



Local Plan 2035

Planning for the future

SITE ASSESSMENTS AND POTENTIAL OPTIONS FOR ALLOCATION

APRIL 2017



Your Borough: Planning for the future

Introduction

1. The Development Strategy and Site Selection Methodology technical paper gives an outline of the site selection methodology and explains how it will be used to bring forward development in accordance with the development strategy and objectives of the plan. This paper provides more detail of the site selection process and how it has been applied in practice. The results of the selection process are recorded in a series of tables organised by settlement. At this stage the tables list all sites in and on the edge of the urban area and all sites in and on the edge of the Group 1 and Group 2 villages where development is proposed in the development strategy. An assessment of the strategic brownfield site at the former Stewartby brickworks is also included. The size of the tables means they are difficult to print and are best viewed as an online file, however they have also been reproduced in paper format and are available for reference only at libraries and the Customer Service Centre.

Sites for residential development

2. The site selection process involves a four stage process to establish which sites best fit the plan's preferred strategy to provide a basis for making a decision about which sites should be allocated.

Stage 1

3. Stage 1 is an initial appraisal to identify which sites will be taken forward for further assessment. It asks three key questions.

Does the site meet the size criteria set out in the call for sites form¹?

4. For each site it is recorded whether the site would result in a development that is above or below a threshold of 5 dwellings. If it is below the threshold, the site is excluded from further assessment, as the strategy of the local plan is not to allocate such small sites.

¹ The 'call for sites' invited landowners, developers and other interested parties to submit potential development sites for consideration to help the Council identify available land supply for the plan period. Specific information about each site was requested to be completed on a form.

Does the site have overriding environmental or physical constraints?

5. For the purposes of this assessment the environmental and physical constraints examined are nature conservation and flooding.
 - For each site, any known nature conservation interest is recorded. This includes designation as a Site of Special Scientific Interest (SSSI), a County Wildlife Site (CWS), a local nature reserve (LNR), a roadside nature reserve (RNR) or a local geological site (LGS). Only when a site falls within a designated Site of Special Scientific Interest is it considered to be an overriding constraint which means that the site is excluded from further assessment. (The presence of other nature conservation interests is considered to be a constraint to development which is taken into account at Stage 4.)
 - It is recorded if a site falls within either flood zone 2 (medium probability), 3a (high probability) or 3b (the functional floodplain) as defined in National Planning Practice Guidance. Flood zones 3a or 3b are considered to be an overriding constraint and sites which fall within them are excluded from further assessment. If part of a site falls within zones 3a or 3b it is only considered to be an overriding constraint if the development proposed cannot be accommodated on the remaining part of the site. Sites within flood zone 2 are not considered to be an overriding constraint: subject to them passing the sequential and exception tests as set out in the National Planning Policy Framework, and meeting the requirements for site-specific flood risk assessments, they may be developable. Nevertheless the likelihood of flooding is considered to be a constraint to development which is taken into account at Stage 4.

Is the site located within or adjacent to the urban area or Group 1 or 2 villages or in close proximity to the settlement boundary?

6. Sites that are not within or adjacent to the urban area or Group 1 or 2 villages or in close proximity to the settlement boundary are excluded in accordance with the Development Strategy. Because of the large number of sites excluded these are not individually listed in the table of sites.

7. Furthermore, as explained in the Development Strategy, sites in the group 1 settlements of Shortstown, Wixams or Wootton and the group 2 settlement of Stewartby and Willington are excluded at this stage. Again, these sites are not individually listed in the table of sites.
8. For each site its location in relation to existing settlement policy areas (SPA) or the Bedford / Kempston urban area (UA) as defined on the Policies Map is noted. It is recorded whether the site is within, adjoining, or more / less than 0.5 miles (measured by road) from a settlement policy area or the urban area boundary. If a site is more than 0.5 miles from the settlement policy area of a group 1 or 2 settlement (as defined in the Development Strategy) or the urban area boundary, it is considered to be an overriding constraint which means that the site is excluded from further assessment. The development strategy of the emerging local plan is only to allocate additional residential sites that are in or near the urban area, group 1 and group 2 settlements.
9. At the end of Stage 1 a conclusion is recorded as to whether the site should be included or excluded in the next stage of the assessment. If a site is excluded, the reason for this is recorded in the final column – the overall conclusion.

Stage 2

10. Stage 2 is an assessment of the suitability and availability of each potential site. It asks three key questions.

Is the site suitable for development?

11. For the purposes of this assessment, for a site to be suitable it must relate well to the structure of the settlement and existing facilities, must not seriously harm important open spaces or important views into and out of the settlement, must not have a serious harmful impact on heritage assets, and must not have serious access constraints. The suitability of each site is rated green, amber or red, where red means that the site is not suitable for development and therefore should be excluded from further assessment. An amber rating means that there are concerns that could be mitigated.
 - In order to relate well to the structure of the settlement and existing facilities, the site should fit with the form and structure of the existing settlement. In many cases this will mean that the site should adjoin the settlement policy area or the urban

area, however in some elongated settlements even adjoining sites may be distant from the village centre and therefore not suitable for development.

- Important open spaces and views into and out of the settlement are generally those that have been identified as village open spaces or urban open spaces on the Policies Map and are subject to policies AD40 or AD43 of the Allocations and Designations Local Plan. Additional areas designated as local gaps on the Policies Map to prevent coalescence between nearby settlements are subject to policy AD42 of the Allocations and Designations Local Plan. Development proposals in any such areas will be carefully considered and may be acceptable in accordance with the relevant policies provided that the reasons for designation are not compromised. If there is serious harm the site is not suitable for development.
- For each site any known heritage asset on the site or nearby, which may be affected by development of the site, is recorded. Heritage assets include designated conservation areas (CA), listed buildings (LB), areas of archaeological importance (A), scheduled monuments (SM) or registered parks and gardens (RPG). In addition, it is noted if any site lies within an area where there are ridge and furrow earthworks. Only where the development of a site is likely to have a seriously harmful impact is it considered to make the site unsuitable. (If the harm is less than serious, the presence of heritage assets is considered to be a constraint to development which is taken into account at Stage 4.)
- The access to each site has been assessed and, where there are serious problems that cannot be overcome, the site is considered to be not suitable for development. (If the problem can be overcome, this is considered to be a constraint to development which is taken into account at Stage 4.)

Does the site have legal or ownership constraints which would prevent it from coming forward?

12. Information on any legal or ownership constraints was supplied by the site promoter when the site was submitted to the Council for consideration. This information is not recorded in the site selection table because it is assumed at this stage that the site promoter's declaration that the site has no legal or ownership constraints is correct. This information will be checked before the local plan is drafted to ensure that only sites that are available are included.

Is the site controlled by a developer who has expressed an intention to sell?

13. Information on site availability was supplied by the site promoter when the site was submitted to the Council for consideration. A follow-up letter was sent to promoters of sites in or near group 1 and 2 settlements (as defined in the Development Strategy) and the urban area during 2016. This information is not recorded in the site selection table because it is assumed that the site promoter's declaration that the site is controlled by a developer who has expressed an intention to sell is correct.
14. At the end of Stage 2 a conclusion is recorded as to whether the site should be included or excluded in the next stage of the assessment. If a site is excluded, the reason for this is recorded in the final column – the overall conclusion.

Stage 3

15. Stage 3 is an assessment of the deliverability of each potential site including viability considerations. It asks three key questions.

Is there a reasonable expectation that the site is viable based on the information submitted at the call for sites stage.

16. Information on viability was supplied by the site promoter when the site was submitted to the Council for consideration. The site promoter was asked to assess whether there were any abnormal costs which might affect development of the site, whether the site was subject to a planning application, whether the site was being marketed and whether any interest had been shown as a result. This information is not recorded in the site selection table because it is assumed that the site promoter's expectation that the site is viable is correct.

At what point in the plan period could the site come forward?

17. Information on deliverability was supplied by the site promoter when the site was submitted to the Council for consideration. The site promoter was asked to estimate a timetable for when the development would be delivered and a date for when development might take place. A follow-up letter was sent to promoters of sites in or near group 1 and 2 settlements (as defined in the Development Strategy) and the urban area during 2016. This information is not recorded in the site selection table because it is assumed that the site promoter's expectation that the site is deliverable is correct.

What is the Council's initial viability assessment?

18. In addition to the information supplied by the site promoters, the Council employed independent consultants to advise on the likely viability of different typologies of development in various locations after making assumptions about sales values and development costs. This gives an initial assessment of likely viability against which the sites can be tested. The viability of each site is rated green, amber or red. A site is rated green if it is able to fund base costs as well as being able to provide likely policy requirements (30% affordable housing, current Community Infrastructure Levy payment and residual section 106 requirements, 60% lifetime homes standard). A site is rated red if it is not viable for development even if none of the policy requirements is included. An amber rating means that a site is only viable if there is some relaxation of policy requirements. Only where a site is rated red is it considered to be not viable and therefore should be excluded from further assessment.
19. Before the local plan is completed, the Council will undertake a further analysis of the viability of development to show that the overall plan is deliverable against the policies in the plan.
20. At the end of Stage 3 a conclusion is recorded as to whether the site should be included or excluded in the next stage of the assessment. If a site is excluded, the reason for this is recorded in the final column – the overall conclusion.

Stage 4

21. Stage 4 is an assessment of how each site will contribute to meeting the objectives of the plan and identifies those which perform most strongly against the key criteria. It assesses three key criteria.

Sustainability (efficient use of resources and accessibility).

22. For the purposes of this assessment, sustainability is considered in terms of a number of factors. The sustainability of each site is rated green, amber or red for each factor (except for the assessment of accessibility by foot, which is given a numerical rating). A red rating for a site against one or more criteria at Step 4 does not mean that it is excluded from further

consideration, however it is a factor that must be balanced in the assessment of the site and may need to be mitigated if a site is to be taken forward.

- Land use

A green rating is given if all or the majority of a site is previously developed land (as defined in the National Planning Policy Framework). An amber rating is given if all or the majority of a site is greenfield. A red rating is given if all or the majority of a site is best and most versatile agricultural land ie grades, 1, 2 or 3a (as defined in the National Planning Policy Framework). If it is unclear whether a site lies within grade 3a or 3b (the Government's agricultural land classification does not always subdivide grade 3) then the site is rated as amber rather than red.

- Contamination

Information on known land contamination is held by the Council however it is not a comprehensive record. A green rating is given if records do not show any contamination of a site. An amber rating is given if records show that part of a site is contaminated. A red rating is given if records show that more than half of a site is contaminated.

- Source protection zone

The Environment Agency holds information on the location of groundwater source protection zones. These are designated zones around public water supply abstractions and other sensitive receptors that signal where there are particular risks to the groundwater source. The Environment Agency seeks to protect aquifers as a whole and also to safeguard specific sources of water supply from pollution. Groundwater source catchments are divided into three zones which together define the total catchment. A green rating is given if a site is not located in a source protection zone, an amber rating if a site is located within a source protection zone but the proposed use is unlikely to be a risk to water supplies. A red rating is given if a site is located within a source protection zone and the proposed use could harm water supplies, for example because it is an industrial use.

- Walkability – GP

The accessibility by foot to the nearest medical General Practitioner is calculated for each site using TRACC computer software. A site accessibility score of 8, 6, 4 or 0 is recorded where 8 is 0 – 10 minutes' walk, 6 is 11 – 20 minutes' walk, 4 is 21 – 30 minutes' walk and 0 is more than 30 minutes' walk.

- **Walkability – primary school**
The accessibility by foot to the nearest primary school is calculated for each site using TRACC computer software. A site accessibility score of 8, 6, 4 or 0 is recorded where 8 is 0 – 10 minutes' walk, 6 is 11 – 20 minutes' walk, 4 is 21 – 30 minutes' walk and 0 is more than 30 minutes' walk.
- **Walkability – food store**
The accessibility by foot to the nearest food store is calculated for each site using TRACC computer software. A site accessibility score of 8, 6, 4 or 0 is recorded where 8 is 0 – 10 minutes' walk, 6 is 11 – 20 minutes' walk, 4 is 21 – 30 minutes' walk and 0 is more than 30 minutes' walk.
- **Public transport access to major employer**
The accessibility by bus or by foot to a major employer is calculated for each site using TRACC computer software. A green rating is given if a site is within 10 minutes' walk of a bus stop with a regular bus service (at least hourly) which enables travel 8am-6pm Monday to Friday to a major employer or it is possible to walk to a major employer within 10 minutes. An amber rating is given if a site is within 10 minutes' walk of a bus stop with an infrequent bus service (less frequent than hourly each day) which enables travel 8am-6pm Monday to Friday to a major employer. A red rating is given if there is no public transport within 10 minutes' walk to enable access to a major employer.
- **Flood risk**
Further to the consideration of flood risk at Stage 1 (where sites falling within flood zones 3a or 3b were excluded from further assessment), the remaining sites are rated green, amber or red. A green rating is given if a site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year). An amber rating is given if part of a site is within zone 2 or 3, however if more than half the site is within zone 2 or 3 the site is rated red.

Contribution to improving housing supply through broadening the range of sites and site types which are available.

23. The size of site and type of housing proposed by the site promoter is noted. The allocation of a variety of site sizes and housing types can be beneficial to the delivery of housing supply and help meet needs identified in the Strategic Housing Market Assessment.

Ability to deliver necessary infrastructure and services.

24. New residential development generates a need for additional school places (unless it is specifically of a type that is not suitable for children of school age). The availability of spaces in existing schools has been considered in a separate document “Implications of education requirements for Local Plan 2035”. This shows that for large sites on the edge of the urban area and in group 1 settlements, the provision of new primary schools may be needed. For many of the group 2 settlements there is capacity in existing primary schools to accommodate limited growth, although for some group 2 settlements schools have no capacity.
25. For the purposes of this assessment sites are rated green or amber to reflect their impact on education infrastructure. A green rating is given if a site is likely to generate a need for school places and existing school(s) are able to meet this need without building expansion. An amber rating is given if a site is likely to generate a need for school places but existing school(s) are only able to meet this need if there is space and funding to enable building expansion. (A N/A rating is given if development does not increase demand for school places.) Sites on the edge of the urban area and in group 1 settlements are not given a rating because the scale of development in such locations envisaged by the Development Strategy means that an additional primary school is needed.
26. Any other community or other benefits that may arise as a result of development of a site is also noted.

Constraints.

27. The assessment of constraints examines the following factors: impact on heritage assets, impact on nature conservation interests, the existence of rights of way, access constraints, other constraints and proximity to minerals or waste sites. For several of the factors each site is rated green, amber or red. A red rating for a site against one or more criteria at Step 4 does not mean that it is excluded from further consideration, however it is a factor that must be balanced in the assessment of the site and may need to be mitigated if a site is to be taken forward.

- Heritage

Further to the consideration of heritage at Stage 2 (where the development of sites likely to have a seriously harmful impact on a heritage asset were excluded from further assessment), the remaining sites are rated green, amber or red. A green rating is given if there is no impact on heritage, an amber rating if heritage could be affected and mitigation is required, a red rating is given if there is likely to be significant impacts on heritage.
- Nature conservation

Further to the consideration of nature conservation at Stage 1 (where sites falling within a designated Site of Special Scientific Interest were excluded from further assessment), the remaining sites are rated green, amber or red. In addition to recording the designation of a Site of Special Scientific Interest (SSSI), a County Wildlife Site (CWS), a local nature reserve (LNR), a roadside nature reserve (RNR) or a local geological site (LGS), designation as a priority habitat area (as defined in the UK Biodiversity Action Plan) is taken into account. A green rating is given if there is no impact on nature conservation, an amber rating if nature conservation could be affected and mitigation is required, a red rating is given if there is likely to be significant impacts on nature conservation.
- Rights of way

The presence of public rights of way within or adjoining each site is recorded. Rights of way include footpaths (F), bridleways (B), byways open to all traffic (BOAT), village greens (VG) and common land (CL).
- Access constraints

Further to the consideration of access at Stage 2 (where sites that were identified as having serious problems that cannot be overcome were excluded from further assessment), the remaining sites are rated green, amber or red. A green rating is given if there are no access constraints, an amber rating where there are potential access problems requiring mitigation, a red rating is given if there is a severe access problem that is unlikely to be resolved.
- Other constraints

The existence of any other physical, environmental or infrastructure constraints is recorded. These include advice from Highways England in relation to strategic highway network or junction capacity.

- Minerals and waste

The existence of any active or former minerals and waste sites nearby is recorded. It is also noted if the site falls within a mineral safeguarding area as defined in the Minerals and Waste Local Plan: Strategic Sites and Policies, 2014 document.

28. A summary of the Council's technical highways advice on each site is included in the constraints section. This is used to inform the assessment of access issues at both Stages 2 and 4.
29. There is no separate conclusion for each site at the end of Stage 4. This is because all sites that have reached Stage 4 have already passed Stages 1 to 3 which means that there are no overriding reasons why they should not be considered for potential allocation. As previously noted, a poor score for a site against one or more criteria at Stage 4 does not mean that it is excluded from further consideration, however it is a factor that must be balanced in the assessment of the site.

Overall conclusions

30. If a site is excluded at Stages 1, 2 or 3 this is explained in the overall conclusions column (except for those sites excluded because they are not within, adjacent or in close proximity to the urban area or Group 1 or 2 villages, which are not listed in the table). For those sites that reach Stage 4, the overall conclusions column highlights key criteria in relation to how each site contributes to meeting the objectives of the plan. Not all the factors that are considered at Stage 4 are summarised or repeated here. This is to help simplify comparisons although all of the preceding factors remain relevant in the selection process. The conclusions for each site are structured under three headings.

Education

31. For sites on the edge of the urban area and in group 1 settlements it is noted whether the site is large enough to provide a school on its own or whether it would have to be in combination with other sites. Alternatively, in some edge of urban area locations, proposed housing would be within the catchment of schools within Bedford and there is enough capacity to accommodate the development. For sites in other locations this heading is not used.

Key objectives of the plan

32. The consideration of the contribution towards meeting the objectives of the plan are considered under a number of headings.

- Sustainability
A total accessibility score is given which is the sum of the three walkability scores (accessibility by foot to GP, primary school and local shop). In addition the accessibility by bus or by foot to a major employer rating is repeated.
- Contribution to housing supply
The range and type of dwelling types is noted here, together with how the site contributes to meeting the strategy requirement for this location as set out in the Development Strategy.
- Infrastructure
Any community or other benefits that may arise as a result of development of a site or any other infrastructure issues are noted here.
- Constraints
Relevant information from the constraints identified at Stage 4 are summarised here.
- Landscape
The Council's "Landscape Sensitivity Study" technical document interprets for each group 1 and 2 settlement the results of the Landscape Character Assessment of the borough undertaken in 2014. Any landscape issues relevant to a site are noted here.
- Settlement character
A comment is included on how the site relates to the built form of the settlement.

33. This section concludes with a recommendation on whether the site should be considered a preferred site for further consultation. Further details on the relevant considerations used in reaching this conclusion are contained in the Development Strategy.

Allocation principles

34. For sites that are recommended as preferred sites for further consultation the matters that will need to be addressed in an allocation policy are set out.

New settlement proposals

35. A separate selection process is being used to assess new settlement proposals. They are being assessed on the basis of deliverability (including viability), physical limitations, physical impacts, effect on existing rights of way and adequacy of highways access. Further detail is given in the technical paper “New Settlements Assessment Framework Methodology and Initial Site Assessment”.

Sites for employment development

36. In relation to employment land, as explained in the Development Strategy, once existing commitments through planning permissions and unimplemented plan allocations are taken into account, there is no clear need to allocate additional land specifically for business, industry or warehousing uses. As a result, the preferred strategy is not to allocate any additional land for such employment but to include a policy in the local plan setting out how the Council will deal with any proposals to develop new employment sites.

Sites for other types of development

37. The Development Strategy explains that for main town centre uses² the site selection process will follow Government guidance which in summary states that suitable sites to meet identified needs will be considered in identified town centres. If suitable sites are not available, edge of centre sites that are well connected to town centres will be considered. No proposals for main town centre uses have been submitted for consideration in or on the edge of town centres and so no site selection is necessary. Out of centre sites will not be allocated in the local plan, although the plan will include policies that set out the criteria to be taken into account when considering planning applications for such proposals. Particular market, locational and operational requirements may mean that main town centre and other uses may be justified in certain other locations and this will be considered on a case by case basis.

² Defined in the National Planning Policy Framework as “retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)”.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Bedford																						
4	Bedford St John's old station site and goods yard, Station Road, Bedford	N/A / Cauldwell, Kingsbrook	Residential for 32 dwellings Officer assessed	above threshold	CWS	2	within SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		G	A	G	8	8	8	G	A	1.8 ha	Family houses, flats		None
5	Bedford Blues Goldington Road Bedford	N/A / De Parys	residential, rugby club, health facility	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	G	G	8	8	8	G	G	2.47 ha	flats		
132	Land at East of Mercia Road, West of Bedford	Great Denham / Kempston Rural	residential development for 185 family houses	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	G		A	G	A	8	8	8	G	G	1.35 ha	Family houses	N/A	
133	Excluded land parcel 1 (South), West of Bedford	Great Denham / Kempston Rural	residential development for 185 family houses	above threshold	-	2/ 3a/ 3b	within SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	G	A	4	6	4	G	R	6.67 ha	Family houses	N/A	
134	Excluded land parcel 2 (North), West of Bedford	Great Denham / Kempston Rural	residential development for 170 dwellings	above threshold	-	2	within SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	G	A	6	8	8	G	R	5.9ha	Family houses		
135	Land Parcel, West of Mercia Road, West of Bedford	Great Denham / Kempston Rural	Residential development for 67 family houses	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	G		A	G	A	8	8	8	G	G	1.49 ha	family housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	A	-	G	Possible environmental effects	None.	No objections subject to provision of: - adopted access on to Elstow Road - adequate on-site parking	The announcement of East-West Rail route could affect this site. Details of access to the site need to be resolved. As such, the site has been excluded from further assessment at Stage 2 because it is not presently suitable.
A	G	-	A		None.	No objections subject to provision of: - TA considering: traffic impact on highway; junction improvements, access arrangements, parking provision	Key objectives of the plan -Sustainability. The site is a brownfield site within the urban area. There are no contamination issues. The site is not in a source protection zone. There are no flood issues The total accessibility score is 24. Public transport access to major employers rates green. -Contribution to housing supply .The site would contribute to housing land supply by providing approximately 120 units. Due to heritage constraints the site's capacity as promoted is unlikely to be achievable. -Infrastructure. Access can be provided. -Constraints. The site may have an impact on the setting of a Grade II listed building, Shire House. -Landscape assesment. The site forms part of the Goldington Road green corridor -Settlement character. The site is currently a rugby club with pitches within an area characterised by housing. The proposed housing and replacement pitch would accord with the established character of the area The site is recommended as a preferred site for allocation. Allocation principles - site capacity of 120 dwellings - limit impact on Goldington Road frontage - assessment of heritage impact.
G	G	-	G		Site is within 300m of a former mineral working area to the north.	No objections subject to provision of: - access to adoptable standards Recommendations: - Great Denham Design Guide and Code be followed - appropriate parking provision - Manual for Streets be followed	The site has been excluded from further assessment at Stage 2. It is not suitable for allocation given that a planning application is anticipated shortly on the site and it has been included in the trajectory.
G	G	F	A		None.	Objection: - proposed site does not conform to the GDDGC 2009 in relation to residential location and is located on the identified Country Park Estates Parkland it is not in conformity of existing design guidance in relation to proposed infrastructure or land use. Recommendations: - Great Denham Design Guide and Code be followed - appropriate parking provision - Manual for Streets be followed - can be accessed easily via Jct 3 of the A428	The site was excluded from further assessment at Stage 2 due to the future provision of sports facilities on this site as part of the West of Bedford development consented under reference 02/00787/OUT. In addition, there is no access or link road to the site.
G	G	-	A		None.	Objection: - proposed site does not conform to the GDDGC 2009 in relation to residential location and is located on the identified Country Park Estates Parkland it is not in conformity of existing design guidance in relation to proposed infrastructure or land use. Recommendations: - Great Denham Design Guide and Code be followed - appropriate parking provision - Manual for Streets be followed - can be accessed easily via Jct 3 of the A428	The site was excluded from further assessment at Stage 2. It is not suitable for allocation because sports facilities are supposed to be provided on this site as part of the West of Bedford development which was consented under reference: 02/00787/OUT. In addition, there is no access or link road to the site.
G	G	F	G		None.	No objections subject to provision of: - adopted on-site parking standards Recommendations: - Great Denham Design Guide and Code be followed - appropriate parking provision - Manual for Streets be followed - can be accessed easily via Jct 3 of the A428	The site has been excluded from further assessment at Stage 2. It is not suitable for allocation because part of this site is committed to accommodating an extension to Great Denham Primary School and the remainder of the site is already included ain the housing trajectory.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
422	Land east of Mowbury Road and south of Moor Lane, Bedford	Bedford / Cauldwell	residential for 124 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	8	G	G	5.37 ha	Family Houses, Flats		Play pitch re-provision. Retention of links to changing facilities.
471	Technology House, 239 Ampthill Road, Bedford	Bedford / Cauldwell	residential for 250 plus dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	G		G	A	G	8	6	8	G	G	3ha	Family Houses, Older People Housing, Flats		
487		Bedford / De Parys	residential for 32 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		G	G	G	8	8	8	G	G	1.2	Owner Occupied, Affordable Rent, Shared Ownership,		
488	Rushmoor School, Shakespeare Road, Bedford	Bedford / Harpur	residential for 16 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	G	A	8	8	8	G	G	0.53	Family Houses		
489	St Andrews School, Kimbolton Road, Bedford	Bedford / De Parys	Residential for 15 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	A	G	8	6	8	G	G	0.49	Family Houses		
490	Land north of Beverley Crescent, Bedford	Bedford / Queens Park	Residential for up to 200 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	A	6	6	6	G	G	7ha	Family Houses, Flats		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							Overall conclusions
Constraints							
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	A	-	G		None.	No objections subject to provision of: - adopted on-site parking standards - TA to consider: prime position of access; traffic generation and junction spacing; sustainable transport measures and improvements; pedestrian crossing points	Key objectives of the plan -Sustainability. The total accessibility score is 18. Public transport access to major employers rates green. -Contribution to housing supply .The site would contribute to housing land supply by providing approximately 124 units of family housing and flats, both owner occupied and affordable rent. Site is reliant on the relocation of high quality sports pitches on the former Abbey Middle School site which is within the same land ownership. -Infrastructure. Provision of a new footbridge across the brook is proposed to provide access to the former Abbey Middle School playing fields which will be opened up to the public for the first time. A further footbridge will be provided across the brook to the south of the former Abbey Middle School site to join with the footpath from Abbeyfields. Scheme proposes retention of existing changing rooms, car park, playground and skate park which would remain connected with the pitches so the adult pitch between the changing rooms and the brook to the east of the site will be retained. The proposal offers additional pedestrian access from existing residential areas to the north and south of the school. Constraints. There are no highway constraints. -Settlement character. The site is within a primarily residential part of the urban area and could offer an enhancement to the green infrastructure network. The site could contribute to meeting the plan strategy however the scheme for re-provision of sports pitches requires agreement with Sport England before the site can be considered further. This will be pursued through the consultation process.
A	G	-	G		None.	No objections subject to provision of: - TA assessing: a - impact on highway and mitigation measures b - prime location of access c - sustainable transport improvements	The site has been excluded from further assessment at Stage 2 because it is not suitable at this time.
A	G	-	G		None.	No objections subject to provision of: - adequate on-site parking Recommendation: - adoptable access road off Goldington Road be positioned to achieve maximum junction spacing from the adjacent junction from Cave's Lane	The site has been excluded from further assessment at Stage 2 because it is not suitable.The site is designated as an Urban Open Space. The reason for its designation is to provide a green break within the street scene. The proposed development of 32 family dwellings would result in the loss of this green break, and as such would be contrary to policy. For this reason, the site is not being taken forward.
A	G	-	A		None.	No objections subject to provision of: - TS assessing: adequate on-site parking; traffic generation and access splays design Recommendation: - subject to the TS, access may only be suitable as private drive serving a maximum of 5 dwellings	Key objectives of the plan - Sustainability. The total accessibility score is 24. Public transport access to major employers rates green. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target. - Infrastructure. Highway improvements are needed to provide a better access to the the site. - Constraints. Heritage issues. The site is within the Conservation Area. - Landscape assessment. There are no significant landscape issues and the site does not impact on key views. - Settlement character. The site is contained by main roads and there are clear boundaries to the development. Allocation principles The site could be allocated to provide 16 dwellings. Key considerations include: - suitable highway access - impact on the Conservation Area
A	G	-	G		None.	No objections subject to provision of: - TS assessing: adequate on-site parking; traffic generation and access splays design; footway provision	Key objectives of the plan - Sustainability. The total accessibility score is 22. Public transport access to major employers rates green. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target. - Infrastructure. Highway improvements are needed to provide a better access to the the site. - Constraints. Heritage issues. The site is within the Conservation Area. - Landscape assessment. There are no significant landscape issues and the site does not impact on key views. - Settlement character. The site is contained by main roads and there are clear boundaries to the development. Allocation principles The site could be allocated to provide 15 dwellings. Key considerations include: - impact on the Conservation Area - mitigation of any potential contamination.
A	G	-	G		None.	Objections: - proposed link road to access the approved access road off Bromham Rd is too close to the traffic signal controlled junction and therefore not suitable - second means of access proposed via Beverley Crescent intensifies use of junction is not in the best interest of highway and pedestrian safety. Recommendation: - alternative access location be provided - any access off Beverley Grove be limited to private drive serving 5 dwellings max	The site is excluded from further assessment at Stage 2 due to the overriding highway constraints.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
491	The Ridings, Cleat Hill, Bedford	Ravensden / Great Barford	Residential for 10-15 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	G		A	G	G	4	4	6	A	G	0.5ha	Family Houses.		
524	Land off Bedesman Lane / Duckmill Lane, Bedford	Bedford / Castle	Residential for 10-30 flats, B1 and retail	above threshold	-	zone 2	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	A	G	6	6	8	G	R	0.17	Flats		
549	Land adj 64 Chantry Ave, Kempston	Kempston / Kempston South	Residential for 50 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment			G	R	G	6	8	8	G	G	2.4	Family houses, Self-build homes, Older people housing		
557	69 Cardington Road, Bedford	Bedford / Kingsbrook	residential for 35 dwellings	above threshold	-	zone 2	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment			G	A	G	6	6	8	G	R	0.28	Flats		
558	Land at Britannia Road and Prebend St, Bedford	Bedford / Cauldwell	mixed use for residential for 300 dwellings, transportation uses, employment and retail	above threshold	-	zone 2	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment			G	A	G	8	8	8	G	A	6.23	Family Houses, Flats		
566	Land at Ford End Road, Bedford	Bedford / Queens Park	residential for 1000 dwellings and employment	above threshold	-	zone 2, 3a and 3b	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	A	G	6	6	8	G	R	24.4	Family houses, flats		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	R		None.	<p>Objection:</p> <ul style="list-style-type: none"> - access to adoptable standards can't be provided on / in site - lack of and substandard footways - no pedestrian crossing points - required access visibility splays can't be provided <p>Recommendations:</p> <ul style="list-style-type: none"> - speed survey to assess configuration of access and junction for visibility standards 	The site has been excluded from further assessment at Stage 2 due to the overriding highway constraints.
A	G	-	G		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - parking to adoptable standards <p>Recommendations:</p> <ul style="list-style-type: none"> - for B1 use, Travel Plan required on measures to reduce the need to travel by car and improve facilities to encourage the use of public transport, cycling and pedestrians. - for C3 use, provision of controlled parking zones 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 20. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 20 units of flats, owner occupied, rent and shared ownership. - Constraints. The site is within a conservation area and within Flood Zone 2. - Landscape assessment. The site is located in close proximity to the Great River Ouse riverbank (south) within view of a number of heritage assets. - Settlement character. The site is within the main urban area and is not contained by main roads. <p>The site is recommended as a preferred site for allocation. Officer assessment of density concludes that the site could be allocated to provide up to 20 flats. The suggested density is considered to be appropriate in this setting.</p> <p>Allocation principles</p> <p>Key considerations include:</p> <ul style="list-style-type: none"> - Impact on the Conservation Area - flood zone -contamination - heritage issues
A	G	-	G		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - pedestrian crossing points - relocation of bus stop <p>Recommendations:</p> <ul style="list-style-type: none"> - if adoptable accesses cannot be provided then site only suitable for private drive serving 5 dwellings maximum 	The site is not suitable for allocation because / it has already been included in the housing trajectory
A	G	-	A		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - pedestrian crossing points - TS assessing: impact on highway and mitigation measures; sustainable transport improvements <p>Recommendations:</p> <ul style="list-style-type: none"> - if adoptable access cannot be provided then site only suitable for private drive serving 5 dwellings maximum 	The site has been excluded from further assessment at Stage 2 because of the potential for flooding. As such, the site is not suitable for allocation.
A	G	-	G		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - TA assessing: impact on highway and mitigation measures; sustainable transport improvements; access arrangements <p>Recommendations:</p> <ul style="list-style-type: none"> - possible controlled parking measures (Highways to confirm) 	The site has been excluded from further assessment at Stage 2 because it is not suitable at this time.
A	G	F	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - adoptable parking standards - TA assessing: impact on highway and mitigation measures; sustainable transport improvements; 2 adoptable access points; junction siting and improvements <p>Recommendations:</p> <ul style="list-style-type: none"> - developer to check third party ownership and ransom strips which may prevent access 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The site contains areas of contaminated land and areas at risk of flooding. The total accessibility score is 20. Public transport access to major employers rates green. - Contribution to housing supply by providing approximately 500 units of family housing, both owner occupied and affordable rent. - Infrastructure. Highway improvements are needed to access the site particularly in respect of HGVs. Proposal includes provision of a new primary school. - Constraints. General potential for Iron Age and Roman remains. The site contains a number of finds of Iron Age coins. Some disturbance likely from brewery and gasholders. - Settlement character. The site is contained by main roads which provide a clear boundary to development. The site can achieve the local plan strategy requirement and is recommended as a preferred site for allocation. <p>Allocation principles</p> <p>Dwelling number modified to 500 by officers. Delivery of the site heavily dependent on ongoing discussions between the land owners.</p> <p>Key considerations include:</p> <ul style="list-style-type: none"> -Heritage - Heritage statement required to describe the significance of any heritage assets that will be affected, including any contribution made by their setting. -Highway access requirements -Assessment of flood zone issues -Assessment of contaminated land

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
586	Arkwright Road, Bedford	Bedford / Kingsbrook	residential for 45 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment			A	G	G	4	6	6	G	G	tba	Family houses		
593	268 – 308 Ampthill Road, Bedford	Bedford /	residential for 35 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	R	G	8	6	8	G	G	1	Family houses, Self-build homes, Older people housing, flats		
665	Land at Cemetery Road, Kempston	Bedford and Kempston / Kempston Rural & Kempston West	Residential for 125-150 dwellings	above threshold	-	zone 2	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	G		A	A	G	6	6	6	G	R	5.49	family houses		
666	The Bury, Cemetery Road, Kempston	Kempston Rural and Kempston / Kempston West and Kempston Rural	Residential for 61 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment	A	Exclude from further assessment			G	G	G	6	6	6	G	G	1.65	family houses, older people housing, flats		
679	71 Shakespeare Road, Bedford	Bedford / Harpur	residential for 4 dwellings	<5 dwellings	-	-	within SPA/UA	Exclude from further assessment					G	G	G	8	8	8	G	G	0.1	family houses		
Kempston																								
13	66 College Street, Kempston	N/A / Kempston Central and East	Residential development for 6 flats. Officer assessed	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	6	6	6	G	G	1ha	Flats		None

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	-	G			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - Arkwright Rd upgraded to adoptable standards - adoptable parking standards - TS assessing: impact on highway and mitigation measures; sustainable transport improvements; TRO to reduce speed limit; pedestrian crossing point <p>Recommendations:</p> <ul style="list-style-type: none"> - Arkwright Rd is private and will require upgrading if application for adoption is submitted 	The site is allocated as an employment site. As such, it has been excluded from further assessment at Stage 2 because it is not suitable.
G	G	-	G			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - alternative accesses required - frontage at 298 & 304 Ampthill Rd only suitable to serve 1 dwelling; private drive for 5 dwellings if nos. 298 & 304 are demolished - frontage at 272 & 282 only suitable for private drive for 5 dwellings - TA assessing: impact on highway and mitigation measures; junction improvements; sustainable transport improvements 	<p>Key objectives of the plan</p> <p>Sustainability - The site is a brownfield site within the urban area. The site contains contaminated land. The site is not within a source protection zone and there are no flood issues. The total accessibility score of the site is 22. Public transport access to major employers rates green</p> <p>Contribution to housing supply - The site would contribute to housing land supply by providing approximately 35 residential units both owner occupied and affordable rent.</p> <p>Infrastructure - The frontage is sufficient for an adoptable road at 298 - 304 Ampthill Road to serve more than 5 dwellings assuming that the existing buildings are to be demolished otherwise the existing access can only serve a single dwelling. The width of frontage at 272- 282 Ampthill Road would only be suitable for a private drive to serve up to 5 dwellings. However further information has been provided that suggests that a highway solution can be found.</p> <p>Constraints - The site is in close proximity to a railway line which could potentially give rise to a poor amenity environment for future occupiers should appropriate mitigation not be provided.</p> <p>Landscape assessment - The site does not impact on key views.</p> <p>The site can achieve the local plan strategy requirement and is recommended as a preferred site for allocation</p> <p>Allocation principles</p> <p>Key considerations</p> <ul style="list-style-type: none"> - The number of units accommodated reduced on the basis of density. - Potentially high density of housing in the form of flats but would need to be carefully evaluated given proximity to railway. - Appropriate access solution is required.
A	G	F	G			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - speed survey to determine visibility splays - TA assessing: impact on highway and mitigation measures; junction improvements; sustainable transport improvements 	The site is not suitable for development because a significant proportion of the site is within Flood Zone 2 which thereby represents an overriding constraint. The site has therefore been excluded from further assessment at Stage 2
R	A	-	G			<p>From Site 18</p> <p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access and internal roads to adoptable standards 	The site is not suitable for development because it is surrounded by a Grade I listed garden wall and there may be a harmful impact on the setting of the heritage asset(s). The site has therefore been excluded from further assessment at Stage 2
A	G	-	G			<p>From Site 488</p> <p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - TS assessing: adequate on-site parking; traffic generation and access splays design <p>Recommendation:</p> <ul style="list-style-type: none"> - subject to the TS, access may only be suitable as private drive serving a maximum of 5 dwellings 	The site is not suitable for allocation because less than 5 dwellings are to be provided on the site. The site has therefore been excluded from further assessment at Stage 1
G	G	-	A	None		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access and visibility splays to adopted standards - adopted on-site parking standards <p>Recommendation:</p> <ul style="list-style-type: none"> - legal agreement to secure land for required splays - relocation of access if the above cannot be achieved - agreement for alternative HGV route 	<p>Key objectives of the plan</p> <p>The site performs moderately well against the key objectives of the plan. Points of note include:-</p> <ul style="list-style-type: none"> - Sustainability. Proposal involves redevelopment of a haulage yard and office to 6 flats within the urban area. There are some contamination issues on the site so mitigation would have to be provided. The site is not in a source protection zone. There are no flood issues. The total accessibility score is 18 so the site is less accessible to services compared to other sites. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target by providing 6 flats. - Infrastructure. Improved access required. - Constraints. Possible contamination issues. Sub standard access issues would need to be addressed. The site can achieve the local plan strategy requirement and is recommended as a preferred site for allocation. <p>Allocation Principles</p> <p>Further information has been provided which suggests the highway concerns can be addressed.</p> <p>Key considerations include:</p> <ul style="list-style-type: none"> - highway access requirements - assessment of contaminated land

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)		Contribution to improving housing supply through broadening the range of site sizes and site types which are available		Ability to deliver necessary infrastructure and services								
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
14	329 Bedford Road, Kempston	N/A / Kempston Central and East	Residential development for 5 dwellings. Officer assessed	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	G	G	8	8	8	G	G	0.13 ha	Family houses, flats		None
15	Newnorth Print Ltd, Newnorth House, College Street, Kempston	N/A / Kempston Central and East	Residential development for 5 dwellings.	above threshold	-	-	within SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		G	A	G	6	6	6	G	G	0.51 ha	Family houses, flats		None
19	Land at corner of Hill Rise and Durler Avenue	N/A / Kempston West	residential for 6 dwellings	above threshold	-	2/ 3a	within SPA/UA	Exclude from further assessment					A	G	G	6	6	8	G	R	0.3 ha	Family houses		
Biddenham																								
20	Land to the rear of 21a - 41 Church End, Biddenham	Biddenham / Bromham and Biddenham	Residential development for 10-15 dwellings. Self build and older people home	above threshold	-	-	within SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		R	G	A	0	8	0	G	G	1.1	Family houses, self-build homes, older people housing.		None
21	The Orchard, Land adjacent to 29 Days Lane	Biddenham / Bromham and Biddenham	Residential development for 2 dwellings.	<5 dwellings	-	-	within SPA/UA	Exclude from further assessment					R	G	A	4	8	4	G	G	0.71	Family houses		
24	Land east of Vicars Close, Biddenham	Biddenham / Bromham and Biddenham	Residential development for 5 dwellings. Officer assessed less than 5 dwellings	<5 dwellings	-	-	within SPA/UA	Exclude from further assessment					R	G	A	0	8	0	G	G	0.46	Family houses Housing mix to reflect Local Planning Authority's requirements		
26	Tree Tops, Bromham Rd, Biddenham	Biddenham / Bromham and Biddenham	Residential development for 30-70 dwellings	above threshold	-	2/3b	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	4	6	6	G	A	4.6ha	Family houses		None
27	Land off Vicars Close, Biddenham	Biddenham, Great Denham / Bromham and Biddenham, Kempston Rural	Residential development for 50 retirement homes	above threshold	-	-	within SPA/UA	Include in next stage of assessment		Exclude from further assessment	G		A	G	A	0	8	0	G	G	2.9	Family houses, older people housing		None

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	-	G	None		No objections subject to provision of: - improved access arrangement as splays currently not to standard - adopted on-site parking standards	Key objectives of the plan The site performs well against the key objectives of the plan. Points of note include:- - Sustainability. Proposal involves redevelopment of a dwelling and garden to accom 5 dwellings within the urban area. There are no contamination issues. The site is not in a source protection zone. There are no flood issues. The total accessibility score is 24. Public transport access to major employers rates green. Site is accessible to all services. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target by providing 5 dwellings - Infrastructure. Improved access required but possible. - Constraints. There are no further constraints The site can achieve the local plan strategy requirement and is recommended as a preferred site for allocation. Allocation principles Further informaitonhas been provided which suggests the highway concerns can be addressed. Key considerations include: - highway access requirements
G	G	-	G	Possible contamination		No objections subject to provision of: - access to adoptable standards - adopted on-site parking standards Recommendation: - improve bus services	The site does not relate well to surrounding uses and is considered to be better suited as part of wider future redevelopment of the College Street Area. The site has therefore been excluded from further assessment at Stage 2 and is not suitable for allocation at the present time.
G	G	-	G			No objections subject to provision of: - access to adoptable standards - adopted on-site parking standards	The site has been excluded from further assessment at Stage 1 because the majority of the site is within flood zone 3a. and is therefore not suitable for allocation.
A	G	-	A	Current access unsuitable/requires improvement.		Proposed access has inadequate visibility and access track will require widening to meet highway standards but would not leave adequate room for footways.	The site is not suitable because of an overriding highway constraint. The site has therefore been excluded from further assessment at Stage 2 .
G	A	-	A			Access requires tree and hedge removal to achieve visibility.	The site was excluded from further assessment at Stage 2 because it is less than 5 dwellings and is therefore contrary to the local plan strategy.
G	G	F	G			Access visibility can be achieved.	The site was excluded from further assessment at Stage 1 because the officer assessed capacity is less than 5 dwellings and is therefore contrary to the local plan strategy.
A	G	-	G			No objections subject to provision of: - speed survey to monitor conditions and assess if limits being exceeded - extended footway - adopted on-site parking provision - pedestrian crossing - access to adoptable standards	Key objectives of the plan - Sustainability. The total accessibility score is 16 and it rates green for access to major employment. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target and provides a range of different housing types. - Constraints. Around 1/3 of the site is in flood zones 2/ 3a, and the whole site falls within source protection zone 2. Access is feasible subject to the provision of an extended footway. - Landscape. The north western section of the site would overlook the listed Bromham Bridge, but no other landscape issues arise. - Settlement character. The site projects into open countryside. The site would contribute to the local plan strategy requirement by providing 27 dwellings. Conclusion: The site is recommended as a preferred site for allocation for 27 dwellings. Allocation principles See Site 25
A	G	-	A	Public rights of way within or adjoining the site. Landscape impacts		The development would require Vicars Road to be upgraded to adoptable standards, however it is not wide enough to achieve sufficient capacity.	The site not suitable for allocation and has been excluded from further assesement at Stage 2 due to overriding highway constraint and potential heritage impacts.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
28	Land at Green Farm, Biddenham	Biddenham / Bromham and Biddenham	Residential development for 100 dwellings.	above threshold	-	-	within SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		R	A	A	4	6	0	G	G	5.3	Family, self build, older people housing		None
29	Land at Green Farm, Biddenham	Biddenham / Bromham and Biddenham	Residential development for 250 dwellings. Officer assessed 100	above threshold	-	-	within SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	A	A	0	6	4	G	G	18.1	Family houses, self-build homes, older people housing		B1 Offices
551	Land south of Vicars Close, Biddenham	Great Denham & Biddenham / Kempston Rural	residential for 80-90 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment		Exclude from further assessment	G		A	G	A	0	8	0	G	G	3.4	Family houses		
595	Land rear of 21a-41 Church End, Biddenham	Biddenham / Biddenham and Bromham	Residential for 10-15 dwellings	above threshold	-	-	within SPA/UA				G		A	G	A	0	8	0	G	G	1.1	Family houses, Self-build homes, Older people housing		
596	Land south of Biddenham bypass, Bedford	Biddenham / Biddenham and Bromham	residential for 56 dwellings	above threshold	-	-	within SPA/UA				A		A	G	A	4	6	4	R	G	2.37	Family houses		
667	Land at Bromham Rd, Biddenham	Biddenham / Bromham & Biddenham	Residential development to provide 88 dwellings	above threshold	-	zone 2, 3a and 3b	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	4	6	6	G	A	4.77	family houses, self-build homes, older people housing, flats	N/A	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria								
Constraints							Overall conclusions	
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary		
A	G	F	A	Two existing access tracks from Church End insufficient other than for emergency access. Site to be developed in phases with adjoining land to north and access from Gold Lane north.		No objection to the northern site on highway/transport grounds. It would be appropriate to consider a single point of access off Bromham Rd with the adjoining site 29 to achieve a comprehensive development. The proposed access off Church Lane is not suitable.	The site is not suitable and has been excluded from further assessment at Stage 2 due to the potential erosion of the visual break between Bromham and Biddenham and potential impact on the historic core of Biddenham. There are also highway access concerns from Church Lane.	
A	G	F	G	None		Recommendations: -Pedestrian crossing across Bromham Road -Speed survey to monitor and assess current speed conditions	Key objectives of the plan - Sustainability. The total accessibility score is 12 and it rates amber for access to major employment. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target and provides approximately 160 dwellings offering a range of different housing types. - Constraints. The site falls within source protection zones 2 and 3. Highway access concerns from Church Lane. There is a small area of contaminated land. - Landscape. The north and western sections of the site contribute to the gap between Biddenham and Bromham. - Settlement character. Although the site projects into open countryside, it adjoins existing residential areas to the east and is within the urban area. The site would contribute to the local plan strategy requirement by providing 160 dwellings in combination with site 691. Conclusion: The site is recommended as a preferred site for allocation. Allocation principles In conjunction with Site 691 the site could be allocated for 160 dwellings. Final capacity will be determined by more detailed assessment of heritage and landscape considerations. Key considerations - heritage impact assessment - landscape impact assessment - contamination	
A	G	F	R			The development would require Vicars Road to be upgraded to adoptable standards, however it is not wide enough to achieve sufficient capacity.	The site is not suitable and has been excluded at stage 2 due to overriding highway constraints.	
A	G	-					The site is not suitable and has been excluded at stage 2 due to overriding highway and heritage constraints.	
A	G	-	A			Access point unclear but assumed access adjacent to 66 Bromham Rd but a road to adoptable standards could be achieved within the existing access arrangements.	This site is not suitable and has been excluded at stage 2 due to overriding highway constraints. This site is 'overage' left over land from the North of Bromham Road development. In the recent reserved matters approvals this land was included as the buffer area between the bypass and land north of Bromham Road development area.	
A	A	-	G			No objections subject to provision of: - speed survey to monitor conditions and assess if limits being exceeded - extended footway - adopted on-site parking provision - pedestrian crossing - access to adoptable standards	Key objectives of the plan - Sustainability. The total accessibility score is 14 and it rates green for access to major employment. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target and provides a range of different housing types. - Constraints. Around 1/3 of the site is in flood zones 2/ 3a, and the whole site falls within source protection zone 2. Access is feasible subject to the provision of an extended footway. - Landscape. The north western section of the site would overlook the listed Bromham Bridge, but no other landscape issues arise. - Settlement character. The site projects into open countryside. The site would contribute to the local plan strategy requirement by providing 27 dwellings. Conclusion: The site is recommended as a preferred site for allocation for 27 dwellings. Allocation Principles See Site 25.	

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
691	Land at Gold Lane, Biddenham	Biddenham / Bromham and Biddenham	Residential development for 300 dwellings	above threshold	-	-	within SPA/UA	Include in next stage of assessment		Include in next stage of assessment	G	Include in next stage of assessment	R	A	A	0	8	4	A	G	18.4	Family houses		
Elstow																								
99	Land adjacent to Elstow Lodge, Wilstead Road, Elstow	Elstow / Elstow and Stewartby	residential development, about 20 family houses	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	G		A	G	G	4	8	8	G	G	0.74	Family houses		None
100	Land at Lynn Farm, Elstow	Elstow / Elstow and Stewartby	residential development about 10 family houses	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	G		A	G	G	6	8	8	G	G	1.1 ha	family housing		None
102	Land at Village Farm, Elstow	Elstow / Elstow and Stewartby	residential development about 30 family houses	above threshold	-	-	within SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	A	G	6	8	8	G	G	2.3	Family housing		None
103	Land west of Elstow	Elstow / Elstow and Stewartby	Residential development about 200 houses	above threshold	-	2/3a/3b	within SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	G	G	4	8	8	G	A	33 ha	family housing		None
104	Land west of Wilstead Road, Elstow	Elstow / Elstow and Stewartby	Residential development 3-50 dwellings or B1 employment	above threshold	-	-	within SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	N/A		A	G	G	4	8	6	G	G	1.9 ha	family houses, self-build		None

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

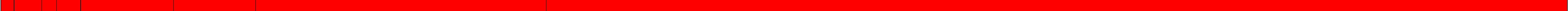
Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
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A	G	F	A			See comments for site 29
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Key objectives of the plan
 - Sustainability. The total accessibility score is 12 and it rates amber for access to major employment.
 - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target and provides approximately 160 dwellings offering a range of different housing types.
 - Constraints. The site falls within source protection zones 2 and 3. Highway access concerns from Church Lane. There is a small area of contaminated land.
 - Landscape. The north and western sections of the site contribute to the gap between Biddenham and Bromham..
 - Settlement character. Although the site projects into open countryside, it adjoins existing residential areas to the east and is within the urban area.
 The site would contribute to the local plan strategy requirement by providing 160 dwellings in combination with site 29.
 Conclusion: The site is recommended as a preferred site for allocation.
 Allocation principles
 In conjunction with Site 29 the site could be allocated for 160 dwellings. Final capacity will be determined by more detailed assessment of heritage and landscape considerations.
 Key considerations
 - heritage impact assessment
 - landscape impact assessment
 - contamination



A	G	-	G	Listed buildings on Wilstead Road c.85m to the south.potentially affect setting listed building.		Access achieves required visibility. Potential to link to nearby footpath north of site.
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This site is excluded from further assessment at stage 2 because of a potential serious impact on heritage assets as well as serious harm to the urban open space.

A	G	-	A	Lynn Farmhouse is listed, along with further buildings on Wilstead Road.potential affect setting listed building		Access requires amendment to achieve required visibility.
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This site is excluded from further assessment at stage 2 because of a potential serious impact on heritage assets as well as serious harm to the urban open space.

A	G	-	G	potential affect listed building		Access achieves required visibility.
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This site is excluded from further assessment at stage 2 because of a potential serious impact on heritage assets as well as serious harm to the urban open space.

A	G	-	G	Large scale development site therefore setting impacts on all designated heritage		Access requires a footpath along Abbey Fields.
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This site is excluded from further assessment at stage 2 because of a potential serious impact on heritage assets.

G	G	-	G	Numerous listed building along Wilstead Road, including Village Farmhouse itself		Access achieves required visibility.
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This site is excluded from further assessment at stage 2 because of potential serious harm to the urban open space.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
70	Lodge Hill Clapham Road Bedford	N/A / Clapham	Residential Development for 84 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	6	8	G	G	6.5 ha	Family housing		None
Biddenham																								
25	Land to rear of 112 Bromham Rd, Biddenham	Biddenham / Bromham and Biddenham	Residential development for 30 dwellings	above threshold	-	2/3a/3b	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	4	6	6	G	A	4.6	Family houses, self-build homes, older people housing		Country Park
Kempston Hardwick																								
571	Land at Kempston Hardwick	Stewartby / Elstow and Stewartby	Mixed use including residential, retail and employment	above threshold	-	2/ 3a/ 3b	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Exclude from further assessment			A	A	G	4	4	6	G	R	122	Family houses, older people housing, flats	A	
Kempston rural																								
146	Land at Home Rd, Gibraltar Corner, Kempston	Kempston Rural / Kempston Rural	Residential development – 200 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	4	6	4	G	G	7.2	Family houses	G	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
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A	G	-	G		None.	Recommendations: -Access would be from the existing access that has been provided for the sports facility
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Education
Site is located on the edge of the urban area, the proposed housing would be within the catchment of schools within Bedford and there is enough capacity
Key objectives of the plan
-Sustainability. The site is a greenfield site adjacent to the urban area. There are no contamination issues. The site is not in a source protection zone. There are no flood issues. The total accessibility score is 20. Public transport access to major employers rates green.
-Contribution to housing supply .Site would contribute to housing land supply by providing approximately 84 units of family housing, both owner occupied and affordable rent.
-Infrastructure. Access already provided to sports facility which is also to serve the residential development.
-Constraints. The site is very steep; as such housing layout may be complex.
-Landscape assessment. Views of the site are very sensitive given its topography.
-Settlement character. The site would adjoin a school site, a sports facility and an industrial estate as well as some housing. It would therefore not detract from the mixed character of the area, but possibly serve as an enhancement provided that regard is given to landscape. The site can achieve the local plan strategy requirement and is recommended as a preferred site for allocation
Allocation principles
Site's density at 20dph as promoted is fairly low reflecting the topography of the site.
Landscape features in the form of trees and shrubbery should be included as part of the site's development. The site boundaries are particularly sensitive given proximity of warehousing and industrial units within the Manton Lane Industrial Estate.

A	G	-	G			No objections subject to provision of: - speed survey to monitor conditions and assess if limits being exceeded - extended footway - adopted on-site parking provision - pedestrian crossing - access to adoptable standards
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Key objectives of the plan
- Sustainability. The total accessibility score is 16 and it rates green for access to major employment.
- Contribution to housing supply. The site is able to contribute to meeting the housing strategy target by providing 27 dwellings and a mix of housing types.
- Constraints. Around 1/3 of the site is in flood zones 2/ 3a, and the whole site falls within source protection zone 2. Access is feasible subject to the provision of an extended footway.
- Landscape. The north western section of the site would overlook the listed Bromham Bridge, but no other landscape issues arise.
- Settlement character. The site projects into open countryside.
The site would contribute to the local plan strategy requirement by providing 27 dwellings.
Conclusion: The site is recommended as a preferred site for allocation for 27 dwellings.

Allocation principles
-Site layout would need to work around the section of the site which falls into flood zones.
- Assess impact on the character of the area.
- Heritage statement required to describe the significance of any heritage assets that will be affected, including any contribution made by their setting.
- Biodiversity - Only concern would be the small sector in the main floodplain and the linear orchard. Impacts on both would need to be assessed and key elements safeguarded.

A	F		A			The proposed access is off the closed access road off the B530. A TA is required to address the proposed development and any mitigation measures required.
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The site has been excluded from further assessment at stage 2 because it does not relate well to the structure of the settlement. Development would be separated from the main urban area by the A421. As submitted the access proposed is not achievable.

G	G	-	A			No objections subject to provision of: - access to adoptable standards - parking to required standards - extend footway Recommendation: - new bus stop - provide pedestrian crossing - speed survey to monitor speeds and consideration of reduced limits
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Education
The site is not large enough to provide a school on its own although it could in combination with other sites.
Key objectives of the plan
- Sustainability. The total accessibility score is 14. Public transport access to major employers rates green.
- Contribution to housing supply. The site is able to contribute to housing land supply and would provide a mix of housing types.
- Constraints. A small proportion of the site is potentially contaminated. Access is viable.
- Landscape. There are no landscape issues, and the site does not impact on key views.
- Settlement character. The site is <0.5m to the SPA.
In combination with sites 147, 149, 153 and 317 the site can achieve the local plan strategy requirement providing a 500 dwelling urban extension. The site is recommended as a preferred site for allocation.
Allocation principles
Key considerations
- Potential contaminated land issues.
-need to secure long term protection/ planting in addition to existing Forest of Marston Vale areas.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
147	Home Road, Gibraltar Corner, Kempston	Kempston Rural / Kempston Rural	Residential development – 29 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	4	G	G	1.04	Family houses		
149	Land at Brook Farm, Wootton Road, Wootton	Kempston Rural / Kempston Rural	Residential development – 250 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	6	G	G	12	Family houses, flats		
153	Land at Wood End Lane, Gibraltar Corner, Kempston	Kempston Rural / Kempston Rural	Residential development – 130 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	4	4	G	G	4.64	Family houses		
Ravensden																								
186	Land at Grazehill	Ravensden / Great Barford	Residential development for 500 to 600 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	A		R	A	G	4	4	6	A	G	31.8	Family houses. Older people housing, flats		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - parking to required standards - extend footway <p>Recommendation:</p> <ul style="list-style-type: none"> - provide pedestrian crossing - speed survey to monitor speeds and consideration of reduced limits 	<p>Education</p> <p>The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 14. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to the housing land supply and would provide a mix of housing types. - Infrastructure. - Constraints. Access is viable. Potential area of ridge and furrow. - Landscape. There are no landscape issues and the site does not impact on key views. - Settlement character. The site is <0.5m to the urban area and projects toward other residential areas. <p>In combination with sites 146, 149, 153 and 317 the site can achieve the local plan strategy requirement providing a 500 dwelling urban extension. The site is recommended as a preferred site for allocation.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - need to secure long term protection/ planting in addition to existing Forest of Marston Vale areas. - assessment of heritage impacts.
A	G	F	G			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - parking to required standards - extend footway - provide pedestrian crossings - speed survey to monitor speeds and consideration of reduced limits 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport accessibility rates green. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy and would provide a mix of housing types. - Infrastructure. - Constraints. The southern 1/2 of the site is of heritage and archaeological interest (ridge & furrow) which constrains development. Access is viable. - Landscape. There are no landscape issues, and the site does not impact on key views. - Settlement character. The site is <0.5m to the UA. <p>In combination with sites 146, 147, 153 and 317 the site can achieve the local plan strategy requirement providing a 500 dwelling urban extension. The site is recommended as a preferred site for allocation.</p> <p>Allocation principles</p> <p>Site could contribute to the provision of a 500 dwelling urban extension in combination with sites 146, 147, 153 and 317.</p> <ul style="list-style-type: none"> - Pre-determination of heritage assets on this site will be required. - Consideration of impact on listed buildings in the vicinity if the site . - need to secure long term protection/ planting in addition to existing Forest of Marston Vale areas.
G	G	-	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - mitigation for LHS visibility splay - parking to required standards - provide pedestrian crossing <p>Recommendation:</p> <ul style="list-style-type: none"> - reduce walking distance to nearest bus stop 	<p>Education</p> <p>The site is not large enough to provide a school on its own, and so would be required to combine with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 12. Public transport to major employers rates green. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy and could provide a mix of housing types. - Infrastructure. - Constraints. Access is not compliant and mitigation would be required. - Landscape. There are no landscape issues, and the site does not impact on key views. - Settlement character. The site is <0.5m from the urban area and is adjacent to existing dwellings at Gibraltar Corner. <p>In combination with sites 146, 147, 149 and 317 the site can achieve the local plan strategy requirement providing a 500 dwelling urban extension. The site is recommended as a preferred site for allocation.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - need to secure long term protection/ planting in addition to existing Forest of Marston Vale areas.
A	G	F	A			<p>Objection:</p> <ul style="list-style-type: none"> - lack of footways - poor access to public transport - unviable highway access modifications <p>Recommendations:</p> <ul style="list-style-type: none"> - substantial upgrading of Graze Hill: to include: <ul style="list-style-type: none"> i - two adoptable access points ii - carriageway widening iii - TRO to reduce speed limit iv - footways provision - TA identifying: impact on highway with mitigation measures; measures for sustainable modes of transport; access locations; junction modifications 	<p>The site has been excluded at Stage 2 due to overriding highway access constraints and it does not relate well to the settlement..</p> <p>However, as part of a combined allocation with Site 423 Freeman's Common the access constraints could be overcome, and is assessed on that basis below.</p> <p>Education</p> <p>Although the site is located on the edge of the urban area, the proposed housing would be within the catchment of Bedford schools and there is enough capacity to accommodate this development.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 18. Public transport access to major employers rates green. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy target and meets a range of needs. - Constraints. Part of the site is within Flood Zone 2 and 3. Highway improvements are required to access the site. - Landscape assessment. Development along the northern edge of the site could harm the key views from Cleat Hill towards Scald End. - Settlement character. Development of the whole site would infill the gap between the Cleat and Brickhill and there is no clear boundary to development. <p>As a result of the above constraints, only part of the site is considered potentially suitable for development. It is recommended as a preferred site for allocation.</p> <p>Allocation principles</p> <p>The site could be allocated to provide 200 dwellings as this is a density that is most suited to immediate area in combination with Site 423 Freeman's Common. Key considerations include:</p> <ul style="list-style-type: none"> - lower densities along site boundaries - Retention of landscape features along site boundaries - Development restricted to the southern part of the site to minimise impact on the wider landscape. - Gap to be retained along the southern boundary to take account of flood zone area whilst providing a green corridor between the golf course and countryside to the north. - scheme should provide a country park in the northern part of both sites to link to the existing country park north of Woodlands park. <p>NB - site removed from the consultation paper by Executive on 22 February 2017. Draft Minute number 90 (1) reads 'That the document 'Local Plan 2035 Planning for the future Consultation April 2017', set out at Appendix A to the report, excluding that relating to site 423, 409/186 due to the view expressed by the Planning Inspector relating to this site, when considering the Woodlands development, be approved.'</p>

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
409	Graze Hill Road, Ravensden	Ravensden / Great Barford	residential for 350 dwellings and 3 ha of B1/B8 employment	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	A	G	4	4	6	A	G	30.4			
423	Freemen's Common Cleat Hill, Bedford	Ravensden / Great Barford	residential for 390 dwellings	above threshold	-	Zone 2	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	6	6	G	A	11.14 ha	Family Houses,	G	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
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A	G	F	A			<p>Objection:</p> <ul style="list-style-type: none"> - lack of footways - poor access to public transport - unviable highway access modifications <p>Recommendations:</p> <ul style="list-style-type: none"> - substantial upgrading of Graze Hill: to include: <ul style="list-style-type: none"> i - two adoptable access points ii - carriageway widening iii - TRO to reduce speed limit iv - footways provision - TA identifying: impact on highway with mitigation measures; measures for sustainable modes of transport; access locations; junction modifications
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The site has been excluded at Stage 2 due to overriding highway access constraints and it does not relate well to the settlement.. However, as part of a combined allocation with Site 423 Freeman's Common the access constraints could be overcome, and is assessed on that basis below.

Education
Although the site is located on the edge of the urban area, the proposed housing would be within the catchment of Bedford schools and there is enough capacity to accommodate this development.

Key objectives of the plan

- Sustainability. The total accessibility score is 18. Public transport access to major employers rates green.
- Contribution to housing supply. The site is able to contribute to meeting the housing strategy target and meets a range of needs.
- Constraints. Part of the site is within Flood Zone 2 and 3. Highway improvements are required to access the site.
- Landscape assessment. Development along the northern edge of the site could harm the key views from Cleat Hill towards Scald End.
- Settlement character. Development of the whole site would infill the gap between the Cleat and Brickhill and there is no clear boundary to development.

As a result of the above constraints, only part of the site is considered potentially suitable for development. It is recommended as a preferred site for allocation.

Allocation principles
The site could be allocated to provide 200 dwellings as this is a density that is most suited to immediate area in combination with Site 423 Freeman's Common. Key considerations include:

- lower densities along site boundaries
- Retention of landscape features along site boundaries
- Development restricted to the southern part of the site to minimise impact on the wider landscape.
- Gap to be retained along the southern boundary to take account of flood zone area whilst providing a green corridor between the golf course and countryside to the north.
- scheme should provide a country park in the northern part of both sites to link to the existing country park north of Woodlands park.

NB - site removed from the consultation paper by Executive on 22 February 2017. Draft Minute number 90 (1) reads 'That the document 'Local Plan 2035 Planning for the future Consultation April 2017', set out at Appendix A to the report, excluding that relating to site 423, 409/186 due to the view expressed by the Planning Inspector relating to this site, when considering the Woodlands development, be approved.'

A	G	F, B	G		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - extended footways - pedestrian crossing points - TRO to extend 30mph zone - speed survey to assess configuration of access and junction for visibility standards - TA assessing: <ul style="list-style-type: none"> a - impact on highway and mitigation measures b - two adoptable access points c - sustainable transport improvements
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Education
Although the site is located on the edge of the urban area, the proposed housing would be within the catchment schools within Bedford and there is enough capacity to accommodate this development.

Key objectives of the plan

- Sustainability. The total accessibility score is 18. Public transport access to major employers rates green.
- Contribution to housing supply. The site is able to contribute to meeting the housing strategy target and meets a range of needs.
- Constraints. Part of the site is within Flood Zone 2 and 3. Highway improvements are required to access the site.
- Landscape assessment. Development along the northern edge of the site could harm the key views from Cleat Hill towards Scald End.
- Settlement character. Development of the whole site would infill the gap between the Cleat and Brickhill and there is no clear boundary to development.

As a result of the above constraints, only part of the site is considered potentially suitable for development. It is recommended as a preferred site for allocation.

NOTE: at its meeting on 22nd February 2017 Executive Committee voted to exclude this site from the forthcoming consultation, see below.

Allocation principles
The site could be allocated to provide 200 dwellings as this is a density that is most suited to immediate area in combination with Site 186 Graze Hill. Key considerations include:

- lower densities along site boundaries
- Retention of landscape features along site boundaries
- Development restricted to the southern part of the site to minimise impact on the wider landscape.
- Gap to be retained along the southern boundary to take account of flood zone area whilst providing a green corridor between the golf course and countryside to the north.
- scheme should provide a country park in the northern part of both sites to link to the existing country park north of Woodlands park.

NB - site removed from the consultation paper by Executive on 22 February 2017. Draft Minute number 90 (1) reads 'That the document 'Local Plan 2035 Planning for the future Consultation April 2017', set out at Appendix A to the report, excluding that relating to site 423, 409/186 due to the view expressed by the Planning Inspector relating to this site, when considering the Woodlands development, be approved.'

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
Renhold																								
6	Land to the north of Norse Road residential development, Bedford	Renhold / Great Barford	Residential development 460-480 dwellings	above threshold	-	2/ 3a/ 3b	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment			A	G	G	6	6	6	G	G	27.7	Family houses, self build		
7	Land north of Norse Road, Bedford	Renhold / Great Barford	Residential development - 359 dwellings	above threshold	-	2/ 3a	within spa/ UA	Include in next stage of assessment	A	Exclude from further assessment			G	G	G	6	6	6	G	G	14	Family houses		
198	Land to east of Hookhams Lane, Salph End, Renhold	Renhold / Great Barford	Residential development – 120 dwellings	above threshold	-	2/ 3b	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	6	G	A	6.82	To reflect LPA requirements		
199	Howbury Hall estate	Renhold / Great Barford	Residential development 300 dwellings	above threshold	adj CWS	2/ 3a/ 3b	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment			A	A	G	4	4	6	G	G	186			
205	Land at Ravensden Road, Renhold	Renhold / Great Barford	Residential development – 250 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	8	A	G	19.3	Family houses. Older people housing.		
209	Land off Ravensdon Road, Renhold	Renhold / Great Barford	Residential development – 300-400 dwellings, employment (B uses), retail, leisure improvements and education expansion (unspecified)	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	8	A	G	19.5 (plus 6.7 extra)			

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	F B	A			There are significant highway and transport issues to address before this development as proposed could take place.	The site has been excluded from further assessment at stage 2 due to an overriding highway constraint.
G	G	B	G			Proposed access to the development is acceptable	This site has not been assessed because it has planning permission and is already being developed.
G	G	F	G			No objections subject to provision of: - access to adoptable standards - requires hedgerow removal to achieve adoptable splay standards - adopted parking space	Education The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan - Sustainability. The site is greenfield land. Some of the site is of archaeological interest and all of the site is agricultural land class 3. The total accessibility score is 20. Public transport access to major employers rates green. Site is in flood zone 2 and 3b. - Contribution to housing supply. The site would contribute to the housing supply and proposes two housing types. - Infrastructure. A primary school would be required due to the proposed scale of development. - Constraints. Traffic impact and required mitigation will need further assessment. Site is within an area of archaeological interest and close to a listed building. - Landscape. There are no landscape issues and the site does not impact on any key views. - Settlement character. The site adjoins the spa and projects into open countryside. The site could be developed for 500 dwellings as part of a combined development with Sites 205, 209, 581 and 610. The site is recommended as a preferred site for allocation. Allocation principles - assessment of highways impact - pre-determination evaluation of heritage assets required. - flood issues.
R	R	F	A			Development of this scale may have a significant impact on the local highway network. Proposed accesses all require some modification to achieve visibility although this cannot be achieved at the development parcels off St Neots Rd, Dairy Farm Farmhouse. Single access point limits to 300 dwellings including existing development, therefore unable to serve site (even if no land ownership impediment).	The site has been excluded from further assessment at stage 2 due to an overriding highway constraint. Employment proposals - The local plan strategy does not require additional employment allocations at this time.
A	G	F	A			No objections subject to the provision of: -Suitable access and internal roads -pedestrian crossing to access footway on opposite side of Ravensden Road	Education The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan - Sustainability. The site is greenfield land. Some of the site is of archaeological interest and all of the site is agricultural land class 3. The total accessibility score is 18. Public transport access to major employers rates amber. - Contribution to housing supply. The site would contribute to the housing supply and proposes two housing types. - Infrastructure. A primary school would be required due to the proposed scale of development. - Constraints. Traffic impact and required mitigation will need further assessment. Site is within an area of archaeological interest and close to a listed building. - Landscape. There are no landscape issues and the site does not impact on any key views. - Settlement character. The site adjoins the SPA. The site could be developed for 500 dwellings as part of a combined development with Sites 209, 581, 198 and 610. The site is recommended as a preferred site for allocation. Allocation principles - assessment of highways impact - pre-determination evaluation of heritage assets required.
A	G	F	A			No objections subject to the provision of: -Suitable access and internal roads -pedestrian crossing to access footway on opposite side of Ravensden Road -Transport assessment to ascertain impact of mixed use development on local highway network	Education The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan - Sustainability. The site is greenfield land. Some of the site is of archaeological interest and all of the site is agricultural land class 3. The total accessibility score is 18. Public transport access to major employers rates amber. - Contribution to housing supply. The site would contribute to the housing supply and proposes two housing types. - Infrastructure. A primary school would be required due to the proposed scale of development. - Constraints. Traffic impact and required mitigation will need further assessment. Site is within an area of archaeological interest and close to listed buildings. - Landscape. There are no landscape issues and the site does not impact on any key views. - Settlement character. The site adjoins the SPA. The site could be developed for 500 dwellings as part of a combined development with Sites 205, 581, 198 and 610. The site is recommended as a preferred site for allocation. Allocation principles - assessment of highways impact - pre-determination evaluation of heritage assets required.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
581	27 Hookhams Lane, Renhold	Renhold / Great Barford	Residential development - 50 dwellings	above threshold	-	2, 3a	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	6	8	G	A	2	Family houses, Self-build homes		
591	Land east of Castle dairy farm, St Neots Road	Renhold / Great Barford	Residential development 70 dwellings	above threshold	CWS	2/ 3a/ 3b	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment			G	A	A	4	4	6	G	A	7.15	Family houses, self build, older peoples housing		
610	Land to the East of Hookham's Lane, Salph End, Renhold	Renhold / Great Barford	Residential development - 20 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	8	8	8	G	G	1.59	Family houses		
Wootton																								
317	Land at Potters Cross and Wootton Road	Wootton	Residential development, 380 dwellings	above threshold	-	2/3a	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	G	A	18.1	Family houses		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	F, B	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards without affecting existing adjacent accesses - possible footway upgrade and resurfacing 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The site is greenfield land. Some of the site is of archaeological interest and all of the site is agricultural land class 3. The total accessibility score is 20. Public transport access to major employers rates green. Site is within flood zones 2 and 3a. - Contribution to housing supply. The site would contribute to the housing supply and proposes two housing types. - Infrastructure. A primary school would be required due to the proposed scale of development. - Constraints. Traffic impact and required mitigation will need further assessment. Site is within an area of archaeological interest and close to listed buildings. - Landscape. There are no landscape issues and the site does not impact on any key views. - Settlement character. The site adjoins the SPA. <p>The site could be developed for 500 dwellings as part of a combined development with Sites 205, 209, 198 and 610. The site is recommended as a preferred site for allocation.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - assessment of highways impact and site specific access. - pre-determination evaluation of heritage assets required. - flood issues.
R			A			<p>No objections subject to the provision of:</p> <ul style="list-style-type: none"> -suitable access -Transport assessment identifying pedestrian crossings, improvements for public transport, cyclists and pedestrians -reductin of speed limit to 30mph -flood risk assessment 	<p>The site has been excluded from further assessment at stage 2 because it does not relate well to the structure of the settlement.</p>
A	G	-	A			<p>Recommendations:</p> <ul style="list-style-type: none"> -The developer needs to demonstrate that the access can be accommodated within the boundary of the site without affecting the adjacent accesses/drop on adjoining sites 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The site is greenfield land. Some of the site is of archaeological interest and all of the site is agricultural land class 3. The total accessibility score is 24. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to the housing supply and proposes two housing types. - Infrastructure. A primary school would be required due to the proposed scale of development. - Constraints. Traffic impact and required mitigation will need further assessment. Site is within an area of archaeological interest and close to listed buildings. - Landscape. There are no landscape issues and the site does not impact on any key views. - Settlement character. The site adjoins the SPA. <p>The site could be developed for 500 dwellings as part of a combined development with Sites 205, 209, 198 and 581. The site is recommended as a preferred site for allocation.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - assessment of highways impact and site specific access. - pre-determination evaluation of heritage assets and heritage statement required.
A	G		A	Number of Grade II LB's within 100m radius; further LB's within Wootton and various 'ends' may require further assessment. Within Historic Environments Record Area.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - two access points to adoptable standards - transport statement assessing, highway impacts and potential mitigation measures, sustainable modes of transport improvements 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 22. Public transport accessibility rates green. - Contribution to housing supply. The site is able to contribute to meeting the housing strategy and would provide a mix of housing types. - Constraints. Archaeological interest and listed buildings within 100 metres of the site. Access is viable. - Landscape. The site adjoins the northern part of Wootton and consideration should be given to positive landscape measures to minimise impact and to prevent coalescence. - Settlement character. The site is <0.5m to Wootton SPA. <p>In combination with sites 146, 147, 153 and 149 the site can achieve the local plan strategy requirement providing a 500 dwelling urban extension. The site is recommended as a preferred site for allocation.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - Site could contribute to the provision of a 500 dwelling urban extension in combination with sites 146, 147, 153 and 149. - Pre-determination of heritage assets on this site will be required. - Consideration of impact on listed buildings in the vicinity if the site . - need to secure long term protection/ planting in addition to existing Forest of Marston Vale areas. - transport statement assessing, highway impacts and potential mitigation measures, sustainable modes of transport improvements.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Bromham																						
42	Land off Grange Lane, Bromham (a)	Bromham / Bromham and Biddenham	Residential development for 25 dwellings	above threshold	adj CWS	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	6	8	G	G	0.72	Family Houses		
43	Land south of Northampton Road, Bromham	Bromham / Bromham and Biddenham	Mixed development for 500 dwellings and B1 employment use	above threshold	adj Nature Reserve	3	adjoining SPA/UA				N/A		R	G	G	4	6	6	G	G	32.8	Family houses and older people housing		As appropriate in the context of a mixed-use development
44	5-29 Lower Farm Road, Bromham	Bromham / Bromham and Biddenham	Residential development for 50 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	R	A	6	4	6	G	A	4.45	family houses		
46	Bedford North Station, Lower Farm Road, Bromham	Bromham / Bromham and Biddenham	Mixed use development including 120 dwellings, B1, B2, B8 uses and a Railway station	above threshold	-	2/ 3a/ 3b	>0.5 miles to SPA/UA	Exclude from further assessment			N/A		A	A	G	6	4	6	R	A	23.5	Family houses, flats		
48	Bromham Park Estate, Bromham	Bromham / Bromham and Biddenham	Residential development for 130 dwellings	above threshold	CWS	2/ 3a/ 3b	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	A	G	6	4	6	G	A	2.5-3ha	Family houses		The provision of a new network of formal footpaths, improvements to the cricket pitch and pavilion, bridleways and possible cycle ways, opening parts of the site to the public which were previously inaccessible.

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	A	-	G		None.	No objections: -Proposed access sufficient and feasible	Education The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 20. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to the housing supply by providing approximately 21-25 units of family housing, owner occupied, affordable rent and shared ownership. Constraints. The site adjoins a County Wildlife Site. Landscape. No landscape issues. Settlement character. The site projects into the open countryside. Even with the adjoining site (55/412) the site is not sufficient to achieve the local plan strategy requirement and is therefore not recommended as an allocation option.
G	G	B	R		None.	The following would be required: -partial re-alignment of Northampton Rd to allow access -High quality connections to existing village and facilities to enable sustainable travel options (footways, cycleways and public transport) -Further off site works to reduce significant traffic impacts on village	Education- The site is large enough to provide a school. Key Objectives of the plan -Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. -Contribution to the housing supply. The site would contribute to housing land supply by providing approximately 550 units of family housing and older people's housing, both owner occupied and a mix of tenures. Site is large enough to meet the strategy requirement on its own. -Infrastructure. Community benefits as appropriate in the context of mixed use development. -Constraints. Partial re-alignment of Northampton Road to allow access, high quality connections to existing facilities to enable sustainable travel options, further off site works to reduce significant traffic impacts on village -Settlement Character. The site is contained by main roads which provide a clear boundary to development. The location of the site next to the bypass should help minimise traffic Allocation principles The combinations of sites 43/49/51 can be allocated to provide 500 dwellings - the strategy requirement. Key considerations include: -provision of a primary school -position, flood mitigation and design of access roads including any re-alignment of Northampton Road -impact on strategic road network -traffic impacts on village
R	G	-	A			Objection: -Access options would require carriageway widening to allow 2 way movement -Moderate traffic impacts on village -Cannot achieve maximum recommended walking distances to 'live' bus stops	The site is not suitable and has been excluded from further assessment at stage 2 due to overriding highway constraints. Site also contains ridge and furrow.
G	A	B	G		Site is within a former mineral working area and within 300m of a former landfill that is currently in it's 5th year of aftercare.	No objections subject to provision of: -new roundabout to serve development -internal road layout is complied with including current parking standards	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and is therefore contrary to the local plan strategy.
A	A	F/B	A		Site is adjacent to a landfill site that is currently in its 5th year of aftercare. Also is within 300m of a mineral safeguarding area. Site is also immediately adjacent to a former mineral working area.	Objection: -Cannot achieve maximum recommended walking distances to 'live' bus stops. -Slightly remote from village and facilities for sustainable travel options -Road widening may be required Recommendations: -Further exploration to understand if highway issues could be overcome (speed control measures, road widening, pedestrian connectivity, impacts on road network)	The site is excluded from further assessment at stage 2 because it does not relate well the existing settlement.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
49	Land at Northampton Road, Bromham	Bromham / Bromham and Biddenham	Residential development for 200 dwellings	above threshold	-	2	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	4	6	6	G	A	11.6	Family houses		
50	Land at Northampton Road, Bromham	Bromham / Bromham and Biddenham	Residential development for 200 dwellings	above threshold	adj CWS	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		A	G	G	0	0	4	R	G	19.4	Family houses, self-build homes, older people housing		
51	Land at Stagsden Road (north), Bromham	Bromham / Bromham and Biddenham	Residential developmernt for 60 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	0	4	6	G	G	3.8	Family houses, self build homes, older people housing.		
52	Land at Stagsden Road (south), Bromham	Bromham / Bromham and Biddenham	Residential 50 dwellings	above threshold	-	2/3a/3b	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	0	4	8	G	A	3.3	Family houses, Self-build homes, Older people housing.		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	B	G		None.	No objections subject to: -agreement with third parties for accesses proposed to join highways -Internal roads and access arrangements being MfS compliant	Education- The site is large enough to provide a school. Key Objectives of the plan -Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. -Contribution to the housing supply. The site would contribute to housing land supply by providing approximately 200 units of family housing, both owner occupied and a mix of tenures. Site can meet strategy requirement in combination with other sites -Constraints. Third party agreement required for access to join highway. -Settlement Character. The site is contained by main roads which provide a clear boundary to development. The location of the site next to the bypass should help minimise traffic through the village. The combination of sites 43/49/51 can achieve the local plan strategy requirement. The site is recommended as an allocation option. Allocation principles The combinations of sites 43/49/51 can be allocated to provide 500 dwellings - the strategy requirement. Key considerations include: -provision of a primary school -suitable access can be achieved -impact on strategic road network -traffic impacts on village
G	A	F	R		None.	Objection: -proposed access point has non-compliant visibility splays which cannot be overcome -Access from A428 would require DMRB design suitable for amount of traffic generated which may be difficult to achieve on current alignment -site too remote from local services and facilities for sustainable travel options to be realistic -Existing development at 'hospital site' does not relate well to village - most trips car based. existing ROW would not translate to save, convenient route for commuting -Bus services into Bedford/Bromham would be unlikely to enter site	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and is therefore contrary to the local plan strategy.
G	G	-	G		None.	No objections subject to: -compliance with thresholds for carriageway, footpath widths on internal roads and parking standards	Education- The site is large enough to provide a school. Key Objectives of the plan -Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. -Contribution to the housing supply. The site would contribute to housing land supply by providing approximately 60 units of family housing, self build and older people's housing both owner occupied and a mix of tenures. Site can meet strategy requirement in combination with other sites - Landscape. The edge of the development will require landscaping to minimise impact on the surrounding countryside. -Settlement Character. The site is contained by main roads which provide a clear boundary to development. The location of the site next to the bypass should help minimise traffic through the village. The combination of sites 43/49/51 can achieve the local plan strategy requirement. The site is recommended as an allocation option. Allocation principles The combinations of sites 43/49/51 can be allocated to provide 500 dwellings - the strategy requirement. Key considerations include: -provision of a primary school -suitable access can be achieved -impact on strategic road network -traffic impacts on village -landscaped edge to village
G	G	-	G		Site is within 300m of a former mineral working area.	No objections subject to: -compliance with thresholds for carriageway, footpath widths on internal roads and parking standards	Education The site is not large enough to provide a school on its own although it could in combination with other sites. Key objectives of the plan The site performs moderately well against the key objectives of the plan. -Sustainability. The site is greenfield and BMV agricultural land. It is not within walking distance of a GP and has limited walkability to a primary school. -Contribution to housing supply. The site is able to contribute to meeting the housing strategy target and meets a range of needs. -Infrastructure. No constraints. -Constraints. Part of the site is within flood zones 2, 3a and 3b. Part of the site is within a source protection zone. -Landscape assessment. There are no landscape issues and the site does not impact on key views. -Settlement character. The site is contained by main roads which provide a clear boundary for development. The location of the site next to the bypass should minimise traffic through the village. Even with the adjoining site (53) it is not sufficient to achieve the local plan strategy requirement.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)		Contribution to improving housing supply through broadening the range of site sizes and site types which are available		Ability to deliver necessary infrastructure and services								
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
53	Land between Stagsden Road, Lime Close and the A428, Bromham	Bromham / Bromham and Biddenham	Residential development for 80 dwellings and public open space	above threshold	-	2/3a	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	0	4	8	G	A	4.15	Family houses.		Landscaped open space, with ecological enhancements, and the protection of the floodplain as an ecologically diverse semi-wetland area. It would also include informal play areas.
55	Land at Grange Lane, Bromham (b)	Bromham / Bromham and Biddenham	Mixed used development for 90 dwellings and employment	above threshold	adj CWS	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	6	6	G	G	4.45	Family houses. Self build homes. Older people housing.		Open space to required standard. Open space maybe retail rather than employment
56	Land at Mollivers Lane and Oakley Road, Bromham (b)	Bromham / Bromham and Biddenham	Mixed used development for 750 dwellings, B1 & B8 employment, retail and open space	above threshold	adj CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	6	4	6	R	G	23.8	Family houses, older people housing.		Open space to required standard
404	Land on the west side of Oakley Road, Bromham	Bromham / Bromham and Biddenham	Residential development - 6 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	A	6	4	6	G	G	0.5 ha	Family Houses		
412	Grange Farm, Northampton Road, Bromham	Bromham / Bromham and Biddenham	Residential development for 250 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	6	6	8	G	G	10.7 ha	Family Houses		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria								
Constraints							Overall conclusions	
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary		
G	A	-	G		Site is immediately adjacent to a former mineral working area.	No objections subject to: -compliance with thresholds for carriageway, footpath widths on internal roads and parking standards	<p>Education The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan -Sustainability. The total accessibility score is 12. Public access to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 80 units of family housing, owner occupied, affordable rent and shared ownership. The site can meet strategy requirement in combination with other sites. -Infrastructure. Public open space. -Constraints. Part of the site is within flood zones 2, 3a and 3b. Part of the site is within a source protection zone. -Landscape assessment. No landscape issues. -Settlement character. The site is contained by main roads which provide a clear boundary for development. The location of the site next to the bypass should minimise traffic through the village. Even with the adjoining site (52) it is not sufficient to achieve the local plan strategy requirement and is therefore not recommended as an allocation option.</p>	
A	A	-	G		None.	No objections	<p>Education The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan -Sustainability. The total accessibility score is 18. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to housing supply by providing approximately 90 units of family housing, self build and older people's housing, owner occupied, affordable rent and shared ownership. Site can meet strategy requirement in combination with other sites. -Infrastructure. Open space will be provided. -Constraints. Heritage impacts - contiguous well preserved ridge and furrow. -Landscape assessment. The site is prominently located on rising ground, however it does not impact on key views. It is adjacent to Bowls Wood. -Settlement Character. The site projects out into the open countryside. Even with the adjoining site (42) it is not sufficient to achieve the local plan strategy requirement and is therefore not recommended as an allocation option.</p>	
A	A	B	R			See Highways comments for site 413	<p>Education- The site is large enough to provide a school.</p> <p>Key objectives of the plan -Sustainability. The total accessibility score is 16. Public transport access to major employers rates red. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 750 units of family housing and older people's housing, owner occupied, affordable rent and shared ownership. -Infrastructure. Open space to required standards -Constraints. Heritage impacts - contains extensive prehistoric cropmarks, Bronze Age, Iron Age and Roman findspots and sites of post-medieval farm buildings. Oakley Bridge 380m north and non-designated parklands of Bromham House 500m south west and of Oakley House 400m north. The site is crossed by overhead cables. -Landscape assessment. The site is prominently located on rising ground, however it does not impact key views. It is located in the wooded wolds character area. -Settlement character. The projects out into the countryside with no clear boundary to development. The location of the site is likely to increase traffic through the village centre. The southern part of the site could be allocated to provide 500 dwellings. The site is recommended as an allocation option.</p> <p>Allocation principles -provision of primary school -location of road access on Oakley Road would need to account for bend in the road. Possible provision of additional road infrastructure may be required to gain access. -pedestrian/cycle links to Mollivers Lane and traffic impacts on village and impact on strategic road network -landscape impacts and heritage impact and impact on adjacent county wildlife sites</p>	
A	G	-	R		None.	<p>Objections:</p> <p>- Question over whether 90m visibility splay can be accommodated along site frontage -Footpath extension on west site of Oakley Rd would be required</p>	<p>The site has been excluded from further assessment at stage 2 due to overriding highway constraints.</p>	
A	A	-	G		None.	<p>Recommendations:</p> <p>-Improvements required for pedestrians, cyclists and public trnasport. -Type of junction ot be determined in a transport assessment -Reduction of speed limit to 30mph</p>	<p>Education The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan -Sustainability. The total accessibility score is 20. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to the housing supply by providing approximately 250 units of family housing, owner occupied, affordable rent and shared ownership. Site can meet strategy requirement in combination with other sites. -Constraints. Archaeological impacts - contains cropmarks and findspots. Reduction of speed limit to 30mph would be required. -Landscape assessment. The site is prominently located on rising ground, however it does not impact on key views. It is adjacent to Bowls Wood. -Settlement Character. The site projects out into the open countryside. Even with the adjoining site (42) it is not sufficient to achieve the local plan strategy requirement and is therefore not recommended as an allocation option.</p>	

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)		Contribution to improving housing supply through broadening the range of site sizes and site types which are available		Ability to deliver necessary infrastructure and services								
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
413	Land on West Side of Oakley Road	Bromham / Bromham and Biddenham	Residential 1000+ dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	G	A	8	8	6	G	G	66 ha	Family Houses		
414	Land Rear of 5-31 Lower Farm Road, Bromham	Bromham / Bromham and Biddenham	Residential development for 90 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	R	A	6	4	6	G	G	4.35ha	Family Houses		
417	Adjacent to Paula Radcliffe Way (A6), Lower Farm Road, Bromham	Bromham / Bromham and Biddenham	Housing and Commercial	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			N/A		A	A	R	4	4	4	R	G	9.14 ha			
418	Guadalest, Lower Farm Road, Bromham	Bromham / Bromham and Biddenham	Housing and Commercial	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			N/A		A	G	R	4	0	4	R	G	3.15			
421	New Park Farm, Lower Farm Road, Bromham	Bromham / Bromham and Biddenham	Residential development for 150 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	A	A	6	4	6	G	G	7.24 ha	Family Houses,		
540	Parklands Mansion, Old Northampton Road, Bromham	Bromham / Bromham and Biddenham	Residential development for 5 or more dwellings	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		A	G	A	4	4	6	R	G	3.6	Family houses		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	A	B			Land is immediately adjacent to a mineral safeguarding area.	No objections subject to provision of: -comprehensive scheme for widening of Oakley Road -reduction in speed limit on Oakley Road from 60mph to 30mph -Two accesses to required standards -Transport assessment identifying key crossing points across Oakley Road, impact on highway and mitigation measures and type and form of access junction	Education- The site is large enough to provide a school. Key objectives of the plan -Sustainability. The total accessibility score is 22. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 1000 units of family housing , owner occupied. -Constraints. Heritage impacts - contains extensive prehistoric cropmarks, Bronze Age, Iron Age and Roman findspots and sites of post-medieval farm buildings. Oakley Bridge 380m north and non-designated parklands of Bromham House 500m south west and of Oakley House 400m north. The site is crossed by overhead cables. -Landscape assessment. The site is prominently located on rising ground, however it does not impact on key views. It is located in the wooded wolds character area. -Settlement character. The projects out into the countryside with no clear boundary to development. The location of the site is likely to increase traffic through the village centre. The southern part of the site could be allocated to provide 500 dwellings. The site can achieve the local plan strategy requirement and is recommended as an allocation option. Allocation principles -provision of primary school -location of road access on Oakley Road given bend in the road. Possible provision of additional road infrastructure to gain access may be required. -pedestrian/cycle links to Mollivers Lane and traffic impacts on village and impact on strategic road network -landscape impacts and heritage impact and impact on adjacent county wildlife sites
R	G	-	A		Site is within 300m of a landfill site that is currently in it's 5th year of aftercare. Is also within a mineral safeguarding area.	Objections: -Further investigation to confirm access and visibility splays can be achieved -Moderate traffic impacts on village -Cannot achieve recommended walking distances to 'live' bus stops	The site has been excluded from further assessment at stage 2 due to overriding highway constraints.
A	G	B	R		Site is within a former mineral working area.	Objections: -poor public transport accessibility -lack of existing pedestrian crossings/footways -Visibility splays for access cannot be achieved -Too remote from existing services and facilities	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and is therefore contrary to the local plan strategy.
A	G	-	R		Site is immediately adjacent to a former mineral working area.	Objections: -The carriageway would require widening -Lower Farm Road is unsuitable for additional traffic along the length required to access the development	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and is therefore contrary to the local plan strategy.
A	G	-	A		Site is partly within a mineral safeguarding area and is immediately adjacent to a former mineral working area to the east.	Objections: - Northern and eastern edges of site significant distance from services and facilities - Scheme to achieve access would require further exploration to ascertain if access is feasible -Cannot achieve maximum recommended walking distances to 'live' bus stops	The site has been excluded from further assessment at stage 2 due to overriding highway constraints.
A	A	-	G		None.	Recommendations: -Type, form and position of junction required will need determining in a transport assessment - If existing access point utilised, would need upgrading to current highways standards	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and is therefore contrary to the local plan strategy.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available		Ability to deliver necessary infrastructure and services					
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
553	Land adjacent to 52 Oakley Road, Bromham	Bromham / Bromham and Biddenham	Residential development for 70 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	G	A	0	4	6	R	G	3.56	Family houses		
680	Land rear of Molivers Lane, Bromham	Bromham / Bromham and Biddenham	Residential development for 500+ dwellings and employment B1	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	A	8	8	8	G	G	21 ha	Family housing, self built and older people housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	G		None.	<p>Recommendations:</p> <ul style="list-style-type: none"> -Site stopping distances cannot be achieved on Oakley Rd due to national speed limit -Speed limited would need reducing to 30mph due to residential development proposed -Transport Assessment would be required to identify impact of development on highway and mitigation measures 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 10. Public transport access to major employers rates red. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 70 units of family housing, owner occupied, affordable rent and shared ownership. Site can meet strategy requirement in combination with other sites. -Infrastructure. -Constraints. The site adjoins a county wildlife site. There is an electricity pylon on site with overhead cables going east to west. Reduction of speed limit to 30 mph would be required. Site located adjacent to 2 areas of cropmarks. May affect setting of listed buildings and conservation area to north and density and location of building may be seen to erode identity of Biddenham as separate historic settlement to Great Denham. -Landscape. No landscape issues. -Settlement character. The site projects out into open countryside. <p>Even with the adjoining site (55/412) the site is not sufficient to achieve the local plan strategy requirement and is therefore not recommended as an allocation option.</p>
A	A	-	R		None.	<p>Objections:</p> <ul style="list-style-type: none"> -Access cannot be achieved -Number of dwellings proposed would have significant impact on local roads 	<p>The site has been excluded from further assessment at stage 2 due to overriding highway constraints.</p>

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
Carlton																								
66	Land at The Causeway, Carlton	Carlton / Harrold	Residential 10 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	8	A	G	0.3	Family		
67	Buildings at Victoria Farm, 1 Felmersham Road, Carlton	Carlton / Harrold	Residential 10-12 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	8	8	A	G	0.6	Family houses, self build homes, older people's housing		
68	Land east of The Causeway, Carlton	Carlton / Harrold	Residential 21 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	4	6	8	A	G	0.71	Family		
450	Land At 55 The Causeway, Carlton, Bedford, MK43 7LU	Carlton & Chellington / Harrold	Residential 15-20 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	4	6	8	A	G	0.49	Family Houses, Older People Housing		
451	Land at rear of The Grange, The Marsh, Carlton, Bedford	Carlton & Chellington / Harrold	C3 Housing 13 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	8	8	A	G	1.31	Family Houses, Older People Housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	-	G		None	No objections subject to provision of: - extended footway 1.8m wide - pedestrian crossing - access point relocating to achieve required visibility splays	Key objectives of the plan -Sustainability. The site is greenfield without significant constraints. The total accessibility score is 18 and public transport access to major employers rates amber. -Contribution to housing supply. The site's triangular shape limits potential but by providing about 10 dwellings it can contribute to achieving the local plan strategy requirement of up to 50 dwellings and local needs. This target can be met in combination with part of the adjoining site 485 to which it can contribute frontage. -Settlement character. The site is on the southern edge of the settlement adjoining existing development on one side. It would extend the linear form to the south-east, mirroring that existing on the opposite side of The Causeway. -Landscape. There are no significant landscape issues, the site does not impact significantly on key views out of the village which are otherwise secured but the development will be visible from the south and east, requiring landscaping mitigation. It is recommended that this site is included on the shortlist for potential allocation. Allocation principles- The site is suitable for the provision of 10 units Key considerations include: - design to acknowledge and respond to conservation area opposite the site - position and design of access to secure visibility splays, possibly in combination with site 485 - provision of footway along entire frontage of site - landscaped edge to village to be secured
A	G	-	A	Pedestrian facilities into the village are substandard with limited scope for improvement.	Site is within 300m of a mineral safeguarding area and within 300m of a sewage works.	No objections subject to provision of: - speed survey to assess junction visibility, access visibility requirements and speed limit reduction - limited scope to improve footways into village due to carriageway widths; an alternative route to the north could be acceptable Recommendations: - Felmersham Rd / Bridgend junction visibility splays be considered collectively for Sites 67 + 574 and 477 + 573 - alternative access point further north could be acceptable	Key Objectives of the Plan -Sustainability. The site is in agricultural use and adjoins the northern edge of the settlement. The total accessibility score is 20 and public transport access to major employees is amber. -Contribution to housing supply. The site can contribute 10-12 dwellings to the local plan strategy target for both owner-occupation and rent. It is proposed to meet local needs including older person housing and self-build. -Constraints. Access may necessitate a speed survey/TRO to secure adequate visibility through extended speed restriction. An alternative deliverable pedestrian route to the village centre has been proposed to be evaluated if site is shortlisted. The site lies on the edge of the Medieval settlement and archaeological predetermination evaluation will be required together with a settings impact assessment. -Landscape. Objectives for this village include to "improve settlement edges where these form an unsympathetic relationship with the open countryside". Allocation would provide the opportunity to ensure this is achieved. The site does not impact on key views. -Settlement. The site adjoins and relates well to the settlement, its development would provide a maximum of 12 dwellings by a modest extension of the village into the countryside to the north-east, the site is currently occupied by buildings. This may potentially be mirrored by allocating proposed sites nos.477/573 opposite. It is recommended that this site is included on the shortlist for potential allocation. Allocation Principles The site would provide 10-12 dwellings (see also larger site no. 574 below). - Access constraints - to include safe pedestrian access. - Heritage Statement is necessary due to the proximity of the adjoining conservation area and listed buildings. Landscape mitigation to new village edge will be required.
G	G	-	G		None	No objections subject to provision of: - extended footway to bus stops - access to adoptable standards - location of access and its spacing from Beeby Way junction be determined	The site has been excluded from further assessment at Stage 2 as it is designated Village Open Space.
A	G	-	G		None	No objections subject to provision of: - extended footway to bus stops - access to adoptable standards Recommendations: - if dwelling (no. 55) demolished then access on frontage could only serve 5 dwellings max - otherwise current access only suitable for 1 dwelling	The site has been excluded from further assessment at Stage 2 due to serious highway constraints which may limit capacity to 1 dwelling.
A	G	F	R	Located in core of medieval settlement. Pre-determination evaluation required. Setting impacts assessment needed in a Heritage Statement for LB's and for CA	None	Objection: - insufficient width for an access to adoptable standards - no footways to bus stops - visibility splays cannot be provided Recommendations: - may be suitable for private drive serving no more than 5 dwellings	Key objectives of the plan -Sustainability. The total accessibility score is 20 and public transport access to major employers is amber. - Contribution to housing supply. Site proposed for 13 dwellings for owner occupation and private rent. It is also considered suitable for older person housing. As such it could contribute to the strategy target for this village, however no adjoining sites are being promoted at this time to combine with it. -Constraints. The site is located in the postulated core of a medieval settlement and a heritage assessment is required. Unless the access to the site can be widened satisfactorily to provide an adoptable road as has been proposed but not demonstrated, site capacity would need to be reduced to 5 dwellings served by a private drive. - Landscape. Objective for this village includes to "improve settlement edges where these form an unsympathetic relationship with the open countryside". The site does not impact on key views. -Settlement character. The site relates well to the settlement, despite representing an incursion into countryside. Site could contribute to achieving the local plan strategy requirement. It is recommended that this site is included on the shortlist for potential allocation. Allocation principles The site can be provide up to 13 dwellings if the necessary access improvements can be achieved satisfactorily. Otherwise the site is only suitable for up to 5 dwellings. - a pre-determination archaeological evaluation is required together with a Settings Impact Assessment on the Listed buildings close by the site to the north - mitigation of impact on the conservation area of which it forms part through appropriate sensitive design - position and design of access to include visibility splays and pedestrian footways. - mitigating incursion into open countryside through a landscaped boundary.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)	Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services										
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
464	Land north of The Moor, Carlton	Carlton & Chellington / Harrold	Residential 18 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	4	8	8	A	G	1.01	Family Houses, Older People Housing		
476	Land next to Marsh Farm, The Marsh, Carlton	Carlton & Chellington / Harrold	Residential 20 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	R	G	4	8	6	R	G	1	Famiyl Hosues		
477	Land between Pavenham Road and Felmersham Road, Carlton	Carlton & Chellington / Harrold	Residential 20 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	8	8	A	G	1	Family Houses		
478	Land east of The Causeway, Carlton	Carlton & Chellington / Harrold	Residential 52 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	8	8	A	G	2.6	Family Houses		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria					Constraints	Overall conclusions	
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints			Minerals and waste
A	G	-	R	South of extensive cropmarks and north of medieval settlement. Pre-determination evaluation required. Setting impacts assessment needed in a Heritage Statement for LB's and CA in vicinity.		<p>Objection:</p> <ul style="list-style-type: none"> - access width cannot accommodate adoptable standards - no suitable for 18 dwellings - third party agreement and removal of tree required to achieve visibility splays 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. Possible contamination has been identified. The total accessibility score is 20. Public transport access to major employment rates amber. -Contribution to housing supply. 18 owner occupied family houses are proposed and older person housing suggested. -Constraints. Unless the access to the site can be widened to provide an adoptable road, its capacity would be necessarily reduced to 5 dwellings served by a private drive. Widening the existing unacceptable access would require 3rd party land and tree felling. The site lies within a minerals area. -Settlement character. The site lies behind existing linear development on the edge of the village and projects into open countryside. -Constraints. Lies immediately south of extensive cropmarks and north of medieval settlement. Pre-determination archaeological evaluation is therefore required. Setting impacts assessment needed in a Heritage Statement for LB's and CA in vicinity. - Landscape. The site could potentially impact on sensitive landscapes within the river valley of the Great Ouse and the open setting of views to the medieval Harrold Bridge and Causeway. It could potentially affect views to Harrold church spire. <p>It could contribute to achieving the local plan strategy requirement. It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles - It is recommended that this site is included on the shortlist for potential allocation. Unless access to the site can be improved, the site is only suitable for up to 5 dwellings, otherwise it could provide up to 18 dwellings.</p> <p>Key considerations include:- investigation of potential contamination issues and position and design of access requires resolution</p> <ul style="list-style-type: none"> - archaeological and heritage sensitivities need to be explored. Landscape impacts assessment.
A	G	-	A	Immediately south of extensive cropmarks and north of medieval settlement. Pre-determination evaluation required.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - extended footway - pedestrian crossing point - widening of The Marsh 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 18. Public transport access to major employers rates amber. -Contribution to housing supply. It could contribute 20 family houses to achieving the local plan strategy requirement. -Constraints. Possible contamination and archaeological remains should be investigated. The site is opposite a conservation area and in the proximity of listed buildings. It is situated immediately south of extensive cropmarks and north of the medieval settlement. Pre-determination evaluation is therefore required. -Landscape assessment. The site could potentially impact on sensitive landscapes within the river valley of the Great Ouse and the open setting of views to the medieval Harrold Bridge and Causeway. It could potentially affect views to Harrold church spire. -Settlement Character. The site projects into open countryside and would require the widening of The Marsh at this point which would change its character and potentially impact on the adjoining conservation area. <p>This site could meet the strategy need for the settlement in conjunction with other sites promoted in this part of the village. It is recommended that this site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could provide up to 20 dwellings.</p> <p>Key considerations include:- landscape impacts to be assessed and mitigated</p> <ul style="list-style-type: none"> - widening of The Marsh and provision of footways achieved and position and design of access(es). - impact on the conservation area - Setting impacts assessment needed in a Heritage Statement and investigation of potential contamination and archaeological remains
A	G	-	A	Pre-determination evaluation required. Setting impacts assessment needed in a Heritage Statement for LB's and CA in vicinity and adjacent.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - speed survey to assess junction visibility, access visibility requirements and speed limit reduction - limited scope to improve footways into village due to carriageway widths; an alternative route could be acceptable <p>Recommendations:</p> <ul style="list-style-type: none"> - Felmersham Rd / Bridgend junction visibility splays be considered collectively for Sites 67 + 574 and 477 + 573 - alternative access point could be acceptable 	<p>Key Objectives of the Plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 20. Public transport access to major employers rates amber. -Contribution to housing supply. Site can contribute 20 family houses. -Constraints. Vehicular access is deemed acceptable, speed restrictions may require extending. An alternative deliverable pedestrian route to the village centre has been proposed but is not considered to enhance the proposal. Located in area with good Prehistoric and Medieval archaeology potential, predetermination evaluation will be required. Setting impacts on CA/LB's to the west and the Chellington DMV Scheduled Monument to the north and east. - Landscape. Objective for this village includes to "improve settlement edges where these form an unsympathetic relationship with the open countryside" but to avoid extending linear form. This site has existing development on two sides. - Settlement character. The proposal would extend the village further into open countryside, however the site relates well to the settlement. <p>Site can contribute towards achieving the local plan strategy requirement It is recommended that this site is included on the shortlist for potential allocation.</p> <p>Allocation Principles</p> <ul style="list-style-type: none"> - early archaeological predetermination assessment to inform allocation process - setting impacts on CA/LB's to the west and the Chellington DMV SM to the north and east need assessing and overcoming. - potential improvements to pedestrian safety require consideration in the neighbouring conservation area
A	G	-	A		None	<p>Objection:</p> <ul style="list-style-type: none"> - frontage not wide enough to accommodate access to adoptable standards - splays - third party land required for access - no footway along frontage <p>Recommendation:</p> <ul style="list-style-type: none"> - access width could serve private drive for up to 5 dwellings - consider comprehensive development with adjoining Site 578 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 20 and public transport access to major employers rates amber. -Contribution to housing supply. The submission proposes 52 owner-occupied family dwellings. -Constraints. Access constraints would reduce its capacity to 5 dwellings served by a private drive, without an improved access to the site to provide an adoptable road. Part of the site is within the conservation area and there are LBs in the vicinity. The site's location suggests general medieval archaeological potential. -Settlement character. The site lies behind existing development on two sides to the east of the village and relates well to the settlement pattern. -Landscape assessment. The site adjoins Village Open Space with protected views out of the village which may be impacted if the site is built out to its fullest extent for 52 dwellings. <p>Site could achieve the local plan strategy requirement. It is recommended that this site is included on the shortlist for potential allocation</p> <p>Allocation principles</p> <p>The site can provide up to 52 dwellings to meet the strategy target.</p> <ul style="list-style-type: none"> - alternative access to Pavenham Rd proposed (by further information received) across land in the ownership of the promoters (see also site 578 below). - position and design of access, including potential implications of a new access road on traffic flow and any future development proposals. - provision of safe footway access to site - impact on conservation area of which the site forms a small part. A setting impacts Heritage Statement is required.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
485	Eden Farm, Edens Lane, Carlton	Carlton & Chellington / Harrold	Residential up to 100 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	8	A	G	3.35	family housing		
573	Land to the East of Felmersham Road, Carlton	Carlton & Chellington / Harrold	Residential 30 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	8	8	A	G	1	Family houses, Older people housing		
574	Land to the north of Felmersham Road, Carlton	Carlton & Chellington / Harrold	Residential 30 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	8	8	A	G	0.97	Family houses		
575	Land north of The Moor, Carlton	Carlton & Chellington / Harrold	Residential 4 dwellings	<5 dwellings	-	-	adjoining SPA/UA	Exclude from further assessment			G		A	G	G	6	8	8	A	G	0.12	Family houses, flats		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	G	Cropmarks on site, pre-determination evaluation required.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable splay standards - extended footway - transport assessment of access position, highway impacts and potential mitigation measures, sustainable modes of transport improvements -TRO to reduce speed limit to 30mph 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 18. Public transport access to major employers rates amber. - Contribution to housing supply. Site is promoted for 100 dwellings for owner-occupied family housing. -Constraints. There are potential archaeological considerations (cropmarks) which require pre-determination evaluation and heritage considerations relating to adjoining LBs & SM. The site adjoining a conservation area, a Heritage Statement will be required. - Settlement character. The site is on the southern edge of the settlement adjoining existing development on one side. It would extend the settlement to the south-east, adjoining that proposed by site 66 and mirroring that existing on the opposite side of The Causeway which forms part of the conservation area. Landscape Issues: The site adjoins designated Village Open Space and as proposed for development of 100 units would impact on protected views and landscapes within the river valley of the Great Ouse and the current open setting of this village. Only part of this site is required to meet the strategy requirement and this could be achieved in combination with part of the adjoining Site 66 (10 houses) to which it can contribute site depth and landscape mitigation. It is recommended that the site is included on the shortlist of potential allocations. Allocation Principles:-Access to the site will require consideration in relation to the adjoining site, which is supported (site 66). (The promoter has submitted further details of the proposed access but these are insufficiently detailed to be assessed and require further consideration). Provision of a public footway along entire frontage of site will be required. -Development should improve the appearance of the settlement edge when approached from the south. The development should be landscaped to protect views of the village from the east and south-east. Views out of the village from the Village Open Space to the north should be protected by the extent of the partial site allocation. Design must empathise with the conservation area opposite.
A	G	-	A	In area with good Prehistoric and Medieval potential, predetermination evaluation required.	Site is within 300m of a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - speed survey to assess junction visibility, access visibility requirements and speed limit reduction - limited scope to improve footways into village due to carriageway widths; an alternative route could be acceptable <p>Recommendations:</p> <ul style="list-style-type: none"> - Felmersham Rd / Bridgend junction visibility splays be considered collectively for Sites 67 + 574 and 477 + 573 - alternative access point could be acceptable 	<p>Key Objectives of the Plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 20. Public transport access to major employers rates amber. - Contribution to housing supply. Site can contribute 30 family & elderly person houses towards the strategy, including shared ownership and affordable rent. - Constraints. Vehicular access is deemed acceptable if speed restrictions are extended but safe pedestrian access is restricted. An alternative deliverable pedestrian route to the village centre has been proposed but is not considered to enhance the proposal. Located in area with good Prehistoric and Medieval archaeology potential, predetermination evaluation will be required. Setting impacts on CA/LB's to the west and the Chellington DMV Scheduled Monument to the north/east. Site is within 300m of a mineral safeguarding area. - Settlement character. The proposal would extend the village further into open countryside, however the site relates well to the settlement. Conclusion: This site can contribute to achieving the local plan strategy requirement.It is recommended that this site is included on the shortlist for potential allocation <p>Allocation Principles</p> <p>see also site no. 477 above (20 dwellings)</p> <ul style="list-style-type: none"> - early archaeological predetermination assessment to inform allocation process - setting impacts on CA/LB's to the west and the Chellington DMV SM to the north and east need assessing and overcoming. - potential improvements to pedestrian safety require consideration in the neighbouring conservation area
A	G	-	A	In area with good Prehistoric and Medieval potential, predetermination evaluation required.	Site is within 300m of a mineral safeguarding area, is also within 300m of a sewage works.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - speed survey to assess junction visibility, access visibility requirements and speed limit reduction - limited scope to improve footways into village due to carriageway widths; an alternative route to the north could be acceptable <p>Recommendations:</p> <ul style="list-style-type: none"> - Felmersham Rd / Bridgend junction visibility splays be considered collectively for Sites 67 + 574 and 477 + 573 - alternative access point further north could be acceptable 	<p>Key Objectives of the Plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 20. Public transport access to major employers rates amber. -Contribution to housing supply. The site can contribute 30 dwellings to the local plan strategy target for both owner-occupation and affordable rent. -Constraints. The vehicular access may necessitate a speed survey/TRO to secure adequate visibility through extended speed restriction. An alternative deliverable safe pedestrian route to the village centre has been proposed but not evaluated. The site lies on the edge of the Medieval settlement and predetermination archaeological evaluation will be required together with a settings impact assessment. Listed buildings and conservation area inthe vicinity.The site is located within 300m of both a mineral safeguarding area. -Settlement character. The site is currently occupied by agricultural buildings. It adjoins and relates well to the settlement, its development would provide a maximum of 30 dwellings by way of settlement extension. Conclusion: The site (see also smaller proposal site no. 67 above) would provide 30 dwellings towards the strategy total for Carlton. It is recommended that this site is included on the shortlist for potential allocation. <p>Allocation Principles</p> <ul style="list-style-type: none"> - A Heritage Statement is necessary due to the proximity of the adjoining conservation area and listed buildings. - access matters - landscaping mitigation on the new settlement boundary.
A	G	-	G	Within the core of the medieval settlement, predetermination evaluation required. Setting impacts assessment needed in a Heritage Statement for CA (site is partially within it) and LB's in vicinity.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access relocated and with adoptable splay standards - extended footway <p>Recommendations:</p> <ul style="list-style-type: none"> - private drive serving 4 dwellings providing adequate levels of parking and turning within site 	<p>The site was excluded from further assessment at Stage 2 because it is <5 dwellings and is therefore contrary to the local plan strategy.</p>

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
576	Land off The Moor, Carlton	Carlton & Chellington / Harrold	Residential 30 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	4	8	8	A	G	1.02	Family houses, Older people housing		
577	Land off The Marsh, Carlton	Carlton & Chellington / Harrold	Residential 32 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	4	8	6	A	G	1.07	Family houses		
578	Land east of The Causeway, Carlton	Carlton & Chellington / Harrold	Residential 54 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	8	8	A	G	1.8	Family houses, Older people housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	A	Immediately south of extensive cropmarks and north of medieval settlement. Pre-determination evaluation required. Setting impacts assessment needed in a Heritage Statement for LB's and CA in vicinity.	Site is within a mineral safeguarding area.	<p>Objection:</p> <ul style="list-style-type: none"> - access width cannot accommodate adoptable standards - no suitable for 30 dwellings - third party agreement and removal of tree required to achieve visibility splays 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 20. Public transport access to major employers rates amber. -Contribution to housing supply. The site can contribute 30 family & elderly person houses, including shared ownership. -Constraints. Unless the access to the site can be widened to provide an adoptable road, its capacity would be reduced to 5 dwellings served by a private drive. <p>Possible contamination should be investigated.</p> <ul style="list-style-type: none"> -Landscape. The site could potentially impact on sensitive landscapes within the river valley of the Great Ouse and the open setting of views to the medieval Harrold Bridge and Causeway. It could potentially affect views to Harrold church spire. -Settlement character. The site lies behind existing linear development on the edge of the village and projects into open countryside to the east. <p>Site could contribute 30 dwellings to achieving the local plan strategy requirement. It is recommended that this site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>Unless access to the site can be improved, the site remains suitable for up to 5 dwellings, otherwise it could provide up to 30 dwellings.</p> <ul style="list-style-type: none"> - investigation of potential contamination - assessment of archaeology and heritage considerations - position and design of an adequate alternative access - landscape sensitivities. See also site 464 (18 dwellings)
A	G	-	G	Potential for Roman and Medieval remains, site requires pre-determination evaluation. Setting impacts on CA and LB's on opposite side of The Marsh need assessing in Heritage statement.	Site is within a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - extended footway - pedestrian crossing point - widening of The Marsh 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. There is an identified contamination risk. The total accessibility score is 18. Public transport access to major employers rates amber. -Contribution to housing supply. Site could contribute 32 family houses (Owner occupied, affordable rent, shared ownership). -Constraints. It is situated immediately south of extensive cropmarks and north of the medieval settlement. Pre-determination evaluation is therefore required. The site is opposite a conservation area and in the proximity of listed buildings. Site is within a mineral safeguarding area. -Settlement Character. The site projects into open countryside and would require the widening of The Marsh at this point which would change its character and potentially impact on the adjoining conservation area. <p>Landscape assessment. The site could potentially impact on sensitive landscapes within the river valley of the Great Ouse and the open setting of views to the medieval Harrold Bridge and Causeway. It could potentially affect views to Harrold church spire.</p> <p>Site could meet the strategy need for the settlement. It is recommended that this site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - landscape impacts and impact on the conservation area - widening of The Marsh and provision of footways - investigation of potential contamination - position and design of access. See also Site no. 476 above (20 dwellings).
A	G	-	A	General medieval potential. Pre-determination evaluation required. Setting impacts assessment needed in a Heritage Statement for LB's and CA in vicinity and adjacent.	None	<p>Objection:</p> <ul style="list-style-type: none"> - frontage not wide enough to accommodate access to adoptable standards - splays - third party land required for access - no footway along frontage <p>Recommendation:</p> <ul style="list-style-type: none"> - access width could serve private drive for up to 5 dwellings - consider comprehensive development with adjoining Site 478 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> Sustainability. The total accessibility score is 20. Public transport access to major employers rates amber. Contribution to housing supply. The submission proposes 52 owner-occupied family dwellings. <p>Constraints. Without an improved access to the site its capacity would be reduced to 5 dwellings served by a private drive. Part of the site is within the conservation area and there are LBs in the vicinity. The site's location suggests general medieval archaeological potential.</p> <p>Landscape assessment. The site lies behind existing development on two sides. It could contribute to achieving the local plan strategy requirement of up to 50 dwellings. It would extend the village into open countryside and may impinge on key protected views into and out of the village if developed out to its full potential.</p> <p>Settlement character. The site lies behind existing development on two sides to the east and relates well to the settlement pattern.</p> <p>Site could contribute to achieving the local plan strategy requirement. It is recommended that this site is included on the shortlist for potential allocation</p> <p>Allocation principles</p> <p>Further information received - Access to the site is now proposed from Pavenham Road on land in the ownership of the promoters, which would enable up to 50 dwellings.</p> <ul style="list-style-type: none"> - position and design of access, including potential implications of the new access road on traffic flow and future development proposals. - provision of safe footway access to site - impact on the conservation area and listed buildings must be addressed through a setting impacts Heritage Statement.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Clapham																						
71	Land at Milton Rd, Clapham	Clapham / Clapham	210 residential dwellings and school (additional information added in 2015)	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	8	4	6	G	G	10.1	Family		None
73	Land at Milton Rd, Clapham	Clapham / Clapham	20-25 residential dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	G	G	6	4	6	G	G	1.54	Family		None
74	Land adjacent 35 Oakley Road, Clapham	Clapham / Clapham	5-6 residential dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	8	6	6	G	G	0.33	Family, self-build		None
75	Land north of Clapham (Clapham Dene)	Clapham / Clapham	700-850 dwellings and mixed use development for B1 office, incubation, training school, retail development.	above threshold	adj Nature Reserve	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	N/A	Include in next stage of assessment	R	G	G	6	4	6	G	A	70	Family houses, self build homes, older people's housing	Village Hall, School and employment	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria						
Constraints					Overall conclusions	
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
A	G	-	G	None		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - speed survey - footways and carriageways to adopted standards - adopted parking standards <p>Education The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 18. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 210 units of family houses including owner occupied, private rented and affordable rent. The site is not large enough to meet the strategy requirement on its own. - Constraints. The site is within an area of archaeological interest. There are no highways constraints <p>The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - The site could be allocated for 210 dwellings as proposed. - Pre-determination evaluation of archaeology is required. - New access to be provided to adoptable standards.
G	G	-	G	None		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - pedestrian crossing over Milton Road - compliant right hand sight splay - footways and carriageways to adopted standards - adopted parking standards <p>Education The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - The total accessibility score is 16. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 25 units of family housing, with owner occupied, private rented and affordable housing. - There are no highways constraints subject to a pedestrian crossing being provided across Milton Road and visibility splays being compliant. - Settlement character. The site projects into open countryside and adjoins the SPA. <p>The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - The expected site capacity is 25 dwellings as proposed. - A pedestrian crossing is required across Milton Road and part of a hedgerow will need to be removed to accommodate the visibility splay for the new access.
G	G	-	G	None		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access visibility splays - carriageway and turning head for refuse lorries - on site footways and carriageways to adopted standards - adopted parking standards <p>Education The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 20. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 5 units of family and self-build houses for owner occupation. The site cannot meet the strategy required on its own. - Constraints. There are access constraints, but these can be overcome. There are no heritage constraints. - Settlement character. The site lies between the edge of the SPA and the main road. <p>The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - The expected site capacity is 5 dwellings as proposed. - The carriageway of Oakley Road is to be extended to allow for a turning head for refuse lorries. - A new access is required with visibility splays to meet the required standards. - On site footways are to be provided to adoptable standards.
A	A	B/F	A	None		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - some road signage relocation - pedestrian access across Twinwood Rd - on site footways and carriageways to adopted standards - adopted parking standards <p>Education - The site is large enough to accommodate a school on its own.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 850 family houses, self-build homes and older persons housing. The site is large enough to meet the strategy requirement on its own. - Infrastructure. A village hall, school and employment are also proposed. - Constraints. The site is within an area of archaeological interest. There are bridleways and footpaths through the site. The site would require two forms of access and a pedestrian crossing is required at Twinwoods Road. - Landscape. A landscaping scheme would be required to minimise any potential harm to some key views of the countryside for those living on the northern side of Clapham. - Settlement character. The site adjoins the SPA and extends out into open countryside. <p>Allocation principles - The site is recommended as an allocation option</p> <ul style="list-style-type: none"> - The expected site capacity would only be 500 dwellings to meet the strategy requirement. - Two separate forms of access are required with some road signage relocation to provide the visibility splays. - A new pedestrian access is required across Twinwood Road - A desk-based assessment and pre-determination evaluation of archaeology is required. - A heritage statement is required to describe the significance of any heritage assets that will be affected.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)		Contribution to improving housing supply through broadening the range of site sizes and site types which are available		Ability to deliver necessary infrastructure and services								
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
76	Land north of Milton Rd, Clapham	Clapham / Clapham	10-30 residential development	above threshold	adj Nature Reserve	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	6	0	6	R	G	1.2	Family houses, self build homes, older people's housing		None
77	Woodlands Manor Hotel, Green Lane, Clapham	Clapham / Clapham	B1 education, residential 20-40 dwellings possible care accomodation	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	N/A	Include in next stage of assessment	G	G	A	6	8	6	G	G	2	Family houses, self build homes, older people's housing		
78	Calvers Caravans, Woodlands Park, Clapham	Clapham / Clapham	Residential development for 30 dwellings. Including other mixed use development.	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	N/A	Include in next stage of assessment	G	G	A	6	8	6	G	G	4.9	Family houses, older people's housing		Public open space, leisure facility area to replace existing
79	Land at rear of 108 – 146 (even numbers) Milton Road up to Twinwood Road, Clapham	Clapham / Clapham	Residential development for 189 dwellings.	above threshold	adj Nature Reserve	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G		R	G	G	6	4	6	G	G	6.3	Family		None
80	Land at 136 (rear) 138 140 (rear) and 142A Milton Road, Clapham	Clapham / Clapham	Residential development for 21 dwellings.	above threshold	adj Nature Reserve	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	N/A		R	G	G	6	4	6	G	G	0.7	Family		None

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria					Constraints	Overall conclusions	
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints			Minerals and waste
G	G	-	G	None		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - relocate left hand sight splay lamppost - on site footways and carriageways to adopted standards - adopted parking standards 	<p>Education</p> <p>The site is not large enough to provide a school on its own and so would be required to combine with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 12. Public transport access to major employers rates red. - The site would contribute to housing land supply by providing approximately 30 units of family housing, self-build homes and older persons housing. The site is not large enough to meet the strategy requirement on its own. - Constraints. The site adjoins a Roadside Nature Reserve. No highways constraints, however a lamp post will need to be relocated for the access. - Settlement character. The site adjoins the SPA and extends out into open countryside. <p>The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - The expected site capacity is 30 dwellings as proposed. - The lamppost it to be relocated in order to comply with the lefthand site splay
A	G	-	G			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - pedestrian crossing over Green Lane - traffic modelling to assess impact on highway, capacity and traffic calming measures 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 20. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 40 dwellings of family houses, self-build homes and older persons housing. The site is not large enough to meet the strategy requirement on its own. - Constraints. The site is within an area of archaeological interest and close to listed buildings. - Settlement character. The site adjoins the SPA and projects out into open countryside. <p>The site is not recommended as an allocation option because it does not provide 500 units on its own and there are no nearby sites that it could be combined with to provide the strategy requirement.</p>
A	G	-	G	Contamination risks. Historical uses. Existing leases need to be reviewed. Landscape impacts, vegetation on the site and water bodies.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - pedestrian crossing over Green Lane - traffic modelling to assess impact on highway, capacity and traffic calming measures 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plant</p> <ul style="list-style-type: none"> -Sustainability. The site is within a source protection zone. The total accessibility score is 20. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 30 dwellings of family houses and older persons housing. However, the site is not large enough to meet the strategy requirement on its own. - Constraints include the proximity to the Roadside Nature Reserve which it adjoins. The site is also within an area of archaeological interest including ridge & furrow and close to listed buildings. A new toucan crossing would be required in order to enable pedestrian access to the site. - Settlement character. The site adjoins the SPA and projects into open countryside. <p>The site is not recommended as an allocation option because it does not provide 500 units on its own and there are no nearby sites that it could be combined with to provide the strategy requirement.</p>
G	A	-		Current access unsuitable/requires improvement. Demolish one or more dwellings to provide a suitable access		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - pedestrian crossing over Milton Road - All proposed access points apart from 114 Milton Rd - relocate left hand sight splay lamppost - on site footways and carriageways to adopted standards - adopted parking standards 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability/ The total accessibility score is 16. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 189 dwellings of family housing with owner occupied and affordable housing. The site is not large enough to meet the strategy requirement on its own. - Constraints. The site adjoins a Roadside Nature Reserve. There are no highways constraints, however a house would need to be demolished to achieve one access point. -Settlement character. The site adjoins the SPA and projects out into open countryside. <p>The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - The expected site capacity is 189 dwellings as proposed. - A pedestrian crossing is required across Milton Road and a dwelling will need to be demolished if access is proposed from 114 Milton Road. - A lamppost will need to be relocated to acheive the required visibility splay.
G	A	-	G	Current access unsuitable/requires improvement. Demolish one or more dwellings to provide a suitable access		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - on site footways and carriageways to adopted standards - adopted parking standards 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 21 units of family housing including owner occupied and affordable housing. - Constraints. The site adjoins a Roadside Nature Reserve. - Settlement character. The site adjoins the SPA and projects out into open countryside. <p>The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - The expected site capacity is 21 dwellings as proposed. - An existing dwelling will need to be demolished to achieve the access from Milton Road

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)	Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services										
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
424	Brownswood Farm, Clapham, Beds, MK41 6AB	Clapham / Clapham	Residential 165 Dwellings	above threshold	includes a roadside nature reserve	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	0	4	R	G	8.4ha	Family Houses, Self-Build Homes, Older People Housing, Flats		
428	Land at Oakley Road, Clapham	Clapham / Clapham	Residential 5 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	8	6	8	G	G	0.27	Family Houses, Self-Build Homes,		
536	Land at former PoW camp, The Baulk, Clapham	Clapham / Clapham	Residential 50+ dwellings, B1,A1,C1	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment					G	R	G	0	4	4	R	G	3	Family houses, self-build, older people housing, flats		
597	Land to the rear of 108-146 Milton Road, Clapham, Bedford	Clapham / Clapham	Residential 175 dwellings	above threshold	adj to Roadside Nature Reserve	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	4	6	A	G	8.8	Family houses		
598	Woodlands Manor Hotel, Green Lane, Clapham	Clapham / Clapham	Residential 20-40 dwellings, hotel expansion	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	N/A	Include in next stage of assessment	G	G	A	6	8	8	G	G	1	Family houses, Self-build homes, Older people housing	Hotel expansion, Leisure uses. Leisure / conference / wedding uses. Consideration to care accomodation as well as residential.	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	A	B	C			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - visibility splays and sight stopping distance of 70m on Twinwoods Rd - access point to adoptable standards - extension of bus services - carriageway widening - new footways - transport assessment of highway impacts and potential mitigation measures, Milton Rd junction improvements, and sustainable modes of transport improvements <p>Recommendation:</p> <ul style="list-style-type: none"> - two adoptable standard access points required if Sites 424, 676 & 677 are developed as single development 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 8. Public transport access to major employers rates red. - The site would contribute to housing land supply by providing approximately 165 units of family houses, self-build homes and older persons housing. The site is not large enough to meet the strategy requirement on its own. - Constraints. The site is within an area of archaeological interest. The site includes a Roadside Nature Reserve. Existing access would need upgrading and carriageway widening. - Landscape. The site could impact on some key views looking north from Clapham. - The site is less than 0.5 miles from the SPA boundary and projects into open countryside. <p>The site is not recommended as an allocation option because it is not large enough to provide 500 units on its own or in combination with others to meet the strategy requirement.</p>
A	G	-	G			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - improvements to bus service - private drive access 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - The total accessibility score is 22. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 5 units of family houses and self-build homes. The site is not large enough to meet the strategy requirement on its own. - Constraints. The site is within an area of archaeological interest. - Settlement character. The site is more than 0.5 miles to the SPA boundary. <p>The site is not recommended as an allocation option because it does not provide 500 units on its own and there are no nearby sites that it could be combined with to provide the strategy requirement.</p>
R	G	-	R			<p>Objection:</p> <ul style="list-style-type: none"> - lack of footways & bus services - very inaccessible due to narrowness and steep gradient of The Baulk 	<p>The site is not suitable as an allocation option because it does not relate well to the structure of the settlement and existing facilities.</p>
A	A	-	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - on site footways and carriageways to adopted standards - adopted parking standards - relocation of bus stop - transport assessment of highway impacts and potential mitigation measures, and sustainable modes of transport improvements 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates amber. - The site would contribute to housing land supply by providing approximately 175 units of owner occupied family housing. The site is not large enough to meet the strategy requirement on its own. - Constraints. The site is within an area of archaeological interest. The site adjoins a Roadside Nature Reserve. A bus layby would need to be relocated to achieve the visibility splays. - Settlement character. The site adjoins the SPA and extends out into open countryside. <p>The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - The expected site capacity is 175 dwellings as proposed. - A desk-based assessment and pre-determination evaluation of archaeology is required. - A heritage statement is required to describe the significance of any heritage asset that will be affected. - A bus stop layby will need to be relocated as well as an existing dwelling in order to achieve the required visibility splay.
A	G	-	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - pedestrian crossing over Green Lane - traffic modelling to assess impact on highway, capacity and traffic calming measures 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 22. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 40 units of family houses, self-build homes and older persons housing. The site is not large enough to meet the strategy requirement on its own. - Constraints. The site is within an area of archaeological interest and close to listed buildings. The proposed access is compliant but the site would require the addition of a pedestrian crossing. - Settlement character. The site adjoins the SPA boundary and projects out into open countryside. <p>The site is not recommended as an allocation option because it does not provide 500 units on its own and there are no nearby sites that it could be combined with to provide the strategy requirement.</p>

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
676	Brownswood Farm, Clapham	Clapham / Clapham	Residential 150 dwellings	above threshold	adj to CWS	-	>0.5 miles to SPA/UA	Exclude from further assessment	R	Exclude from further assessment			A	G	G	0	0	4	R	G	7.3 ha	Family houses, Self-build homes, Older people housing		
677	Brownswood Farm, Clapham	Clapham / Clapham	Residential 25 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	4	0	4	R	G	1.2 ha (3.1 ha)	Family Houses, Self-Build Homes, Older People Housing		
690	Mount Pleasant Farm, Duke Drive, Clapham	Clapham / Clapham	Residential 60-90 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	6	4	6	A	G	12 ha	Family Houses, Self-Build Homes, Older People Housing, Flats		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	R			<p>Objection:</p> <ul style="list-style-type: none"> - accessed off private road - private roads too narrow - no footways <p>Recommendation:</p> <ul style="list-style-type: none"> - site developed with Sites 424 & 677 - two access points to adoptable standards - all private roads upgraded to adoptable standards 	The site was excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities and there are significant access constraints.
G	G	-	R			<p>Objection:</p> <ul style="list-style-type: none"> - accessed off private road - private roads too narrow - no footways <p>Recommendation:</p> <ul style="list-style-type: none"> - site developed with Sites 424 & 676 - two access points to adoptable standards - all private roads upgraded to adoptable standards 	The site was excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities and there are significant access constraints.
G	G	-				<p>Objection:</p> <ul style="list-style-type: none"> - access is of insufficient width for two-way traffic serving 60-90 dwellings - Duke Drive appears less than 5.0m, with significant on-street parking - additional alternative access required on Duke Dr for extra traffic - site isolated and not well located for walking to local services, facilities and public transport <p>Recommendation:</p> <ul style="list-style-type: none"> - max of 5 dwellings could be permitted off a private drive, subject to adequate forward visibility - carriageway narrowing of the width available could be permitted for short distances 	The site was excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Great Barford																						
114	Brewers Hall Holdings, New Road, Great Barford	Great Barford / Great Barford	Residential development for 200 dwellings	above threshold	-	2/3a/3b	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	4	4	4	R	G	11.3	Family houses		
115	Bridge Farm Holdings, High Street, Great Barford	Great Barford / Great Barford	Residential development for 280 dwellings	above threshold	-	2/3a/3b	adjoining SPA/UA	Exclude from further assessment	G		G		R	G	G	6	6	6	A	R	33	Family houses		
116	Coalville Farm Holdings, Bedford Road, Great Barford	Great Barford / Great Barford	Residential development for 220 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G		R	G	G	6	8	8	G	G	12.9	Family houses		
118	College Farm North, New Road, Great Barford	Great Barford / Great Barford	Residential development for 104 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	6	6	6	A	G	3.9	Family houses		

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Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	F	G		Site is within 300m of a sewage works.	No objections subject to provision of: -ghost right turn -pedestrian access to Addingtons Road to improve connectivity	Education The site is not large enough to provide a school on its own although it could combine with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 12. Public transport access to major employers rates red. -Contribution to the housing supply. the site would contribute to housing land supply by providing approximately 200 units of family housing, both owner occupied and affordable rent. -Constraints. Probable heritage impacts. The site is adjacent to the Great Barford conservation area. Creation of ghost right turn to allow access. -Settlement Character. The site is contained by main roads to the east and west and by a footpath/bridleway to the north. On its own it does not relate well to the settlement character however this improves if considered with other sites. A combination of sites 114/118/535 can achieve the local plan requirement. Tjhe site is recommended as an allocation option. Allocation principles Key considerations include: -provision of primary school -heritage impact -traffic impacts in the village -impacts on strategic road network
A	G	F	G		Site is within a mineral safeguarding area and the Bridge Farm strategic mineral site for sand and gravel extraction. Is also within 300m of a mineral working area.	No objections subject to provision of: -provision of access to adoptable standards (consideration to be given to relationship of access and signalised bridge) -possible formal pedestrian crossing to compliment bridge	The site is excluded from assessment at Stage 1 due to flood risk.
A	G	-	R		Site is within a mineral safeguarding area and is within 300m of the Bridge Farm Strategic mineral site for sand and gravel extraction	Objections: -Left had visibility splay cannot be achieved so access not suitable	Education - The site is not large enough to provide a school on its own although it could in combination with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 22. Public transport access to major employers rates green -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 220 units of family housing, both owner occupied and affordable rent. Site can meet strategy requirement in combination with other sites. -Constraints. Minerals and waste issues. -Landscape assessment. No issues. -Settlement character. The site projects out into the countryside. A combination of sites 670/116/127 can achieve the local plan strategy requirement. The site is recommended as a preferred site for allocation. Allocation principles -provision of primary school -pedestrian/cycle access to site -traffic impacts on village -impact on strategic road network -landscape impacts
A	G	-	G		Site is within 300m of a mineral safeguarding area and is within 300m of a sewage works.	Objections: -limited pedestrian accessibility to public transport Recommendations -No other highways issued raised	Education The site is not large enough to provide a school on its own although it could combine with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 18. Public transport access to major employers rates amber. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 104 units of family, owner occupied, affordable rent and shared ownership. -Infrastructure. No issues. -Constraints. Setting impact on Barford Bridge Scheduled Monument. Numerous listed buildings at 100-200m distance. 50m away from conservation area -Landscape assessment. No issues -Settlement character. The site is contained by New Road to the east, residential development to the west and south and by existing field boundaries to the north/north-east. A combination of sites 114, 118, 495, 535, 603 can contribute to the local plan strategy requirement and is recommended as an allocation option. Allocation principles -provision of primary school -heritage impact -traffic impacts in the village -impacts on strategic road network

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)	Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services										
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
119	Great Lakes, Great Barford	Great Barford / Great Barford	holiday village including camping plots, holiday lodges and retail ancillary to the tourism use.	above threshold	CWS	2/3a/3b	>0.5 miles to SPA/UA	Exclude from further assessment			N/A		R	A	G	6	6	6	R	R	23.5	-		To be defined at a later date. Static Caravans, Camping Plots, Holiday Lodges and a facilities Centre
121	Penwrights Land, Roxton Road, Great Barford	Great Barford / Great Barford	Residential development 70 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	6	6	8	G	G	4	Family houses		
122	Trinity College Farm, Bedford Road, Great Barford	Great Barford / Great Barford	Residential development for 120 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R		G		R	R	G	8	8	8	G	G	6.9	Family houses		
123	Land at Addingtons Road / Roxton Road, Great Barford	Great Barford / Great Barford	Residential development for 100 dwellings.	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	A	G	6	8	8	G	G	4.2	Family houses, self build, older persons housing		
124	Land off Birchfield Road, Great Barford	Great Barford / Great Barford	Residential development for 9 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	6	6	8	G	G	0.36	Family houses. Self build homes. Older people housing.		
125	Land off Green End Road, Great Barford	Great Barford / Great Barford	Residential development for 20-30 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	6	6	8	G	G	0.92	Family houses. Self build homes.		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	A	B	C		Site is immediately adjacent to the Bridge Farm Strategic mineral site and the Willington Lock strategic mineral site. Site is adjacent to the active Dairy Farm sand and gravel working mineral area.	Recommendations: -Travel plan to identify ways of reducing reliance on car for the proposed development	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and is therefore contrary to the local plan strategy.
G	G	B	A		None.	No objections subject to provision of: -connection to existing footway network -modifications to proposed access to ensure compliance	This site has been excluded at stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.
G	G	-	G		Site is within a mineral safeguarding area and is within the Bridge farm strategic mineral site.	Recommendations: -Speed survey required -Options to improve sustainable transport accessibility	This site has been excluded at stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.
G	G	-	G			Recommendations: -New bus stop to serve development to increase access to sustainable transportation	Education - The site is not large enough to provide a school on its own although it could in combination with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 22. Public transport to major employers rates green. -Contribute to housing supply. The site would contribute to housing land supply by providing approximately 100 units of family housing, self build and older people's housing, both owner occupied and a range of tenures -Settlement character. The site is contained by roads that provide a clear boundary to development. The location of the site will increase traffic through the village. A combination of sites 123/526 can contribute to the local plan strategy requirement and is recommended as an allocation option.Site 495 includes an allotment site which is proposed as a Local Green Space. If the Local Green Space designation is confirmed then this would take priority. The area of the allotment land would not be identified for housing development in the Local Plan 2035. Allocation principles -provision of primary school -pedestrian/cycle access to site -traffic impacts on village -impact on strategic road network -landscape impacts
A	G	-	A		None.	Objections: -Physical access can be achieved but restricted footpath width would mean over-reliance on private car and lack of connectivity to public transport	The site has been excluded from further assessment at stage 2 due to overriding highway constraints.
A	G	-	G		None.	No objections subject to provision of: -Carriageway and footway widths meet correct standards -Sufficient parking to meet standards	Education - The site is not large enough to provide a school on its own although it could in combination with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 20. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 20-30 units of family housing and self building housing, owner occupied and a mix of tenures. -Constraints. Heritage issues - several listed buildings within 50-150m. Site is partially in conservation area. Demolition of existing house would be required for suitable access. -Landscape assessment. Opportunity to enhance the edge of the settlement with suitable landscaping. -Settlement character. There is no clear boundary to the development. The site is in the countryside. A combination of sites 125/129/123/523/606/114/118/495/535/603 can achieve the local plan strategy requirement. The site is recommended as an allocation option. Allocation principles -provision of primary school -provision of access -landscape impacts -heritage impacts -enhancement of settlement edge e.g. through appropriately designed woodland planting

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)	Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services										
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
126	Land at High Street, Great Barford	Great Barford / Great Barford	Residential development for 10 dwellings	above threshold	-	2/ 3a	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	8	8	8	A	G	0.5	Family houses, self build, older persons housing		
127	Land at Home Farm, Great Barford	Great Barford / Great Barford	Residential development for 70 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	8	8	8	G	G	5.4	Family houses. Self build, older people housing.		
128	Land at Roxton Road, Great Barford	Great Barford / Great Barford	Residential development for 240 dwellings	above threshold	-	2/ 3a/3b	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	A	G	8	8	8	G	G	6	Family houses. Self build.		
129	Land at Silver Street, Great Barford	Great Barford / Great Barford	Residential 10 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	8	8	8	G	G	0.7	Family houses. Self build homes. Older people housing.		
130	Land at former Rogers Yard, Roxton Road, Great Barford	Great Barford / Great Barford	Residential development for 80 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	G	R	G	6	6	8	G	G	2.5	Family homes.		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	G		Site is immediately adjacent to a mineral safeguarding area.	No objections	The site has been excluded from further assessment at stage 2 because of suitability constraints due to development of the site compromising the reason for its designation as a village open space and view.
G	G	-	G		Site is within 300m of a mineral safeguarding area.	No objections	<p>Education The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. the total accessibility score is 24. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 70 units of family housing, self build and older people's housing, owner occupied and a mix of tenures. -Settlement character. The site projects out into the countryside. There are no clear boundaries to development <p>A combination of sites 670/116/127 can achieve the local plan strategy requirement. The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> -provision of primary school -pedestrian/cycle access to site -traffic impacts on village -impact on strategic road network -landscape impacts -enhancement of settlement edge e.g. through appropriately designed woodland planting
A	G	F	G		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -Carriageway and footway with meet correct standards -Sufficient parking to meet standards 	<p>Education - The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 24. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 240 units of family housing and self build, owner occupied and a mix of tenures. -Landscape. Opportunity to enhance the edge of the settlement with suitable landscaping. <p>Constraints. Heritage impacts - several listed buildings within 100m. Contamination. Significant impact on local road network</p> <p>Settlement character. The site is located on gently rising ground but does not impact on key views. There is no clear boundary to the north of the site and it projects out into the countryside. The location of the site is likely to increase traffic through the settlement.</p> <p>-A combination of sites 128/532 can achieve the local plan requirement. The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> -provision of a primary school -traffic impacts on village and impact on strategy road network -landscape impacts and heritage impacts -enhancement of settlement edge
A	G	F	G		Site is within 300m of a strategic mineral site and is within a mineral safeguarding area.	<p>Recommendations:</p> <ul style="list-style-type: none"> -opportunity to make provision for cycle users and connect site with Silver Street 	<p>Education - The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 22. Public transport to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 10 units of family housing, self build and older people's housing, owner occupied and a mix of tenures. -Landscape. Opportunity to enhance the edge of the settlement with suitable landscaping. -Constraints. Heritage impacts - several listed buildings within 100m and adjacent to the conservation area. -Settlement character. The site is in the open countryside. The site is contained by development to the north and west and by a public path to the south west. <p>A combination of sites 125/129/123/523/606/114/118/495/535/603 can achieve the local plan strategy requirement. The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> -provision of primary school -pedestrian/cycle access to site -traffic impacts on village -impact on strategic road network -landscape impacts -enhancement of settlement edge e.g. through appropriately designed woodland planting
G	G	-	G		None.	<p>Recommendations:</p> <ul style="list-style-type: none"> -New bus stop to serve development to increase access to sustainable transportation 	The site is not suitable for allocation because it is subject to planning permission and has already been included in the housing trajectory.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
495	Land between Addingtons Road and New Road, Great Barford	Great Barford / Great Barford	Residential development for 350 dwellings	above threshold	-	zone 2, 3a and 3b along brook	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	8	8	8	A	A	21.5ha	Family Houses		Allotments
526	Land south of Roxton Road and west of Addingtons Road, Great Barford	Great Barford / Great Barford	Residential development for 100-120 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	A	G	6	6	8	G	G	4	Family housing, starter homes, affordable housing		
532	Land off Roxton Road, Great Barford	Great Barford / Great Barford	Mixed use development for 500 dwellings, school and community uses.	above threshold	-	zone 2, 3a and 3b along brook	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	A	G	8	8	8	G	A	25.9	Family houses		1 new primary school (1FE), community centre, doctor's surgery
535	Land west of New Road and east of Addingtons Road, Great Barford	Great Barford / Great Barford	Residential 300-350 dwellings	above threshold	-	zone 2, 3a and 3b along brook	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	6	4	6	A	G	14	likely to include family housing, starter homes and affordable housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							Overall conclusions
Constraints							
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	A		Site is within 300m of a mineral safeguarding area in the southern section, southern part of the site is also immediately adjacent to a sewage works.	No objection subject to provision of: -second and separate adoptable access -access to public transport -reduction in speed limit from 60mph to 30mph -transport assessment identifying off-site highway improvements, impact on immediate junction and mitigation	Education - The site is large enough to provide a school in terms of land. Key objectives of the plan -Sustainability. The total accessibility score is 24. Public transport access to major employers rates amber. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 350 units of family housing, owner occupied, affordable rent and shared ownership. -Constraints. Heritage impacts - known area of extensive prehistoric activity, listed buildings and conservation area in vicinity and Great Barford Bridge scheduled monument. Flooding issues. Reduction of speed limit to 30mph required. 2nd access required. Impacts on immediate junctions need assessing. -Landscape assessment. The site may impact on key views of All Saints Church and Great Barford Bridge. -Settlement character. The site is contained by main roads which provide a clear boundary to development. The site projects out into the the countryside. The location of the site is likely to have a significant impact on traffic levels in the village. A combination of sites 114/118/131/495/535/603 can achieve the local plan strategy requirement. The site is recommended as an allocation option. Site 495 includes an allotment site which is proposed as a Local Green Space. If the Local Green Space designation is confirmed then this would take priority. The area of the allotment land would not be identified for housing development in the Local Plan 2035. Allocation principles -provision of primary school -enhancement to paths and rights of way through site and traffic impacts on village and impact on strategy road network and location of road access from Addingtons Road and New Road -landscape impacts and heritage impact and enhancement of settlement edge and flooding issues
A	G	-	A		None.	No objection subject to provision of: -second and separate adoptable access -access to public transport -reduction in speed limit from 60mph to 30mph -transport assessment identifying off-site highway improvements, impact on immediate junction and mitigation	Education The site is not large enough to provide a school on its own although it could in combination with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 20. Public transport to major employers rates green. -Contribute to housing supply. The site would contribute to housing land supply by providing approximately 100-120 units of family housing, starter homes and affordable housing, both owner occupied and a range of tenures -Infrastructure. No issues -Constraints. Reduction of speed limit to 30mph required. Transport assessment identifying highway impacts and improvements -Landscape assessment. No issues -Settlement character. The site is contained by roads that provide a clear boundary to development. The location of the site will increase traffic through the village. A combination of sites 123/526 can contribute to the local plan strategy requirement and is recommended as a preferred site for allocation. Allocation principles -provision of primary school -pedestrian/cycle access to site and traffic impacts on village and impact on strategic road network -landscape impacts
A	G	F	G		None.	No objection subject to provision of: -Accesses of adoptable standards -Transport assessment identifying impact on highways with mitigation measures, measure for improving and providing sustainable modes of transport	Education - The site is not large enough to provide a school on its own although it could in combination with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 24. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 500 units of family housing, owner occupied and low cost including starter homes. -Infrastructure. 1 new primary school, community centre, doctor's surgery Constraints. Heritage impacts - mid-Saxon remains and prehistoric cropmark enclosures on site. May be some important hedgerows present. Northwest and Northeast of conservation area. Impact on setting of scheduled monuments of Birchfield Farm and Palace Yard wood needs assessing and number of listed buildings in vicinity. Small part of site has been subject of clay extraction. Highways impacts on settlement Settlement character. The site is located on gently rising ground but does not impact on key views. There is no clear boundary to the north of the site and it projects out into the countryside. The location of the site is likely to increase traffic through the settlement. -A combination of sites 128/532 can achieve the local plan requirement. The site is recommended as an allocation option. Allocation principles The site can meet the local plan strategy target on its own. Key considerations include: -provision of primary school -impacts to paths and rights of way surrounding site and traffic impacts on village and impact on strategy road network -landscape impacts and heritage impacts and enhancement of settlement edge
A	G	-	A		Site is immediately adjacent to a sewage works.	No objection subject to the provision of: -second and separate adoptable access -reduction of speed limit from 60mph to 30mph -Transport assessment identifying impact on highway network and mitigation measures and improvements to access to sustainable transport options	Education - The site is not large enough to provide a school although it could in combination with other sites. Key objectives of the plan -Sustainability. The total accessibility score is 16. Public transport access to major employers rates amber. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 300-350 unites of family housing and starter homes, owner occupied and a mix of tenures. -Constraints. Heritage impacts - known area of extensive prehistoric activity. Highway improvements required for access. Reduction of speed limit to 30mph required -Landscape assessment. The site may impact on key views of All Saints Church and Great Barford Bridge -Settlement character. The site does not relate particularly well to the settlement character but this could be reduced with the allocation of adjacent site 118. The site contained to the south by a public footpath, to the east by a road and to the north by a watercourse. The site projects out into the the countryside. The location of the site is likely to have a significant impact on traffic levels in the village. A combination of sites 114, 118, 495, 603 can achieve the local plan requirement. The site is recommended as an allocation option. Allocation principles -provision of primary school -enhancement to paths and rights of way through site and traffic impacts on village and impact on strategy road network and location of road access from Addingtons Road -landscape impacts and heritage impact and enhancement of settlement edge

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
603	Land at College Farm between Addingtons Road and New Road, Great Barford	Great Barford / Great Barford	Mixed use development for 350 dwellings and small business units	above threshold	-	zone 2, 3a and 3b along brook	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	6	6	G	A	24.1	Family houses, Self-build homes, Older people housing		Public amenity provision, community and education facilities as necessary as part of a comprehensive development
604	Depot Site, Roxton Road, Great Barford	Great Barford / Great Barford	Residential 10 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G			R	G	6	6	8	G	G	0.36	Family housing		
605	Land between Addingtons Road and Roxton Road	Great Barford / Great Barford	Residential 8-10 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	6	8	G	G	0.4	Family houses, Older people housing		
670	land at Green End	Great Barford / Great Barford	Mixed use development of 2200 dwellings, small business units, local retail provision, community and education facilities and transport infrastructure	above threshold	-	zone 2, 3a and 3b along brook	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	6	6	G	G	187	family houses, self-build homes, older people housing		Public amenity provision as necessary as part of a comprehensive development

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	A		Southern part of site is within 300m of a mineral safeguarding area.	<p>No objection subject to the provision of:</p> <ul style="list-style-type: none"> -second and separate adoptable access -reduction of speed limit from 60mph to 30mph -Transport assessment identifying impact on highway network and mitigation measures and improvements to access to sustainable transport options 	<p>Education - The site is large enough to provide a school in terms of land.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. -Contribution to housing supply. Contribute to housing land supply by providing ~300-350 units of family, self build and older people's housing, owner occupied and a mix of tenures. -Infrastructure. Public amenity, community and education facilities as necessary as part of a comprehensive development. -Constraints. Heritage impacts - known area of extensive prehistoric activity. Conservation Area in immediate vicinity. Setting of Great Barford Bridge Scheduled Monument should be considered. Small number of listed buildings within 500m. Flooding issues. Highway and access improvements are needed to access the site. -Landscape assessment. The site may impact on key views of All Saints Church and Great Barford Bridge -Settlement character. The site is contained by main roads which provide a clear boundary to development. The site projects out into the countryside. The location of the site is likely to have a significant impact on traffic levels in the village. <p>A combination of sites 114, 118, 495, 535 can achieve the local plan requirement. The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> -provision of primary school -enhancement to paths and rights of way through site and traffic impacts on village and impact on strategy road network and location of road access from Addingtons Road and New Road -landscape impacts and heritage impact and enhancement of settlement edge and flooding issues
A	G	-	A		None.	<p>Objections:</p> <ul style="list-style-type: none"> -Width of existing access is 4m and cannot be upgraded to adoptable standards. Site can therefore accommodate a maximum of only 5 dwellings 	<p>The site has been excluded from further assessment at stage 2 due to overriding highway constraints.</p>
A	G	-	G		None.	<p>No objection subject to the provision of:</p> <ul style="list-style-type: none"> -suitably positioned access. 	<p>Education - The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 20. Public transport access to major employers rates green. -Contribution to housing supply. the site would contribute to housing land supply by providing approximately 8-10 units of family housing and older people's housing, owner occupied. -Constraints. Heritage impacts - general area of potential. Ring ditches and enclosures visible as cropmarks to image east. Bronze Age and middle Iron Age pits and ditches uncovered. Small number of listed buildings within 500m. Landscape assessment. No issues. Settlement character. The site does not relate well to the structure of the settlement on its own however this could be mitigated through the allocation of site 526. The site is contained by main roads and existing development which provide a clear boundary to development. <p>The site can meet the local plan strategy requirement in combination with other sites. The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> -provision of primary school -pedestrian/cycle access to site and traffic impacts on village -landscape impacts and heritage issues -enhancement of settlement edge e.g. through appropriately designed woodland planting
A	G	F	A		Within 300m of bridge farm mineral site for sand and gravel extraction, adj to a mineral safeguarding area. Within 300m of the Dairy Farm mineral extraction site that is currently in restoration.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -2 accesses to adoptable standards -Transport assessment identifying highways impacts and mitigation measures, measure for improving and providing sustainable transport options -Extensive off-site improvements including widening of St Neots Rd and Bedford Rd, provision of footways and shared cycleways -Reduction in speed limit from 60mph to 30mph 	<p>Education - The site is large enough to provide a school on its own.</p> <p>Key objectives of the plan - The site performs well against the key objectives of the plan. Points of note include:</p> <ul style="list-style-type: none"> -Sustainability. The total accessibility score is 18. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing approximately 2,200 units of family housing, self build and old people's housing, owner occupied and a mix of tenures. -Infrastructure. Public amenity provision as necessary as part of a comprehensive development. -Constraints. Heritage impacts - extensive cropmarks of prehistoric/Roman enclosures and ring ditches, known Iron Age occupation, small area of ridge and furrow, part of medieval roadside settlement of Green End. Adjacent to Conservatoin Area, number of listed buildings within 500m and Howbury Ringwork Schedule Monument within 70m of boundary. Highways and access improvements needed to access site. Significant impact on local and strategy roads. 2 access required. Reduction of speed limit to 30mph required. Extensive off-site improvements including widening of St Neots Rd and Bedford Rd. -Landscape assessment. No clear boundaries to development. The location of the site is likely to increase traffic through the village centre. <p>Only part of the site is needed to achieve the local plan strategy requirement. The site is recommended as an allocation option.</p> <p>Allocation principles:</p> <ul style="list-style-type: none"> -provision of a primary school and provision of suitable infrastructure and community assets -traffic impacts on village and impact on strategic road network -landscape impacts and enhancement of edge of settlement and heritage impacts

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Harrold																						
137	Land off Brook Lane and recreation ground	Harrold / Harrold	retirement housing for 12 to 16 units and replacement tennis courts and pavilion and extended community building	above threshold	-	2/ 3a	within SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	G	1.305 ha	owner occupied, affordable rent, shared ownership		
138	Land at Brook Lane, Harrold	Harrold / Harrold	residential development of 15 dwellings	above threshold	-	2/ 3a	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	G	0.9ha	family houses, self-build homes,older people housing		
139	Land at Orchard Lane, Harrold	Harrold / Harrold	residential development for 10 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	6	8	8	A	G	0.7 ha	Family houses, older people housing		
140	Land at Orchard Lane, Harrold	Harrold / Harrold	residential for 15 to 20 dwellings	above threshold	-	2/ 3a	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	A	0.881 ha	Family houses, self-build	G	
141	Land rear of 66-72 High Street, Harrold	Harrold / Harrold	residential development for 3 dwellings	<5 dwellings	-	2	within SPA/UA	Exclude from further assessment			G		G	A	G	6	8	8	A	G	0.41 ha	family houses		
142	Land rear of 72 High Street and Roman Paddock, Harrold	Harrold / Harrold	residential development for 3 dwellings	<5 dwellings	-	2	within SPA/UA	Exclude from further assessment			G		G	G	G	6	8	8	A	G	0.075 ha	family houses		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	F	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - widening of Brook Lane -TRO to control parking - transport assessment of carriageway and junction improvements to High St & Brook Lane 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. Total accessibility score is 22. Public transport access to major employers rates amber. - Contribution to housing supply. The site is promoted to contribute to meeting the strategy and includes affordable rent, shared ownership and specifically retirement housing for 12 to 16 units, meeting a range of local needs. - Infrastructure. Replacement tennis courts and pavilion and extended community building proposed. - Constraints. The existing school has capacity. The site has been the subject of previous detailed development proposals which include provision of a new village hall. Highways issues regarding access improvements from Brook Lane. The site would affect designated Village Open Space in the Policies Map. Multiple Listed Buildings within 100m. Partially within and adjacent to the CA. No landscape issues identified. <p>Settlement character. The site adjoins and is partly within the existing SPA being located centrally in the village.</p> <p>Site could contribute 16 dwellings to achieving the local plan strategy requirement. It is recommended that this site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could provide up to 16 dwellings:</p> <ul style="list-style-type: none"> - improvements to junction of Brook Lane and High St identified and widening of Brook Lane required and TRO to control parking - assessment of heritage impacts - impact and re-alignment of Village Open Space. <p>see also site 138 below.</p>
A	G	F	R			<p>Objection:</p> <ul style="list-style-type: none"> - PRow fronting site not suitable for vehicular access - site does not abut adopted highway - access from site to Brook Lane constrained by surrounding third party land 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. Total accessibility score is 22. Public transport access to major employers rates amber. - Contribution to housing supply. The site is promoted to contribute to meeting the strategy including affordable rent, shared ownership and older person housing, meeting a range of local needs. <p>Constraints- The existing school has capacity. The site has been the subject of previous detailed development proposals in conjunction with adjoining land (site 137),which include provision of a new village hall. The site relies on access through this site from Brook Lane, as the existing access is inadequate for development purposes. Highways issues remain regarding access improvements from Brook Lane. The site is designated Village Open Space in the Policies Map. Multiple Listed Buildings within 100m. Partially within and adjacent to the CA. No landscape issues identified.</p> <p>Settlement character. The site adjoins and is partly within the existing SPA being located centrally within the village.</p> <p>Site could contribute 15 dwellings to achieving the local plan strategy requirement. It is recommended that this site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could contribute up to 15 dwellings provided the site suitability is resolved by confirmation that right of access is secured:</p> <ul style="list-style-type: none"> - improvements to junction of Brook Lane and High St as identified and widening of Brook Lane required and TRO to control parking - assessment of heritage impacts - impact and re-alignment of Village Open Space. <p>see also site 137 above</p>
A	G	-	R	Landscape / Listed building -Views to/across the grade II listed building 'The Mansion' are considered important.		<p>Objection:</p> <ul style="list-style-type: none"> - carriageway of Orchard Lane not to standard width - site frontage not wide enough to accommodate access width standards <p>Recommendation:</p> <ul style="list-style-type: none"> - frontage may not be wide enough to accommodate a private drive to serve maximum of 5 dwellings 	<p>The site has been excluded from further assessment at Stage 2 as being not suitable for development because of overriding highways constraints.</p>
A	G	-	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - new footways 2m wide - widening of Orchard Lane at key points - optimum point of access with required visibility splays - transport statement assessing, highway impacts and potential mitigation measures 	<p>Key Objectives of the Plan</p> <ul style="list-style-type: none"> - Sustainability. Total accessibility score is 22. Public transport access to major employers rates amber. - Contribution to housing supply. The site is promoted to contribute to meeting the strategy including 15 to 20 dwellings mix of affordable rent, shared ownership and owner occupied family homes. <p>Constraints- The existing school has capacity. Highways issues include the need to provide 2m wide footways, widening of Orchard Lane at key points and required visibility splays.The site is designated Village Open Space in the Policies Map. Multiple Listed Buildings within 100m. Partially within and adjacent to the CA. No landscape issues identified.</p> <p>Settlement character. The site adjoins and is partly within the existing SPA being located centrally within the village.</p> <p>It is recommended that the site is not included on the shortlist for potential allocation because of overriding suitability concerns in this conservation area location that arise from achieving the necessary highway and access improvements, which would require the loss of existing Village Open Space to the detriment of the setting of the surrounding listed buildings.</p>
A	G	-		Several Listed Buildings within 100m. Within CA.			<p>The site has been excluded from further assessment at Stage 1 as it is <5 dwellings and is therefore contrary to the local plan strategy.</p>
A	G	F		Several Listed Buildings within 100m. Adjacent to boundary of CA.			<p>The site has been excluded from further assessment at Stage 1 as it is <5 dwellings and is therefore contrary to the local plan strategy.</p>

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
143	Land at Odell Road, Little Odell	Harrold / Harrold	Residential development for 40 dwellings	above threshold	adj CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	8	6	6	A	G	4.1	Family houses, self-build homes, older people housing		
579	Land east of Orchard Lane	Harrold / Harrold	Residential for 135 dwellings (officer assessed)	above threshold	-	zone 2	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	6	8	6	A	A	4.47	Family houses, Older people housing		
606	Land at Priory Farm, Harrold	Harrold / Harrold	Residential for 150 dwellings	above threshold	-	zone 2, 3a and 3b	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	4	6	6	A	A	10.6	Family houses, Self-build homes, Older people housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	-	G	Identified as contaminated.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - extended footway along Odell Rd - TRO to reduce speed limit to 30mph along site - required visibility splays - pedestrian crossings across Odell Rd 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. Total accessibility score is 20. Public transport access to major employers rates amber. - Contribution to housing supply. The site is able to contribute 40 houses to meeting the strategy target and meets a range of local needs. - Constraints. The site has a notification for significant potential contamination centrally located within the site, which requires further assessment. There are TPOs on the frontage. The existing school has capacity. Highway improvements will be required to Odell Road including an extended footway, reduced traffic speeds and pedestrian crossings. - Landscape assessment. Linear expansion of village could affect character and identity, however adjoins SPA and has existing development on 2/3 sides. - Settlement character. The site adjoins the existing SPA although is located further from village centre amenities than other proposed sites. Whilst it extends the depth of linear development on Odell Road towards the CWS to the rear and is some distance from the village centre, however, it remains accessible. <p>The site can contribute to achieving the local plan strategy requirement and it is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could provide up to 40 dwellings:</p> <ul style="list-style-type: none"> - position and design of access to be assessed - assess landscape impacts and mitigation towards the CWS - investigate potential contamination issues.
A	G	F	A		<p>Within 300 metres of former mineral workings and immediately adjacent to a current mineral working</p>	<p>No objection subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - transport assessment of Orchard Lane widening, footway provision, improvements and mitigation measures for Orchard Lane & High St junction, highway safety & capacity 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. Significant potential contamination area identified. Total accessibility score is 20. Public transport access to major employers rates amber. - Contribution to housing supply. The site is able to contribute up to 135 dwellings, in excess of the strategy target of 50 dwellings and meets a range of local needs. - Infrastructure. The existing school has some capacity. - Constraints. Heritage issues, the site contains an area of earthworks, predetermination desk-based assessment, earthwork survey, and trial trenching required. The site is within 300 metres of former mineral workings and is immediately adjacent to current mineral working. Significant highway improvements needed to Orchard Lane to accommodate this development including widening; footway provision and junction improvements at High Street. - Landscape assessment. Linear expansion of the village could affect identity. - Settlement character. The site adjoins the existing SPA on the northern edge of the village but site is opposite existing development in Orchard Lane and does not further extend the village to the north beyond this. Only part of the site is needed to achieve the local plan strategy requirement of up to 50 dwellings. <p>The site can contribute to achieving the local plan strategy requirement of up to 50 dwellings and it is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles - The southern part of the site alone could provide up to 50 dwellings.</p> <ul style="list-style-type: none"> - position and design of access (further information has been received) and improvements to Orchard Lane (further information has been received) - archaeology potential to be explored and assessment of landscape impacts and setting impacts on CA and LB's to the south need assessing in Heritage Statement and investigate potential contamination.
A	G	F	G		<p>Southern section of site is within a mineral safeguarding area.</p>	<p>No objection subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - TRO to reduce speed limit to 30mph along frontage - footways on both carriageway sides - transport statement identifying identify the type, siting and form of the proposed junctions required, taking into account of the visibility splays, adjacent and opposite junction spacing 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. Total accessibility score is 16. Public transport access to major employers rates amber. - Contribution to housing supply. Site meets the strategy target of 50 dwellings on its own and provides a range of local needs, including affordable rent. - Infrastructure. The existing school has capacity. Highway improvements will be required but are considered achievable with options. <p>Constraints. Potential contamination present. Heritage issues. Desk-based Assessment & Pre-determination evaluation to assess and inform upon the archaeological interest of the site. No known archaeology within site but general area of potential and an area of ridge & furrow. Small number of Grade II listed buildings within 500m. The southern section of the site is in a minerals safeguarding area and there are also areas subject to flood risk.</p> <ul style="list-style-type: none"> - Landscape assessment. Linear expansion of village could affect identity. - Settlement character. The site adjoins the existing SPA but extends the village into open countryside and is distant from the village centre, although public footpaths cross the site and provide good access to the village centre. Only part of the site is needed to achieve the local plan strategy requirement of up to 50 dwellings. The site can contribute to achieving the local plan strategy requirement of up to 50 dwellings and it is recommended that the site is included on the shortlist for potential allocation. <p>Allocation principles - The NE part of the site in isolation could provide up to 50 dwellings, avoiding development of more constrained/sensitive areas of the site.</p> <p>Key considerations include:- position and design of access arrangements (further information has been received)</p> <ul style="list-style-type: none"> - assessment of landscape. Heritage statement required to describe the significance of any heritage assets that will be affected, including any contribution made by their setting and investigate extent and degree of potential contamination.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)	Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services										
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
Milton Ernest																								
160	Land adjacent to A6 and Thurleigh Road, Milton Ernest	Milton Ernest / Sharnbrook	Residential 120 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	G	G	0	8	0	A	G	10.6	Family houses		
161	Land adjacent to Church Barn , Church Green, Milton Ernest	Milton Ernest / Sharnbrook	Residential 4-5 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	0	8	0	A	G	0.16	Family houses		
162	Land off Marsh Lane, Milton Ernest	Milton Ernest / Sharnbrook	Employment B1, B2, B8, Residential 16 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	0	8	0	A	G	0.52	-		
163	Land at Meadow End House, Milton Ernest	Milton Ernest / Sharnbrook	Residential 15 dwellings	above threshold	-	2/ 3b	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	G	G	0	8	0	G	A	2.2	Family houses, older people housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
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A	G	F	A	Scheduled Monument represents strong overriding constraint. Several Listed Buildings within 100-150m		<p>Objection:- the section of Thurleigh Rd has no footway and visibility north of Thurleigh Rd & Bedford Rd junction is limited and not to standard</p> <p>Recommendations:- TRO & speed survey for the reduction of speed limit to 30mph - extension of the bus service and footway linkages along Bedford Road and Thurleigh Road</p> <p>- Church Green is a metaled PRow with public footpath FP8 and PRow FPA4 links with Church Green and crosses the site and alterations to PRows need to be agreed - developer confirms site can fully abut the adopted highway without any third party involvement</p> <p>- assess parking on Thurleigh Road in relation to school term times. Sustainable transport rated good due to; presence of footways on Bedford Road, Rushden Road and Thurleigh Road; regular bus services</p>	The site has been excluded at Stage 2 due to overriding heritage and highway constraints.
A	G	-	A	Site 161 has limited frontage onto Church Green which has a public footpath FP8 and runs between properties 10 – 12 Church Green. Green Church links with Thurleigh Road and Bedford Road.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - private drive to adoptable standards - developer's confirmation of access rights over Church Green PRow - assess parking on Thurleigh Rd in relation to school term times <p>Recommendations:</p> <ul style="list-style-type: none"> - sustainable transport rated good due to; presence of footways on Bedford Rd, Rushden Rd and Thurleigh Rd; regular bus services 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 8. Public transport access to major employers rates amber. - Contribution to housing supply. The site is able to provide a minimal addition to housing stock or local housing needs, the promoted 5 units may not be realisable. - Infrastructure. The existing school provision has capacity. - Constraints. Heritage & archaeological issues, adjoins SM, setting impact requires consideration. Two Listed Buildings within 100m, several within 150m. Including Grade I listed church. - Highways - access rights need to be confirmed over Church Green to ensure private drive to adoptable standards is deliverable. - Landscape assessment- backland development minimises impact. - Settlement character. The site is partly within and alongside the existing SPA but extends the village into open countryside to the south. It is recommended that the site is included on the shortlist for potential allocation. <p>Allocation principles</p> <ul style="list-style-type: none"> The site can provide up to 5 dwellings towards the settlement's strategy target - assessment of heritage impact on SM, pre-determination evaluation required - lack of access to village shop or GP in Milton Ernest - highway access constraints require clarification
A	G	F				<p>Employment element of mixed-use has raised highways concerns</p>	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 8. Public transport access to major employers rates amber. - Contribution to housing supply. The site is able to provide an addition to both housing stock or local housing needs, being promoted for 16 live/work units alongside B1/B2/B8 units. - Constraints. Heritage & archaeological issues, adjoins SM, setting impact requires consideration. Several Listed Buildings within 100m. Highways - Concerns relate to the employment rather than the residential element. - Landscape assessment- backland development, location and shape of site lessens impact. - Settlement character. The site is partly within and alongside the existing SPA but does extend the village into open countryside to the north which has little established landscaping screening. It is recommended that the site is included on the shortlist for potential allocation together with the adjoining site no. 518. <p>Allocation principles</p> <ul style="list-style-type: none"> The site can contribute up to 16 residential units in a live/work environment. - assessment of heritage impact on SM and pre-determination evaluation - lack of access to village shop or GP in Milton Ernest - highway access constraints to be resolved
G	G	-	A	Sites 163 lies outside the 30mph speed limit. Any further consideration of this site would require the 30mph speed limit to be extended further and beyond the site boundaries.		<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - TRO & speed survey for the reduction of speed limit to 30mph - extension of the bus stop facilities and bus service - satisfactory footway linkages along Bedford Rd and Thurleigh Rd <p>Recommendations:</p> <ul style="list-style-type: none"> - developer confirms site can fully abut the adopted highway without any third party involvement - sustainable transport rated good due to; presence of footways on Bedford Rd, Rushden Rd and Thurleigh Rd; regular bus services 	The site has been excluded at Stage 2. The site does not relate well to the structure of the settlement.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
518	Land off Marsh Lane, Milton Ernest	Milton Ernest / Sharnbrook	Residential 30 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	0	8	0	A	G	4.99	Family houses		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
A	A	-	C			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards on to Rushden Rd - Transport Statement to assess position of access <p>Recommendations:</p> <ul style="list-style-type: none"> - developer confirms site can fully abut the adopted highway without any third party involvement - access via Marsh Lane is not suitable because sight line to the north of junction Thurleigh Rd & Bedford Rd does not comply with highway safety - individual access/private drives for each property directly off Rushden Rd will not be permitted given that Rusden Rd (A6) is an A Rd - good sustainable transport due to; presence of footways on Bedford Rd, Rushden Rd and Thurleigh Rd; regular bus services

Key objectives of the plan

- Sustainability. The total accessibility score is 8. Public transport access to major employers rates amber.
- Contribution to housing supply. The site is able to provide 30 family dwellings towards the strategy total, to include affordable units.

Constraints: Proximity of Scheduled Monument to NE and potential for archaeological remains. Located in an area of ploughed out Medieval settlement earthworks. Pre-determination evaluation required. Setting assessment required in Heritage statement for impacts to LB's in the vicinity and for SM to the NE.

- Highways - No objections subject to provision of access to adoptable standards onto Rushden Rd and Transport Statement to assess position of access.
- Landscape assessment - the development extends the settlement into open countryside with little established existing landscaping to soften the impact, although existing planting will be retained and supplemented.
- Settlement character. The site is well located to the existing SPA but does extend the village north into open countryside. The site can make a significant contribution both alone and in conjunction with the adjoining site no.162 towards the strategy target of up to 50 dwellings for this village. It is recommended that the site is included on the shortlist for potential allocation.

Allocation principles

- assessment of heritage impact as above
- detailed highway consideration
- landscaping mitigation proposals to be sought

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)	Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services										
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Oakley																						
166	Land to rear of 38 High Street, Oakley	Oakley / Oakley	Residential development – 8 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	0	8	8	G	G	0.5	Family houses, self-build homes, older people housing	G	
167	Land at Lovell Road, Oakley	Oakley / Oakley	Residential development – 8 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	R	A	6	6	8	G	G	0.7	Family houses, self-build homes, older people housing	G	
168	Land at Westfield Farm, Westfield Road, Oakley	Oakley / Oakley	Residential development – 15-20 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	A	0	6	8	G	G	3	Family houses, self-build homes	G	
169	Land to the north of Church Lane, Oakley	Oakley / Oakley	Residential development – 20-22 dwellings	above threshold	-	2/ 3a	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	4	6	6	G	A	2.1	Family houses, self-build homes, older people housing	G	
170	Land at Station Road, Oakley	Oakley / Oakley	Residential development – 312 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	R	A	4	8	6	G	G	10.4	Family houses	A	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	A		None	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards can be accommodated for 8 dwellings - adoptable radius kerbs and visibility splays -TRO for parking restrictions <p>Recommendation:</p> <ul style="list-style-type: none"> - only suitable for private drive if adoptable access cannot be accommodated 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 8 units of family housing, self-build and older people's housing, both owner occupied and affordable rent. The site can meet the strategy requirement in combination with other sites. - Infrastructure. The existing school has capacity. - Constraints. The site is close to listed buildings and partly within area of archaeological interest. Road access improvements would be required if the site is to serve more than 5 dwellings. - Landscape. No landscape issues. - Settlement character. The site adjoins and is partly within the existing SPA and is located on the edge of the village. It is recommended that the site is included on the shortlist for potential allocation. <p>Allocation principles</p> <p>The site could provide up to 5 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of heritage impacts - parking restrictions on High Street required to maintain access visibility.
G	G	-	G		Site is immediately adjacent to a mineral safeguarding area and a former mineral working area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards can be accommodated for 8 dwellings - adoptable visibility splays - extended footway - pedestrian crossing <p>Recommendation:</p> <ul style="list-style-type: none"> - only suitable for private drive if adoptable access cannot be accommodated 	The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.
A	G	-	A		Site is within 300m of a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access on to adopted part of Westfield Road 5m east of end of private road - visibility splays provided within the site to the east - possible extension of adopted part of Westfield Rd to the west - widening of carriageway within highway boundary - footways could be provided to adoptable standards - reconfiguration of High St junction 	The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.
A	G	F	A		None	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - see recommendations <p>Recommendations:</p> <ul style="list-style-type: none"> - most suitable location for access; approx 80m to the east of the bend north of the river crossing - required visibility of 2.4m x 90m could be achieved to the east - required visibility to the west of around 2.4m x 75m could be achieved; low speeds of vehicles approaching site from river means visibility splays could be acceptable at lower spec - capacity issue caused by the narrow bridge would not be greatly exacerbated by around 20 additional dwellings - scope to improve pedestrian facilities to the village within highway boundary 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 22 units of family housing, self-build and older people's housing, both owner occupied and affordable rent. The site can meet the strategy requirement in combination with other sites. - Infrastructure. The existing school has capacity. - Constraints. The site is close to a scheduled monument, near listed buildings and partly within area of archaeological interest. - Landscape. The site could affect views to and the landscape setting of the river Great Ouse, Oakley Bridge and St Mary's church tower. - Settlement character. The site adjoins the existing SPA and is located on the edge of the village within a Village Open Space that has been designated because it provides a view into the village and contributes to its character forming part of the village setting. It is recommended that the site is included on the shortlist for potential allocation. <p>Allocation principles</p> <p>The site could provide up to 22 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - careful location of development to avoid harmful impact on village setting and views - assessment of heritage impacts and assessment of landscape impacts - improvement to pedestrian facilities.
A	G	-	A		Site is within a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - extended footway - pedestrian crossing - two adoptable access points required - transport assessment of impact on junctions, location of access roads, traffic flows - sufficient off-street parking 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 18. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 312 units of family housing, both owner occupied and affordable rent. The site is large enough to meet the strategy requirement on its own. - Infrastructure. The existing school has capacity to support 50 dwellings. - Constraints. Highway improvements are required and the impact on road junctions assessed. Potential listed building impacts. The site is within a mineral safeguarding area. - Settlement character. The site adjoins the existing SPA, extending it towards Clapham. It would diminish the gap between Oakley and Clapham (see policy AD42), however the site is contained by the railway which, together with the A6 bypass, would prevent physical coalescence. If only part of the site were developed this issue would be reduced. It is recommended that the site is included on the shortlist for potential allocation. <p>Allocation principles</p> <p>It is recommended that the north-western part of the site (which is closest to village facilities) is included on the shortlist for potential allocation to provide 50 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of highway impacts and assessment of noise from railway and footway provision and pedestrian crossing. - assessment of heritage impacts

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
171	Land off High Street, Oakley	Oakley / Oakley	Residential development – 25 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	0	6	8	G	G	0.93	Family houses	G	
345	Pavenham Road, Oakley	Oakley / Oakley	Residential development – 10 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	0	6	8	A	G	0.45	Family houses	G	
400	Westfield Lodge, Westfield Road, Oakley	Oakley / Oakley	Residential development – 2 dwellings	<5 dwellings	-	-	<0.5 miles to SPA/UA	Exclude from further assessment			G		R	G	A	0	6	8	G	G	0.4		G	
406	Land at Town Farm, Westfield Road, Oakley	Oakley / Oakley	Residential development – 15-25 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	A	0	6	8	G	G	1	Family Houses, Self Build Homes	G	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
A	G	-	A		None	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards (including splays) <p>Recommendation:</p> <ul style="list-style-type: none"> - if access cannot be accommodated on-site, then private drive only for 5 dwellings
G	G	-	A		Site is within 300m of a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access to adoptable standards - extended footways <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 14. Public transport access to major employers rates amber. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 10 units of family housing, both owner occupied and affordable rent. The site can meet the strategy requirement in combination with other sites. - Infrastructure. The existing school has capacity. - Constraints. Footway improvements are required. - Landscape. Linear development extending towards Stafford Bridge could affect landscape setting. - Settlement character. The site adjoins the existing SPA and is located on the edge of the village extending it along Pavenham Rd. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could provide up to 10 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - highway improvements - assess and mitigate landscape impacts.
A	G	-	A			<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access from adopted part of road - 2 dwellings only - speed survey to assess visibility requirements for 5 dwellings - footway provision along adopted highway from site to High St <p>Recommendations:</p> <ul style="list-style-type: none"> - footway provision could be less onerous as only 2 dwellings proposed <p>The site has been excluded from further assessment at Stage 1 because of its size (less than 5 dwellings).</p>
A	G	-	A		None	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - adoption of Town Court Farm road - 2m wide footway for max possible distance - 2.4m x 59m visibility splays - confirmation developer has access rights - reconfiguration of High St & Westfield Rd junction <p>Recommendations:</p> <ul style="list-style-type: none"> - shared surface could serve up to 25 dwellings <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 14. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing up to 25 units of family and self-build housing, both owner occupied and private rented. The site can meet the strategy requirement in combination with other sites. - Infrastructure. The existing school has capacity. - Constraints. The site is partly within an area of archaeological interest, road access improvements would be required. - Landscape. No landscape issues. - Settlement character. The site adjoins the existing SPA. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could provide up to 25 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of heritage impacts - Town Farm Court would need to be brought up to adoptable standards and junction visibility improved - reconfigure junction of Westfield Rd with High St.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
521	Land at Station Road, Oakley	Oakley / Oakley	Residential development – 250 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	R	A	6	8	8	G	G	15	Family houses	A	New sports facilities for school and better access road
531	Land adjacent Highfield Rd, Oakley	Oakley / Oakley	Rail station and car parking	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	N/A	Exclude from further assessment	R	G	R	4	6	8	G	G	9.4		N/A	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	A		<p>Site is adjacent to a mineral safeguarding area and southern section of site is within a former mineral working area.</p>	<p>No objections subject to provision of:</p> <p>Transport assessment on:</p> <ul style="list-style-type: none"> - trip generation and highway impact - extended footways - pedestrian crossing - preferred location for access - junction requirements: Station Rd, Lovell Rd, Church Lane, Oakley Rd - scheme for cyclists, pedestrians, buses - school term time parking controls & mitigation - turning heads - drop off / pick up points - TRO for road closures 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 22. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 250 units of family housing, both owner occupied and affordable rent. The site is large enough to meet the strategy requirement on its own. - Infrastructure. The existing school has capacity to support 50 dwellings. - Constraints. Highway improvements are required and the impact on road junctions assessed. Archaeological and potential listed (and unlisted) building impacts. The site is within a mineral safeguarding area. - Landscape. No landscape issues. - Settlement character. The site adjoins the existing SPA, extending it towards Clapham. It would diminish the gap between Oakley and Clapham (see policy AD42), however the site is contained by the railway which, together with the A6 bypass, would prevent physical coalescence. If only part of the site were developed this issue would be reduced. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>It is recommended that the north-western part of the site (which is closest to village facilities) is included on the shortlist for potential allocation to provide 50 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of highway impacts and assessment of noise from railway - assessment of heritage impacts - footway provision and pedestrian crossing.
A	G	F	A		<p>Southern part of site is adjacent to a mineral safeguarding area.</p>	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - preferred location of access - speed limit on Highfield Rd reduced to 30mph - trip generation and highway impact - speed survey to access point, visibility splays & junction spacing 	<p>The site has been excluded from further assessment at Stage 3 because it is not deliverable while there is no commitment from Network Rail to support a rail station in this location.</p>

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Roxton																						
224	Trinity College Farm (South), Bedford Road, Roxton	Roxton / Wyboston	Residential development for 70 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	0	8	8	G	G	4.1	Family houses.	A	
225	Land north of School Lane, Roxton	Roxton / Wyboston	Residential development for 80 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	0	8	8	G	G	3.1	Family houses. Housing mix to reflect Local Planning Authority requirements.	G	
226	Land at College Farm, Roxton	Roxton / Wyboston	Residential development for 10 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	0	8	8	G	G	1.3	Family houses, self build homes, older people housing.	G	
227	Land at Ford Lane, Roxton	Roxton / Wyboston	residential development for 5 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	0	8	8	R	G	0.1	Family houses, self-build homes, older people housing.	G	
228	Land at Park Road, Roxton	Roxton / Wyboston	Residential development for 6 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	0	8	8	G	G	0.4	Family houses. older people housing.	G	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							Overall conclusions
Constraints							
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	-	A		None	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -reduction of speed limit from 60mph to 30mph -careful siting of access junction to achieve required site lines -Transport assessment to identify highways impact and mitigation <p>Recommendations:</p> <ul style="list-style-type: none"> -Real time information on bus stops to improve public transport provision -Comprehensive scheme of highway improvements to be considered 	The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.
A	G	F	A		Site is within a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -widening of current access to adoptable standards -widening of existing footways on School Lane to adoptable standards -Speed limit reduced to 30mph -Speed survey of High Street/School Lane junction to establish 85th percentile speed or alternatively traffic management measures <p>Recommendations:</p> <ul style="list-style-type: none"> -Transport statement assessing possibilities of High Street/School Lane junction - traffic flows and land availability for possible mini-roundabout solution 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 80 units of family housing, both owner occupied and affordable rent. The site is large enough to meet the strategy requirement on its own. - Infrastructure. The existing school has capacity to support 50 dwellings. - Constraints. Highway improvements are required and the impact on road junctions assessed. Site is within an area of archaeological interest and close to listed buildings. Site is within a mineral safeguarding area. - Landscape. No landscape issues. - Settlement character. The site adjoins the existing SPA on two sides and is centrally located. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The south-west part of the site (which is closest to village facilities) could be allocated to provide 50 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of highway impacts - highway improvements to School Lane and junction with High St - assessment of heritage impacts.
A	G	F	A		Site is immediately adjacent to a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - Reduction of speed limit from 60mph to 30mph or speed survey to identify 85th percentile speed -Transport statement identifying off-site highway improvements such as widening of footways to current standards, improvements to public transport and pedestrian crossing refuges -Access to adoptable standards suitably staggered from existing accesses 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 10 units of family housing, self-build and older persons' housing, both owner occupied and affordable rent. - Infrastructure. The existing school has capacity. - Constraints. Highway improvements are required. Archaeological, listed building and conservation area impacts. - Landscape. Linear development along road urbanises rural setting. - Settlement character. The site adjoins the existing SPA but extends the settlement northwards. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could be allocated to provide up to 10 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of highway impacts - highway improvements - assessment of heritage impacts - assessment of landscape impacts.
A	G	-	A		Site is within 300m of a mineral safeguarding area.	<p>Objections:</p> <ul style="list-style-type: none"> -Private driveway would need to be widened to adoptable standards to serve existing and proposed dwellings. This is not possible unless developer can show control over adjacent land to allow for widening 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates red. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 5 units of family housing, self-build and older persons' housing, both owner occupied and affordable rent. - Infrastructure. The existing school has capacity. - Constraints. Highway improvements are required to Ford Lane - as this is a private road the developer must demonstrate control over road. Archaeological, listed building and conservation area impacts. - Landscape. No landscape impacts. - Settlement character. The site adjoins the existing SPA. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could be allocated to provide up to 5 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of heritage impacts - improve existing private drive to adoptable standards. <p>Note. If the site promoter cannot confirm control over Ford Lane, this site is not suitable and available for development because of legal / ownership constraints.</p>
A	G	-	A		None	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -Access to adoptable standards suitable placed away from an existing residential access -Possible improvements to existing footways to current standards 	The site has been excluded at Stage 2 as it is not suitable for development because its designation as Village Open Space represents an overriding constraint. The site is not capable of accommodating the development proposed without seriously compromising the reasons for designation and is therefore contrary to Policy AD40.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?		Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
229	Land at Bedford Road, Roxton	Roxton / Wyboston	residential development for 150 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	0	8	8	G	G	3.7	Family houses, self-build homes, older people housing.	A	
230	Land at Bedford Road, Roxton	Roxton / Wyboston	Residential development of 13 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	G	G	0	8	8	G	G	1.6	Family houses, self-build homes, older people housing.	G	
325	High Barns Farm, Roxton	Wyboston, Chawston and Colesden, Great Barford / Wyboston	Residential for 200 dwellings	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		G	G	G	0	4	4	R	G	5.1	Family houses, self build homes, older people housing.	A	
348	Bedford Road, Roxton	Roxton / Wyboston	Residential development for up to 40 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	0	6	8	G	G	2.68	Family houses, older people housing, flats	A	
434	Land at Bedford Road, Roxton	Roxton / Wyboston	residential for 130 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	0	6	6	G	G	6.42	Family Houses, Self-Build Homes	A	
438	Land at Bedford Road, Roxton	Roxton / Wyboston	residential for 6 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	0	8	8	G	G	0.34	Family Houses, Self -Build Homes	G	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	-	A	The development will generate an increase in traffic affecting junction of A1/A421. Mitigation may be necessary.	None	No objections subject to provision of: -reduction of speed limit from 60mph to 30mph -Transport assessment identifying highway impacts, mitigation and improvements such as widening of existing footways -Real time information to improve bus transport provision	The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.
A	G	-	A			No objections subject to provision of: -Reduction in speed limit from 60mph to 30mph or speed survey to establish 85th percentile speed -Transport statement detailing off-site highway improvements such as widening of existing footways/cycleways to current standards -New bus stop to extend access to public transport	Key objectives of the plan - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 13 units of family housing, self-build and older persons' housing, both owner occupied and affordable rent. - Infrastructure. The existing school has capacity. - Constraints. Archaeological, listed building and conservation area impacts. - Landscape. The site transitions between the built up area and the open countryside. - Settlement character. The site adjoins the existing SPA and is contained by existing development. The site is designated as Village Open Space and development must be carefully designed and located within the site to ensure that it does not conflict with the reasons for designation (providing visual relief in an otherwise built up area punctuating the street scene and assisting transition between the village and countryside providing a soft edge to the village which is pleasing visually). It is recommended that the site is included on the shortlist for potential allocation. Allocation principles Part of the site could be allocated to provide up to 13 dwellings. Key considerations include: - the scheme must ensure that the reasons for designation as Village Open Space are not prejudiced and that the majority of the site remains open - highway improvements - assessment of heritage impacts and landscape impacts
G	G	-	R		None	Objections: -Access road would need widening to accommodate 2 way traffic and buses to allow access to public transport -Access would be via private drive which is of insufficient width and bridges the A421 which would be impacted by increased traffic generated by proposed 200 dwellings	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and is therefore contrary to the local plan strategy.
G	G	-	A		Site is within 300m of a mineral safeguarding area.	No objection subject to provision of: -reduction in speed limit from 60mph to 30mph -Extension of bus service to allow access to public transport -Transport assessment identifying highways impacts, mitigation and improvements -Access suitably located and to adoptable standards	The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.
A	G	B	A		None	No objections subject to the provision of: -reduction in speed limit from 60mph to 30mph -Transport assessment identifying highways impact, mitigation and off-site improvements -Extension of bus service to allow access to public transport -Appropriately located access to adoptable standards	The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.
A	G	-	A		Site is within 300m of a mineral safeguarding area.	No objections subject to provision of: -reduction in speed limit from 60mph to 30mph or speed survey to establish 85th percentile speed -provision of footways -Extension of bus service to allow access to public transport -Access to adoptable standard or individual access to each proposed dwelling with sufficient turning space	The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
440	Land at College Farm, Roxton	Roxton / Wyboston	Residential for 26 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	R	A	G	0	8	8	G	G	1.47	Family Houses, Self - Build Homes	G	
441	Land at Bedford Road, Roxton	Roxton / Wyboston	Residential for 20 dwellings	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		R	R	G	0	6	6	R	G	1.11	Family Houses, Self - Build Homes	G	
513	Land at Roxton as edged red on attached Land Registry Plan	Roxton / Wyboston	Residential for 150 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	0	6	8	G	G	7.79	Family Houses, Self-Build Homes, Older People Housing	A	
514	Land north of School Lane, Roxton	Roxton / Wyboston	Residential for 150 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	A	G	0	8	8	G	G	10.8	Family Houses, Older People Housing	A	
515	Land south of School Lane, Roxton	Roxton / Wyboston	Residential for 150 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	R	A	G	0	8	8	G	A	7.92	Family Houses	A	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	F	A		Site is within a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -reduction of speed limit from 60mph to 30mph -Extension of bus service to allow access to public transport -Real-time information to improve transport provision -Improvements to existing foot/cycleways to current standards -Transport statement identifying highway impacts and mitigation -Suitable access to adoptable standards 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 26 units of family and self-build housing, both owner occupied and affordable rent. - Infrastructure. The existing school has capacity. - Constraints. Highway improvements are required. Archaeological, listed building and conservation area impacts. - Landscape. Linear development along road urbanises rural setting. - Settlement character. The site adjoins the existing SPA but extends the settlement northwards. Unless allocated together with site 226 it would not relate well to the structure of the settlement. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The site could be allocated to provide approximately 26 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - highway improvements - assessment of heritage impacts - assessment of landscape impacts.
A	G	-	A		Site is within 300m of the active Black Cat mineral strategic site to the south east and is within a mineral safeguarding area.	<p>Objections:</p> <ul style="list-style-type: none"> -Visibility splays cannot be achieved either horizontally along the road, or given the gradient of the road, vertically -Nearest bus stop facilities over approx 1km away 	<p>The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and is therefore contrary to the local plan strategy.</p>
A	G	F	A		Site is within a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -reduction in speed limit from 60mph to 30mph -Extension of bus service to allow access to public transport -Real time information to improve bus transport provision -Transport assessment to identify suitable access junction, highway impacts, mitigation and improvements 	<p>The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement.</p>
A	G	F	A		Site is within 300m of the active Black Cat mineral strategic site to the east and is within a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -Reduction of speed limited from 60pmh to 30mph -Comprehensive scheme of highways improvements along School Lane including footways to current standards -Speed survey on School Lane to identify 85th percentile speed -possible traffic/speed mitigation measures to ensure compliant visibility splays at access 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 150 units of family housing, both owner occupied and affordable rent. The site is large enough to meet the strategy requirement on its own. - Infrastructure. The existing school has capacity to support 50 dwellings. - Constraints. Highway improvements are required and the impact on road junctions assessed. Site is within an area of archaeological interest and close to listed buildings. Site is within a mineral safeguarding area and near an active mineral extraction site. - Landscape. Linear development along road urbanises rural setting. - Settlement character. The site adjoins the existing SPA but extends the settlement into the countryside. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The south-west part of the site (which is closest to village facilities) could be allocated to provide 50 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of highway impacts - highway improvements to School Lane and junction with High St - assessment of heritage impacts
A	G	F	A		Site is within a mineral safeguarding area.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -Reduction of speed limited from 60pmh to 30mph -Comprehensive scheme of highways improvements along School Lane including footways to current standards -Speed survey on School Lane to identify 85th percentile speed -possible traffic/speed mitigation measures to ensure compliant visibility splays at access -extension of bus service to allow access to public transport -Flood risk assessment -Transport assessment identifying highways impacts, mitigation and improvements 	<p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 150 units of family housing, both owner occupied and affordable rent. The site is large enough to meet the strategy requirement on its own. - Infrastructure. The existing school has capacity to support 50 dwellings. - Constraints. Highway improvements are required and the impact on road junctions assessed. Site is within an area of archaeological interest and close to listed buildings. Site is within a mineral safeguarding area. - Landscape. Linear development along road urbanises rural setting. - Settlement character. The site adjoins the existing SPA but extends the settlement into the countryside. <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles</p> <p>The western part of the site (which is closest to village facilities) could be allocated to provide 50 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assessment of highway impacts - highway improvements to School Lane and junction with High St - assessment of heritage impacts - assessment of landscape impacts.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
530	Land at Park Road, Roxton	Roxton / Wyboston	Residential for 5 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		R	G	G	0	8	8	G	G	0.66	Family houses	G	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
R	G	-	A		None	No objections subject to provision of: -pedestrian crossing refuge on Park Road at junction with Bedford Road -Improvements to existing foot/cycleway along Bedford Road -Access (private road) of suitable width or provide 2-way traffic and turning room

The site has been excluded from further assessment at Stage 2 because it is not suitable for development as it does not relate well to the structure of the settlement and because of its serious harmful impact on heritage assets.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
Sharnbrook																								
231	Colworth Park, Sharnbrook	Sharnbrook / Sharnbrook	Mixed use development for 60 dwellings and B1 employment	above threshold	-	2/ 3a	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	N/A		G	A	G	6	6	6	G	G	36.8	Family houses		
232	Four in Hand Kennels, Rushden Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 30 dwellings	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		G	G	G	4	4	4	R	G	2.17	Family houses - Housing mix to reflect Local Planning Authority requirements		
234	Land at Coffle End, Mill Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential 10 to 12 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	R	G	8	6	6	A	G	0.91	Family houses, self build homes, older people housing.		
235	Land off Mill Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 8 dwellings	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		A	G	G	8	6	6	A	G	0.18	Family houses, older people housing.		
236	Land at Kennell Hill, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 10 dwellings	above threshold	-	2/ 3a	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	8	8	6	A	A	5.8	Family houses, self-build homes, older people housing.		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	A	F	A		Southern section of site is within 300m of a sewage works.	<p>Recommendations:</p> <ul style="list-style-type: none"> - Highway mitigation required for residential and commercial development due effect of increased vehicular trips on local roads -Access to adoptable standards required -Transport Assessment would be required to introduce highway mitigation measures and improvements to sustainable transport options 	The site has been excluded from further assessment at Stage 2. It is not suitable as an allocation option because it does not relate well to the structure of the settlement and existing facilities.
G	G	-	A		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - 40mph speed restriction to achieve required visibility splays - or 50mph speed restriction at alternative access - ghost island on A6 - widening of A6 - footway along A6 - upgrade pedestrian island - speed surveys to determine prime locations for the above <p>Recommendations:</p> <ul style="list-style-type: none"> - additional speed restrictions on connecting roads to reduce collisions 	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA.
G	G	-	A		Site is within a mineral safeguarding area and is within 300m of a former mineral working area.	<p>Recommendations:</p> <ul style="list-style-type: none"> -Access road would need to be adoptable standards -Improvements would be required to existing footways and pedestrian crossings 	<p>Education</p> <p>The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan.</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 20. Public transport access to major employers rates green. - The site would contribute to housing land supply by providing approximately 12 units of family houses, self-build houses and older persons housing. The site is not large enough to meet the strategy requirement on its own. - Constraints. There are no archaeological constraints and listed building impacts. Access would need to be provided to adoptable standards. Site is in the minerals safeguarding area. - Landscape assessment. Sensitive design and mitigation of encroachment into countryside. <p>The site is recommended as an allocation option.</p> <p>Allocation principles</p> <ul style="list-style-type: none"> - provision of a new primary school site - access to be provided to adoptable standard - landscape impacts to be assessed - impact on minerals safeguarding zone
G	G	-			Site is adjacent to a mineral safeguarding area.	<p>Objections:</p> <ul style="list-style-type: none"> -Site rates poorly in terms of sustainable transport -nearest bus stop approx. 2 miles away <p>Recommendations:</p> <ul style="list-style-type: none"> -Transport statement should be submitted detailing improvements and provision of facilities for public transport, cycling and pedestrians. -Extension to existing pub service would improve public transport 	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.
A	G	F	A		None.	<p>Recommendations:</p> <ul style="list-style-type: none"> -Improvements to existing footways and pedestrian crossing would need to be identified and implemented -Bus services should increase frequency to allow for greater demand 	<p>Education</p> <p>The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - The total accessibility score is 22. Public transport access to major employers rates amber. - The sites would contribute to housing land supply by providing approximately 150 units of family houses, self-build homes and older persons housing. The site is not large enough to meet the strategy requirement on its own. - The site is within an area of archaeological interest and close to listed buildings. - The site is recommended as an allocation option. <p>Allocation principles</p> <ul style="list-style-type: none"> - The site would only be allocated if the settlement policy area was extended to include Coffle End. - Extension of settlement policy area boundary - provision of a new primary school - impact of contamination - incorporation into the settlement - impact on heritage

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
237	Land at Park Lane, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 30 to 40 dwellings	above threshold	-	2/ 3a	<0.5 miles to SPA/UA	Exclude from further assessment	R		G		A	G	G	6	8	8	A	R	2.6	Family houses, self-build homes, older people housing.		
238	Land at Yelnow Lane, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 65 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	6	A	A	2.19	Family houses		
242	Land east of Stoke Mill, Mill Road, Coffle End, Sharnbrook	Sharnbrook / Sharnbrook	Mixed use development for 25 dwellings and 3ha employment B1, B2 use	above threshold	adj CWS	2/3a/3b	>0.5 miles to SPA/UA	Exclude from further assessment			N/A		R	R	G	6	4	4	R	A	2.4	Family houses, self-build homes, older people housing.	Expansion to existing hotel facilities if required	
243	Land east of Stoke Mill, Mill Road, Coffle End, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 50 dwellings	above threshold	adj CWS	2/3a 3b	>0.5 miles to SPA/UA	Exclude from further assessment			G		R	R	G	6	4	4	R	A	2.4	Family houses, self-build homes, older people housing.		
244	Land North of High Street, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 60 dwellings	above threshold	-	2/ 3a	adjoining SPA/UA	Exclude from further assessment	R		G		R	G	G	6	8	8	A	A	2.4	Family houses, self-build homes, older people housing.		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
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A	G	F	A			<p>Recommendations:</p> <ul style="list-style-type: none"> -Substantial improvements would be required to existing, and provision of new footways to access the site in the interest of pedestrian safety -Visibility splays cannot be provided without these improvements, compromising safety -Consideration must be given to extension of 20mph zone
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The site has been excluded from further assessment at Stage 1 as the majority of the site is within flood zone 3.

A	G	-	A		None.	<p>Recommendations:</p> <ul style="list-style-type: none"> -Improvements to existing footways and pedestrian crossing would need to be identified and implemented -Reduction of speed limit along Yelnow Lane from 60mph to 30mph -Transport Assessment recommended to identify impact of development and mitigation measures <p>Objections:</p> <ul style="list-style-type: none"> -Nearest bus stop beyond 400m away
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Education - The site is not large enough to provide a school on its own although it could in combination with other sites.

Key objectives of the plan

- The total accessibility score is 16. Public transport access to major employers rates amber.
- The site would contribute to housing land supply by providing approximately 65 units of family houses including owner occupied, affordable rent and shared ownership. The site is not large enough to meet the strategy requirement on its own.
- The site is within an area of archaeological interest with well preserved ridge and furrow earthworks.
- Access improvements and improvements to existing footways are required. The speed limit along Yelnow Lane would need to be reduced to 30mph.
- The site may impact on key views of scheduled earthworks. The site will have an impact on an area of ridge and furrow.
- The site is recommended as an allocation option.

Allocation principles

- expected site capacity of 65 dwellings
- provision of primary school
- transport assessment required to identify impact of development and mitigation measures and access improvements and improvements to footways and crossing points
- assessment of landscape impacts
- pre-determination evaluation of archaeology and ridge and furrow required

A	G	F	G			<p>Recommendations:</p> <ul style="list-style-type: none"> -Transport assessment should be provided to identify improvements and provision of facilities for public transport, cycling and pedestrians -Improvements should be integrated with adoptable road off Mill Road <p>Objections:</p> <ul style="list-style-type: none"> -Rates poorly in respect of sustainable transport Nearly bus stop 2 miles away and no footpath on opposite site of site
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The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.

A	G	F	G	Site is within a mineral safeguarding area and is immediately adjacent to a former mineral working area to the south and within 300m of a former mineral working area to the north.		<p>Recommendations:</p> <ul style="list-style-type: none"> -Transport assessment should be provided to identify improvements and provision of facilities for public transport, cycling and pedestrians -Improvements should be integrated with adoptable road off Mill Road <p>Objections:</p> <ul style="list-style-type: none"> -Rates poorly in respect of sustainable transport Nearly bus stop 2 miles away and no footpath on opposite site of site
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The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.

A	G	-	R		None.	<p>Objections:</p> <ul style="list-style-type: none"> - for 60 dwellings width of access and carriageway would be below standard to achieve required splay and footway standards - third party land required for improvements <p>Recommendations:</p> <ul style="list-style-type: none"> - speed survey may indicate splays & footways be provided at lower standard
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The site is not suitable for allocation because the majority of the site is within flood zone 3.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
245	Land off Odell Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential 5 dwellings	above threshold	CWS	-	adjoining SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	G	1.93	Family houses		Approximately 1 Ha of woodland, wildflower meadow, which would become a nature reserve and enhance the biodiversity of the County Wildlife Site
247	Land south of Mill Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 42 dwellings	above threshold	-	2/ 3a/3b	>0.5 miles to SPA/UA	Exclude from further assessment			G		A	R	G	8	6	6	A	R	3.1	Family houses, self-build homes, older people housing.		
248	Land south of High Street, Sharnbrook	Sharnbrook / Sharnbrook	Residential 20 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	A	G	8	8	8	A	G	1.2	Family houses, self-build homes, older people housing.		
249	Land west of Stoke Mill, Mill Road, Coffle End, Sharnbrook	Sharnbrook / Sharnbrook	Mixed use development for 6 dwellings and 0.6 ha B1/B2 employment units	above threshold	-	2/ 3a/3b	>0.5 miles to SPA/UA	Exclude from further assessment			N/A		A	R	G	6	6	6	A	A	1	Family houses, self-build homes, older people housing.		An area of land could be used by the theatre for leisure use if required.
250	Land west of Stoke Mill, Mill Road, Coffle End, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 20 dwellings	above threshold	-	2/ 3a/3b	>0.5 miles to SPA/UA	Exclude from further assessment			G			A	G	6	6	6	A	A	1	Family houses, self-build homes, older people housing.		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	R	-	G			<p>Recommendations: -Access will need to be widened to allow two way movement of vehicles and to accommodate refuse vehicles. Satisfactory turning space will also be required</p> <p>-In respect of Gypsy and Traveller site, width of access not suitable to accommodate satisfactory manoeuvring of caravans</p>	<p>Education - The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan - the total accessibility score is 22. Public transport access to major employers rates amber. - The site would contribute to housing land supply by providing approximately 5 dwellings of family houses and self-build homes. The site is not large enough to meet the strategy requirement on its own. - the site is within an area of archaeological interest and close to listed buildings. - the site is a County Wildlife Site and development will have significant impacts - the site is a village open space</p> <p>The site is not recommended as a preferred site for allocation because of the significant impacts on the County Wildlife Site and Village Open Space.</p>
A	G	-	G		<p>Site is within a mineral safeguarding area and is also within 300m of two former mineral working areas to the south and south west.</p>	<p>Recommendations: -Transport assessment should be provided to identify improvements and provision of facilities for public transport, cycling and pedestrians -Improvements should be integrated with adoptable road off Mill Road</p> <p>Objections: -Rates poorly in respect of sustainable transport Nearly bus stop 2 miles away and no footpath on opposite site of site</p>	<p>The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.</p>
A	G	-	R			<p>Objections: - access and carriageway width insufficient to achieve adoptable standards for splays & footways</p> <p>Recommendation: - third party land required for splay improvements</p>	<p>The site has been excluded from further assessment at Stage 2 due to overriding highway constraints.</p>
A	G	-	G			<p>Recommendations: -Transport assessment should be provided to identify improvements and provision of facilities for public transport, cycling and pedestrians -Improvements should be integrated with adoptable road off Mill Road</p> <p>Objections: -Rates poorly in respect of sustainable transport Nearly bus stop 2 miles away and no footpath on opposite site of site</p>	<p>The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.</p>
A	G	-	G		<p>Site is within a mineral safeguarding area.</p>	<p>Recommendations: -Transport assessment should be provided to identify improvements and provision of facilities for public transport, cycling and pedestrians -Improvements should be integrated with adoptable road off Mill Road</p> <p>Objections: -Rates poorly in respect of sustainable transport Nearly bus stop 2 miles away and no footpath on opposite site of site</p>	<p>The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.</p>

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
251	Prospect Place, Odell Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 6 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	A	0.31	Family houses		
337	Land off Templars Way, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 60 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	8	6	6	A	G	2.83	Family houses		
410	Santoma, Souldrop Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 40 dwellings	above threshold	-	Zone 2/Zone 3a	adjoining SPA/UA	Exclude from further assessment			G		A	G	G	6	6	8	A	R	2.1			
468	Land at Odell Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 5 dwellings	above threshold	CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	G	4.84	Family Houses, Self - Build Homes		
516	Land south of High Street, Sharnbrook	Sharnbrook / Sharnbrook	Residential 33 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	A	G	8	8	8	A	G	1.3			
527	Land adjacent to School Approach, Sharnbrook	Sharnbrook / Sharnbrook	Residential, care home 60 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	4	6	6	A	G	5.22	Family houses, older people housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	-	G		None.	<p>Recommendations:</p> <ul style="list-style-type: none"> -Access road to adoptable standards required for 6 dwellings. If parameters of an adoptable road is not possible, maximum of 5 dwellings off a private driveway could be considered. -Either option would require a footway fronting the site with a safe crossing point identified across Odell Road (which would constitute off site highway works). 	<p>Education</p> <p>The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - The total accessibility score is 22. Public transport access to major employers rates amber. - The site would contribute to housing land supply by providing approximately 6 units of family housing for owner occupation. The site cannot meet the strategy requirement on its own. - No heritage constraints or archaeological constraints - An access road to adoptable standards is required with a footway and safe crossing point across Odell Road - The site is recommended as an allocation option <p>Allocation principles</p> <ul style="list-style-type: none"> - expected site capacity of 6 dwellings - provision of primary school - access to be provided to adoptable standards or a private driveway for a maximum of 5 dwellings - footway improvements and a safe crossing over Odell Road to be provided
G	G	-	A		None.	<p>Objections:</p> <ul style="list-style-type: none"> -Site not suitable for 50-85 dwellings which would result in over intensification of vehicular movements. -Transport assessment would be required to identify impact an mitigation measures of impact on highway -Site does not rate highly in terms of sustainable transport; improvements would be required for pedestrians, cyclists and public transport 	<p>The site is excluded from further assessment at Stage 2 because the site does not relate well to the structure of the settlement and existing facilities.</p>
A	G	-	R		None.	<p>Objections:</p> <ul style="list-style-type: none"> -Visibility splays would not be achieved for any access due to railway bridge -Site not suitable for number of dwellings 	<p>The site has been excluded from further assessment at Stage 1 because the majority of the site is within flood zone 3.</p>
A	R	-	G		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -suitable width of access for 2 way traffic and refuse lorries 	<p>Education</p> <ul style="list-style-type: none"> - The site is not large enough to provide a school on its own, although it could in combination with other sites. <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - the total accessibility score is 22. Public transport access to major employers rates amber. - The site would contribute to housing land supply by providing approximately 5 dwellings of family houses and self-build homes. The site is not large enough to meet the strategy requirement on its own. - the site is within an area of archaeological interest, conservation area and close to listed buildings. - the site is a County Wildlife Site and development will have significant impacts - the site is a village open space <p>The site is not recommended as a preferred site for allocation because of the significant impacts on the County Wildlife Site and Village Open Space.</p>
A	G	-	R		None.	<p>Objections:</p> <ul style="list-style-type: none"> - access and carriageway width insufficient to achieve adoptable standards for splays & footways <p>Recommendation:</p> <ul style="list-style-type: none"> - third party land required for splay improvements 	<p>The site has been excluded from further assessment at Stage 2 due to overriding highway constraints.</p>
A	G	-	G		Site is within 300m of a former mineral working area to the west.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> -suitable access to adoptable standards -adequate off-street parking -transport assessment identifying impact on highway and mitigation measures 	<p>Education - The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - The total accessibility score is 16. Public transport access to major employers rates amber. - The site would contribute to housing supply by providing 60 units of family houses and older persons housing and a residential care home. The site is not large enough to meet the strategy requirement on its own. - a suitable access to adoptable standards is required. A transport assessment would be required to introduce measures for public transport, pedestrians and cyclists - the site has potential for prehistoric remains - The site is recommended as an allocation option. <p>Allocation principles</p> <ul style="list-style-type: none"> - provision of 60 dwellings and residential care home - provision of primary school - heritage impact - access to be provided to adoptable standards and a Transport Assessment required to identify the impact on the highway and mitigation measures - A pre-determination archaeological evaluation is required and heritage statement to address if any heritage assets will be affected

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
583	Land between Templars Way and Mill Farm, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 120 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	8	6	6	A	G	4.94	Family houses, Older people housing, flats		
615	Land at Odell Road / Lodge Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential 40 dwellings	above threshold	CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	G	1.8	Family houses, Self-build homes, Older people housing, flats		
616	Colworth Park, Sharnbrook	Sharnbrook / Sharnbrook	Residential 100 dwellings	above threshold	-	zone 2, 3a	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	N/A		A	A	G	6	6	8	A	A	36	Family houses, Self-build homes, Older people housing, flats	5,000 sqm University Technical College	
617	Land at Kennell Hill, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 25-30 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	G	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	8	8	8	A	G	1.1	Family houses, Self-build homes, Older people housing		
618	Land at Park Lane, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 30-40 dwellings	above threshold	-	zone 2 and 3a	<0.5 miles to SPA/UA	Exclude from further assessment			G		A	G	G	6	8	8	A	R	2.6	Family houses, Self-build homes, Older people housing		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	R		Site is within 300m of a mineral safeguarding area.	Objections: -site not suitable for 120 dwellings unless extensive improvements to the highway network can be provided including footways and crossing points. -The proposal would result in an over-intensification in vehicle movements as alternative transport (bus, cycle, walk) is poor in this location	The site has been excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities.
A	R	-	G		None.	No objections subject to the provision of: -improvements to carriageway of Lodge Road and footpaths to meet current adoptable standards	Education - The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan - the total accessibility score is 22. Public transport access to major employers rates amber. - The site would contribute to housing land supply by providing approximately 5 dwellings of family houses and self-build homes. The site is not large enough to meet the strategy requirement on its own. - the site is within an area of archaeological interest and close to listed buildings. - the site is a County Wildlife Site and development will have significant impacts - the site is a village open space The site is not recommended as a preferred site for allocation because of the significant impacts on the County Wildlife Site and Village Open Space.
R	A	F	G		Southern section of site is within 300m of a sewage works.	No objections subject to the provision of: -a road to adoptable standards and adequate footways and cycle lanes -Transport assessment identifying highway mitigation measures and improvements for pedestrians, cyclists and public transport	The site has been excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities.
G	G	F	G		Site is within 300m of a mineral safeguarding area.	No objections subject to provision of: -improvements to existing footways and pedestrian crossings -access road to adoptable standards -transport assessment identifying highway mitigation measures and improvements for pedestrians, cyclists and public transport	Education The site is not large enough to provide a school on its own although it could in combination with other sites. Key objectives of the plan - The site accessibility score is 24. Public transport access to major employers rates amber. - The site would contribute to housing land supply by providing approximately 30 units of family houses, self-build homes and older persons housing. - The site has heritage constraints which need to be addressed. Part of the site is contaminated land. - An access road to adoptable standards is required and improvements to existing footways and pedestrian crossings are required. A Transport Assessment is required to identify the highway mitigation measures and improvements. - the site is recommended as a preferred site for allocation. Allocation principles - expected site capacity of 30 dwellings - provision of primary school - impact of contamination to be assessed - A desk-based assessment and a pre-determination evaluation of archaeology is required - A heritage statement is required to describe the affect on any heritage assets including their setting
A	G	F	A		None.	Recommendations -Required visibility splays cannot be achieved given that there are no footways on Park Lane hence substantial improvements would be needed to existing footways and provision of new footways would be required -Adequate off street parking required -Transport assessment identifying highway impact, mitigation measures and improvements for pedestrians, cyclists and public transport	The site is not suitable for allocation because the majority of the site is within flood zone 3.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
619	Land at The Retreat, Park Lane, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 5-10 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	G	0.4	Family houses, Self-build homes, Older people housing		
620	Land east of Odell Road, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 350-450 dwellings	above threshold	-	zone 2, 3a	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	A	Include in next stage of assessment	A	A	G	4	6	6	A	A	46.9	Family houses		
621	Land off Park Lane, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 267 dwellings	above threshold	-	small part zone 2	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		G	A	G	6	8	8	A	A	8.9	Family houses, older people housing		
623	Land at Templars Way, Sharnbrook	Sharnbrook / Sharnbrook	Residential development for 50 and employment	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	8	6	6	A	G	2.83	Family houses		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
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A	G	F	R		None.	<p>Objections:</p> <ul style="list-style-type: none"> -Visibility splays would be obscured and the width of the site frontage is not wide enough to accommodate a road to adoptable standards with footways either side. The site would only be suitable up to a maximum of 5 dwellings served off a private drive.
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<p>Education</p> <p>The site is not large enough to provide a school on its own although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - The total accessibility score is 22. Public transport access to major employers rates amber. - The site would contribute to the housing land supply by providing 10 dwellings of family houses, self-build homes and older persons housing. The site is not large enough to meet the strategy requirement on its own. - Infrastructure. Access constraints means any development of site would be limited to 5 dwellings. -the site is within an area of archaeological interest and close to listed buildings. - the site is only suitable for 5 dwellings as the site frontage is not wide enough to accommodate a road to adoptable standards and the visibility splays would be obscured. - The site is recommended as a preferred site for allocation. <p>Allocation principles</p> <ul style="list-style-type: none"> - site capacity is limited to 5 dwellings due to width of site frontage - development to be served off a private drive - desk-based assessment and pre-determination evaluation to assess the archaeological interest of the site - heritage statement required in order to describe the significance of any heritage assets, their setting and conservation area

A	A	F	G		<p>Part of site is within a mineral safeguarding area and western part of the site is immediately adjacent to an mineral working area that used to be gravel pits.</p>	<p>No objection subject to provision of:</p> <ul style="list-style-type: none"> -access road to adoptable standards -adequate off street parking -Transport assessment identifying highway impact, mitigation measures and improvements for pedestrians, cyclists and public transport
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<p>Education - The site is large enough on its own to provide a school on its own.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - The total accessibility score is 20. Public transport access to major employers rates amber. - The site would contribute to housing land supply by providing approximately 400 family houses which are owner occupied. <p>The site is within an area of archaeological interest.</p> <ul style="list-style-type: none"> - An access road to adoptable standards would be required. A Transport Statement would be required to identify the highway impact and mitigation measures. - a public footpath runs through the site - Part of site designated as Village Open Space and part of the site is within a mineral safeguarding area. - The site is located in the Great Ourse Valley which forms a rural backdrop to the settlement. The size of the site means key views out of and into the village would be affected. The size would mostly likely mean that historic field boundaries and hedges would be affected by the development. The site is recommended as a preferred site for allocation. <p>Allocation principles</p> <ul style="list-style-type: none"> - Expected site capacity for one option is 250 dwellings in combination with other sites or 400 for another option - provision of primary school and impact on village open space and a heritage statement is required - a Transport Assessment is required to identify the highway impact and mitigation measures and impact on adjacent public rights of way - consideration of the landscape impact and flood risk, contamination and water quality and impact on Felmersham Gravel Pits SSSI adjacent
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A	G	F	A		None.	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - adoptable splays achievable by carriageway improvements within site - footway improvements along Park Lane - third party land acquisition to achieve footway provision - traffic survey to assess pedestrian risk along carriageway <p>Recommendation:</p> <ul style="list-style-type: none"> - if continuous footway from site to south west of bridge can't be provided then smaller development should be considered
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<p>The site was excluded from further assessment at Stage 2 due highway constraints.</p>
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A	G	-	A		None.	<p>Recommendations:</p> <ul style="list-style-type: none"> -proposal would result in over-intensification of use of site. -lack of footways and no key crossing points makes access to nearest bus stops difficult -nearest bus stop exceeds maximum 400m distance -transport assessment identifying satisfactory footways and crossing points, highway impact and mitigation and improvements for pedestrians, cyclists and public transport
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<p>The site has been excluded from futher assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities.</p>

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Stewartby																						
569	Stewartby West	Stewartby / Elstow and Stewartby	Residential 1000 - 1500 dwellings (sites 569, 570, 571 combined)	above threshold	-	zone 2	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	A	Include in next stage of assessment	G	R	G	0	6	8	A	A		Family houses, Older people housing, flats	G	Opportunity to conserve historic buildings and structures important to local heritage. Beneficial use of disused and contaminated brownfield site.
570	Stewartby East	Stewartby / Elstow and Stewartby	Residential 1000- 1500 dwellings (sites 569, 570, 571 combined)	above threshold	-	zone 2	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	A	Include in next stage of assessment	G	A	G	0	8	8	A	G		Family houses, Older people housing, flats	G	Opportunity to conserve historic buildings and structures important to local heritage. Beneficial use of disused and contaminated brownfield site.

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
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R	G	F	A	With site 570, the development will generate a notable increase in traffic affecting junctions on A421. Mitigation may be necessary.	Adjacent to former Stewartby non hazardous waste landfill site. Soils are being Restored. Site is a former brickworks. Within 300m of a sewage works.	No objections subject to the provision of: -suitable access, preferably in the south-east corner of the site away from the existing level railway crossing -Transport assessment demonstrating how additional traffic from site would affect existing railway crossing -consultation on any proposed development with the Secretary of State and network operator of railway line -development limited to 300 dwellings because only 1 access can be achieved -flood risk assessment	Education - The site (with site 570) is large enough to provide a school on its own. Key objectives of the plan - Sustainability. The total accessibility score is 14. Public transport access to major employers rates amber. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 1000 units (with site 570) of family housing, older people's housing and flats which would be owner occupied. The site can meet the strategy requirement in combination with site 570. - Infrastructure. A primary school is required. Conserve historic buildings and structures on the site that are important to local heritage. - Constraints. Significant heritage constraints but opportunity to conserve historic buildings and structures. Access constraint likely to limit capacity to 300 dwellings. Traffic impact on railway crossing and junctions on A421 (with site 570). The site adjoins a former landfill site which is undergoing restoration. - Landscape assessment. Interface between settlement edge and rural landscape. Avoid visual clutter which detracts from landmark chimney stacks and kilns. - Settlement character. The site is brownfield and surrounding uses provide a clear boundary to development. The location of the site on the settlement edge should minimise traffic through the village. The combination of sites 569/570 are recommended as a preferred site for allocation. Allocation principles- Sites 569/570 can be allocated to provide 1000 dwellings. Key considerations include: - heritage impact to be assessed - preservation of listed buildings and structures and provision of a primary school - position and design of access roads and impact on strategic road network and traffic impacts on village and impact on railway crossing.
R	G	F	A	With site 570, the development will generate a notable increase in traffic affecting junctions on A421. Mitigation may be necessary.	Adjacent to former Stewartby non hazardous waste landfill site. Soils are being Restored. Site is a former brickworks. Within 300m of a sewage works.	No objections subject to the provision of: -Transport assessment demonstrating how additional traffic from site would affect existing railway crossing, consideration of controlled pedestrian crossing over railway, location of suitable access point, scheme of improvements of foot/cycleways and integration of public transport associated with site opposite currently under construction -consultation on any proposed development with the Secretary of State and network operator of railway line	Education - The site (with site 569) is large enough to provide a school on its own. Key objectives of the plan - Sustainability. The total accessibility score is 14. Public transport access to major employers rates amber. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 1000 units (with site 569) of family housing, older people's housing and flats which would be owner occupied. The site can meet the strategy requirement in combination with site 569. - Infrastructure. A primary school is required. Development gives the opportunity to conserve historic buildings and structures on the site that are important to local heritage. - Constraints. Significant heritage constraints but opportunity to conserve historic buildings and structures. Traffic impact on railway crossing and junctions on A421 (with site 569). The site adjoins a former landfill site which is undergoing restoration. - Landscape assessment. Interface between settlement edge and rural landscape. Avoid visual clutter which detracts from landmark chimney stacks and kilns. - Settlement character. The site is brownfield and surrounding uses provide a clear boundary to development. The location of the site on the settlement edge should minimise traffic through the village. The combination of sites 569/570 are recommended as a preferred site for allocation. Allocation principles - Sites 569/570 can be allocated to provide 1000 dwellings. Key considerations include: - heritage impact to be assessed - preservation of listed buildings and structure and provision of a primary school - position and design of access roads and impact on strategic road network and traffic impacts on village and impact on railway crossing.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment				Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria												
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Turvey																						
277	Chantry Walled Garden, Carlton Rd, Turvey	Turvey / Kempston Rural	Residential development for 2 dwellings	<5 dwellings	-	-	adjoining SPA/UA	Exclude from further assessment			G		A	G	G	0	8	8	G	G	0.18ha	Family houses		
278	Elderswell Farm, Station Rd, Turvey	Turvey / Kempston Rural	Residential development for 3 dwellings	<5 dwellings	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		A	G	G	0	0	4	G	G	0.89ha	Family houses		
279	Land adjoining to Priory Close, Turvey	Turvey / Kempston Rural	Residential development for 50 dwellings	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		A	G	G	0	0	4	G	G	2.30ha	Family houses		
280	Land at Newton Lane, Turvey	Turvey / Kempston Rural	Residential development for 30 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	0	8	8	G	G	1.02ha	Family houses		
282	Land to the north of Turvey off Carlton Rd	Turvey / Kempston Rural	Residential development for 380 dwellings	above threshold	-	2/3a	<0.5 miles to SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	A	G	0	8	8	R	A	19.5ha	Family houses, Older people housing	A	

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria						
Constraints					Overall conclusions	
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary
A	G			Affects 14 LB's within and around Turvey village in 100m radius, assessment needed.		Objections: -suitable access cannot be achieved
The site has been excluded from further assessment at Stage 1 because the proposal is for less than 5 dwellings.						
G	G					Objections: -nearest bus stop beyond 400m maximum walking distance -access/drive excessive and convoluted in length with some sections of inadequate width -junction of Station Rd and Bedford Rd does not comply with required site lines
The site has been excluded from further assessment at Stage 1 because the proposal is for less than 5 dwellings and the site is more than 0.5 miles from the SPA boundary.						
R	G	F		Refusal recommended due to well-preserved ridge and furrow earthworks. Heritage assessment require- one Grade II Listed Building within 100m radius, consider the setting of Abbey Park.	Northern section of site is within 300m of a sewage works.	No objections subject to the provision of: -real-time information at bus stops -widening of existing share cyce/footway where possible to current standards -reduction of speed limit to 30mph or 40mph along Bedford Road due to poor visibility -a transport statement detailing scheme of improvements to enable safe access for pedestrians/cyclists and public transport
The site has been excluded from further consideration at Stage 1 because it is more than 0.5 miles from the SPA boundary.						
A	G		A	Pre-determination archaeology evaluation of approximately 1ha.	Site is within 300m of a former mineral works.	Objections: -Access to acceptable standards cannot be achieved -Newton Lane could not be widened to current standards due to existing building lines
Key objectives of the plan - Sustainability. The total accessibility score is 16. Public transport to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 30 dwellings of family housing with owner occupied, shared ownership and affordable rent. The site can meet the strategy requirement in combination with site 632 and 631. - Constraints. The site is within an area of archaeological interest. The proposed access is sub-standard in width and cannot be satisfactorily widened at this point of Newton Lane within the curtilage of the site as submitted. It is recommended that the site is included on the shortlist for potential allocation. Allocation principles - Allocation is subject to resolution of highways concerns (currently indicated for 30 units). This site on its own is unable to provide an access to required standards, however as part of a larger development in combination with Site 631 the site is suitable for development. - Pre-determination evaluation of archaeological features required						
G	G	F	A	There is no existing access to the public highway.	Site is within a mineral safeguarding area.	No objections subject to the provision of: -footways to current standards, off-road share foot/cycle ways and/or on-road cycle lanes to be integrated with access -extension of bus service to provide sustainable transport along with safe crossing facilities to access bus stops -possible extension of 30mph speed limit -flood risk assessment
Key objectives of the plan -Sustainability. The total accessibility score is 16. Public transport access to major employers rates red. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 380 dwellings of family housing and older persons housing including owner occupied, private rented housing, affordable rent and shared ownership. The site is large enough to meet the strategy requirement on its own. -Constraints. There are no heritage/archaeological constraints or nature conservation constraints, however the site is closed to listed buildings. The siting of the access point and widening of Carlton Road requires a detailed highways scheme. The site is contained within the Mineral Safeguarding Area. Landscape. May detract from the aims of Conserving the largely unsettled slopes above the Great Ouse Valley that form a rural backdrop to this lower lying, more settled valley landscape; and conserving and enhancing the character of the rural roads and lanes. It is recommended that the site is included on the shortlist for potential allocation. Allocation principles: - The site is capable of contributing up to 50 dwellings as only part of the site is required to meet the development strategy - landscape impact & mitigation, depending on the extent and location of development - position and design of access point(s) to Carlton Road - assessment of minerals on the site - assessment of the heritage impact on the adjoining listed buildings						

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available		Ability to deliver necessary infrastructure and services					
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
283	Priory Farm, Bedford Rd, Turvey	Turvey / Kempston Rural	Residential development for 40 dwellings	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		A	A	G	0	4	6	G	G	1.6 ha	Family houses, older people housing		
462	Meadow House, Off May Road, Turvey, Bedfordshire	Turvey / Kempston Rural	Residential development 75 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment			A	G	G	0	8	8	G	G	2.75 ha	Older People Housing		
631	Land at Newton Lane, Turvey	Turvey / Kempston Rural	Residential development for 150 dwellings	above threshold	-	zone 2, 3a	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	0	8	8	G	R	5.5	Family houses, Self-build homes, Older people housing		
632	Land at Newton Lane, Turvey	Turvey / Kempston Rural	Residential development for 70 dwellings	above threshold	-	zone 2, 3a	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	0	8	8	G	G	2.6	Family houses		
633	Land off Station Rd, Turvey	Turvey / Kempston Rural	Residential development for up to 49 dwellings	above threshold	-	-	>0.5 miles to SPA/UA	Exclude from further assessment			G		A	G	G	0	0	0	G	G	2.6	Family houses		

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							Overall conclusions
Constraints							
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
G	G	-			Site is immediately adjacent to a sewage treatment works.	No objections subject to the provision of: -real-time information at bus stops to improve public transport -widening of share cycle/footway where possible to current standards -Mitigation measures for access onto Bedford Road such as reduction of speed limit to 30mph -Transport statement detailing scheme of improvements	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.
A	G	F	A	Site contains ridge and furrow, condition to be assessed. Possible overriding constraint if survival is good. If permission granted post consent works required.	None.	Objections: -proposals would intensify use of May Road, Norfolk Road and May Road/Carlton Road junction. Required visibility splays cannot be achieved at this junction -Suitable access road cannot be achieved and would conflict with adjacent access for neighbouring property	The site is excluded from further assessment at Stage 2. The site is not suitable because of an overriding highway constraint.
A	G	F	R	Public footpath FP2 off Newton Lane links with FP17 and FP3 links with bridleyway BW4. Proposed access is not suitable. The proposed development will intensify the use of a substandard road.	None.	Objections: -suitable access cannot be achieved -sight lines cannot be achieved for access off Newton Lane -proposal would intensify use of substandard road which cannot be widened due to existing building frontage	Key objectives of the plan -Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. -Contribution to housing supply. The site would contribute to housing land supply by providing 150 units of family houses, self-build homes and older persons housing. The site is large enough to meet the strategy requirement on its own. -Constraints. The site is within an area of archaeological interest, includes a small area of ridge and furrow and is close to listed buildings. The proposed access location is not suitable and the proposed number of dwellings will intensify the use of a substandard road. It is recommended that the site is included on the shortlist for potential allocation. Allocation principles - The site is capable of contributing up to 50 dwellings as only part of the site is required to meet the development strategy - access and highway improvements required - a Transport Assessment is required to identify the impact on the highway and mitigation measures - pre-determination archaeological evaluation required - heritage statement required to describe the impact on heritage assets including their setting
A	G	-	A	see 631 above re public footpath FP2 Potential to weaken boundaries of Turvey settlement Heritage statement required. Within 500m of Grade I listed church and number of Grade II listed buildings.	Southern section of site is within 300m of a former mineral working area.	Recommendations: -Widening of existing footway with options for extending footways in highways or third party land to be explored -A safe crossing point on Newton Road to access footway -Demonstrate visibility splays can be achieved or conduct speed survey to discover 85th percentile speed -Routes to lower school, pick up points for other school buses, shops and other community facilities need careful consideration and possible improvement -Transport assessment to consider number of trips generated, distribution and any impacts on local junction as well as opportunities to improve sustainable travel choices.	Key objectives of the plan - Sustainability. The total accessibility score is 16. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 70 units of family houses with owner occupied, affordable rent and shared ownership. The site is large enough to meet the strategy requirement on its own. - Constraints. The site is within an area of archaeological interest and close to listed buildings. The proposed development will intensify the use of the High St/Bridge St junction and Newton Lane is narrow. It is recommended that the site is included in the shortlist for potential allocation Allocation principles - The site is capable of contributing up to 50 dwellings as only part of the site is required to meet the development strategy - A Transport Assessment to be provided to address the access and road design capacity should be further investigated with the land owners - pre-determination evaluation of archaeology required - heritage statement required
A	G	F			None.	No objections subject to the provision of: -mitigation for poor visibility at junction of Station Road/Bedford Road -possible speed reduction to 30mph or 40mph given increase in pedestrian and vehicle movements -demonstration that access can be accommodated within site curtilage -Transport statement outlining scheme of improvements for pedestrian/cycle crossings/footways and integration of public transport onto site	The site has been excluded from further consideration at Stage 1 because it is more than 0.5 miles from the SPA boundary.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
		Wilstead																						
293	Cotton End Farm, Wilstead	Wilstead / Wilstead	Residential development for 10 dwellings	above threshold	-	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		G	G	G	6	4	6	R	G	0.6	Family houses. Self build homes. Older people housing.		None
294	148 Cotton End Road, Wilstead MK45 3DP	Wilstead / Wilstead	Residential development for 100-150 elderly care dwellings	above threshold	adj CWS	-	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment			A	G	G	6	6	6	R	G	6.07	Older people housing.		None
295	Land between 118 & 130, Land south of Cotton End Road	Wilstead / Wilstead	Residential development for 8-10 dwellings	above threshold	CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment			A	G	G	6	6	6	R	G	0.58	Family houses. Self-build homes. Older people housing.		None
296	Land at Ivy Lane, Wilstead	Wilstead / Wilstead	Residential development for 50 dwellings	above threshold	adj CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	G	G	6	6	6	R	G	4.3	Family houses. Self-build homes. Older people housing.		None
297	Land off Whitworth Way, Wilstead	Wilstead / Wilstead	Residential development for 70 dwellings	above threshold	adj CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	8	8	8	G	G	2.7	Family houses. Self-build homes. Older people housing. Flats.		None
298	Land east of Hooked Lane, Wilstead	Wilstead / Wilstead	Residential development for 3-6 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	G	Exclude from further assessment	G		A	G	G	6	6	6	R	G	0.2	Family houses. Self build homes. Older people housing		none
299	Land between 179A and Village Farm, Land on the north side of Cotton End Road, Wilstead MK45 3DP	Wilstead / Wilstead	Residential development for 8-10 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment			A	G	G	6	6	6	R	G	0.49	Family houses. Self-build homes. Older people housing.		none

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	G	-	G		None	No objections subject to provision of: - access point to adoptable standards - transport statement assessing position of access, improved bus facilities and footways	The site has been excluded from further assessment at Stage 2 because the location is not consistent with the development strategy.
A	A	F	A	PROW crosses through site	None	No objections subject to: - site able to accommodate access road to adoptable standards - consideration of alternative shared access with Site 295 - transport statement assessing highway impacts and potential mitigation measures, improved bus facilities and footways	The site has been excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.
A	R	F	G	Part of site is a CWS	None	No objections subject to: - site able to accommodate access road to adoptable standards - improved bus facilities	The site is excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.
A	A	F	R	Highway network and junction capacity issues.	None	Objection: - access not sufficient to accommodate road to adoptable standards - existing road network (Ivy Lane / Cotton End Road) not to adoptable standards	The site is excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.
A	A	F	A		None	Objection: - fails to provide adequate access to public transport services	Education The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan - Sustainability. The total accessibility score is 24. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 70 units of family housing, both owner occupied, private rented housing, and shared ownership. The site is not large enough to meet the strategy requirement on its own. - Constraints. Possible highway and access improvements. The site is adjacent to a County Wildlife Site. - Landscape assessment. Preserve views to All Saints Church. Preserve the views to and setting of the prominent Greensand Ridge. - Settlement character. The site infills a plot that increases the central nucleus built form of the settlement. Site narrows the open countryside protrusion into the settlement core. With the adjoining and nearby sites (300 / 302 / 349 / 648 / 649 / 674) the site can achieve the local plan strategy requirement. It is recommended that the site is included on the shortlist for potential allocation. Allocation principles The site could provide 70 dwellings. Key considerations include: - access width and highway and junction capacity - assessment of listed building setting and investigate potential impact on adjoining CWS
G	G	B	A		none	Objection (6 home scheme): - adoptable access cannot be achieved at location - highway (Hooked Lane) of insufficient width Recommendation: - private access to adoptable standards serving 5 homes	The site is excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.
A	G	-	A		none	No objections subject to provision of: - access to adoptable standards - real time bus information - improved footways	The site is excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site			Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria										
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)										Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services	
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
300	Land off Howard Close, Wilstead	Wilstead / Wilstead	Residential development for 20 dwellings	above threshold	adj CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	G	G	1.3	Family houses. Self build homes. Older people housing		none
302	Land at Village Farm, Wilstead	Wilstead / Wilstead	Residential development for 30 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	8	8	8	G	G	2.2	Family houses. Self-build homes. Older people housing.		none
349	Land at Village Farm, Wilstead	Wilstead / Wilstead	Residential development for 50-60 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	8	8	8	G	G	2.29	Family houses		none
415	Land east side of Bedford Road	Wilstead / Wilstead	Residential development for 200 dwellings	above threshold	-	Zone 2/Zone 3a	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	A	G	8	8	8	G	A	8.7ha	Family Houses		none
429	Land at Cotton End Road, Wilstead	Wilstead / Wilstead	Residential development for 175 dwellings	above threshold	CWS	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	8	8	8	G	G	11.75 ha	Family houses, self-build		
645	84 Cotton End Lane, Wilstead	Wilstead / Wilstead	Residential development for 5 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	8	6	8	R	G	0.2	Family houses, self-build homes		None

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria

Constraints

Overall conclusions

Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	A	-	A	-	none	No objections subject to provision of: - sufficient parking - access to adoptable standards - transport assessment of improved bus services	Education - The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan - Sustainability. The total accessibility score is 22. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 20 units of family housing, both owner occupied, private rented housing, affordable rent and shared ownership. The site is not large enough to meet the strategy requirement on its own. - Constraints. Highways assessment of speed calming measures and improved bus services. Site is within area of archaeological interest and 500m of listed buildings. The site is adjacent / close proximity to a County Wildlife Site. - Landscape assessment. Preserve views to All Saints Church. Preserve the views to and setting of the prominent Greensand Ridge. - Settlement character. The site infills a plot that increases the central nucleus built form of the settlement. Site narrows the open countryside protrusion into the settlement core. With the adjoining and nearby sites (297 / 302 / 349 / 648 / 649 / 674) the site can achieve the local plan strategy requirement. It is recommended that the site is included on the shortlist for potential allocation. Allocation principles The site could provide 20 dwellings. Key considerations include: - assess bus services and speed calming - archaeological assessment and assessment of listed building setting and investigate potential impact on adjoining CWS
A	G	-	G	-	none	No objections subject to provision of: - access to adoptable standards - transport assessment of highway impacts, potential mitigation measures and sustainable modes of transport improvements	Education - The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan - Sustainability. The total accessibility score is 24. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 30 units of family housing, both owner occupied, private rented housing, affordable rent and shared ownership. The site is not large enough to meet the strategy requirement on its own. - Constraints. Access acceptable subject to adoptable standards. The site frontage and access impinge upon a Village Open Space. Site within 100m of a listed building. - Landscape assessment. There are no landscape issues and the site does not impact on key views. - Settlement character. The site is located in next to the central nucleus built form of the settlement with a frontage onto a main road. It is bounded by development to the west and south which help to contain the site. With the adjoining and nearby sites (297 / 300 / 349 / 648 / 649 / 674) the site can achieve the local plan strategy requirement. It is recommended that the site is included on the shortlist for potential allocation. Allocation principles - The site could provide 30 dwellings. Key considerations include: - access improvements - assessment of listed building setting and assessment of archaeology - assessment of impact on VOS
A	G	-	G	-	None	No objections subject to provision of: - access to adoptable standards - transport assessment of highway impacts, potential mitigation measures and sustainable modes of transport improvements	Education - The site is not large enough to provide a school on its own, although it could in combination with other sites. Key objectives of the plan - Sustainability. The total accessibility score is 24. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 30 units of family housing, both owner occupied, private rented housing, affordable rent and shared ownership. The site is not large enough to meet the strategy requirement on its own. - Infrastructure. None. - Constraints. Access acceptable subject to adoptable standards. The site frontage and access impinge upon a Village Open Space. Site within 100m of a listed building. - Landscape assessment. There are no landscape issues and the site does not impact on key views. - Settlement character. The site is located in next to the central nucleus built form of the settlement with a frontage onto a main road. It is bounded by development to the west and south which help to contain the site. With the adjoining and nearby sites (297 / 300 / 302 / 648 / 649 / 674) the site can achieve the local plan strategy requirement. It is recommended that the site is included on the shortlist for potential allocation. Allocation principles - The site could provide 30 dwellings. Key considerations include: - access improvements - assessment of listed building setting and assessment of archaeology - assessment of impact on VOS
A	G	-	G	-	none	No objections subject to provision of: - access point to adoptable standards - transport statement assessing position of access, highway impacts and potential mitigation measures, sustainable modes of transport improvements	The site is excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.
A	A	F	R		none	Objection: - access not sufficient to accommodate road to adoptable standards Recommendation: - consider shared access with Site 648 onto Luton Road	The site is excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.
A	G	-	G	Telegraph pole located where possible access would be.	none	No objections subject to provision of: - access point to adoptable standards	The site is excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.

Site description				Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment					Site selection process step 2 - Assessing the suitability and availability of each potential site		Site selection process step 3 - Assessing the deliverability of each site including viability considerations		Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria											
				Is the site proposed to accommodate less than 5 dwellings or provide less than 0.25ha land for employment?	Does the site have overriding environmental or physical constraints?	Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?	Site selection process step 1 - Conclusions and reasons	Is the site suitable for development?	Site selection process step 2 - Conclusions and reasons	Council's initial viability assessment	Site selection process step 3 - Conclusions and reasons	Sustainability (efficient use of resources and accessibility)					Contribution to improving housing supply through broadening the range of site sizes and site types which are available	Ability to deliver necessary infrastructure and services						
Local Plan site ref	Address of site	Parish/Ward	Proposal	Site below threshold	Nature conservation	Flood risk	Description of location	Step 1 conclusion	Suitability	Step 2 conclusion	Viability	Step 3 conclusion	Land use	Contamination	Source protection zone	Walkability -GP	Walkability -Primary school	Walkability -Food store	Public transport access to major employer	Flood risk	Gross site area (ha)	The type of housing proposed	Education	Community and other benefits offered
646	127 Cotton End Road, Wilstead	Wilstead / Wilstead	Residential development for 6-7 dwellings	above threshold	adj to CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Exclude from further assessment	G		A	G	G	8	8	8	A	G	0.38	Family houses, self-build homes		None offered
647	Land at Bedford Road, Wilstead	Wilstead / Wilstead	residential development for 7 dwellings	above threshold	-	zone 2	<0.5 miles to SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	6	6	8	A	A	1.8	Family houses		None offered
648	Land at Luton Road, Wilstead	Wilstead / Wilstead	Residential development for 250 dwellings	above threshold	Includes Wilstead Meadows CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	8	8	8	G	G	9.8	self-build homes		none
649	Land rear of 25-39 Howard Close, Wilstead	Wilstead / Wilstead	Residential development for 36 dwellings	above threshold	in close proximity to Wilstead Meadow CWS	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	6	8	8	A	G	1.44	Family houses		-
671	Land at 84 Cotton End Lane, Wilstead	Wilstead / Wilstead	Residential development for 30 dwellings	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	R	Exclude from further assessment	G		A	G	G	8	6	8	R	G	1.45ha	family houses, self-build homes		None offered
674	Village Farm, 185 Cotton End Road, Wilstead	Wilstead / Wilstead	Residential development for up to 265 dwellings , 2 ha primary school site	above threshold	-	-	adjoining SPA/UA	Include in next stage of assessment	A	Include in next stage of assessment	G	Include in next stage of assessment	A	G	G	8	8	8	G	G	11.7ha	Family houses		Attenuation feature and public open space provision.

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against the key criteria							
Constraints					Overall conclusions		
Heritage	Nature conservation	Rights of way	Access constraints	Any other constraints	Minerals and waste	Highways DC comments summary	
A	A	-	A	TPO near access	none	<p>Objection:</p> <ul style="list-style-type: none"> - access cannot achieve adoptable standards <p>Recommendation:</p> <ul style="list-style-type: none"> - subject to access meeting adoptable standards, then suitable for private drive to serve 5 or less dwellings 	The site is excluded from further assessment at Stage 2. The site is not suitable because it does not relate well to the structure of the settlement.
A	G	-	G	Ponds on-site.	none	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access point to adoptable standards - sufficient parking - transport statement assessing position of access, highway impacts and potential mitigation measures, sustainable modes of transport improvements 	The site has been excluded from further assessment at Stage 2 because it would not relate well to the structure of the settlement.
R	R	-	G	—	none	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access point to adoptable standards - transport statement assessing junction improvements, highway impacts and potential mitigation measures, sustainable modes of transport improvements 	<p>Education - The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 24. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 94 units of family housing, both owner occupied, affordable rent, shared ownership. The site is not large enough to meet the strategy requirement on its own. - Infrastructure. None. - Constraints. Access acceptable subject to speed calming measures. Site is within an area of archaeological interest, ridge & furrow and within 500m of listed buildings. The site is adjacent / close proximity to a County Wildlife Site. - Landscape assessment. Preserve views to All Saints Church. Preserve the views to and setting of the prominent Greensand Ridge. - Settlement character. The site infills a plot that increases the central nucleus built form of the settlement. Site narrows the open countryside protrusion into the settlement core. With the adjoining and nearby sites (297 / 300 / 302 / 349 / 649 / 674) the site can achieve the local plan strategy requirement. It is recommended that the site is included on the shortlist for potential allocation. <p>Allocation principles - The site could provide 94 dwellings. Reduced from promoter's 250 to take account of CWS being included in site boundary. Key considerations include:</p> <ul style="list-style-type: none"> - speed calming measures - assessment of ridge and furrow and assessment of listed building setting and archaeological assessment and investigate potential impact on adjoining CWS
A	G	-	G	—	None	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - sufficient parking - access to adoptable standards - transport assessment of improved bus services 	<p>Education - The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 22. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 20 units of family housing, both owner occupied, private rented housing, affordable rent and shared ownership. The site is not large enough to meet the strategy requirement on its own. - Infrastructure. None. - Constraints. Highways assessment of speed calming measures and improved bus services. Site is within area of archaeological interest and 500m of listed buildings. The site is adjacent / close proximity to a County Wildlife Site. - Landscape assessment. Preserve views to All Saints Church. Preserve the views to and setting of the prominent Greensand Ridge. - Settlement character. The site infills a plot that increases the central nucleus built form of the settlement. Site narrows the open countryside protrusion into the settlement core. With the adjoining and nearby sites (297 / 300 / 302 / 349 / 648 / 674) the site can achieve the local plan strategy requirement. It is recommended that the site is included on the shortlist for potential allocation. <p>Allocation principles - The site could provide 20 dwellings. Key considerations include:</p> <ul style="list-style-type: none"> - assess bus services and speed calming - archaeological assessment and assessment of listed building setting and investigate potential impact on adjoining CWS
A	G	-	G		none	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - access point to adoptable standards 	The site has been excluded from further assessment at Stage 2 because it would not relate well to the structure of the settlement and would seriously harm an important Village Open Space.
A	G	-	A	—	none	<p>No objections subject to provision of:</p> <ul style="list-style-type: none"> - two access points to adoptable standards - transport assessment of highway impacts and potential mitigation measures, TRO to control parking 	<p>Education</p> <p>The site is not large enough to provide a school on its own, although it could in combination with other sites.</p> <p>Key objectives of the plan</p> <ul style="list-style-type: none"> - Sustainability. The total accessibility score is 24. Public transport access to major employers rates green. - Contribution to housing supply. The site would contribute to housing land supply by providing approximately 174 units of family housing, of a mixed tenure. The site is not large enough to meet the strategy requirement on its own. - Infrastructure. School capacity addressed if new school provided. - Constraints. Two accesses required. Highways assessment of; impacts and potential mitigation measures, TRO to control parking. Site is within an area of archaeological interest, ridge & furrow and within 500m of listed buildings. Small southern part of site impinges on a Village Open Space. - Landscape assessment. There are no landscape issues and the site does not impact on key views - Settlement character. The site is located next to the central nucleus built form of the settlement with a small frontage onto a main road. It extends out into the open countryside and is bounded by development along the southwestern boundary. With the adjoining and nearby sites (297 / 300 / 302 / 349 / 648 / 649) the site can achieve the local plan strategy requirement. It is recommended that the site is included on the shortlist for potential allocation.