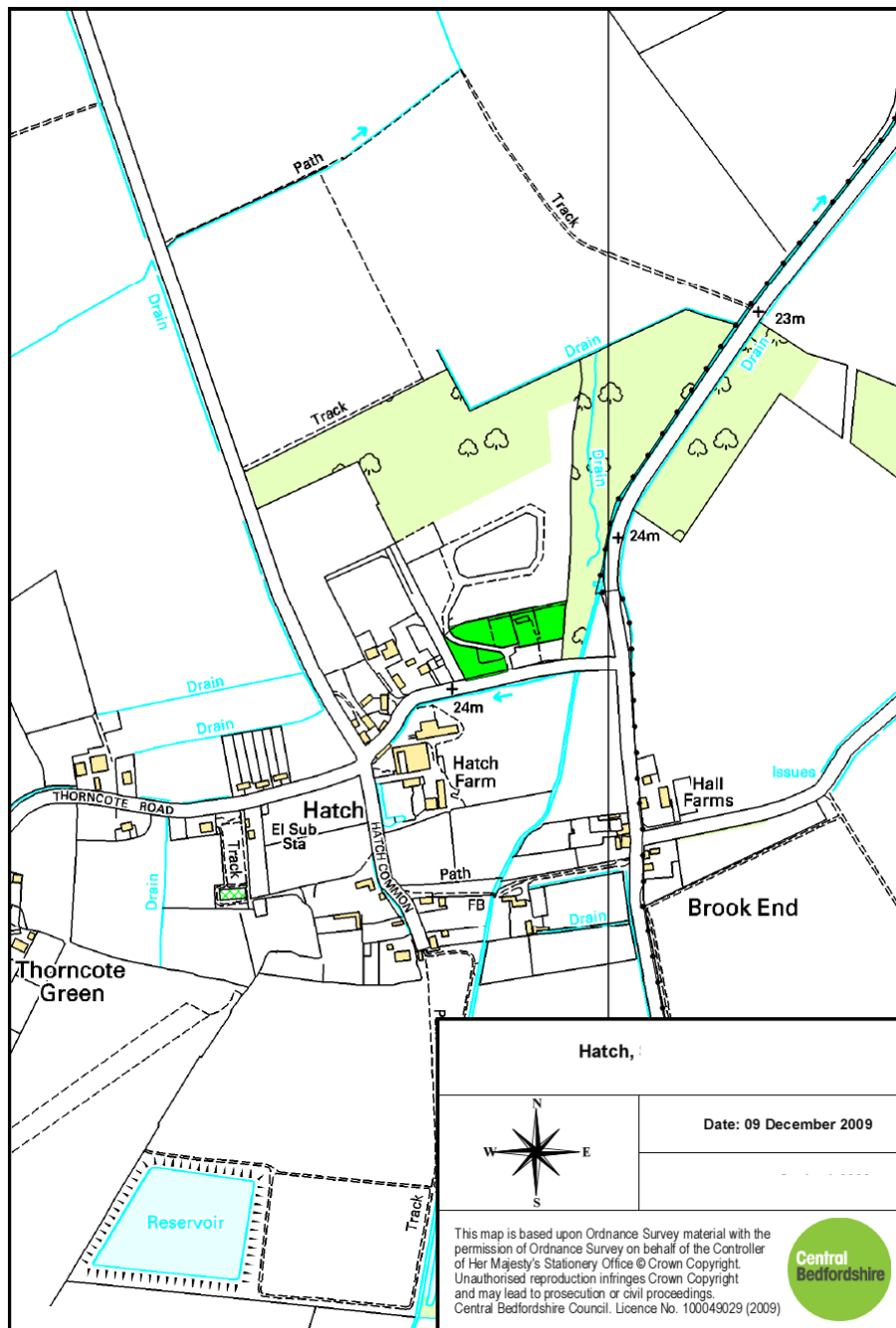


Meeting: Sustainable Communities Overview and Scrutiny Committee
 Date: 4 January 2010
 Subject: SITE PLANS AND SCORES OF SITES

2, 2a and 3 Woodside Caravan Park, Hatch, Sandy



2 Woodside Caravan Park, Hatch, Sandy

Criteria		Score
Sequential Approach	1st (20) 2nd (15) 3rd (10)	15
Safe access from the site directly to the highway	Y (10) M (0) N (-10)	10
Opportunities for soft landscaping	Y (5) N (0)	5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10)	0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0)	5
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0)	5
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0)	5
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0)	3
Located in an area of high landscape sensitivity?	Yes (0) No (10)	0
Located in an area of nature designation value?	Yes (0) No (10)	10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0)	0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M	-
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20)	10
Located within Green Belt	Y (-20) Adjacent (0) N (10)	10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1)	5
Site located on contaminated land	N (0) Y (-10)	0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10)	-10
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1)	5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10)	20
Waste and recycling provision	Y(5) N (0)	5
Loss of community facilities	N (10) Y with replacement (0) Y (-20)	10
	TOTAL	116

Additional Comments

These sites are part of a larger site with a long planning and enforcement history since it was occupied as a Gypsy caravan site in 1998. At one stage 27 plots were occupied on the extended site. The vast majority of the site has now been vacated and cleared, with 4 plots remaining. Of the 4 remaining plots, 3 are occupied as a Gypsy caravan site – of which this site is one. This site was authorised by the Secretary of State for a temporary period, following a second public local inquiry into the Council's decision to refuse planning permission. As a result 10 caravans are now permitted on the site for a period of 5 years to 2011. Highways state that safe access can be taken from the site. A Flood Risk Assessment and subsequent identified mitigation work has been undertaken to the satisfaction of the Environment Agency and this authority.

Ownership: Private

2a Woodside Caravan Park, Hatch, Sandy

Criteria	Score
Sequential Approach	1st (20) 2nd (15) 3rd (10) 15
Safe access from the site directly to the highway	Y (10) M (0) N (-10) 10
Opportunities for soft landscaping	Y (5) N (0) 5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10) 0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0) 5
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0) 5
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0) 5
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0) 1
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0) 1
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0) 1
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0) 3
Located in an area of high landscape sensitivity?	Yes (0) No (10) 0
Located in an area of nature designation value?	Yes (0) No (10) 10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0) 0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M -
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20) 10
Located within Green Belt	Y (-20) Adjacent (0) N (10) 10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1) 5
Site located on contaminated land	N (0) Y (-10) 0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10) -7.5
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1) 5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10) 20
Waste and recycling provision	Y(5) N (0) 5
Loss of community facilities	N (10) Y with replacement (0) Y (-20) 10
	TOTAL 118.5

Additional Comments

These sites are part of a larger site with a long planning and enforcement history since it was occupied as a Gypsy caravan site in 1998. At one stage 27 plots were occupied on the extended site. The vast majority of the site has now been vacated and cleared, with 4 plots remaining. Of the 4 remaining plots, 3 are occupied as a Gypsy caravan site – of which this site is one. This site was authorised by the Secretary of State for a temporary period, following a second public local inquiry into the Council's decision to refuse planning permission. As a result 10 caravans are now permitted on the site for a period of 5 years to 2011. Highways state that safe access can be taken from the site. A Flood Risk Assessment and subsequent identified mitigation work has been undertaken to the satisfaction of the Environment Agency and this authority.

Ownership: Private

3 Woodside Caravan Park, Hatch, Sandy

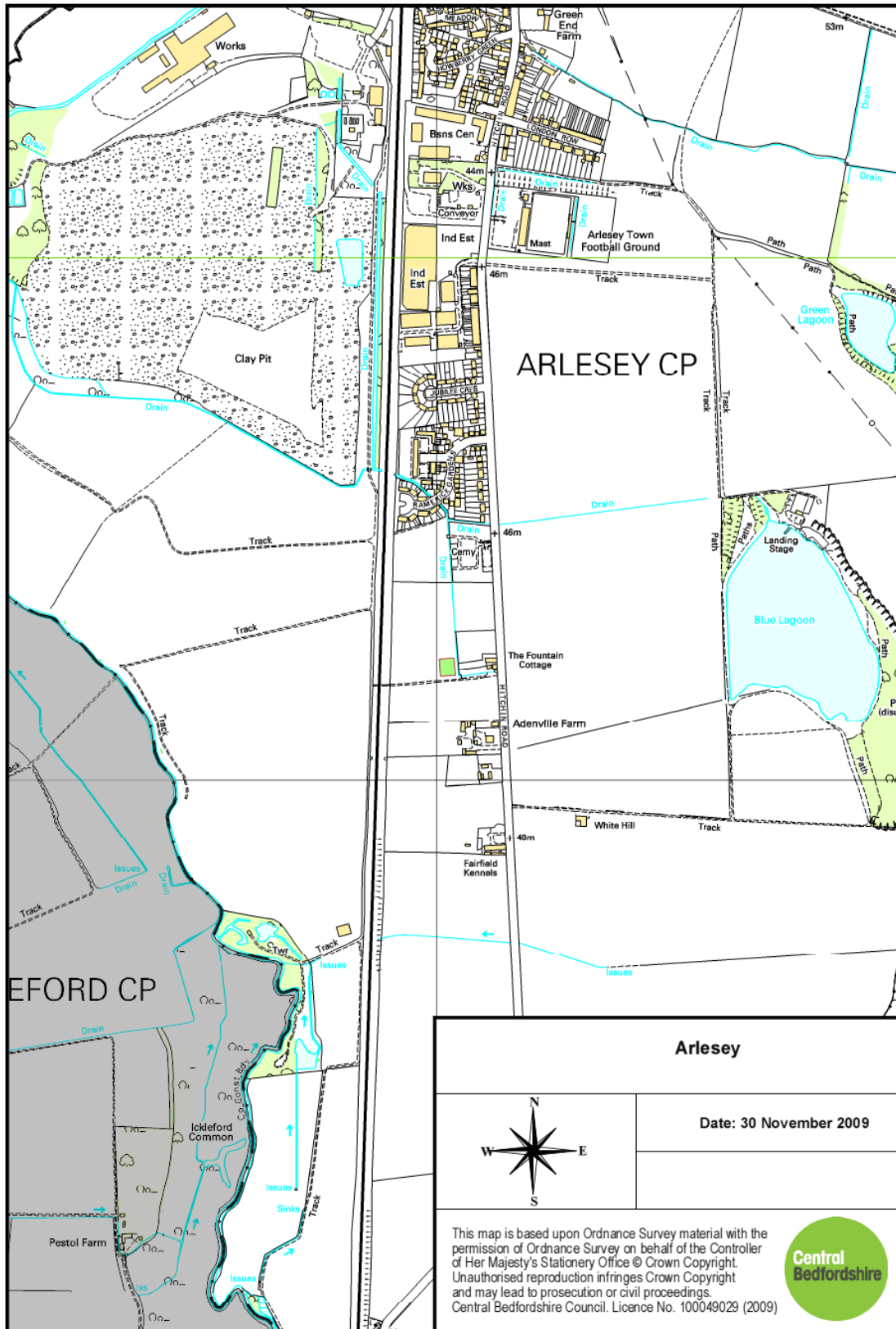
Criteria		Score
Sequential Approach	1st (20) 2nd (15) 3rd (10)	15
Safe access from the site directly to the highway	Y (10) M (0) N (-10)	10
Opportunities for soft landscaping	Y (5) N (0)	5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10)	0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0)	5
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0)	5
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0)	5
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0)	3
Located in an area of high landscape sensitivity?	Yes (0) No (10)	0
Located in an area of nature designation value?	Yes (0) No (10)	10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0)	0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M	-
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20)	10
Located within Green Belt	Y (-20) Adjacent (0) N (10)	10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1)	5
Site located on contaminated land	N (0) Y (-10)	0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10)	-5
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1)	5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10)	20
Waste and recycling provision	Y(5) N (0)	5
Loss of community facilities	N (10) Y with replacement (0) Y (-20)	10
	TOTAL	121

Additional Comments

These sites are part of a larger site with a long planning and enforcement history since it was occupied as a Gypsy caravan site in 1998. At one stage 27 plots were occupied on the extended site. The vast majority of the site has now been vacated and cleared, with 4 plots remaining. Of the 4 remaining plots, 3 are occupied as a Gypsy caravan site – of which this site is one. This site was authorised by the Secretary of State for a temporary period, following a second public local inquiry into the Council's decision to refuse planning permission. As a result 10 caravans are now permitted on the site for a period of 5 years to 2011. Highways state that safe access can be taken from the site. A Flood Risk Assessment and subsequent identified mitigation work has been undertaken to the satisfaction of the Environment Agency and this authority.

Ownership: Private

Land at the rear of 197 Hitchin Road, Arlesey



Land at the rear of 197 Hitchin Road, Arlesey

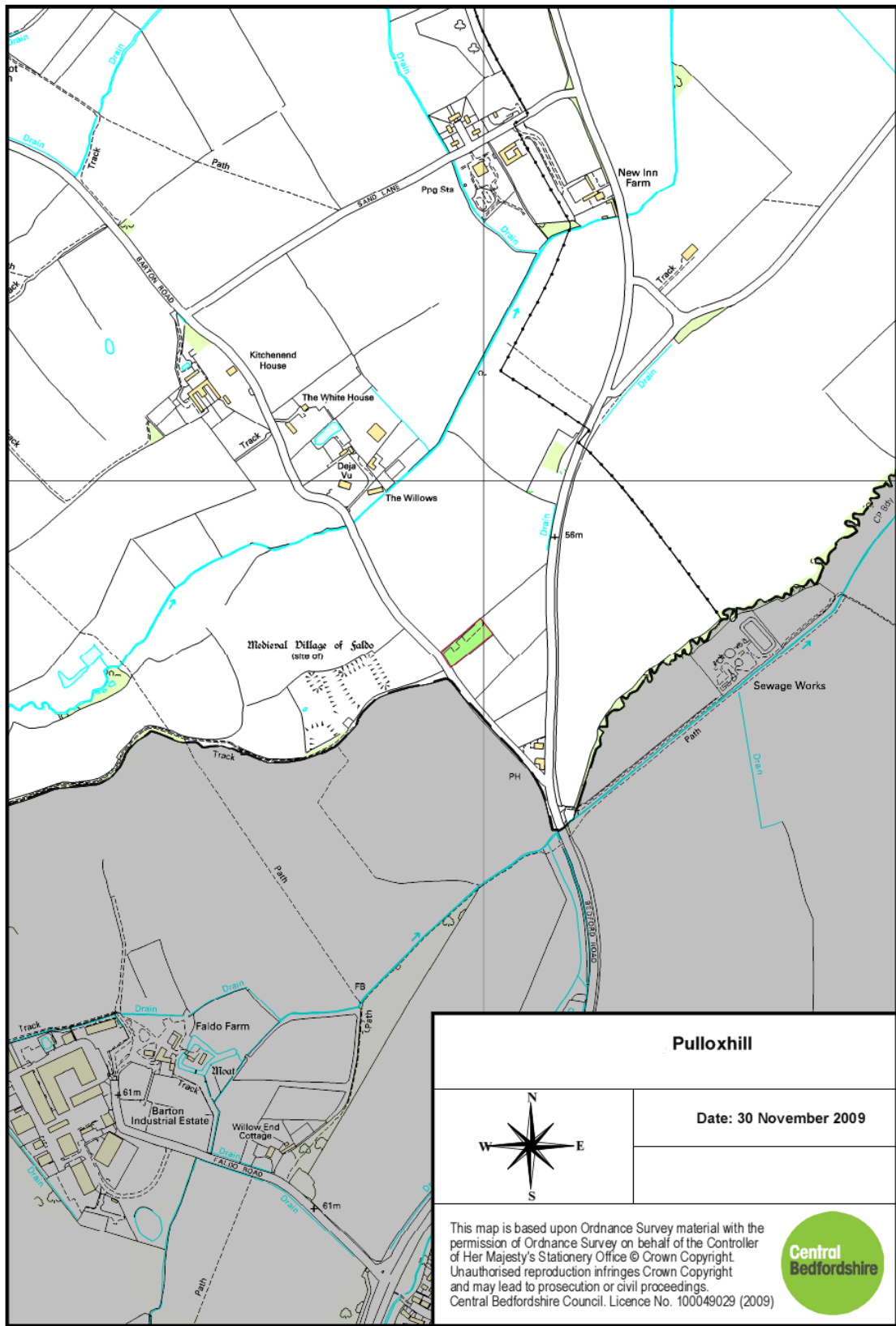
Criteria	Score
Sequential Approach	1st (20) 2nd (15) 3rd (10) 20
Safe access from the site directly to the highway	Y (10) M (0) N (-10) 10
Opportunities for soft landscaping	Y (5) N (0) 5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10) 0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0) 1
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0) 5
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0) 1
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0) 1
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0) 3
Located in an area of high landscape sensitivity?	Yes (0) No (10) 10
Located in an area of nature designation value?	Yes (0) No (10) 10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0) 0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M H328
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20) 10
Located within Green Belt	Y (-20) Adjacent (0) N (10) 10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1) 5
Site located on contaminated land	N (0) Y (-10) 0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10) 0
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1) 5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10) 20
Waste and recycling provision	Y(5) N (0) 5
Loss of community facilities	N (10) Y with replacement (0) Y (-20) 10
	TOTAL 131

Additional Comments

This site was originally considered through the Preferred Sites consultation stage of the Gypsy and Traveller DPD production in late 2008, early 2009. The site has recently received temporary planning permission for 4 pitches, for a 3 year period until November 2011.

Ownership: Private

1 Old Acres, Barton Rd, Pulloxhill



Pulloxhill



Date: 30 November 2009

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1 Old Acres, Barton Rd, Pulloxhill

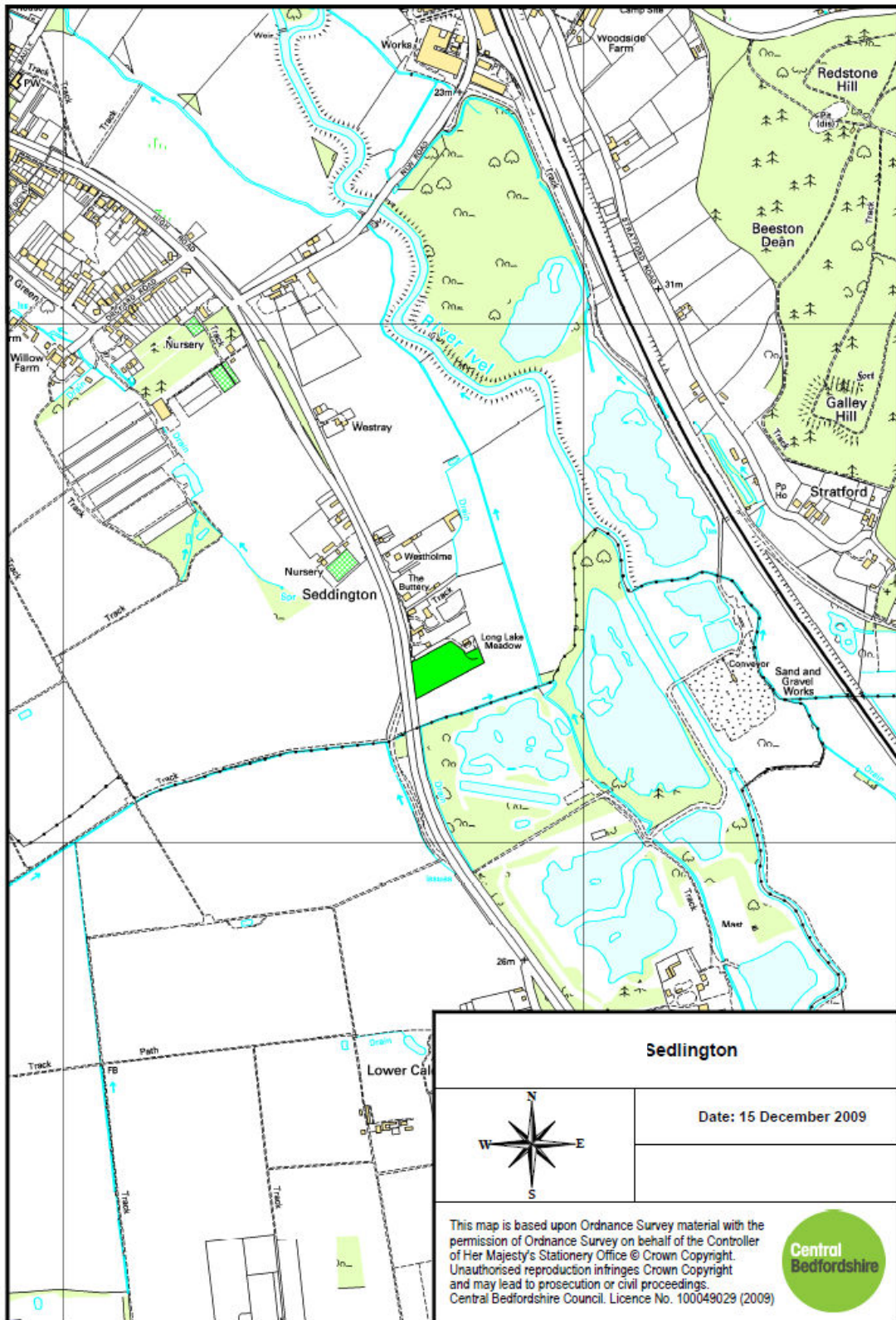
Criteria	Score	
Sequential Approach	1st (20) 2nd (15) 3rd (10)	15
Safe access from the site directly to the highway	Y (10) M (0) N (-10)	-10
Opportunities for soft landscaping	Y (5) N (0)	5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10)	0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0)	3
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0)	5
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0)	1
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0)	1
Located in an area of high landscape sensitivity?	Yes (0) No (10)	10
Located in an area of nature designation value?	Yes (0) No (10)	10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0)	0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M	-
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20)	10
Located within Green Belt	Y (-20) Adjacent (0) N (10)	10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1)	3
Site located on contaminated land	N (0) Y (-10)	0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10)	0
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1)	5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10)	10
Waste and recycling provision	Y(5) N (0)	5
Loss of community facilities	N (10) Y with replacement (0) Y (-20)	10
	TOTAL	95

Additional Comments

There is temporary planning permission for 8 caravans and their associated infrastructure on the site, 07/00290/FULL. Although Highways have scored the site as not safely accessible from the road network, this was an issue that had been addressed through the planning application. The access was altered following a meeting on site between the applicant, Planning Officer and Highways. A new access had been constructed following these discussions. Highways however continued to maintain an objection of insufficient visibility, despite this work being undertaken. In the light of the initial adjustment to the location of access point having been undertaken with the benefit of advice from Highways, it was considered to be unreasonable to consider a refusal to the application on grounds of inadequate visibility.

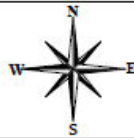
Ownership: Private

Long Lake Meadow, Seddington



Seddington

Date: 15 December 2009



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Long Lake Meadow, Seddington

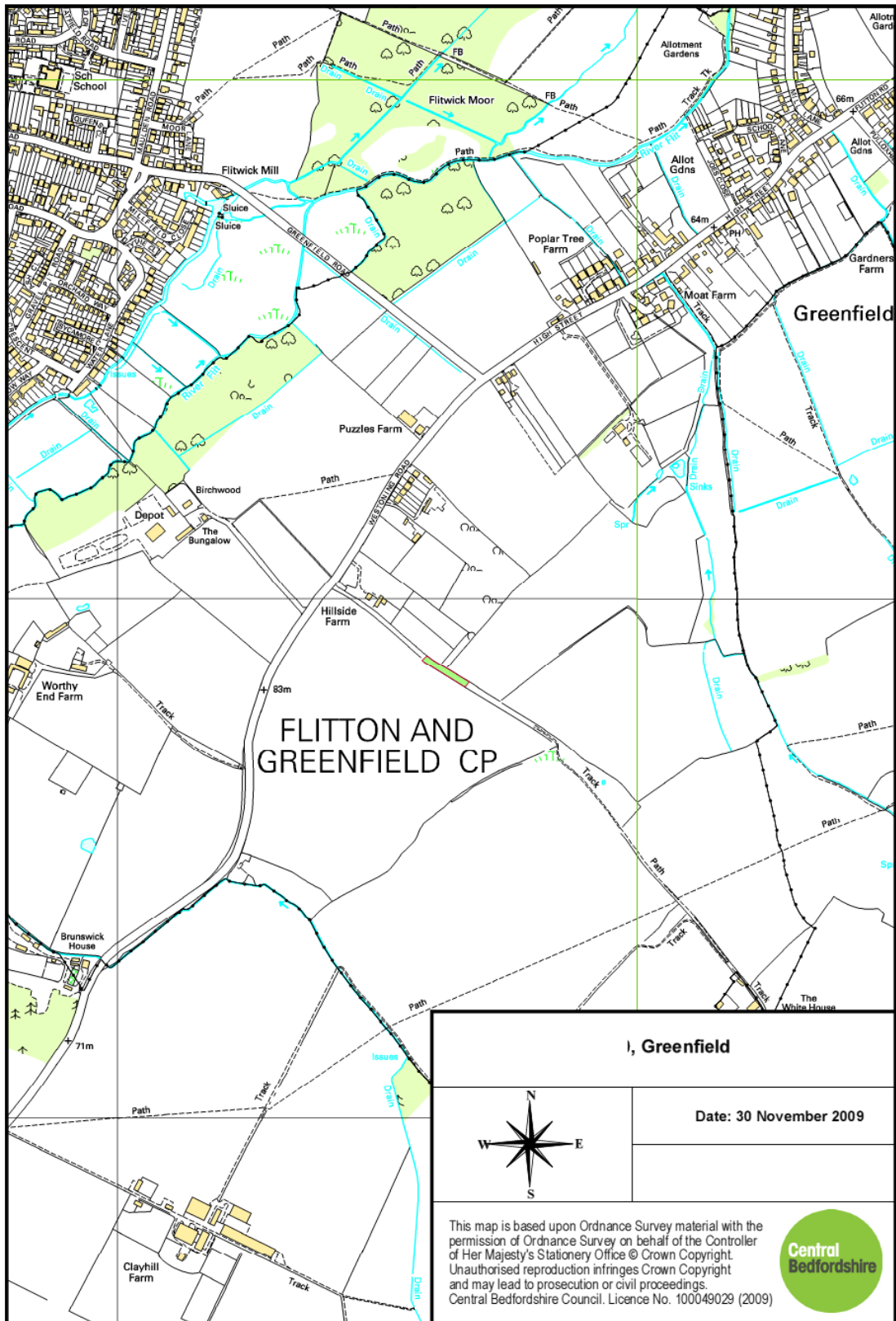
Criteria	Score
Sequential Approach	1st (20) 2nd (15) 3rd (10) 10
Safe access from the site directly to the highway	Y (10) M (0) N (-10) -10
Opportunities for soft landscaping	Y (5) N (0) 5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10) 0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0) 0
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0) 5
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0) 5
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0) 1
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0) 1
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0) 1
Located in an area of high landscape sensitivity?	Yes (0) No (10) 10
Located in an area of nature designation value?	Yes (0) No (10) 10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0) -5
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M -
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20) -20
Located within Green Belt	Y (-20) Adjacent (0) N (10) 10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1) 1
Site located on contaminated land	N (0) Y (-10) 0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10) -10
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1) 5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10) 10
Waste and recycling provision	Y(5) N (0) 5
Loss of community facilities	N (10) Y with replacement (0) Y (-20) 10
	TOTAL 44

Additional Comments

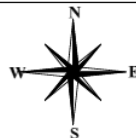
The site located in flood zones 2 and 3. The site has a long history of refused planning permission for caravan accommodation.

Ownership: Private

Hermitage Lane, Hillside Farm off Westoning Road, Greenfield



Greenfield



Date: 30 November 2009

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Hermitage Lane, Hillside Farm off Westoning Road, Greenfield

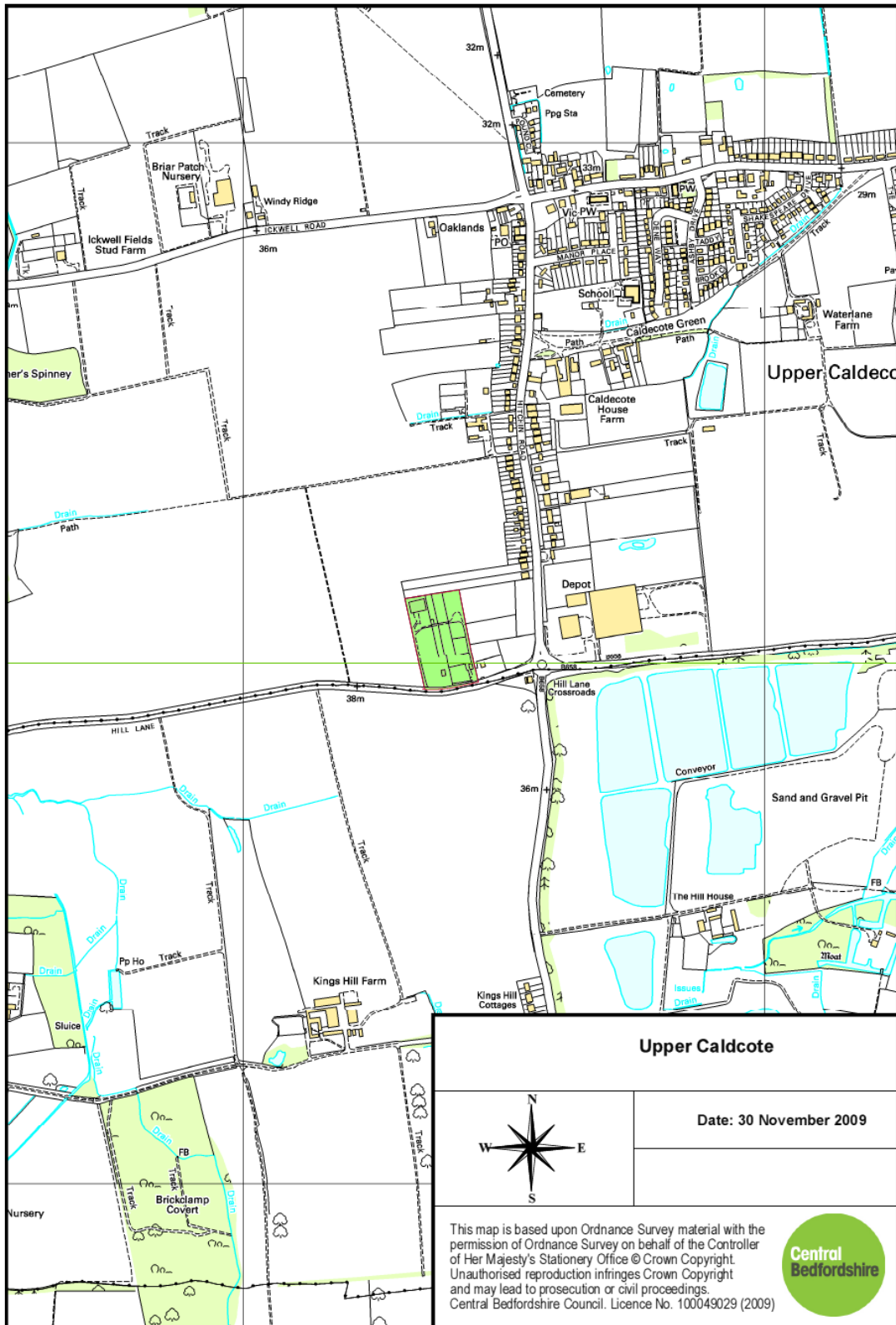
Criteria		Score
Sequential Approach	1st (20) 2nd (15) 3rd (10)	10
Safe access from the site directly to the highway	Y (10) M (0) N (-10)	-10
Opportunities for soft landscaping	Y (5) N (0)	5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10)	-10
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0)	5
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0)	3
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0)	1
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0)	1
Located in an area of high landscape sensitivity?	Yes (0) No (10)	0
Located in an area of nature designation value?	Yes (0) No (10)	10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0)	0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M	-
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20)	10
Located within Green Belt	Y (-20) Adjacent (0) N (10)	0
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1)	5
Site located on contaminated land	N (0) Y (-10)	0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10)	0
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1)	5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10)	20
Waste and recycling provision	Y(5) N (0)	5
Loss of community facilities	N (10) Y with replacement (0) Y (-20)	10
	TOTAL	72

Additional Comments

This site borders the South Bedfordshire Green Belt and located in an area of landscape sensitivity. However, the site is currently occupied by Gypsies and Travellers as a tolerated site. This means the site has been occupied by Gypsies and Travellers for over 10 years. Indeed, it is believed that this particular site has been at this location for approximately 45 years, occupied by the same family. The constraints of the site are such that the site could not accommodate any additional families.

Ownership: Private

Oak Tree Nursery & Magpie Farm, Upper Caldecote



Upper Caldecote	
	Date: 30 November 2009
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Oak Tree Nursery & Magpie Farm, Upper Caldecote

Criteria	Score	
Sequential Approach	1st (20) 2nd (15) 3rd (10)	20
Safe access from the site directly to the highway	Y (10) M (0) N (-10)	10
Opportunities for soft landscaping	Y (5) N (0)	5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10)	0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0)	5
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0)	3
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0)	5
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0)	3
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0)	3
Located in an area of high landscape sensitivity?	Yes (0) No (10)	0
Located in an area of nature designation value?	Yes (0) No (10)	10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0)	0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M	-
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20)	10
Located within Green Belt	Y (-20) Adjacent (0) N (10)	10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1)	5
Site located on contaminated land	N (0) Y (-10)	0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10)	-10
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1)	5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10)	20
Waste and recycling provision	Y(5) N (0)	5
Loss of community facilities	N (10) Y with replacement (0) Y (-20)	10
	TOTAL	119

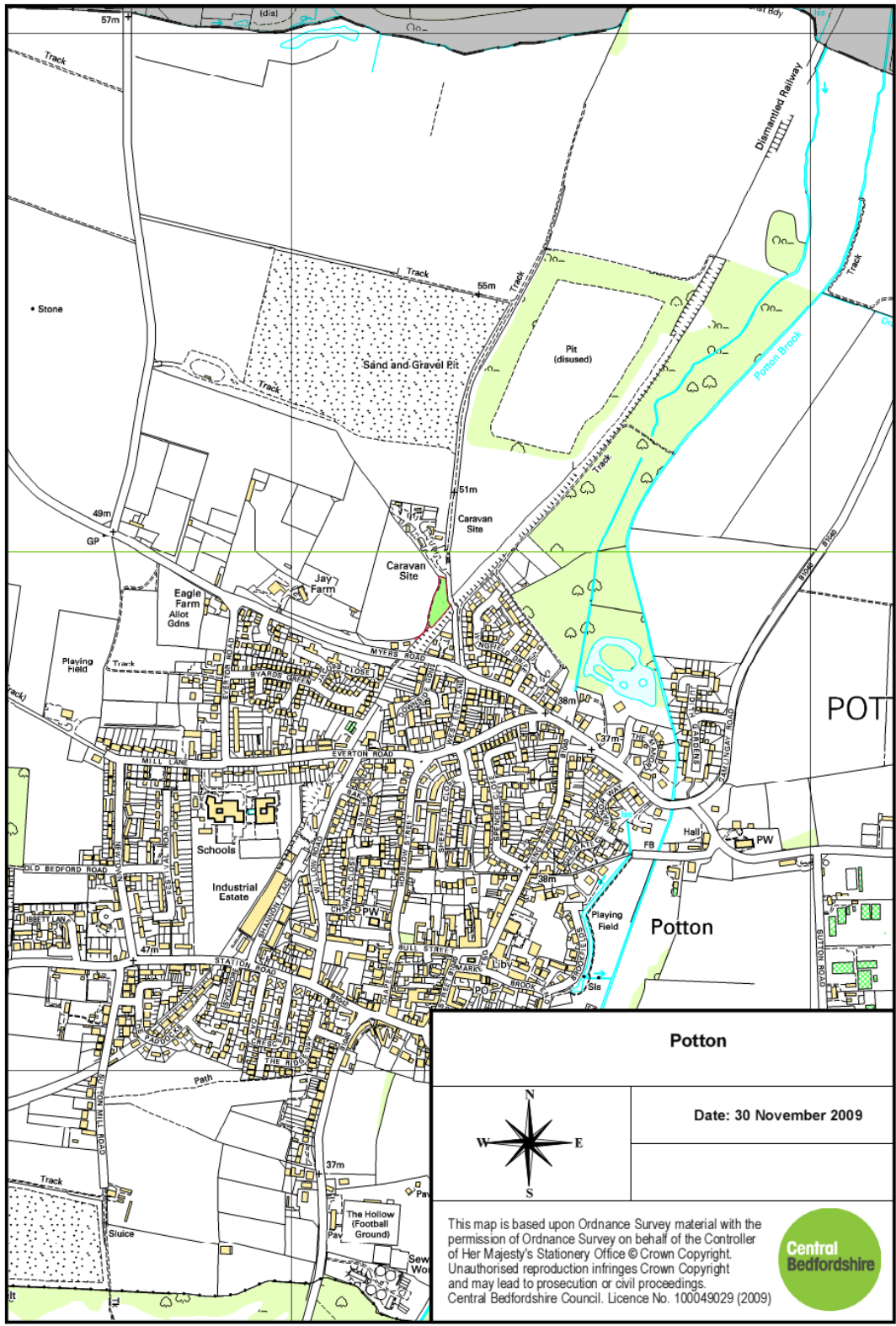
Additional Comments

This site scores well in the sequential test. Highways state that safe access can be taken from the site. The site is located within Grade 1 agricultural land, though it is currently not used for any agricultural purposes.

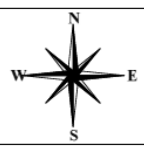
The Oak Tree Farm site had been included in a previous application as part of the larger Magpie Farm Site. The application submitted was for a change of use of land from agricultural to touring Caravan Park but was refused. There is permission granted for 3 permanent pitches on this site.

Ownership: Private

Land between Common Road and Myers Road, South of Gypsy and Traveller Site, Potton



Potton



Date: 30 November 2009

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Land between Common Road and Myers Road, South of Gypsy and Traveller Site, Potton

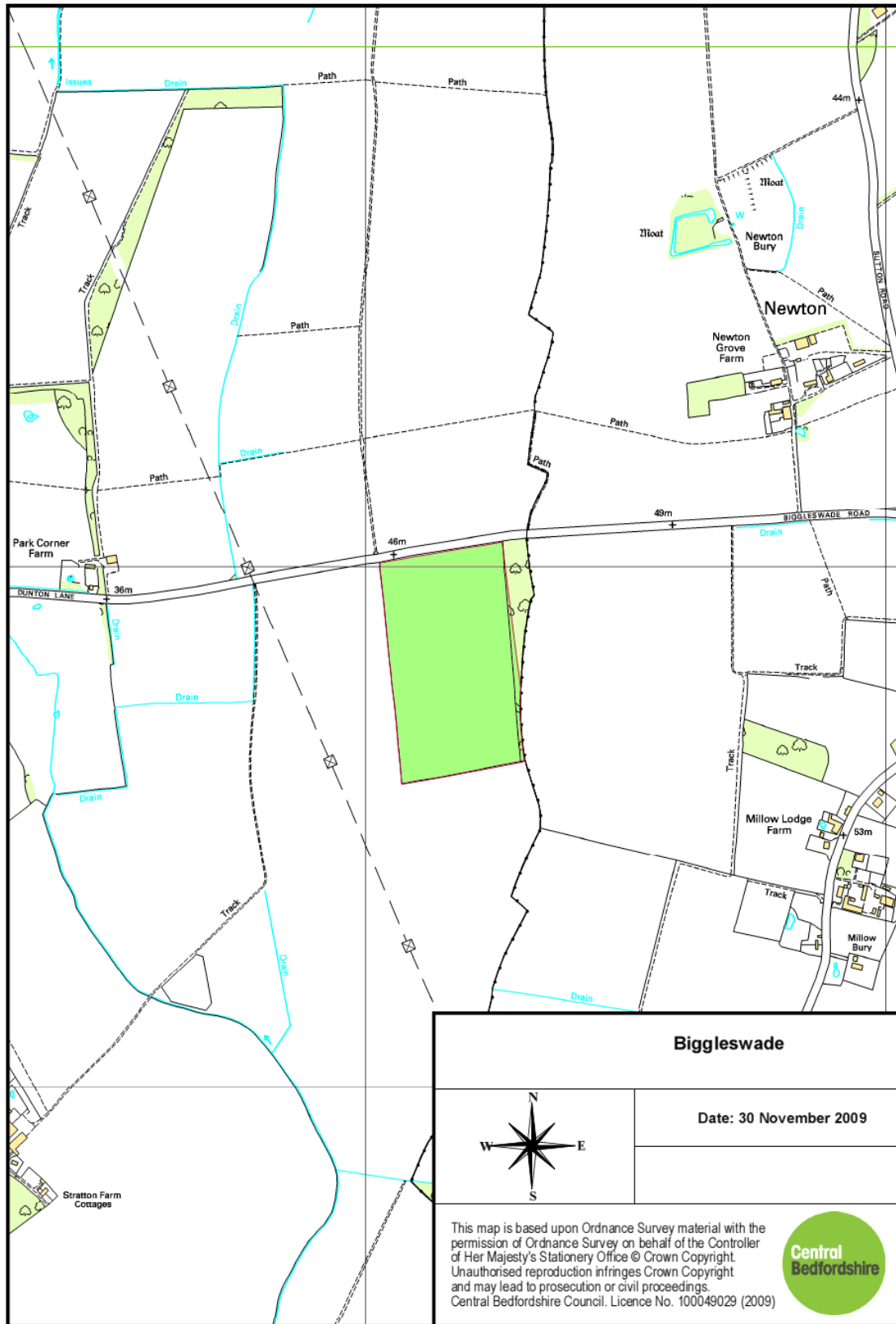
Criteria	Score	
Sequential Approach	1st (20) 2nd (15) 3rd (10)	15
Safe access from the site directly to the highway	Y (10) M (0) N (-10)	10
Opportunities for soft landscaping	Y (5) N (0)	5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10)	-5
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0)	1
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0)	5
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0)	3
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0)	5
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0)	5
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0)	5
Located in an area of high landscape sensitivity?	Yes (0) No (10)	0
Located in an area of nature designation value?	Yes (0) No (10)	10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0)	-5
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M	-
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20)	10
Located within Green Belt	Y (-20) Adjacent (0) N (10)	10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1)	5
Site located on contaminated land	N (0) Y (-10)	0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10)	0
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1)	1
Serviceable by necessary infrastructure	All (20) Some (10) None (-10)	20
Waste and recycling provision	Y(5) N (0)	5
Loss of community facilities	N (10) Y with replacement (0) Y (-20)	10
	TOTAL	115

Additional Comments

There is no planning application history on this site. The site is located near an area of archaeological significance though the impact is not known and can be investigated if the site is shortlisted.

Ownership: Private

Land South of Dunton Lane, Biggleswade



Land South of Dunton Lane, Biggleswade

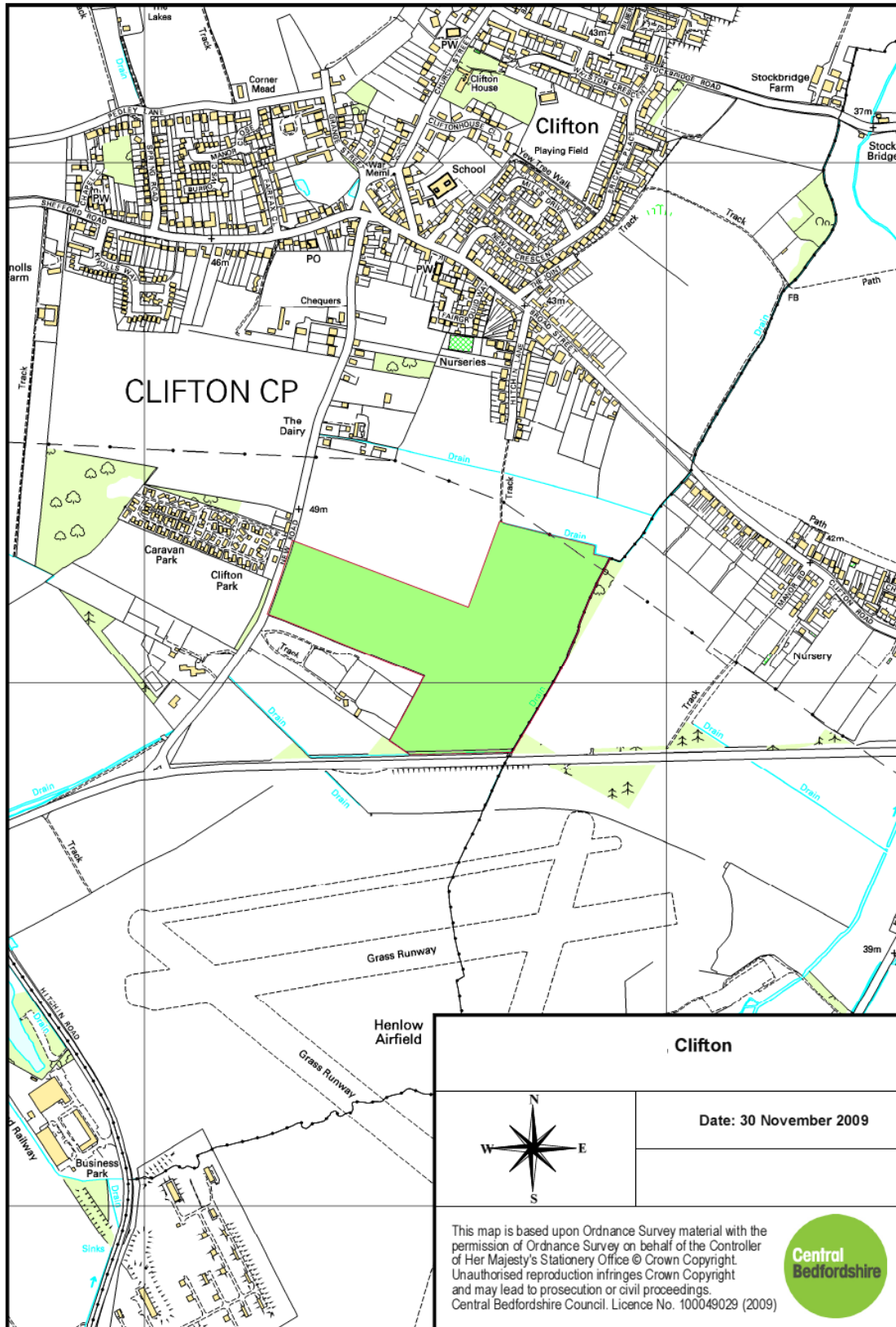
Criteria		Score
Sequential Approach	1st (20) 2nd (15) 3rd (10)	10
Safe access from the site directly to the highway	Y (10) M (0) N (-10)	10
Opportunities for soft landscaping	Y (5) N (0)	5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10)	0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0)	1
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0)	3
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0)	3
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0)	3
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0)	1
Located in an area of high landscape sensitivity?	Yes (0) No (10)	10
Located in an area of nature designation value?	Yes (0) No (10)	10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0)	0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M	-
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20)	10
Located within Green Belt	Y (-20) Adjacent (0) N (10)	10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1)	5
Site located on contaminated land	N (0) Y (-10)	0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10)	-5
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1)	5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10)	20
Waste and recycling provision	Y(5) N (0)	5
Loss of community facilities	N (10) Y with replacement (0) Y (-20)	10
	TOTAL	116

Additional Comments

This site does not score highly in the sequential test due to the distance of the site from Biggleswade. There is no planning application history on this site.

Ownership: Public

Land South of Clifton and East of New Road, Clifton



Clifton	
	Date: 30 November 2009
<p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Central Bedfordshire Council. Licence No. 100049029 (2009)</p>	

Land South of Clifton and East of New Road, Clifton

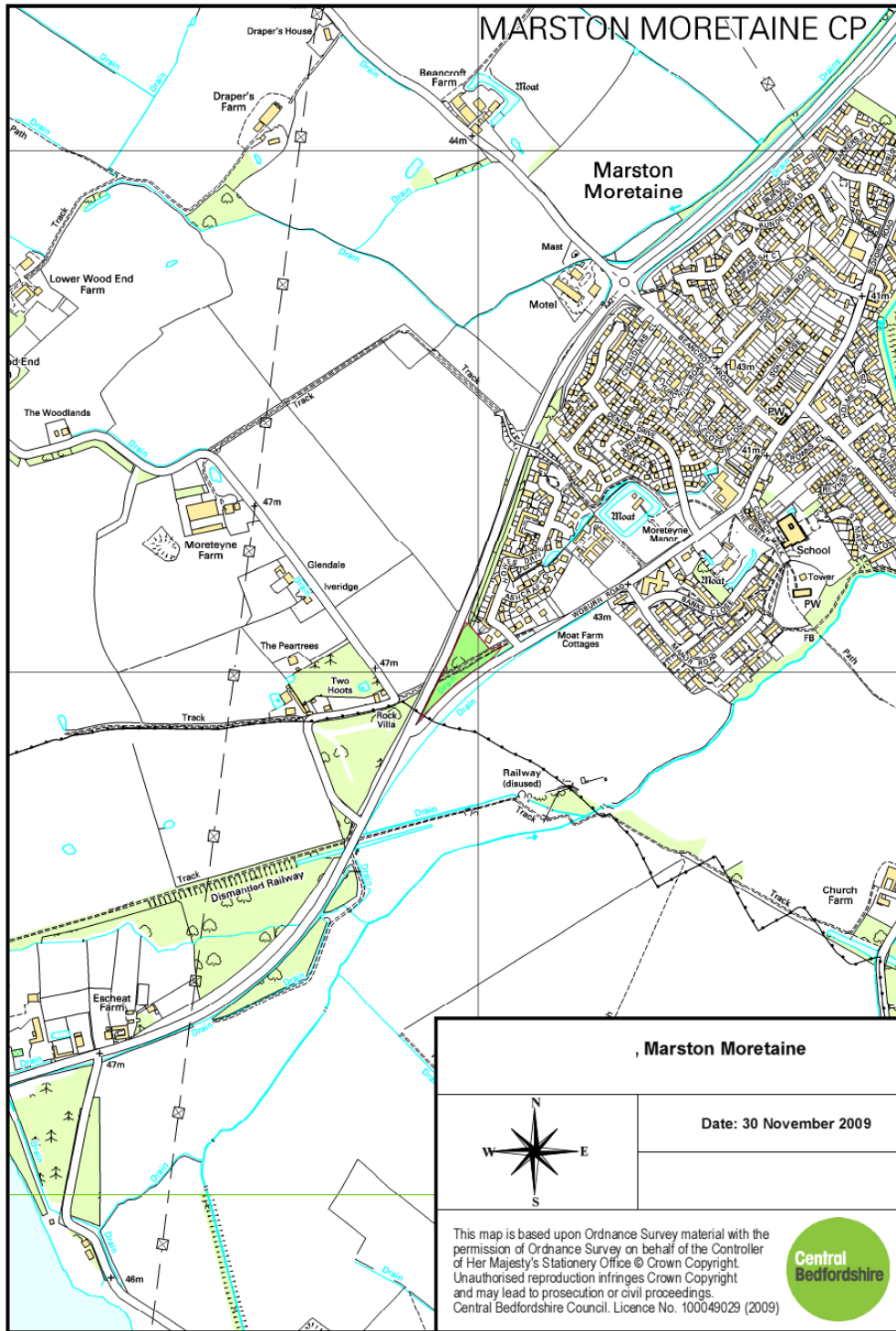
Criteria	Score
Sequential Approach	1st (20) 2nd (15) 3rd (10) 20
Safe access from the site directly to the highway	Y (10) M (0) N (-10) 0
Opportunities for soft landscaping	Y (5) N (0) 5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10) 0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0) 1
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0) 5
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0) 1
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0) 3
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0) 1
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0) 3
Located in an area of high landscape sensitivity?	Yes (0) No (10) 10
Located in an area of nature designation value?	Yes (0) No (10) 10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0) 0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M -
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20) 10
Located within Green Belt	Y (-20) Adjacent (0) N (10) 10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1) 1
Site located on contaminated land	N (0) Y (-10) 0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10) -5
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1) 5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10) 20
Waste and recycling provision	Y(5) N (0) 5
Loss of community facilities	N (10) Y with replacement (0) Y (-20) 10
	TOTAL 115

Additional Comments

There is no planning application history on this site. Highways state that the site may be accessible safely from the highway, more detailed investigations would be necessary if the site is shortlisted.

Ownership: Public

Land between the A421 and Woburn Rd junction, Marston Moretaine



Land in between A421 and Woburn Rd junction, Marston Moretaine

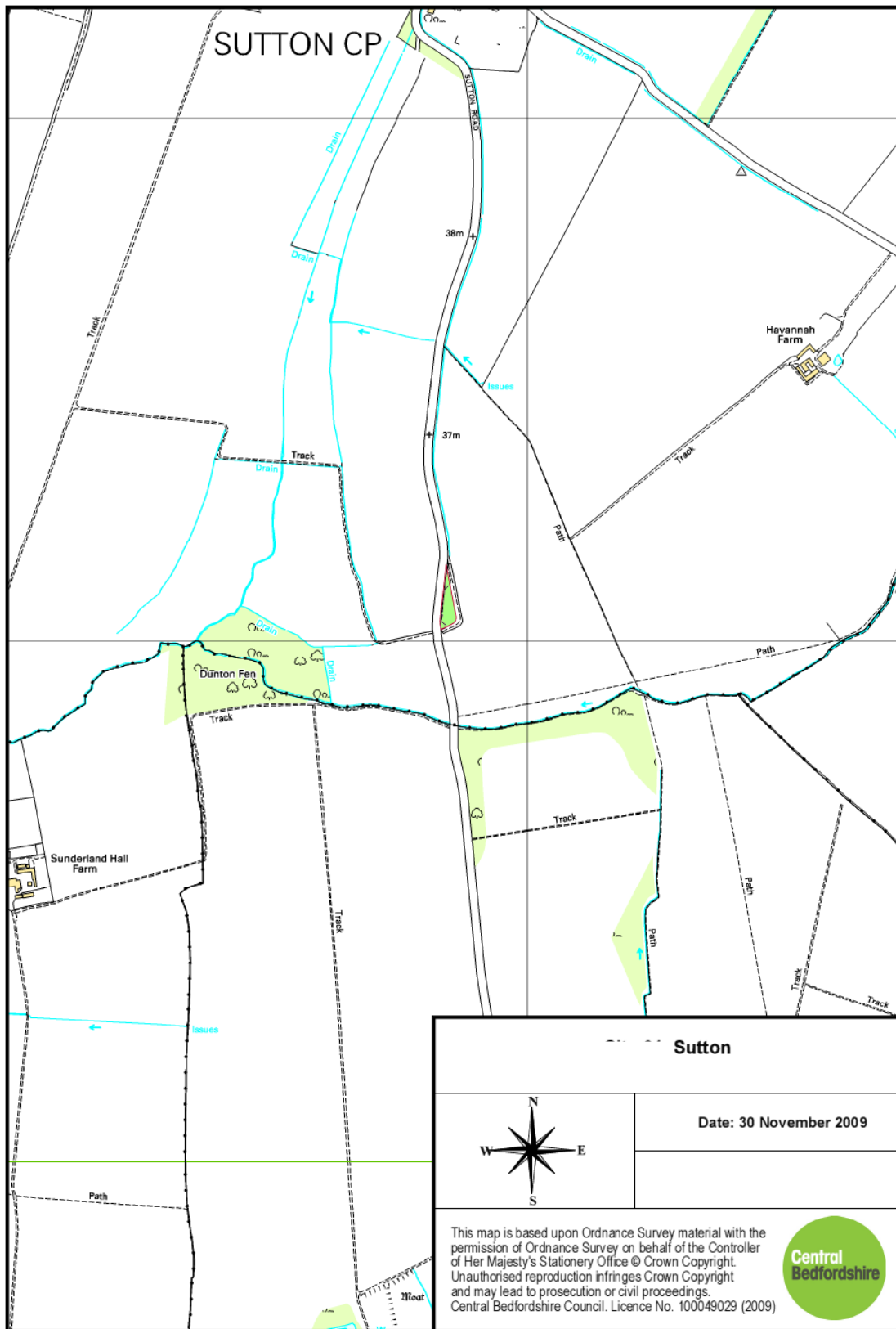
Criteria	Score
Sequential Approach	1st (20) 2nd (15) 3rd (10) 20
Safe access from the site directly to the highway	Y (10) M (0) N (-10) 10
Opportunities for soft landscaping	Y (5) N (0) 5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10) 0
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0) 3
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0) 5
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0) 1
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0) 5
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0) 0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0) 3
Located in an area of high landscape sensitivity?	Yes (0) No (10) 10
Located in an area of nature designation value?	Yes (0) No (10) 10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0) 0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M none
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20) 10
Located within Green Belt	Y (-20) Adjacent (0) N (10) 10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1) 3
Site located on contaminated land	N (0) Y (-10) 0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10) 0
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1) 3
Serviceable by necessary infrastructure	All (20) Some (10) None (-10) 20
Waste and recycling provision	Y(5) N (0) 5
Loss of community facilities	N (10) Y with replacement (0) Y (-20) 10
	TOTAL 133

Additional Comments:

This site scores well on the sequential test and Highways state that a safe access can be provided. The realignment of the A421 means that the current A421 road, which borders this site, will be downgraded. In 1981 the land had been reserved as land for the then new bypass of Marston Moretaine, 81/0482B/CC.

Ownership: Public

Sutton Storage Compound, South of Sutton



Sutton Storage Compound, South of Sutton

Criteria		Score
Sequential Approach	1st (20) 2nd (15) 3rd (10)	10
Safe access from the site directly to the highway	Y (10) M (0) N (-10)	10
Opportunities for soft landscaping	Y (5) N (0)	5
Incline of site	No slope (0) Shallow slope (-5) Steep Slope (-10)	-5
Proximity to un-neighbourly use	N (5) Within 0.5m (3) Within 0.25m (1) Adj (0)	5
Access to major roads	Good (5) Fair (3) Poor (1) Very Poor (0)	1
Access to public transport	Good (5) Fair (3) Poor (1) very Poor (0)	0
Access to GP	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Lower School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Middle School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Upper School	Good (5) Fair (3) Poor (1) Very Poor (0)	0
Access to Community Facilities	Good (5) Fair (3) Poor (1) Very poor (0)	0
Located in an area of high landscape sensitivity?	Yes (0) No (10)	10
Located in an area of nature designation value?	Yes (0) No (10)	10
Area of Archaeological Significance	High Impact (-10) Little Impact (-5) N (0)	0
Part of or adjacent to submitted site	(Site Allocations DPD) H, E or M	-
Flood Risk	None (10) Zone 1 (0) Zone 2 (-10) Zone 3 (-20)	10
Located within Green Belt	Y (-20) Adjacent (0) N (10)	10
Disturbance from Transport Related Noise	Low (5) Moderate (3) High (1)	5
Site located on contaminated land	N (0) Y (-10)	0
Agricultural Land Classification	Grade 3 (0) Grade 2 (-5) Grade 1 (-10)	0
Potential for disturbance by vehicle movement	Low (5) Moderate (3) High (1)	5
Serviceable by necessary infrastructure	All (20) Some (10) None (-10)	10
Waste and recycling provision	Y(5) N (0)	5
Loss of community facilities	N (10) Y with replacement (0) Y (-20)	10
	TOTAL	101

Additional Comments

There is no planning application history on this site.

Ownership: Public