web based property search site to achieve sufficient market exposure.

14. Please provide details of any additional advertising initiatives not covered above.

Any further advertising initiatives would indicate a strong intention to gain further exposure for the site. These must however, be relevant to the site and may consist of activities such as: sending brochures to local businesses, a public awareness campaign, local / national press releases or public consultation exercises.

15. Please provide details on responses to the marketing campaign (where applicable).

Details in response to this question will have to be assessed with regard to the site in question. If for example, all the responses and offers following a marketing campaign require a change of use to a non-employment use, the initial planning information may have been incorrect.

16. Please provide numbers and details of any offers / bids received.

The offers received should be reviewed bearing in mind the method of sale (where appropriate) and the marketing timescales. All the information requested should be supplied by the applicant including whether the offer was in writing (in which case copies will be required) or verbal only.

Ideally, the offers should be grouped together and match the guidelines in the brochure/information pack.

For conditional and unconditional offers, a commercial judgement must be made to assess which is the more favourable offer. An offer made conditional on the purchaser obtaining planning permission for instance will include a considerable amount of planning risk to the vendor.

Unconditional offers are not dependant on any other requirements / unresolved issues and are more robust. Where two offers similar in price are submitted, but one is conditional and the other unconditional, the latter would usually be accepted as it carries significantly less risk. Comparison between offers should bear this in mind.

If offers have been submitted within c. 10% of the guide price (or, where a site is being sold, the market value of the site) and there are no other issues, then it is reasonable to assume that a vendor or lessor keen to dispose of the site will sell or lease at that price.

If no offers were submitted, then the marketing campaign may have been at fault in some way.

17. Was a guide price / reserve provided?

A guide price is not a pre-requisite for marketing a site but where one is given, it should be based on the current (or last) use. What this question aims to illustrate is how close the guide is to the offers received. If the guide price is out by 10% or more either way this should be noted as it may indicate that an unrealistic guide for the property has been given.

In another situation, the offers submitted might be lower than the guide price but grouped together. If in this situation the vendor is still reluctant to sell, then an overambitious and inaccurate guide price may have been supplied intentionally in an attempt to inflate the sale price.

Any grouping (or lack of) between the offers should be noted and looked at with reference to the guide price.

A similar view should be taken in auction sales where an unrealistic reserve may prevent a sale.

Applicants should not be penalised for not supplying a guide price in their marketing campaign.

18. Pre-application discussions

The Council welcomes pre-application discussions to scope and agree the format of any marketing campaign undertaken to provide necessary evidence to support a change of use application.

FORM TO BE COMPLETED BY APPLICANT

Please state name and contact details of applicant.			
Please state address of property being assessed.			
1.	If the site is being sold, method of sale		Yes/No
	Private treaty		
	Informal tender		
	Formal tender		
	Auction		
	Other		
2.	Published advertisements		
	Please attach copy of advertisement		
	Total number of advertisements		
	Details of Publication	Local/Regional/ National	Size
			Date
3.	Was the property set individually or as a group?		
4.	Time spent on the market (in months).		
5.	Please provide details of any site boards erected (including a location plan, photograph, wording etc.).		

6.	Please attach a brochure to this proforma as an example.
7.	Please state the number of brochures sent in initial mailshot.
8.	Details provided in the brochure (if not attached) – please document date of brochure, all headings, photos, detail of wording etc.
9.	Information pack provided? (Yes / No)
	Please list exact contents of the information pack (names and dates of documents e.g. Report on Title, Land Quality Assessment, Transport surveys).
10.	What was the cost of the information pack to potential bidders?
11.	Have local development agencies, local authorities and other economic generation companies been informed of the site? (Please name company and date).
12.	Have full details of the planning use/potential use been provided? Were the details accurate when compared to the uses proposed in any offers received?
13.	Was the internet used as an advertising initiative? (Give details of website, information available, picture, video clip etc.).
14.	Please provide details of any other additional advertising initiatives not covered above.

15. Please provide details on the responses to the marketing campaign (where applicable).				
Brochures requested				
Telephone enquiries				
Hits on website				
16. Please provide numbers and details of any offers / bids received. Attach copies of written offers.				
Date	Company	Price	Proposed use	Subject to
17. Was a guide price / reserve provided? Yes / No				
18. If YES, at what level?				
19. Was this accurate when compared to offers / bids submitted? Yes / No				
20. Was pre-application advice obtained regarding the scope and detail of the marketing campaign for this site? If so, please attach details. Please provide detailed information on any other mitigating circumstances that will have affected the marketing of this particular site.				

APPENDIX 2

Water Infrastructure Requirements

		Water Supply		Waste Water			Assets
		Network	Additional Comments	Wastewater Treatment Works Capacity	Foul Sewerage Network Capacity	Surface Water Network capacity	Assets Affected
AD3	Land at Hall End Rd, Wootton	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	This development will require 1.2k of 125mm reinforcement main to be laid along Keely Lane and Woodend Road and some rezoning work will also be needed.	Capacity upgrades are scheduled to be carried out 2010-2015.	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points.	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	None identified.
AD4	Land at Old Ford End Road, Bedford	Capacity available subject to current Anglian Water connection application process.	Capacity available subject to current Anglian Water connection application process.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points.	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	None identified.
AD5	Wixams northern expansion	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	This development will need the Bedford south and west reinforcements to be completed and contributions towards this scheme will also be required.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points.	No surface water sewer available. Alternative method of surface water disposal required.	Water mains crossing site. May require diversion under S.185 of the Water Industry Act 1991. Early discussion with Anglian Water advised before site layouts developed.

		Water Supply		Waste Water			Assets
		Network	Additional Comments	Wastewater Treatment Works Capacity	Foul Sewerage Network Capacity	Surface Water Network capacity	Assets Affected
AD6	Land South of Ford End Road	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	To supply this development it will be necessary to lay 95m of 125mm reinforcement main along Ford End Road and 100m of 225mm reinforcement main along Old Ford End Road. This development will also need to contribute to towards phase 1 of the Bedford south and west reinforcements.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points.	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	Sewers crossing the site. May require diversion under S.185 of the Water Industry Act 1991. Early discussion with Anglian Water advised before site layouts developed.
AD7	Land east of Eastcotts Road, Bedford.	Capacity available subject to current Anglian Water connection application process.	This development will need to contribute towards phase 1 of the Bedford south and west reinforcements.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points.	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	None identified.
AD8	Dallas Road, Kempston	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	The development will need approximately 405m of 180mmOD reinforcement main along Bedford Road from the development to the junction with Hillgrounds Road. This development will also need to contribute towards phase 1 of the Bedford south and west reinforcements.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points.	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	Water mains crossing the site and sewers crossing the site. May require diversion under S.185 of the Water Industry Act 1991. Early discussion with Anglian Water advised before site layouts developed.
AD9	St Bede's School, Bedford	Local reinforcement required. Requisition under Section 41 of Water	To supply this development 170m of 225mm reinforcement main will need	Capacity upgrades are	Major upgrades may be required. Early liaison with Anglian Water is	Major upgrades and attenuation may be required. The preferred method of surface water disposal	None identified.

		Water Supply		Waste Water			Assets
		Network	Additional Comments	Wastewater Treatment Works Capacity	Foul Sewerage Network Capacity	Surface Water Network capacity	Assets Affected
		Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	to be laid along Bromham Road.	scheduled to be carried out 2010-2015	required in order to identify appropriate connection points.	would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	
AD10	Lansdowne Road, Warwick Avenue and Dynevor Rd Bedford	Capacity available subject to current Anglian Water connection application process.	This development will need to contribute towards phase 1 of the Bedford south and west reinforcements.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	None identified.
AD11	Land at Medbury Farm, Elstow	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	Depending upon the timing of this development, its phasing and the site access for this development it will require up to 650m of 280mm reinforcement main along Old Harrowden Road and 350m of 180mm reinforcement main along Abbey Fields.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	No surface water sewer available. Alternative method of surface water disposal required.	None identified.
AD12	Land at Bell Farm, Kempston	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with	This development will need the Bedford south and west reinforcements to be complete and contributions towards this scheme will also be required.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	No surface water sewer available. Alternative method of surface water disposal required.	None identified.

		Water Supply		Waste Water			Assets
		Network	Additional Comments	Wastewater Treatment Works Capacity	Foul Sewerage Network Capacity	Surface Water Network capacity	Assets Affected
		Anglian Water required.					
AD13	Marston Vale Innovation Park Phase 2, Wootton	Capacity available subject to current Anglian Water connection application process.	A peak flow of 4l/sec has been assumed for this development and depending upon the timing of this development there should be sufficient capacity to supply water (there is a chance that other development may go ahead and use spare capacity).	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	None identified.
AD14	Land at Cardington Cross, Bedford	Capacity available subject to current Anglian Water connection application process.	Capacity available subject to current Anglian Water connection application process.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	Sewers crossing the site. May require diversion under S.185 of the Water Industry Act 1991. Early discussion with Anglian Water advised before site layouts developed.
AD15	Manton Lane Reservoir Site	Capacity available subject to current Anglian Water connection application process.	The area of this site that can be redeveloped is approximately 1.6ha. This site will need to be supplied from Manton Lane WB, and depending upon the customer's required peak flow there should be capacity to supply this development from the WB. However, this is on the site of the old Manton lane WR and it will need to be	Capacity upgrades are scheduled to be carried out 2010-2015	Capacity available subject to current Anglian Water connection application process.	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	Water mains crossing the site. May require diversion under S.185 of the Water Industry Act 1991. Early discussion with Anglian Water advised before site layouts developed.

		Water Supply		Waste Water			Assets
		Network	Additional Comments	Wastewater Treatment Works Capacity	Foul Sewerage Network Capacity	Surface Water Network capacity	Assets Affected
			demolished first and the large diameter inlet and outlet pipe for the current WR may restrict the development of the site.				
AD16	Land West of Manton Lane, Bedford	Capacity available subject to current Anglian Water connection application process.	This site will need to be supplied from Manton Lane WB, and depending upon the customer's required peak flow there should be capacity to supply this development from the WB.	Capacity upgrades are scheduled to be carried out 2010-2015	Capacity available subject to current Anglian Water connection application process.	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	Water mains crossing the site. May require diversion under S.185 of the Water Industry Act 1991. Early discussion with Anglian Water advised before site layouts developed.
AD17	Land west of the B530 Kempston	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	Capacity available subject to current Anglian Water connection application process.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option	None identified.
AD18	Land north of the A6-A428 Link Road, Bedford	Capacity available subject to current Anglian Water connection application process.	Capacity available subject to current Anglian Water connection application process.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option	None identified.
AD19	Travelling Showpeople	Capacity available subject to current Anglian Water	The site will need to be supplied from Manton	Capacity upgrades	Capacity available subject to current	Major upgrades and attenuation may be required. The preferred	Water mains crossing the site. Consultation

		Water Supply		Waste Water			Assets
		Network	Additional Comments	Wastewater Treatment Works Capacity	Foul Sewerage Network Capacity	Surface Water Network capacity	Assets Affected
	Site, Land at Manton Lane, Bedford	connection application process.	LaneWB, and depending on the customer's required peak flow there should be capacity to supply this development from the WB.	are scheduled to be carried out 2010-2015	Anglian Water connection application process.	method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option.	with Anglian Water required. Provision of permanent structures should avoid Anglian Water infrastructure.
AD20	Land at Bedford Road, Great Barford	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991. Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	This development may require up to 250m of 180mm reinforcement main along Green End Road.	Capacity upgrades are scheduled to be carried out 2010-2015	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option	None identified.
AD21	Land at Chawston Lakes, Roxton Rd, Wyboston	Capacity available subject to current Anglian Water connection application process.	Capacity available subject to current Anglian Water connection application process.	No comment.	Major upgrades may be required. Early liaison with Anglian Water is required in order to identify appropriate connection points	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable drainage system (SUDS) with connection to sewer as a last option	None identified.
AD22	Land North of Ravensden Road, Salph End, Renhold	Capacity available subject to current Anglian Water connection application process.	Capacity available subject to current Anglian Water connection application process.	Capacity upgrades are scheduled to be carried out 2010-2015	Capacity available subject to current Anglian Water connection application process.	No surface water sewer available. Alternative method of surface water disposal required	None identified.
AD23	Bedford River Valley Park enabling	Local reinforcement required. Requisition under Section 41 of Water Industry Act 1991.	This development may require up to 1.9km of 180mm DO off site reinforcement main the	Capacity upgrades are scheduled to	Major upgrades may be required. Early liaison with Anglian Water is required in order to	Major upgrades and attenuation may be required. The preferred method of surface water disposal would be to a sustainable	None identified.

		Water Supply		Waste Water			Assets
		Network	Additional Comments	Wastewater Treatment Works Capacity	Foul Sewerage Network Capacity	Surface Water Network capacity	Assets Affected
	development	Sufficient time must be built into any development programme to plan and deliver infrastructure. Early discussions with Anglian Water required.	length of which would be dependant upon the site access point.	be carried out 2010-2015	identify appropriate connection points	drainage system (SUDS) with connection to sewer as a last option	

APPENDIX 3

Implementation and Monitoring Framework

Implementation

The current Sustainable Community Strategy published in 2009 replaces the Bedford Community Plan which was published in 2004 which was the relevant document when the Core Strategy and Rural Issues Plan was adopted.

Bedford Borough's Sustainable Community Strategy 2009-2021 Goals

Thriving	With a stronger local economy delivering higher levels of growth and employment for the benefit of the Borough's existing and future residents.
Greener	Supporting a high quality natural and built environment which is valued and enjoyed by all; which encourages biodiversity and supports the development of a low carbon community, including local businesses, capable of adapting to the impacts of climate change.
Aspiring	Where all the Borough's children and young people are able to lead safe, healthy and happy lives and are provided with opportunities to develop their self-esteem, maximise their life chances and realise their full potential.
Healthy	Where everybody has access to high-quality health and social care services when they need them and the help they need to lead healthy and independent lives.
Safer	Where people live safer lives.
Inclusive	Where all people feel part of the wider community and are proud to celebrate its rich diversity; where inequalities are reduced and all people are able to participate in the sporting, artistic and civic life of the Borough.
Growing	Where the supply and quality of housing and transport is capable of supporting the needs and aspirations of the Borough's population now and in the future.

The table below shows how each of the policies of the Allocations and Designations Local Plan contributes to the goals of the Sustainable Community Strategy. The Council is aware that some of the policies cannot be achieved solely through the grant or refusal of planning permission. The table therefore identifies which policies will require the coordination of multiple agencies to be achieved and anticipated timescales. Some policies are intended to be ongoing throughout the life of the Plan and apply to all

development proposals. As such it is not appropriate to set a timescale for their implementation.

Policy	Sustainable Community Strategy Goal	Delivery Agencies	Timescale end date*
AD1 Sustainable Development Policy	Greener Thriving Growing Healthy	Bedford Borough Council/Developers	Ongoing
AD2 Sustainable Design and Construction	Greener	Developers	Ongoing
AD3 Land at Hall End Road Wootton	Growing	Developers and Borough Council for education element	2014
AD4 Land at Old Ford End Road, Queens Park, Bedford	Growing	Developers	2012
AD5 Wixams Northern Expansion	Growing Greener Thriving	Developers	2014 for delivery of railway station, 2021 for remainder of housing delivery
AD6 Land South of Ford End Road, Bedford	Growing Greener	Developers	2016
AD7 Land East of Eastcotts Road, Bedford	Growing Greener Thriving	Developers	2014
AD8 Dallas Road, Kempston	Growing	Developers	2014
AD9 St Bede's School, Bedford	Growing	Developers	2014
AD10 Lansdowne Road, Warwick Avenue and Dynevor Road, Bedford	Growing Greener	Developers	2014
AD11 Land at Medbury Farm, Elstow	Thriving Greener	Developers	2021
AD12 Land at Bell Farm, Kempston	Thriving Greener	Developer	2021
AD13 Marston Vale Innovation Park Phase 2, Wootton	Thriving Greener	Bedford Borough Council/Developers	2021
AD14 Land at Cardington Cross, Bedford	Thriving	Developers	2021
AD15 Manton Lane Reservoir Site, Bedford	Thriving	Developers	2021
AD16 Land West of Manton Lane, Bedford	Thriving	Bedford Borough Council	2021
AD17 Land west of the B530, Kempston	Thriving	Developers	2021

Policy	Sustainable Community Strategy Goal	Delivery Agencies	Timescale end date*
AD18 Land north of the A6 – A428 Link Road, Bedford	Thriving	Developers	2021
AD19 Land at Manton Lane, Bedford	Growing	Travelling Showpeople, Bedford Borough Council	2014
AD20 Land at Bedford Road, Great Barford	Growing, Healthy	Developers/Primary Care Trust for doctors surgery	2014
AD21 Land at Chawston Lakes, Roxton Road, Wyboston – Holiday Fishing Village	Thriving, Greener	Developers	2021
AD22 Land north of Ravensden Road, Salph End, Renhold	Growing	Renhold Charity Cottages	2014
AD23 Bedford River Valley Park Enabling Development	Greener, Thriving, Growing	Bedford River Valley Park Group	
AD24 Green Infrastructure Opportunity Zones	Greener	Developer contributions	Ongoing
AD25 Forest of Marston Vale	Greener	Marston Vale Trust, partners, volunteers, Developers (contributions)	2031 as per the Forest Plan
AD26 Bedford River Valley Park	Greener	Marston Vale Trust, partners, volunteers, developers	Various projects to be completed before 2021, but projects to continue beyond the plan period.
AD27 Bedford to Milton Keynes Waterway Park	Thriving Greener	Bedford and Milton Keynes Waterways Trust, developers, Bedford Borough Council	None but various sections anticipated to be completed during the plan period.
AD28 Provision of Open Space and Built Facilities in Association with New Development	Greener	Bedford Borough Council, Developers	Ongoing
AD29 Kempston District Centre – New Retail Facilities	Thriving	Developers/Bedford Borough Council	Ongoing
AD30 Kempston District	Thriving	Bedford Borough	Ongoing

Policy	Sustainable Community Strategy Goal	Delivery Agencies	Timescale end date*
Centre – Changes of Use		Council	
AD31 Local Centres – New Retail Facilities	Thriving	Developers/ Bedford Borough Council	Ongoing
AD32 Local Centres and other defined retail centres	Thriving	Bedford Borough Council	Ongoing
AD33 Individual shops and Undefined Retail Centres	Thriving	Bedford Borough Council	Ongoing
AD34 All Shop Units	Thriving	Bedford Borough Council	Ongoing
AD35 Road Schemes	Growing	Developers, Bedford Borough Council	2021
AD36 Pedestrian Routes	Greener Growing	Developers, Bedford Borough Council	2021
AD37 Park and Ride Facilities	Growing Greener	Bedford Borough Council and developers (through contributions)	2021
AD38 Commercial Vehicle Parking and Motorist Facilities	Growing	Developers	2021
AD39 Cycling	Growing Greener	Bedford Borough Council, Sustrans, Developers.	Ongoing
AD40 Village Open Spaces and Views	Greener	Bedford Borough Council	Ongoing
AD41 Urban Area Boundary	Growing	Bedford Borough Council	Ongoing
AD42 Local Gaps	Greener	Bedford Borough Council	Ongoing
AD43 Urban Open Spaces and Gaps	Greener	Bedford Borough Council	Ongoing
AD44 Former Land Settlement Association Area	Growing	Bedford Borough Council	Ongoing

* based on information supplied from the site proposer and from site submission forms/ annual monitoring report returns.

Monitoring

As the Allocations and Designations Local Plan has to be consistent with the policies of the Core Strategy and Rural Issues Plan, it does not have its own set of objectives: its purpose is to implement those of the overarching strategy set out in the Core Strategy and Rural Issues Plan. Monitoring of the effectiveness of the Allocations and Designations Local Plan will therefore take place through the monitoring framework of the Core Strategy and Rural

Issues Plan. The table below shows how the policies of the Plan contribute to achieving the objectives of the Core Strategy and Rural Issues Plan.

Core Strategy and Rural Issues Plan objective	How Allocations and Designations Local Plan contributes to achieving objective
1. Deliver the planned growth in Bedford, Kempston and the northern Marston Vale (Local Plan 2002 commitments – see Figure 2) to achieve a step change in the Borough’s role in the region.	AD3-AD19
2. Ensure future development is based upon sustainable development principles.	AD2
3. Provide guidance on where any future growth if required should occur (in the period up to 2021).	
4. Provide quality housing to meet current and future needs of all sectors of the community.	AD3-AD10, AD19, AD20, AD22
5. Foster significant employment growth.	AD5-AD7, AD11-AD17, AD23
6. Direct retail development to the most appropriate locations.	AD29-AD34
7. Foster the regeneration of Bedford town centre to enable it to fulfil a greater role within the region.	
8. Support the delivery of coordinated transport improvements with the emphasis on non-car modes, improving east-west communications and achieving greater transport interchange.	AD35-AD39
9. Encourage key rural communities to become more sustainable places to live and work.	AD20, AD31, AD32,AD40
10. Achieve high quality design that takes account of character, local distinctiveness and sustainable design principles, enables access and promotes community safety.	AD3-AD23
11. Protect and enhance the countryside, biodiversity and geodiversity, and the quality and connectivity of green infrastructure in the borough with particular emphasis on enhancing the Marston Vale.	AD23-AD28, AD40, AD43
12. Minimise the use of energy and encourage greater use of energy from renewable sources.	AD2
13. Provide a mechanism for the delivery of infrastructure (including health, education, transport, community, leisure and recreation facilities) in tandem with new development.	AD3-AD23

14. Protect and enhance the Borough's built, cultural and community assets and the character of settlements and foster the development of the Borough as a destination for heritage and cultural tourism.	AD21,AD23, AD40-AD44
15. Protect the environment by minimising the risk of flooding and the effects of climate change and facilitating improvements in air quality.	AD2
16. Involve the community in the decisions about the planning of the Borough so they can influence and shape such decisions.	AD5

The monitoring framework of the Core Strategy and Rural Issues Plan sets out a series of indicators that will be used to monitor the effectiveness of the objectives.

APPENDIX 4

Background Papers

Allocations

Chapter 2 Climate Change

- Bedford Energy Potential Study, AECOM 2010
- Supplementary Report to the Energy Potential Study, AECOM 2011

Chapter 3 Growth Area Allocations

Housing and Mixed Uses

- Flexibility Allowance for Housing Provision in the Growth Area, 2010
- Growth Area Housing Site Allocations Assessment Forms – Accepted Sites
- Growth Area Housing Site Allocations Assessment Forms – Rejected Sites

Employment Sites

- Bedford Employment Land Study, Halcrow 2006
- Bedford Strategic Employment Assessment, GWE Business West 2008
- Allocations and Designations Plan Landscape Assessment, Bedford Design Group November 2009
- Growth Area Employment Site Allocations Assessment Forms – Accepted Sites
- Growth Area Employment Site Allocations Assessment Forms – Rejected Sites
- Bedford Local Economic Assessment, 2010
- Bedford Borough Economic Development Strategy 2011-14

Hotels

- Hotel Site Allocations Assessment Forms – Accepted Sites
- Other Growth Area Site Allocations Assessment Forms – Rejected Sites
- Allocations and Designations Plan Landscape Assessment, Bedford Design Group November 2009
- Bedford Borough Hotel and Visitor Accommodation Futures Study, Hotel Solutions 2009

Chapter 4 Travelling Showpeople Sites

- Bedford Gypsy and Traveller Accommodation Needs Assessment. September 2010

Chapter 5 Rural Policy Area Allocations

- Rural Policy Area Site Assessment Methodology and Schedule of Rejected Sites
- Rural Policy Area Site Allocations Assessment Forms – Accepted Sites
- Rural Policy Area Site Allocations Assessment Forms – Rejected Sites

Chapter 6 Bedford River Valley Park Enabling Development

- Bedford River Valley Park Framework, EDAW 2008

Designations

Chapter 7 Green Infrastructure

- Bedfordshire Strategic Green Infrastructure Plan, Chris Blandford Associates and Bedfordshire & Luton GI Consortium 2007
- Bedford Green Infrastructure Plan, 2009
- Marston Vale Forest Plan, 2000
- Bedford Open Space, Sport and Recreation Study, Leisure and the Environment and Bedford Borough Council 2007
- Bedford to Milton Keynes Waterway Park Concept Route, B&MK Trust 2009
- Bedford River Valley Park Framework, EDAW 2008

Chapter 8 Local Shopping

- Local Shopping in Bedford, December 2009

Chapter 9 Existing Employment Sites

- Bedford Employment Land Study, Halcrow 2006
- Employment Monitoring Reports, 2000 to 2011/12

Chapter 10 Leisure and Tourism Sites

- Santa Pod Raceway Background Report, 2010
- Bedford Borough Visitor Economy Strategy 2011-2014

Chapter 12 Cycling Network Incorporating Green Wheel

- Bedford Green Wheel Master Plan, December 2009
- Cycle Network Background Paper, July 2011

Chapter 13 Settlement Policy Area Boundaries

- Settlement Policy Area Review Background Paper, March 2011

Chapter 14 Village Open Spaces and Views

- Bedford Open Space, Sport and Recreation Study, Leisure and the Environment and Bedford Borough Council 2007
- Village Open Space Review Background Paper, July 2011

Chapter 15 Urban Area Boundary and Local Gaps

- Urban Area Boundary Review, July 2013

Chapter 16 Urban Open Spaces

- Review of Urban Open Space in Bedford, March 2011
- Bedford Open Space, Sport and Recreation Study, Leisure and the Environment and Bedford Borough Council 2007
- A Green Space Strategy for Bedford Borough
- Urban Area Boundary Review, July 2013

Chapter 17 Former Land Settlement Association Area

- Former Land Settlement Association Area Background Paper, 2010

General Background Papers

- Bedford Borough Partnership Sustainable Community Strategy 2009-2021
- Allocations and Designations Plan - Sustainability Appraisal of Sites, July 2011
- Allocations and Designations Plan – Revised Sustainability Appraisal Report, July 2013
- Issues and Options Responses, 2009
- Site Assessment Methodology, May 2010
- Environment Agency/Internal Drainage Board Comments on Selected Sites, 2009
- Strategic Flood Risk Assessment Level 2, 2010
- Water Cycle Strategy (Outline), 2009
- Strategic Housing Land Availability Assessment, 2010 and updated 2011
- Strategic Housing Market Assessment, 2010
- Index Map Showing Location and Site Reference for all Submitted Sites
- Traffic Impacts of Developments in the Vicinity of Bedford, Hyder 2011
- Local Transport Plan, 2011
- Local Investment Plan for Bedford 2011-14, 2010
- General – Bedford Borough Corporate Plan 2012-2016
- General – Bedford Waterspace Study 2011

APPENDIX 5

Local Plan 2002 policies to be replaced by the Allocations and Designations Local Plan

Allocations and Designations Local Plan Policy	Local Plan 2002 Policy which has been replaced by Allocations and Designations Local Plan Policy
AD1 Sustainable Development Policy	n/a
AD2 Sustainable Design and Construction	n/a
AD3 Land at Hall End Road, Wootton	n/a
AD4 Land at Old Ford End Road, Queens Park, Bedford	n/a
AD5 Wixams Northern Expansion	n/a
AD6 Land South of Ford End Road, Bedford	n/a
AD7 Land East of Eastcotts Road, Bedford	n/a
AD8 Dallas Road, Kempston	n/a
AD9 St Bede's School, Bedford	n/a
AD10 Lansdowne Road, Warwick Avenue and Dynevor Road, Bedford	n/a
AD11 Land at Medbury Farm, Elstow	n/a
AD12 Land at Bell Farm, Kempston	n/a
AD13 Marston Vale Innovation Park Phase 2, Wootton	n/a
AD14 Land at Cardington Cross, Bedford	n/a
AD15 Manton Lane Reservoir Site, Bedford	n/a
AD16 Land West of Manton Lane, Bedford	n/a
AD17 Land West of the B530, Kempston	E4 Land West of the B530, Kempston
AD18 Land North of the A6-A428 Link Road, Bedford	Replaces hotel location identified in H8 (Land North of Bromham Road, Biddenham) Development Brief.
AD19 Land at Manton Lane, Bedford	n/a
AD20 Land at Bedford Road, Great Barford	n/a
AD21 Land at Chawston Lakes, Roxton Road, Wyboston	n/a
AD22 Land North of Ravensden Road, Salph End, Renhold	n/a
AD23 Bedford River Valley Park Enabling Development	n/a
AD24 Green Infrastructure Opportunity Zones	NE22 Bedford Linear Park
AD25 Forest of Marston Vale	NE21 Forest of Marston Vale
AD26 Bedford River Valley Park	NE23 Bedford River Valley Park
AD27 Bedford to Milton Keynes Waterway Park	n/a
AD28 Provision of Open Space and Built Facilities in Association with New Development	LR15 Provision of outdoor playing space for sport, LR16 Provision of children's play space, LR17 Provision of general amenity open space.

Allocations and Designations Local Plan Policy	Local Plan 2002 Policy which has been replaced by Allocations and Designations Local Plan Policy
AD29 Kempston District Centre – new retail facilities	SH5 District Centre
AD30 Kempston District Centre – changes of use	SH8 Change of Use of Local Shops (part)
AD31 Local Centres – new retail facilities	SH6 Local Centres, SH10 New Village Shops, POs and pubs
AD32 Local Centres and Other Defined Retail Centres	SH8 Change of Use of Local Shops (part), SH9 Loss of village shops, POs and pubs (part)
AD33 Individual Shops and Undefined Retail Centres	SH9 Loss of village shops, POs and pubs (part)
AD34 All Shop Units	SH8 Change of Use of Local Shops (part), SH9 Loss of village shops, POs and pubs (part)
AD35 Road Schemes	T2 Local transportation network improvements
AD36 Pedestrian Routes	T13 Pedestrian Routes
AD37 Park and Ride Facilities	T17 Park & Ride facilities and town centre parking
AD38 Commercial Vehicle Parking and Motorists' Facilities	T5 Motorists' facilities and T18 Commercial vehicle park
AD39 Cycling	T14 Cycle Routes
AD40 Village Open Spaces and Views	H25 Important Open Space
AD41 Urban Area Boundary	S3 Urban Area Boundary
AD42 Local Gaps	BE5 Area of Special Restraint
AD43 Urban Open Spaces and Gaps	NE7 Wildlife Corridors, NE17 Open Spaces, BE5 Area of Special Restraint, BE34a Protected Views
AD44 Former Land Settlement Association Area	NE19 Wyboston Land Settlement Association Area

APPENDIX 6

Glossary

A1 Uses	Shops and other retail uses.
A2 Uses	Financial and professional services available to the general public such as accountants, solicitors, building societies and banks.
A3, A4, A5 Uses	Food and drink uses including restaurants, cafés, drinking establishments and hot food takeaways.
Allocations	Sites specifically identified on the Policies Map for development.
Ancient Woodland	Woodland sites which have had a continuous cover of native trees and plants since at least 1600AD.
Annual Monitoring Report	Report that monitors the progress with and the effectiveness of the policies in the development plan. It is updated regularly.
B1 Uses	Businesses including offices, high tech and light industry.
B2 Uses	General industrial development.
B8 Uses	Storage and distribution including warehousing.
Bedford and Milton Keynes Waterway	Is a proposed new broadbeam canal set in a green corridor that will link the Great Ouse in Kempston to the Grand Union Canal in Milton Keynes, and connect the Fenland waterways to the central waterway network. The project is led by a Consortium of local authorities including Bedford Borough Council, together with the Environment Agency, British Waterways and others.
Bedford Development Framework	A previous name for Bedford's Development Plan (no longer used).
Bedfordshire and Luton Biodiversity Action Plan (2001)	A framework for the delivery of the UK Biodiversity Action Plan for areas in Bedfordshire and Luton. It identifies priorities and establishes a programme for the conservation of local and nationally important biodiversity.
Biodiversity	The variety of life on earth or in a specified region or area.
Climate change	Long-term changes in temperature, precipitation, wind and all other aspects of the earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Community Infrastructure Levy	A levy which local authorities in England and Wales may charge on most types of new development in their area. CIL charges are based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area.
Commitment	Where planning permission has been granted or there is a resolution to grant planning permission awaiting the finalisation of a legal agreement.
Conservation Areas	Under the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities are able to designate as conservation areas any "areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance".
Core Strategy and Rural	The long-term spatial vision and strategy for the local planning

Issues Plan	authority area, including the key strategic policies and proposals to deliver that vision. The Plan is a part of Bedford's Development Plan.
Corporate Plan	The 2009-2012 plan sets out eight priorities to meet the challenges of making the Borough a better place to live, work and visit and of creating a first-class Council. The priorities are economic regeneration; environment & climate change; children and young people; adult health and well-being; safer communities; inclusion and cohesion; housing and transport and organisational and operational effectiveness. A new plan was adopted in early 2012 to set out the priorities from 2012 to 2016.
County Wildlife Sites	County Wildlife Sites (CWS) are recognised as sites of significant nature conservation interest outside the network of statutorily protected wildlife areas (e.g. Sites of Special Scientific Interest (SSSIs)). The high wildlife value of many CWS has developed through land management practices that have allowed wildlife to thrive e.g. traditional and historical management such as rotational coppicing of woodland, hay cutting or grazing of grasslands. Note that some CWS are also classed as SSSIs.
Design Codes	A set of specific rules or requirements to guide the physical development of a site or place. The aim of design coding is to provide clarity as to what constitutes acceptable design quality and thereby provides a level of certainty for developers and the local community alike that can help to facilitate the delivery of good quality new development.
Designations	Areas shown on the Policies Map to which specific policies apply (not allocations).
Development Briefs	Prepared by the Borough Council as a detailed statement of its planning policies for a particular site and its aspirations in terms of uses, layout and design principles.
Development Plan	Under the Planning Acts, this is the prime consideration in the determination of planning applications. For Bedford Borough Council this is the Core Strategy and Rural Issues Plan, the Bedford Town Centre Area Action Plan, the Allocations and Designations Local Plan and saved policies from the Local Plan 2002. Minerals and Waste policies also form part of the development plan.
Development Plan Document (DPD)	Spatial planning document prepared by the local planning authority that is subject to an independent public examination. They can cover a range of issues, and will set out the main spatial strategy, policies and proposals of the Council. From 2012 the term 'Development Plan Document' will no longer be used. It is replaced by the term 'Local Plan'.
East of England Plan	Provided the comprehensive planning regional spatial strategy for the whole of the Eastern Region setting out policies to address the needs of the region and key sub-regions. It also identified the investment that will be needed in social, environmental, economic and transport facilities. The East of England Plan was revoked in January 2013 and is no longer part of the development plan.
Forest of Marston Vale	One of twelve Community Forests being established throughout

	England by the Countryside Commission and Forestry Authority. These multi-purpose forests on the edge of towns and cities will provide opportunities for recreation, forestry, education and the creation of wildlife habitats.
Geodiversity	The variety of rocks, fossils, minerals, landforms and soils along with the natural processes that shape the landscape.
Geographic Information System (GIS)	A system of hardware and software used for storage, retrieval, mapping and analysis of geographic data.
Green infrastructure	Recreation and sports facilities, pathways and routes, natural and historic sites, canals and water spaces, accessible countryside and other open areas that contribute to the character of towns and villages.
Green Wheel	A vision to develop and enhance the existing network of traffic free paths and quiet routes around the Bedford urban area for use by pedestrians, cyclists and horse riders where possible.
Growth Area	The area of the Borough identified by the Core Strategy and Rural Issues Plan. The area is described as Bedford, Kempston and the northern Marston Vale and is shown on the Key Diagram in the Core Strategy and Rural Issues Plan.
Heritage Statement	Where a Heritage Statement is required, the level of detail of the assessment should be proportionate to the importance of those assets and use appropriate expertise and techniques where necessary. The assessment should be used to inform the appropriate location and form of development on the site along with any mitigation measures required and the application will need to be adequately detailed to enable full understanding of the impact on those assets affected.
Housing Monitoring Report	A report that is published annually to demonstrate completions and the outstanding supply in both of these areas.
Issues and Options	The first stage of the Allocations and Designations Local Plan process whereby the public were consulted on a number of different spatial options for the scope and detail of the Plan.
Key Service Centres	Large villages with a good level of services being identified as Bromham, Clapham, Great Barford, Harrold, Sharnbrook, Wilstead, Stewartby, Wootton and Wixams.
Landscape Character Assessment	A tool which can be used to understand the important features that make a landscape distinctive.
Listed Buildings	Under the Planning (Listed Buildings and Conservation Areas) Act 1990, the Secretary of State for Culture, Media and Sport has a statutory duty to compile lists of buildings of special architectural or historic interest. Graded I, II* or II to reflect their importance; permission is required for works which may affect their character as buildings of special architectural or historic interest.
Local Development Documents (LDDs)	Generic term for documents that can be included in the Development Plan and other planning documents.
Local Development Framework (LDF)	A portfolio of Local Development Documents that provides the framework for delivering the spatial strategy of the area. From 2012 the term Local Development Framework will no longer be used. The portfolio of documents will normally be replaced by one document known as a Local Plan.

Local Development Scheme (LDS)	Rolling three-year project plan for the preparation of Local Development Documents.
Local Nature Reserves	Areas of land which are of significant nature conservation value at the local level.
Local Plan	Part of the Development Plan under the old system. Statutory district-wide document prepared under the old system sets out land use policies and proposals for the area. Since 2012, however the term 'Local Plan' is once again used to describe the document containing the Council's land use policies and proposals.
Local Plan Commitments	Land identified for development in the adopted Local Plan 2002.
Local Transport Plan	Five-year strategy for the development of local, integrated transport, supported by a programme of transport improvements. It is used to bid to government for funding transport improvements.
Mixed Use Development	In the past there has been a tendency to define areas of single land uses. Mixed use development promotes the integration and diversity of land uses which has benefits such as reducing the need to travel and deterring criminal activity by generating different activities at different times of the day.
Planning Brief	A document outlining the preferred land uses, scale and location on a site to inform future planning applications which is agreed by the Council in consultation with relevant property owners.
Planning Policy Guidance	Statements of Government policy on a range of issues – being replaced over time by Planning Policy Statements. Now replaced by the National Planning Policy Framework.
Planning Policy Statement	New name for Planning Policy Guidance – statement of Government policy on a range of issues. Now replaced by the National Planning Policy Framework.
Previously Developed Land	Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure. The definition includes the curtilage of the developed land.
Policies Map	Illustrates policies and proposals in local development documents.
Renewable Energy	Energy derived from sources that are available in an unlimited supply.
Rural Policy Area	The area of the Borough not covered by the Bedford, Kempston and northern Marston Vale Growth Area. This area is shown on the Key Diagram of the Core Strategy and Rural Issues Plan.
S106 agreement	Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.
Scheduled Monuments	Under the Ancient Monuments and Archaeological Areas Act

	1979, the Secretary of State for Culture, Media and Sport is required to compile and maintain a schedule of monuments of national importance. These monuments are given legal protection by being placed on the 'list' and once on this schedule, Scheduled Monument Consent is needed before any works can be carried out that would affect the monument.
Settlement Policy Areas	A line drawn around the main built up part of the village.
Site Assessment Methodology	The document that outlines how sites are selected for allocations in this document.
SEMLEP	The South East Midlands Local Economic Partnership brings together businesses, universities and colleges, community groups, social enterprises and local government in Northamptonshire, Bedfordshire and Luton, Milton Keynes, Cherwell, Aylesbury and Dacorum. Together these partners are working closely with Government to support inward investment, innovation, economic growth, new enterprise and job creation.
Site Specific Flood Risk Assessment	An assessment prepared by an applicant at the planning application stage to demonstrate how flood risk from all sources of flooding to the development site itself and flood risk to others will be managed and taking climate change into account.
Sites of Special Scientific Interest	Statutorily notified under the Wildlife and Countryside Act 1981 (as amended) as being nationally important sites of special nature conservation interest. Sites of Special Scientific Interest's may include wildlife habitats, geological features and landforms.
Statement of Community Involvement	Sets out the approach of the authority to involving the community in the Involvement (SCI) preparation, alteration and review of Local Development Documents and in the consideration of significant planning applications.
Strategic Flood Risk Assessment (SFRA)	Prepared by the local authority, a study to inform the preparation of Local Development Documents, having regard to catchment-wide flooding issues which affect the area. The SFRA will provide the information needed to apply the sequential approach which will determine the suitability of land for development in a flood risk area.
Supplementary Planning Documents (SPD)	Non-statutory documents that expand upon adopted planning policies or proposals. These replace Supplementary Planning Guidance.
Supplementary Planning Guidance (SPG)	Non-statutory guidance prepared under the old system to expand upon policies and proposals in the Local Plan 2002.
Sustainability Appraisal (SA)	A social, economic and environmental appraisal of strategy, policies and proposals that is required for the Regional Spatial Strategy, all Development Plan Documents and Supplementary Planning Documents. To be undertaken jointly with Strategic Environmental Assessment.
Sustainable Development	"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." (World Commission on Environment and Development 1987).
The Bedford Borough	A multi-agency group which brings together representatives from

Partnership	the statutory, voluntary and business sectors in an effort to produce a long term visionary plan for the borough and its diverse communities.
Town Centre Area Action Plan	Plan to provide a planning framework for areas of change within Bedford town centre. The Plan is a part of Bedford's Development Plan.
Trajectory (Housing)	Expected annual housing completions up to 2021.
Transport Assessment	Is a statutory document which accompanies a planning application, and is used by planning authorities and highways authorities to determine whether the impact of a new development on the transport network is acceptable. The Transport Assessment should identify what measures may be required to deal with the predicted transport impacts and to improve accessibility and safety, especially for pedestrians, cyclists and public transport users.
Travelling Showpeople Plot	A Travelling Showperson 'plot' has been taken to be the space which typically provides for a mixed residential and business use, to enable on-site accommodation together with space for the secure storage, repair and testing of significant amounts of equipment. The site is traditionally the 'winter quarters' to which Showpeople return at the end of the show season, however increasingly the sites are occupied by some members of the family permanently. For the purposes of calculating the area needed to be allocated for Travelling Showpeople plots, an average of 0.22 hectares per plot has been used.
Vitality and Viability	Essential elements in the stability and future prosperity of town centres. They stem not only from a variety of retail uses but from the range and quality of activities in town centres and their accessibility to people.
Wildlife Corridors	Links between habitats, in both the town and countryside which can be utilised by wildlife. Includes tributaries, footpaths, tree belts, tracks, hedgerows, road verges and railways.