

Land South of Wixams

- 4.86 The site adjoins the A6 and is located to the south of the existing Wixams development. Development of the site will allow for connections to Bedford and the Wixams for cyclists and pedestrians. Development will also include significant green infrastructure improvements including tree and hedgerow planting to provide publically accessible green infrastructure providing noise mitigation from the A6 and a long term buffer between Wixams and Wilstead.

Policy HOU15 Land South of Wixams

Land at south of Wixams will be developed for residential uses and open space. Key principles of development include:

- i. Preparation by the applicant of a masterplan and design code to be completed prior to and submitted with any planning application and to accord with the South of Bedford strategic framework;
- ii. Provision of a mix of dwelling types and sizes;
- iii. Submission of a Transport Assessment to include:
 - Improved pedestrian and cycle access from the site via the A6 and Bedford Road;
 - An access strategy for vehicle access to the site and wider Wixams;
 - Multi-user routes to connect to existing networks in Wixams and surrounding areas;
 - A new bus stop to provide an extension to the existing bus service route in Wixams;
- iv. Provision of a mobility hub;
- v. Financial contributions towards secondary school provision;
- vi. A noise report should guide the location and design of dwellings on the site and establish any required mitigation measures.
- vii. Contribution to the Forest of Marston Vale with a minimum of 30% tree cover to be provided on the site with appropriate public access;
- viii. Submission of a wildlife and habitat survey with appropriate mitigation and enhancements;
- ix. Creation of a strategic green corridor to secure a permanent green buffer between Wixams and Wilstead;
- x. Development should preserve and where opportunities arise enhance heritage assets and their setting, including assets located in Duck End and Wilstead;
- xi. Pre-determination archaeological evaluation will be required;
- xii. A site specific flood risk assessment will be needed and mitigation required for all sources of flood risk where necessary; Opportunities to reduce surface water run-off and flood risk on and off site should be identified;
- xiii. Delivery of a low carbon and environmentally resilient development that is adaptive to and resilient to climate change.

Land East of Wixams

- 4.87 The site is located to the east of the A6 and the existing Wixams development. The proposals will complement the existing development at Wixams and provide additional facilities and infrastructure including schools and an employment hub to cater for a range of flexible employment uses. The site also has the potential to create pedestrian and cycle connections to Shortstown and the Wixams. The additional development and new population will allow for an extension of the public transport service to allow for more sustainable travel to Bedford. The Meteorological Research Unit at Cardington located to the east of the site will be an important consideration in the masterplanning of the site due to the potential impact of new development on its current operations.

Policy HOU16 Land at East Wixams

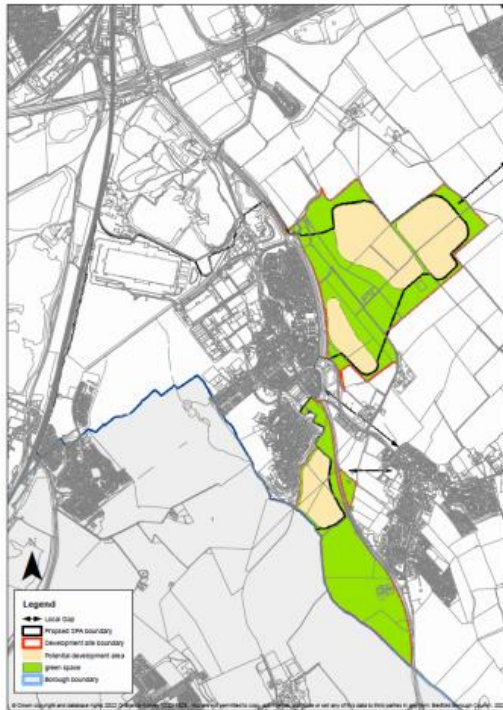
Land at East of Wixams will be developed for residential, community and open space uses.

Key principles of development include:

- i. Preparation by the applicant of a masterplan and design code to be completed prior to and submitted with any planning application and to accord with the South of Bedford strategic framework. The masterplan and design code should be prepared in consultation with the Met Office to ensure that the limitations created by the proximity of the Meteorological Research Unit at Cardington Airfield are fully considered;
- ii. Provision of a mix of dwelling types and sizes;
- iii. The development is dependent on the delivery of transport improvements which will need to be secured before development can take place in accordance with an agreed Infrastructure Delivery Plan;
- iv. Provision of a full Transport Assessment to be submitted with any planning application;
- v. Traffic mitigation for the existing roundabouts off A6 to accommodate the new development;
- vi. Extension of the bus service from the existing Wixams bus network including the provision of new bus stops to service the new development, measures to facilitate a shuttle bus connecting the site with Gibraltar Corner and Kempston Hardwick and a mobility hub;
- vii. Provision or upgrading of existing pedestrian and cycle links to bridleway status to allow active travel to Shortstown and Wixams including the crossing of the A6;
- viii. Provision of two 2.4ha serviced sites to accommodate two form entry primary schools to include early years' provision;
- ix. Provision of an 11ha serviced site to accommodate a nine form entry secondary school to include sixth form provision;
- x. Financial contribution towards secondary school provision;
- xi. Contribution to the Forest of Marston Vale with a minimum of 30% tree cover to be provided on the site with appropriate public access;
- xii. Development should preserve and, where opportunities arise, enhance heritage assets and their setting, including assets located in Duck End, with appropriate mitigation measures adopted along the southern boundary of the site;

- xiii. Pre-determination archaeological evaluation will be required;
- xiv. A site specific flood risk assessment will be needed and mitigation required for all sources of flood risk where necessary;
- xv. Delivery of low carbon and environmentally resilient development that is adaptive to and resilient to climate change.

Figure 8: Land South and East of Wixams



College Farm, Shortstown

- 4.88 Land at College Farm, Shortstown offers the opportunity for sustainable residential development which will also contribute to the wider south of Bedford area allowing sustainable transport and green infrastructure linkages with Wixams to the west and beyond, including to the Wixams and Stewartby Hardwick railway stations. The proposals will complement the existing development at Shortstown and provide additional facilities including a new Primary School. The Meteorological Research Unit at Cardington, located to the east of the site will be an important consideration in the master planning of the site due to the potential impact of development on its current operations.

Policy HOU17 Land at College Farm, Shortstown

Land at College Farm, Shortstown will be developed for residential uses and open space.

Key principles of development to be addressed include:

- i. Preparation by the applicant of a masterplan and design code to be completed prior to and submitted with any planning application and to accord with the South of Bedford strategic framework. The masterplan and design code should be prepared in consultation with the Met Office to ensure that the limitations created by the proximity of the Meteorological Research Unit at Cardington Airfield are fully considered;
- ii. Provision of a mix of dwelling types and sizes;
- iii. The development is dependent on the delivery of transport improvements which will need to be secured before development can take place in accordance with an agreed Infrastructure Delivery Plan;
- iv. Submission of a Transport Assessment to include measures to mitigate impact of the development on the local and strategic route network and to maximise opportunities for sustainable travel;
- v. Provision of a mobility hub;
- vi. Provision of a 2.4ha serviced site to accommodate a 2FE Primary school to include early years' provision;
- vii. Financial contribution towards secondary school provision;
- viii. Buffer planting and landscaping to assimilate the development into the surrounding landscape;
- ix. Contribution to the Forest of Marston Vale with a minimum of 30% tree cover to be provided on the site with appropriate public access;
- x. Identification of opportunities to enhance green infrastructure including connections to existing networks;
- xi. Provision of public open space;
- xii. Development should be designed to preserve and, where opportunities arise, enhance heritage assets and their setting, including:
 - Grade II* Cardington Sheds 1 and 2
 - Listed buildings in Harrowden