

Central Bedfordshire Council **Local Plan 2035**

Pre-submission January 2018

7.8 Small and Medium Allocations

Policy HA1: Small and Medium Allocations

Sites identified on the proposals maps at Appendix 6 and listed in the table below are allocated for residential development.

In addition to the general policy requirements of this Local Plan, development of these sites must take full account of the site specific issues which are identified and set out on a site by site basis where relevant.

Allocation Ref	Site Name	Area	Parish	Approx Density	Approx Capacity	Site Area (HA)	Additional Policy Requirements (where applicable)
HAS01	Land adjoining Lewis Lane	A1 Corridor	Arlesey	30	67	2.81	
HAS02	Land rear of 214-216 High Street	A1 Corridor	Arlesey	30	20	0.61	
HAS03	Land off Meadow View	East - West	Aspley Guise	30	37	1.59	Noise mitigation required for railway
HAS04	Land at Luton Road	South	Barton le Clay	40	168	7.02	
HAS05	Land East of Barton le Clay	South	Barton le Clay	30	498	27.80	Development Brief required (see HQ9)
HAS06	Land North of Biggleswade	A1 Corridor	Biggleswade	40	401	16.71	Will need to implement landscape buffering and GI enhancements north of the site, to protect landscape and setting of Biggleswade Common and create a softer edge to the development. Development Brief required (see HQ9)
HAS07	Caddington Park	South	Caddington	50	66	1.66	
HAS08	Land on the South East of Greenway	Central	Campton & Chicksands	30	66	0.47	Will need to provide landscaping along eastern boundary of the site, appropriate screening is needed to protect from elevated views on the site
HAS09	Chapel Farm	South	Chalton	30	54	3.18	



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Allocation Ref	Site Name	Area	Parish	Approx Density	Approx Capacity	Site Area (HA)	Additional Policy Requirements (where applicable)
HAS10	New Road	Central	Clifton	40	54	2.25	Would need to safeguard existing boundary enclosure and trees with new planting and landscaping
HAS11	East End Farm	East - West	Cranfield	30	48	2.67	Site design to incorporate buffering and enhance existing woodland particularly to the eastern edge and along the existing rights of way
HAS12	Land West of Lodge Road	East - West	Cranfield	From Planning App.	15	0.59	Existing Tree Preservation Orders should be protected
HAS13	Land North of Greenfield Way	A1 Corridor	Dunton	30	37	2.07	Site design to incorporate landscape buffering and green infrastructure on western boundary
HAS14	Land off Eaton Park	South	Eaton Bray	30	49	2.69	
HAS15	Green Lane	A1 Corridor	Everton	30	23	0.96	Site design to ensure that existing boundary features to be conserved
HAS16	Land at Manor Farm	A1 Corridor	Everton	30	19	0.81	
HAS17	Steppingley Road	South	Flitwick	40	216	9.00	Site design to incorporate landscape buffering to Flitwick Wood and the views towards Steppingley. Woodland planting required to strengthen the field boundary to the south-west. Mitigation required due to archaeology from Roman period
HAS18	Site adjacent to Flitwick Garden Allotments, off Steppingley Road	South	Flitwick	40	35	1.08	Explore opportunities for access through adjoining committed developments to achieve better quality design
HAS19	Land at Upper Gravenhurst	Central	Gravenhurst	30	39	1.62	



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Allocation Ref	Site Name	Area	Parish	Approx Density	Approx Capacity	Site Area (HA)	Additional Policy Requirements (where applicable)
HAS20	Land West of Midland Mainline Railway	South	Harlington	40	435	18.14	Landscape buffering will be required to protect open views. Noise mitigation required for railway. Development Brief required (see HQ9)
HAS21	Land West of Sundon Road	South	Harlington	40	154	6.39	Design must be complimentary to the AONB to the south and noise mitigation will be required for the railway. Existing hedgerows to be retained
HAS22	Land South of Northwood End Road	Central	Haynes	30	29	1.21	Landscape mitigation required to the south and west and boundary hedgerows to the south to be strengthened. Must conserve the setting of Hill Farm and Greensand Ridge path
HAS23	Land adjacent to Derwent Lower School	Central	Henlow	30	101	5.59	Noise mitigation will be required for the road. Landscape buffering required to the wider rural landscape
HAS24	Land to the South West of the A5	South	Hockliffe	30	77	4.25	Noise mitigation will be required for nearby road. Landscaping will need to consider the setting of nearby listed buildings
HAS25	Land at Leighton Road	South	Hockliffe	30	23	0.99	Landscaping will need to screen and have regard to the nearby scheduled monument to the north
HAS26	A5 Watling Street	South	Hockliffe	30	41	1.74	Landscaping will need to be sensitive to nearby listed buildings and the setting of the Scheduled Monument
HAS27	Wixams Southern Extension	East - West	Houghton Conquest	From Planning App.	650	68.00	Development Brief required (see HQ9)
HAS28	Bidwell Gospel Hall (Dell Mount)	South	Houghton Regis	40	25	0.78	
HAS29	Land East of Houghton Regis	South	Houghton Regis	40	355	14.80	Development Brief required (see HQ9)



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Allocation Ref	Site Name	Area	Parish	Approx Density	Approx Capacity	Site Area (HA)	Additional Policy Requirements (where applicable)
HAS30	Thistle Hill Field	A1 Corridor	Langford	30	70	3.94	
HAS31	Bridge Field	A1 Corridor	Langford	30	67	3.70	Design will need to ensure that the Right of Way to the west of site is enhanced. Landscaping and noise mitigation will be required for the railway edge
HAS32	Northern Chamberlains Barn	South	Leighton Linslade	40	175	16.00	
HAS33	Land North of Soulbury Road	South	Leighton Linslade	40	55	1.73	
HAS34	The Chiltern-Hunt Land	South	Leighton Linslade	40	138	5.74	
HAS35	Wood End Lane	East - West	Marston Moretaine	30	63	3.51	
HAS36	Land North of Clophill Road	Central	Maulden	30	45	0.74	Protection and enhancement of Maulden Wood required, including buffering
HAS37	Land between 129A & 131 Clophill Road	Central	Maulden	From Planning App.	21	0.70	Protection and enhancement of Maulden Wood required, including buffering
HAS38	Land fronting Silsoe Road	Central	Maulden	30	39	2.37	
HAS39	Land at 32 Shefford Road (Bandland Nursery)	Central	Meppershall	30	55	3.04	
HAS40	Land adj to Park Road /Bedford Road (A603)	Central	Moggerhanger	30	30	1.45	
HAS41	Land at Thorncote Road (Close Field)	Central	Northhill	30	21	0.86	
HAS42	The Pound, Upper Caldecote	Central	Northhill	30	33	1.74	



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Allocation Ref	Site Name	Area	Parish	Approx Density	Approx Capacity	Site Area (HA)	Additional Policy Requirements (where applicable)
HAS43	One Acre Field, Sandy Road	A1 Corridor	Potton	30	12	0.44	
HAS44	Line Field	Central	Shefford	30	72	9.20	
HAS45	Land South and East of High Road	Central	Shillington	30	42	2.33	Landscape buffering required on the southern boundary
HAS46	Land rear of Station Road (Lower Stondon Northern Expansion)	Central	Stondon	30	244	11.65	Landscape buffering required along the northern edge. Due to the nature of neighbouring land uses, all development proposals for this site must have regard to the prevention of major accidents and limiting their consequences, including the increase of vehicular movements on the A600.
HAS47	Land off The Pastures, Lower Stondon	Central	Stondon	30	33	1.37	Due to the nature of neighbouring land uses, all development proposals for this site must have regard to the prevention of major accidents and limiting their consequences, including the increase of vehicular movements on the A600.
HAS48	Land South of High Street	A1 Corridor	Sutton	30	37	2.04	Design will need to ensure that mature trees and hedges on site are preserved
HAS49	Land East of Leighton Road	South	Toddington	40	92	3.85	Design expected to include landscape buffering and green infrastructure to the south-western boundary
HAS50	Alma Farm	South	Toddington	40	159	6.61	Design should seek opportunities for Green Infrastructure along western boundary



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Allocation Ref	Site Name	Area	Parish	Approx Density	Approx Capacity	Site Area (HA)	Additional Policy Requirements (where applicable)
HAS51	Land off Flitwick Road	South	Westoning	30	135	7.51	Noise mitigation required for the railway and appropriate landscaping required to north of the site to protect views to Flitwick
HAS52	West View Farm	South	Westoning	30	85	4.74	Noise mitigation required for the railway

