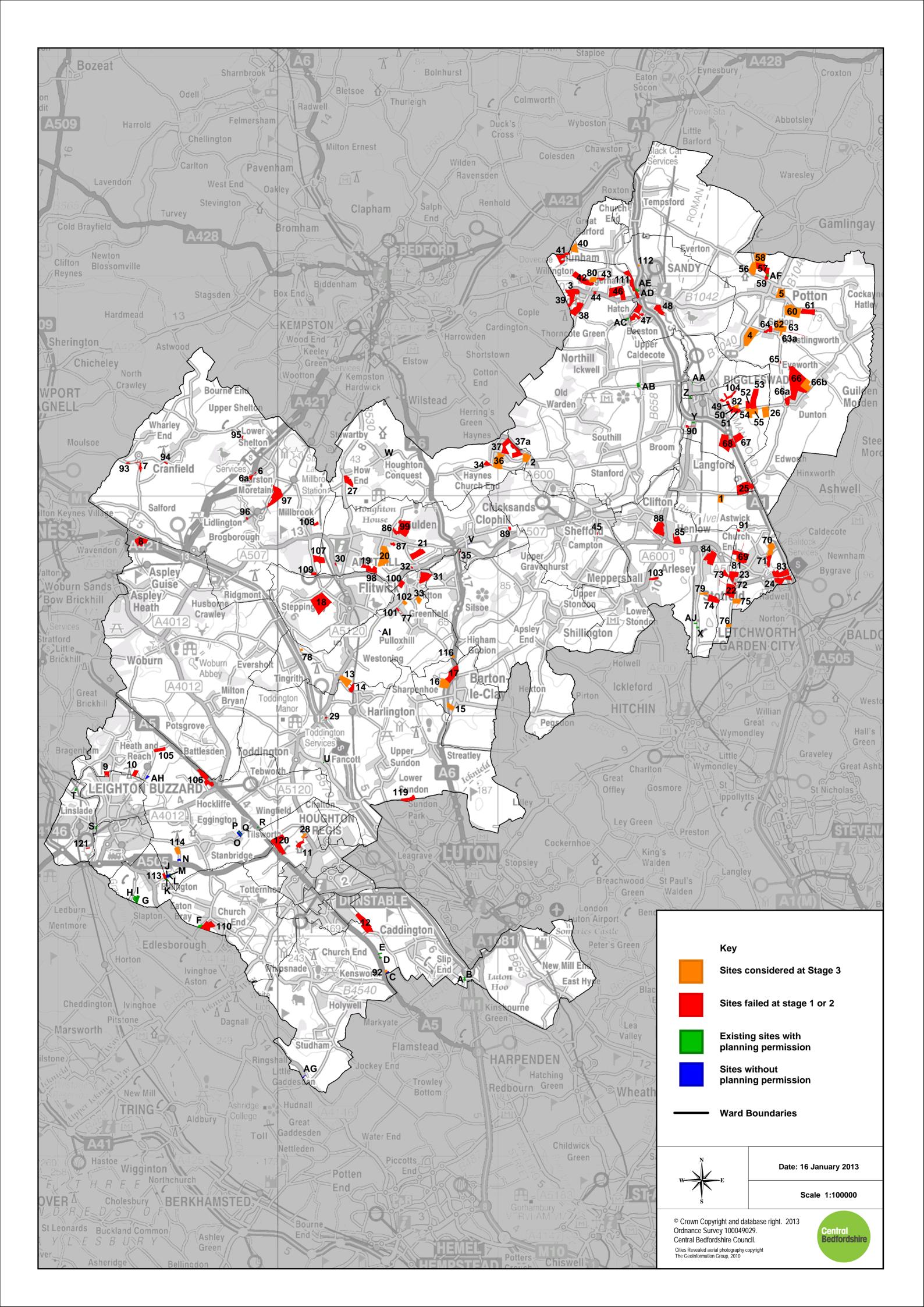
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## **Gypsy and Traveller Local Plan**

## Site Assessment, February 2013



## Central Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Sites Failed at Stage 1

The site assessment process was endorsed by the Sustainable Communities Overview and Scrutiny Committee on the 10<sup>th</sup> April 2012. Stage 1 of the assessment assessed sites for their immediate suitability. If a site failed one or more of the following criteria it was dismissed from the process. (The ownership of sites was also confirmed by Land Registry)

1.1	Located in a Site of Special Scientific Interest or Area of Outstanding Natural Beauty
1.2	Located in Flood Risk Zone 3
1.3	Located in or adjacent to an unsafe environment or hazardous place.

The following sites failed at Stage 1 and were removed from the assessment process.

Site Ref: Site 3						
Site Address	Land S of Bedford Rd, W of Moggerhanger					
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	No	
On or adjacent to unsafe environment	Site sold by t	he cound	cil – No long	er in CBC owne	rship	
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 8	IAL					
Site Address	Land S of M1	/4/21				
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	No	
On or adjacent to	-		-	er in CBC owner		
unsafe environment					Ship	
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 9						
Site Address	Land N of Sa	ndy Lan	e, S of Heatł	n and Reach		
Stage 1	5	-				
AONB	No	SSSI	No	Flood Zone 3	No	
On or adjacent to	This is the sit	e of a so	hool			
unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 12						
Site Address	Land N of Du	nstable	Rd, S of Dur	nstable		
Stage 1						
AONB	Yes	SSSI	No	Flood Zone 3	No	
On or adjacent to	No					
unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 14		ator in a	Dd and W/	f the Delluser		
Site Address	Land N of We	estoning	Ru and W O	t the Railway		
Stage 1	Ne	0001	Ne	Flood Zone 2	Ne	
AONB	No Dart of site is	SSSI	No	Flood Zone 3	No	
On or adjacent to	Part of site is	currenti	y used as all	oument, adjacer	t to a railway line	

unsafe environment						
or hazardous place	<b>E</b> A 11					
Conclusion	FAIL	FAIL				
Site Ref: Site 17						
Site Address	Land W of Ad	5, N Of F	aldo Rd and	NW of Barton-le	e-Clay	
Stage 1	NIS	0001	Nia			
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site	
On or adjacent to	Adjacent to th	ا امیلہ مر	46		Site	
unsafe environment	Aujacent to ti		-10			
or hazardous place						
Conclusion	FAIL					
Site Ref: Site18						
Site Address	Land S of Flit	wick Rd	and E of Ste	eppingley		
Stage 1	-					
AONB	No	SSSI	No	Flood Zone 3	No	
On or adjacent to	electricity pylo	on				
unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 23						
Site Address	Land E of A5	07 and \	N of Etonbu	ry MS		
Stage 1		0001				
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through	
On ar adjacent to	Adiacont to th				site	
On or adjacent to unsafe environment	Adjacent to the	ie Abur				
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 24						
Site Address	Land W of A1	M and I	N of Radwell			
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through	
					site	
On or adjacent to	Adjacent to the	ne A1 in	the East and	d A507 in the No	orth	
unsafe environment						
or hazardous place	<b>—</b> • • •					
Conclusion	FAIL					
Site Ref: Site 27						
Site Address	Land at How	End and	a E of B530			
Stage 1	Ne	0001	Ne	Fleed Zere 2	Ne	
AONB	No Otto a alid hui th	SSSI	No No la ra	Flood Zone 3	No	
On or adjacent to unsafe environment	Site sold by th	ne coun	cii – No long	er in CBC owner	rsnip	
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 29						
Site Address	Land at Dune	din. E o	f Harlington	Rd and N of M1		
Stage 1		,	3			
AONB	No	SSSI	No	Flood Zone 3	No	
On or adjacent to	-			ction 12 of the M		
unsafe environment			<b>,</b>			
or hazardous place						

Conclusion	FAIL							
Site Ref: Site 32								
Site Address	Land N of A5	07 and S	6+E of New I	Rd				
Stage 1								
AONB	No	SSSI	No	Flood Zone 3	Western part in flood zone 3			
On or adjacent to unsafe environment	No							
or hazardous place								
Conclusion	FAIL							
Site Ref: Site 41		utfaural Da						
Site Address	Land N of Ba	rttora Ro	and S of G	reat River Ouse				
Stage 1	Nie	0001	NIA		Operation to the operation			
AONB	No	SSSI	No	Flood Zone 3	Completely in flood zone			
On or adjacent to	2 electricity p	ylons are	e in the site					
unsafe environment								
or hazardous place	FAIL							
Conclusion	FAIL							
Site Ref: Site 42	Lond M/ of Dk							
Site Address	Land W of Bil	unnam F	ka and w of	Moggerhanger				
Stage 1	NIE	0001	NIa		NI			
AONB	No	SSSI	No	Flood Zone 3	No			
On or adjacent to unsafe environment	Site sold by th	ne Coun	cii – No long	er in CBC owne	rsnip			
or hazardous place								
Conclusion	FAIL							
Site Ref: Site 43								
Site Address	Land E of Blu	inham P	d and S of C	barlton				
Stage 1				manton				
AONB	No	SSSI	No	Flood Zone 3	No			
On or adjacent to				ger in CBC owne				
unsafe environment	Site Sold by t				ashp			
or hazardous place								
Conclusion	FAIL							
Site Ref: Site 47								
Site Address	Land S of B6	58 and V	V of Beestor					
Stage 1								
AONB	No	SSSI	No	Flood Zone 3	Majority of site is in flood			
		0001			zone 3			
On or adjacent to	No	0001						
On or adjacent to unsafe environment								
unsafe environment or hazardous place	No							
unsafe environment or hazardous place Conclusion								
unsafe environment or hazardous place Conclusion Site Ref: Site 48	No FAIL							
unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address	No							
unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1	No FAIL Land S of Sat	ndy and	E of Beestor	n	zone 3			
unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB	No FAIL Land S of Sau							
unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB On or adjacent to	No FAIL Land S of Sat	ndy and	E of Beestor	n	zone 3			
unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB On or adjacent to unsafe environment	No FAIL Land S of Sau	ndy and	E of Beestor	n	zone 3			
unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place	No FAIL Land S of Sa No No	ndy and	E of Beestor	n	zone 3			
unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB On or adjacent to unsafe environment	No FAIL Land S of Sau	ndy and	E of Beestor	n	zone 3			

Site Address	Land E of Park Corner Farm and N of Dunton Lane
Stage 1	
AONB	No SSSI No Flood Zone 3 No
On or adjacent to	Electricity pylon on site
unsafe environment	
or hazardous place	
Conclusion	FAIL
Site Ref: Site 57	
Site Address	Land E of Potton Rd and N of the existing Gypsy site in Potton
Stage 1	No. 0001 No. Elect Zero 0 No.
AONB	No SSSI No Flood Zone 3 No
On or adjacent to unsafe environment	Active quarry
or hazardous place	
Conclusion	FAIL
Site Ref: Site 59	
Site Address	Land N of Myore Rd and S of the existing Gyneyy site in Potton
	Land N of Myers Rd and S of the existing Gypsy site in Potton
Stage 1 AONB	No SSSI No Flood Zone 3 No
On or adjacent to unsafe environment	Community safety issues
or hazardous place	
Conclusion	FAIL
Site Ref: Site 65	
Site Address	Land at Sutton Storage Compound
Stage 1	
AONB	No SSSI No Flood Zone 3 No
On or adjacent to	Site Sold by the Council – No longer in CBC ownership
unsafe environment	
or hazardous place	
Conclusion	FAIL
Site Ref: Site 66a	
Site Address	Land E of Sutton Rd and W of Dunton
Stage 1	
AONB	No SSSI No Flood Zone 3 No
On or adjacent to	Adjacent to sewage works
unsafe environment	
or hazardous place	
Conclusion	FAIL
Site Ref: Site 67	
Site Address	Land E of A1 and S of Stratton Business Park
Stage 1	
AONB	No SSSI No Flood Zone 3 No
On or adjacent to	No access to site and is next to Stratton Business Park
unsafe environment	
or hazardous place	
Conclusion	FAIL
Site Ref: Site 68	
Site Address	Land W of A1 and S of Beauford Farm
Stage 1	
AONB On or adjacent to	No SSSI No Flood Zone 3 No
	Adjacent to the A1 and no access to site

unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 69						
Site Address	Land of the proposed Stotfold Leisure Centre, N of Arlesey Rd					
Stage 1						
AONB	No SSSI No Flood Zone 3 No					
On or adjacent to	Site is on the proposed Stotfold Leisure Centre, Stotfold Football Club and					
unsafe environment	football pitches					
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 71						
Site Address	Land W of Wrayfields and S of Malthouse Lane					
Stage 1						
AONB	No SSSI No Flood Zone 3 Over half of the site is					
	within flood zone 3					
On or adjacent to	No					
unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: 77						
Site Address	Land at Old Orchard, Greenfield, W of Greenfield Rd					
Stage 1						
AONB	No SSSI No Flood Zone 3 No					
On or adjacent to	Private site not re-submitted					
unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 84	Land O of Obstfold Dd and N/E of Obsers Forms Advance					
Site Address	Land S of Stotfold Rd and N/E of Chase Farm, Arlesey					
Stage 1	No. 0001 No. Electric Destructure and a set					
AONB	No SSSI No Flood Zone 3 Part of the north east boarder is in flood zone 3					
On or adjacent to	Site is in the proposed East of Arlesey extension					
unsafe environment	Site is in the proposed Last of Anesey extension					
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 85						
Site Address	Land E of Henlow and N of the A507					
Stage 1						
AONB	No SSSI No Flood Zone 3 No					
On or adjacent to	Private site not re-submitted					
unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 86						
Site Address	Land E of Limbersey Lane and N of Maulden					
Stage 1						
AONB	No SSSI No Flood Zone 3 No					
On or adjacent to	Site sold by the council – No longer in CBC ownership					
unsafe environment						
or hazardous place						

Conclusion	FAIL					
Site Ref: Site 87						
Site Address	Land E of Moor Lane and S of Maulden					
Stage 1						
AONB	No SSSI No Flood Zone 3 No					
On or adjacent to	Site sold by the council– No longer in CBC ownership					
unsafe environment	, , , , , , , , , , , , , , , , , , ,					
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 88						
Site Address	Land W of Henlow and N of Clifton Rd					
Stage 1						
AONB	No SSSI No Flood Zone 3 East and north of the site is in flood zone 3					
On or adjacent to	No					
unsafe environment						
or hazardous place						
Conclusion	FAIL (on balance this site fails due to flood zone issues)					
Site Ref: Site 89						
Site Address	Top Farm, E of Shefford Rd, Beadlow					
Stage 1						
AONB	No SSSI No Flood Zone 3 Fully In					
On or adjacent to	Private employment site not resubmitted					
unsafe environment or hazardous place						
Conclusion	FAIL					
Site Ref: Site 90						
Site Address	Motor Salvage, W of Langford Rd and S of Bigglewade					
Stage 1	Motor Salvage, W or Earlyfold I'd and S or Digglewade					
AONB	No SSSI No Flood Zone 3 Fully In					
On or adjacent to	Adjacent to Jordans Factory					
unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 91						
Site Address	Former Sewage Works, Land W of Astwick					
Stage 1						
AONB	No SSSI No Flood Zone 3 No					
On or adjacent to	Site not owned by the council – No longer in CBC ownership					
unsafe environment						
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 94						
Site Address	High St junction land S of Lodge Rd. Cranfield					
Stage 1						
AONB	No SSSI No Flood Zone 3 No					
AONB On or adjacent to	NoSSSINoFlood Zone 3NoAdjacent Cranfield Airfield. The site is Cranfield Millennium Park					
AONB On or adjacent to unsafe environment						
AONB On or adjacent to unsafe environment or hazardous place	Adjacent Cranfield Airfield. The site is Cranfield Millennium Park					
AONB On or adjacent to unsafe environment or hazardous place Conclusion						
AONB On or adjacent to unsafe environment or hazardous place	Adjacent Cranfield Airfield. The site is Cranfield Millennium Park					

Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	Condition on	land pre	cluding deve	elopment other th	nan for woodland/forestry
unsafe environment			J	•	,
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 97	<u>-</u>				
Site Address	Lidlington Pit,	E of Ma	arston Rd. Li	dlington	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	Large body of	f water c	on site		
unsafe environment					
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 100					
Site Address	Flitton Glebe,	Holding	, Greenfield		
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in the flood Zone
On or adjacent to	No				
unsafe environment					
or hazardous place	<b>—</b> • • •				
Conclusion	FAIL				
Site Ref: Site 101			0 7		
Site Address	Land N Gard	ner's ⊦ai	rm, Greenfie	ld	
Stage 1	<b>N</b> 1.	0001	NL		N
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	I ne site is an	active a	allotment for	the settlement	
unsafe environment or hazardous place					
Conclusion	FAIL				
Site Ref: Site 103					
Site Address	Land E of A6	001 Hite	hin Rd and	opposite Henlow	(Camp
Stage 1		001, 1 mu		opposite rieniow	Camp
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	Community s				
unsafe environment	Community S	arety 155	000		
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 104					
Site Address	Land N Cham	bers Wa	ay, Bigglesw	ade	
Stage 1			, - <u>J</u>		
AONB	No	SSSI	No	Flood Zone 3	Part of site is in flood
					zone 3
On or adjacent to	Site is in the	East of E	Biggleswade	extension, prima	ary use for a relief road
unsafe environment					
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 110					
Site Address					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Southern part flood zone
					3

On or adiagont to	Site not avail	able for (	dovolonmon	4		
On or adjacent to unsafe environment	Site not available for development					
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 111	17 (IE					
Site Address	Land at Girtfo	ord. W of	the A1 and	Sandy		
Stage 1				Curray		
AONB	No	SSSI	No	Flood Zone 3	Fully in	
On or adjacent to	Adjacent to se	ewage w	vorks			
unsafe environment	· <b>,</b> ·····	0 -				
or hazardous place						
Conclusion	FAIL					
Site Ref: Site 115						
Site Address	Oak Tree Nur	rsery and	d Magpie Fa	rm, S of Upper C	Caldecote	
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	No	
On or adjacent to					PD it has subsequently	
unsafe environment	•	ng perm	ission and h	as therefore bee	en removed from this	
or hazardous place	process					
			4 D			
Conclusion	N/A (Permiss	ion Grar	nted)			
Conclusion Site Ref: Site 117						
Conclusion Site Ref: Site 117 Site Address	N/A (Permiss Land rear of 2			S of Arlesey		
Conclusion Site Ref: Site 117 Site Address Stage 1	Land rear of 2	197 Hitcl	hin Rd and S			
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB	Land rear of <sup>2</sup> No	197 Hitcl SSSI	hin Rd and S	Flood Zone 3	No	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to	Land rear of <sup>2</sup> No This site was	197 Hitcl SSSI allocate	hin Rd and S No d in the abai	Flood Zone 3 ndoned North DF	PD it has subsequently	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment	Land rear of A No This site was gained planni	197 Hitcl SSSI allocate	hin Rd and S No d in the abai	Flood Zone 3 ndoned North DF		
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place	Land rear of A No This site was gained planni process	197 Hitcl SSSI allocate	hin Rd and S No d in the abai ission and h	Flood Zone 3 ndoned North DF	PD it has subsequently	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion	Land rear of A No This site was gained planni	197 Hitcl SSSI allocate	hin Rd and S No d in the abai ission and h	Flood Zone 3 ndoned North DF	PD it has subsequently	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120	Land rear of A No This site was gained planni process N/A (Permiss	197 Hitcl SSSI allocate ng perm ion Grar	hin Rd and S No d in the abai hission and h hted)	Flood Zone 3 ndoned North Dr as therefore bee	PD it has subsequently	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120 Site Address	Land rear of A No This site was gained planni process	197 Hitcl SSSI allocate ng perm ion Grar	hin Rd and S No d in the abai hission and h hted)	Flood Zone 3 ndoned North Dr as therefore bee	PD it has subsequently	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120 Site Address Stage 1	Land rear of 7 No This site was gained planni process N/A (Permiss Thorn Turn, H	197 Hitcl SSSI allocate ing perm ion Grar loughtor	hin Rd and S No d in the aban hission and h hted) n Regis Sew	Flood Zone 3 ndoned North DF as therefore bee	PD it has subsequently en removed from this	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120 Site Address	Land rear of A No This site was gained planni process N/A (Permiss	197 Hitcl SSSI allocate ng perm ion Grar	hin Rd and S No d in the abai hission and h hted)	Flood Zone 3 ndoned North Dr as therefore bee	PD it has subsequently	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120 Site Address Stage 1	Land rear of 7 No This site was gained planni process N/A (Permiss Thorn Turn, H	197 Hitcl SSSI allocate ing perm ion Grar loughtor	hin Rd and S No d in the aban hission and h hted) n Regis Sew	Flood Zone 3 ndoned North DF as therefore bee	PD it has subsequently en removed from this Flood zone 3 runs	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120 Site Address Stage 1 AONB	Land rear of 7 No This site was gained planni process N/A (Permiss Thorn Turn, H No	197 Hitcl SSSI allocate ing perm ion Grar loughtor SSSI	hin Rd and S No d in the aban ission and h nted) n Regis Sew No	Flood Zone 3 ndoned North DF as therefore bee	PD it has subsequently en removed from this Flood zone 3 runs through the middle of the site	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120 Site Address Stage 1 AONB On or adjacent to unsafe environment	Land rear of 7 No This site was gained planni process N/A (Permiss Thorn Turn, H No	197 Hitcl SSSI allocate ing perm ion Grar loughtor SSSI	hin Rd and S No d in the aban ission and h nted) n Regis Sew No	Flood Zone 3 ndoned North DF as therefore bee age Works Flood Zone 3	PD it has subsequently en removed from this Flood zone 3 runs through the middle of the site	
Conclusion Site Ref: Site 117 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120 Site Address Stage 1 AONB On or adjacent to	Land rear of 7 No This site was gained planni process N/A (Permiss Thorn Turn, H No	197 Hitcl SSSI allocate ing perm ion Grar loughtor SSSI	hin Rd and S No d in the aban ission and h nted) n Regis Sew No	Flood Zone 3 ndoned North DF as therefore bee age Works Flood Zone 3	PD it has subsequently en removed from this Flood zone 3 runs through the middle of the site	

## Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Sites Failed at Stage 2

All sites that passed Stage 1 of the assessment process went on to be assessed against the following criteria:

-	
2.1	Located in Flood Zone 2- Sustainable drainage techniques can overcome any concerns
2.2	Located in the Green Belt- are there very special circumstances to warrant further consideration of the site?
2.3	Safe access from the public highway- Is there any highways works that can be done to provide safe access?
2.4	Visual and acoustic privacy and visual amenity- Can landscaping and planting provide visual and acoustic amenity?
2.5	Located on contaminated land- Can the land be remediated?
2.6	Consideration of potential impact on areas of archaeological significance- Is there any mitigation that can be undertaken?
2.7	Sites located in areas of protected wildlife should be avoided or where appropriate assessed by wildlife survey- are there any protected species on site which therefore stops development of the land?
2.8	Consideration of potential impact on landscape and nature designations, including Green Infrastructure, Village Greens and Common Land- will the site have a detrimental impact?
2.9	The proximity to other allocations in the Waste Core Strategy, the Site Allocations DOD and the Joint Core Strategy for South Beds and Luton (now superseded by Development Strategy for Central Bedfordshire)
2.10	Incline of the Site- is the site too steep therefore making development difficult?
2.11	Located adjacent to the motorway- does the impact of noise or pollution generated from the motorway make the site undevelopable?

The following sites had issues that could not be reasonably mitigated and therefore they have been removed from the assessment process:

Site Ref: Site 6								
Site Address	Land inbetween A421 and Woburn Rd junction and SW of Marston Moretaine							
Stage 1								
AONB	No	SSSI	No	Flood Zone 3	No			
On or adjacent to unsafe environment or hazardous place	No							
Conclusion	PASS							
Stage 2								
Criteria	Answer			Mitigation				
Located in Flood Zone 2	No			None required				
Located in Green Belt	No			None required				
Safe access from the public highway	Further asses	sment r	equired	Further assess required prior t development				
Visual and acoustic privacy and visual amenity	Noise from ne uses, road wi consideration viable after as appropriate m amenity issue under landsca	Il need d . Site massessme nitigation es consid	etailed ay be ent and . Visual lered	A full noise ass would be requi development				
Located on contaminated land	No			None required				
Archaeological significance	Site does not archaeology, potential.		•	Mitigation required would be dependent of the specifics of the development.	ndent on the			
Area of protected wildlife	There is a Road Verge Nature Reserve to the east. It is a wooded site unsuitable for development There are also records of Great Crested Newt and badger in the area			This issue can effectively mitig therefore this s unsuitable for	gated site is			
Impact on landscape	Significant ne Forest of Mar habitat			Suitable mitiga unlikely to be f therefore this s unsuitable for a	ound site is			
Proximity to other allocations	No impact fro	m other	allocations	None required				
Incline of site	No significant	incline		None required				
Located adjacent to the motorway	No			None required				
Conclusion	FAIL: on land	lscape a	nd ecologica	al grounds.				

Site Ref: Site 6a		
Site Address	Land West of A421 and South We	est of Marston Moretaine
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to	No	
unsafe environment		
or hazardous place		
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	No	None required
Safe access from	Further assessment required	Further assessment
the public highway		required prior to development
Visual and acoustic	Noise from neighbouring land	A full noise assessment
privacy and visual	uses, road will need detailed	would be required prior to
amenity	consideration. Site may be	development
	viable after assessment and	
	appropriate mitigation. Visual	
	amenity issues considered under landscape assessment	
Located on	No	None required
contaminated land		
Archaeological	Site does not contain any known	Mitigation requirements
significance	archaeology, although has	would be dependent on the
	potential.	specifics of the
		development.
Area of protected	There is a Road Verge Nature	This issue cannot be
wildlife	Reserve to the east. It is a	effectively mitigated
	wooded site unsuitable for	therefore this site is
	development There are also records of Great Crested Newt	unsuitable for development
	and badger in the area	
Impact on	Significant negative impact on	Suitable mitigation is
landscape	Forest of Marston Vale and	unlikely to be found
	habitat	therefore this site is
		unsuitable for allocation
Proximity to other allocations	No impact from other allocations	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No	None required
Conclusion	FAIL: on landscape and ecologica	al arounds.

	d. SW of Cranfield Airfield	
Stage 1	Land either side of Cranfield Rd, SW of Cranfield Airfield	
Stage 1		
AONB No SSSI No	Flood Zone 3 No	
On or adjacent to No		
unsafe environment		
or hazardous place		
Conclusion PASS		
Stage 2		
Criteria Answer Miti	igation	
Located in Flood No Nor Zone 2	ne required	
Located in Green No Nor Belt	ne required	
	rther assessment required prior development	
Visual and acoustic privacy and visual amenity issues considered under landscape assessment	ne required	
· · · ·	ne required	
significance any known dep	igation requirements would be pendent on the specific of the velopment.	
	ull ecological assessment would required prior to development	
landscape planted with trees the	is is a newly planted site, it is prefore inappropriate for velopment	
Proximity to otherNo impact from otherNorallocationsallocations	ne required	
Incline of site No significant incline Nor	ne required	
Located adjacent to No concerns regarding Nor air quality	ne required	
an quality	FAIL: on landscape grounds	

Site Ref: Site 10		
Site Address	Land N of Shenley Hill Rd, W of Le	ighton Buzzard Railway
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to unsafe environment or hazardous place	Adjacent a phone mast to the south Waste Recycling Centre to the Eas	
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan- making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.
Safe access from the public highway	Further assessment required	Further assessment required
Visual and acoustic privacy and visual amenity	Noise from Household Waste Site would likely preclude development. Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development. However, it may not be possible to mitigate the impact of noise therefore this site is likely to be unsuitable for development
Located on contaminated land	Site may be contaminated	A full Contaminated Land Survey would be required prior to development
Archaeological significance	The eastern part of this site was part of a sand quarry in the 20th century and archaeological remains are unlikely to survive in the quarried areas. Although the unquarried part of the site does not contain any known archaeology it does have potential.	Mitigation requirements would depend on the specifics of the development.

Area of protected wildlife	The site is adjacent to a County Wildlife Site and there may be badgers in the area	A full ecological assessment is required prior to development
Impact on landscape	Plantation, part of Green Infrastructure within urban fringe;	Prevent where possible the loss of trees and add new planting to integrate site
Proximity to other allocations	to the North of proposed East of Leighton Linslade development and in the proposed North of Leighton Linslade site	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No. However, odour from Household Waste Recycling Centre may preclude development	Further assessment required. However, it is unlikely that effective mitigation could be sought. Therefore this site is likely to be inappropriate for development
Conclusion	FAIL on acoustic privacy/ amenity a	and odour ground

Site Ref: Site 11		
Site Address	Land W of A5120 and W of Hough	nton Regis
Stage 1		
AONB On or adjacent to unsafe environment or hazardous place	No SSSI No No	Flood Zone 3 No
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan- making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.
Safe access from the public highway	Further assessment required	Further assessment required
Visual and acoustic privacy and visual amenity	Further assessment required. Visual amenity issues considered under landscape assessment	Further assessment required
Located on contaminated land	majority of the site may be contaminated	A full Contaminated Land Study would be required prior to development
Archaeological significance	The bulk of this site has been subject to quarrying in the first half of the 20th century and earlier and subsequent waste tipping, archaeological remains are unlikely to survive in the quarried area. However the access route into the site from the north east cross part of the medieval settlement of Bidwell (HER 16987) and the site of some undated earthworks (HER 10653), therefore, there is the potential for archaeological	This does not prevent development but mitigation is may be required.

	remains to exist in part of the site.	
Area of protected wildlife	Site is currently wooded, there may be Great Crested Newts and badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	This is the Blue Waters Amenity Site and part of Green Infrastructure and amenity for Bidwell.	This cannot be effectively mitigated. Therefore, this site is unsuitable for development.
Proximity to other allocations	in proposed North Houghton Regis Urban extension area	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No air quality issues	None required
Conclusion	<b>FAIL</b> : on landscape grounds: this site is the Blue Waters Amenity Site and is therefore unsuitable for development	

Site Ref: Site 19		
Site Address	Land N of A507, W of Flitwick Rd	and SE of Ampthill
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to	Adjacent to Ampthill Household W	/aste Recycling Centre.
unsafe environment		
or hazardous place		
Conclusion	PASS- locate site away from recy	cling centre
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	part of southern tip by the roundabout is in flood zone 2	Amend parameters of site to avoid FZ2
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan- making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.
Safe access from the public highway	Further assessment required	Further assessment required
Visual and acoustic privacy and visual amenity	Noise from Main Roads, Odour / Noise from Local Refuse Site, Noise / Light from Football Club odour from main sewage works may constrain site. Visual amenity issues considered under landscape assessment	Appropriate assessments may indicate given scale of size of sites that areas are developable. Further assessment required
Located on contaminated land	whole of western part of site may be contaminated	A full contaminated Land Survey would be required prior to development
Archaeological significance	The site does not contain any known archaeology, however, it is on the north western edge of an extensive Iron Age and Roman site (HER 918). In the Roman period this site is high status with substantial evidence for religious or ritual activity. The full extent of this site has not been defined and it likely to extend north westwards,	The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and will likely preclude development. Therefore this site is unsuitable for allocation.

	therefore, this site has high potential to contain archaeological remains, this does not preclude development but mitigation is likely to be required. The site is also located within the setting of Ruxox Farm medieval moated grange (HER 919) which is a Scheduled Monument (SM 20405) and a nationally designated heritage asset.	
Area of protected wildlife	This is not an area of ecological significance. However there may be water vole, common lizard and badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	There is concern regarding urban fringe influence	Screening and planting required to integrate site
Proximity to other allocations	Bordering HA4 Warren Farm planned development	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No air quality issues	None required
Conclusion	FAIL: on archeological grounds	

Site Address   Land East of Silsoe Road and South East of Maulden     Stage 1   V     AONB   No   SSSI   No   Flood Zone 3   No     On or adjacent to unsafe environment or hazardous place   No   SSSI   No   Flood Zone 3   No     Conclusion   PASS   Stage 2   Mitigation   None required   No     Located in Flood Zone 2   No   No   None required   None required     Safe access from the public highway   No Objection - No justifiable highway safety reason why this site should not be considered. Site has two possible access points. Silsoe Road - there is quite a long highway frontage where it would be feasible to provide an access having appropriate visibility. Clophill Road via Redhills Close - access could be taken from a spur constructed as part of this relatively recent estate road.   None required     Visual and acoustic privacy and visual amenity   No concerns. Visual amenity issues considered under landscape assessment   None required     Located on contaminated land   The site does not contain any known archaeological remains although it does have potential.   Mitigation requirements would depend on the specific nature of any development.     Archaeological significance   Thes its not an area of ecological significance. However, there features and integration on largo open site - difficuit to screen: bunding not appropriate bunding not appropriate insuitabl	Site Ref: Site 21		
AONB   No   SSSI   No   Flood Zone 3   No     On or adjacent to unsafe environment or hazardous place   No		Land East of Silsoe Road and South East of Maulden	
On or adjacent to unsafe environment or hazardous place ConclusionNoStage 2PASSCriteria Located in Flood Zone 2AnswerMitigation None requiredLocated in Green BeltNoNone requiredSafe access from the public highway where it would be feasible to provide an access having appropriate visibility. Clophill Road via Redhills Close - access could be taken from a spur constructed as part of this relatively recent estate road.None requiredVisual and acoustic privacy and visual amenity significanceNo fees not contain any known archaeological significance. However, there may be slow worm, common lizard and badger in the areaMitigation requirements would be provide an access provide an access from to concerns. Visual amenity issues considered under landscape assessmentMitigation requiredArea of protected wildlifeThe site does not contain any significance. However, there may be slow worm, common lizard and badger in the areaMitigation requirements would be required prior to development.Impact on landscapeThere is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriateA full ecological significant inclineProximity to other allocationsNo significant inclineNone requiredIncline of site Located adjacent to ho significant inclineNone requiredNoNo significant incline ho significant incline None required	Stage 1		
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Located adjacent to the motorway No air quality issues None required	allocations		None required
the motorway	Incline of site	No significant incline	None required
Conclusion FAIL: on landscape grounds	-	No air quality issues	None required
	Conclusion	FAIL: on landscape grounds	

Site Ref: Site 22		
Site Address	Land West of Hitchin Road and N	orth of Eliot Way, Fairfield
Stage 1		
AONB On or adjacent to unsafe environment or hazardous place	No SSSI No No	Flood Zone 3 No
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	No	None required
Safe access from the public highway	no objection to vehicle access off Hitchin Road at mid-point along the straight section of the road	None required
Visual and acoustic privacy and visual amenity	area of site adjacent to A507 may be subjected to excessive levels of road traffic noise but this can probably be overcome by creating a buffer zone and noise barrier. Site may be affected by proposed redevelopment of Pig Development Unit to east for mixed industrial uses generating noise/Light/fumes/dust. Visual amenity issues considered under landscape assessment	A full noise impact assessment would be required prior to development
Located on contaminated land	The site may be contaminated	A full Contaminated Land Survey would be required prior to development
Archaeological significance	The site does not contain any known archaeological remains although it does have potential, in particular there is evidence of later prehistoric and Roman occupation in the surrounding area.	Mitigation requirements would depend on the specific nature of any development.
Area of protected wildlife	This is not an area of ecological significance and there are no species records	None required
Impact on landscape	Relation to Fairfield Park and Arlesey growth area, large open site	Scope to screen with woodland -but keep key views to landmark building
Proximity to other allocations	This site is adjacent to the recent Fairfield Park development and is no longer promoted for development	This cannot be effectively mitigated and therefore this site is unsuitable for development as a Gypsy and Traveller site
Incline of site	No significant incline	None required
Located adjacent to	No air quality issues	None required

the motorway		
Conclusion	FAIL: site no longer promoted for	development

Site Ref: Site 25		
Site Address	Land N of Edworth Rd and W of A	.1
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to unsafe environment or hazardous place	Adjacent to the A1 and Water Tow	ver
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	No	None required
Safe access from the public highway	objection - there is concern that the site and its vehicle access will be in very close proximity with the A1 - the proposed use will result in an increase in traffic generation which could exacerbate existing conditions at the j/w the A1 - there have been 8 recorded accidents with 1 fatal and 1 serious injury within 500m of the junction.	This may not be able to be mitigated therefore this site may be unsuitable for development
Visual and acoustic privacy and visual amenity	Noise from A1 road to east and Wind Farm to north west highly likely to result in unacceptable noise levels which cannot be mitigated to meet the council's noise standards. Visual amenity issues considered under landscape assessment	No effective mitigation for this issue therefore this site is unsuitable for development
Located on contaminated land	water tower adjacent to site may be contaminated	A full Contaminated Land Survey would be required prior to development
Archaeological significance	The site includes part of an Iron Age settlement (HER 524) and a coaxial field system (HER 3545) likely to be Bronze Age in origin but continuing in use in to the Iron Age, there is also evidence for contemporary settlement activity within the field system. The site is known to contain important archaeological remains, this would not prevent development.	Mitigation of the impact of any development on archaeological remains would certainly be required.
Area of protected wildlife	This site is not an area of archaeological significance and there are no species records for this site	None required
Impact on landscape	Water Tower is a valued landmark .High impact as	The Water Tower is a locally valued landmark,

	elevated site large open site; traffic noise ;bunds or fencing inappropriate.	therefore it is unlikely that sufficient mitigation could be put in place to overcome the impact to the landscape.
Proximity to other allocations	Adjacent to proposed windfarm	See acoustic amenity issues
Incline of site	No significant incline	None required
Located adjacent to the motorway	May have air quality issues. Further assessment required.	Further assessment required
Conclusion	<b>FAIL</b> : on noise impact and landscape grounds. The site is too close to the A1, the new wind turbines and the adjacent Water Tower is a valued landmark .	

Site Ref: Site 30				
Site Address	Land S of Ampthill Industrial Estate and W of A507			
Stage 1				
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to	Adjacent to Ampthill business par	k		
unsafe environment				
or hazardous place	DACO			
Conclusion	PASS			
Stage 2	A	Nitization		
Criteria	Answer	Mitigation		
Located in Flood Zone 2	No	None required		
Located in Green Belt	No	None required		
Safe access from	There is no suitable access to	This issue cannot be		
the public highway	the site	effectively mitigated		
		therefore, this site is		
Vieual and accurtin	Noise from industrial estate and	unsuitable for development		
Visual and acoustic privacy and visual	road likely to make site	Suitable mitigation is unlikely to be found,		
amenity	unsuitable. Visual amenity	therefore this site is likely to		
	issues considered under	be unsuitable for		
	landscape assessment	development		
Located on	whole of site is likely to be	A full Contaminated Land		
contaminated land	contaminated	Survey should be		
		undertaken prior to		
		development		
Archaeological	The site does not contain any	Mitigation would be		
significance	known archaeology, however, it is immediately west of an area	dependent on the specific development		
	known to contain extensive	development		
	remains of Roman cultivation			
	(HER 18271. The full extent of			
	this site has not been defined			
	and it likely to extend			
	westwards, therefore, this site			
	has high potential to contain			
	archaeological remains, this			
	does not preclude development but mitigation is likely to be			
	required.			
Area of protected	This is not an area of ecological	A full ecological survey is		
wildlife	significance. However, there	required prior to		
	may be Common lizard in the	development		
	area.			
Impact on	Industrial not residential context	Avoid removal of trees and		
landscape	concern regarding urbanisation	add additional planting to		
	and loss of tree feature	integrate site		
Proximity to other allocations	No issues from other allocations	None required		
Incline of site	No significant incline	None required		
Located adjacent to	No air quality issues	None required		
the motorway				
Conclusion	FAIL: No access to the site and n	oise issues		

Site Ref: Site 31		
Site Address	Land E of Flitton Hill, S of Ampthil	I Rd and NE of Flitton
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to	No	
unsafe environment		
or hazardous place		
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	northern tip is in flood zone 2	The developable part of the site is prone to flooding and waterlogging there are also soil erosion issues. This cannot be effectively mitigated therefore this site is unsuitable for development
Located in Green Belt	No	None required
Safe access from the public highway	Further assessment required	Further assessment required
Visual and acoustic privacy and visual amenity	Noise from Road - scale of site will allow mitigation following assessment Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development
Located on contaminated land	No	None required
Archaeological significance	The site does not contain any known archaeological remains although it may have potential.	Mitigation requirements would depend on the specific nature of any development.
Area of protected wildlife	This is not an area of ecological significance. However, there may be slow worm and badger in the area	A full ecological assessment would have to be conducted prior to development
Impact on landscape	Very large rural site, open, elevated; no scope for bunds or fences. Concern regarding urbanisation and loss of tree feature	Loss of tree feature difficult to mitigate, additional planting and screening required to integrate site
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No air quality issues	None required
Conclusion	<b>FAIL:</b> Northern tip is in flood zone and soil erosion	e. Also prone to waterlogging

Site Ref: Site 34					
Site Address	Land North of Church End Road and South West of Haynes				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Northern boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS- amen	d param	eters to avoi	d Flood Zone	
Stage 2		a param			
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Northern part	of site		Amend parame	eters to avoid
Located in Green Belt	No			None required	
Safe access from the public highway	Further asses	sment r	equired		
Visual and acoustic privacy and visual amenity	No concerns. issues consid landscape as	ered une	der	None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it may have potential.		Mitigation requ would depend specific nature development.	on the	
Area of protected wildlife	This is not an area of ecological significance. However there may be badger in the area		A full ecologica would be requi development		
Impact on landscape	The site lies outside the village / settlement envelope, located within an open subtle valley with clear views across arable fields to and from gently undulating ridgelines. Strong sense of rural remoteness, tranquillity, open views. Development of the site will be highly apparent visually, overlooked, and have a highly detrimental impact on local landscape character.		This issue can effectively mitig therefore this s unsuitable for o	gated ite is	
Proximity to other allocations	No issues from		allocations	None required	
Incline of site	No significant			None required	
Located adjacent to the motorway	No air quality			None required	
Conclusion	FAIL: on landscape grounds. Site is too exposed.				

Site Ref: Site 35					
Site Address	Land E of A6 and South of A507, Clophill				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood zone 3 along northern part of site
On or adjacent to unsafe environment or hazardous place	Adjacent to A	.6			
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Northern part Flood Zone 2		te is in	Amend parame flood zone	eters to avoid
Located in Green Belt	No			None required	
Safe access from the public highway	objection - the the site and it will be in very with the A6 - will result in a generation at there is poter queue to enter its proximity of flow of traffic	s vehicle close prop the prop in increa this junc this junc tial for tr er site an could imp	e access roximity osed use se in traffic ction and raffic to d due to oact on the	This cannot be mitigated there is unsuitable for development	fore this site
Visual and acoustic privacy and visual amenity	Noise from A6 and A507 will likely preclude development. Visual amenity issues considered under landscape assessment		A full noise ass would be requi confirm that no cannot be mitig	red to ise levels	
Located on contaminated land	All of the site contaminated	-		A full Contamir Survey would to prior to develop	be required
Archaeological significance	The site does known archae although it ma	eological	remains	Mitigation requi would depend specific nature development.	on the
Area of protected wildlife	The site is ad Wildlife Site a badger in the	and there		A full ecologica would be requi development	
Impact on landscape	concern thinr visibility, risk adjacent woo	to site ar			
Proximity to other allocations	No issues fro	m other	allocations	None required	
Incline of site	No significant			None required	
Located adjacent to the motorway	No air quality			None required	
Conclusion	FAIL: on high	way safe	ety grounds	and likely noise	impact

Site Ref: Site 37			
Site Address	Land North of Northwood End Road and East of Haynes		
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to	No		
unsafe environment			
or hazardous place			
Conclusion	PASS		
Stage 2	-		
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from the public highway	no objection to vehicle access off Northwood End Road. Visual amenity issues considered under landscape assessment	None required	
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment.	None required	
Located on contaminated land	No	None required	
Archaeological significance	Part of this site lies within the area of the medieval settlement of Bidwell (HER 16987) it also contains an enclosure known from cropmarks (HER 16708) that is likely to be later prehistoric or Roman in date. Therefore, there is potential for archaeological remains to survive within the site.	This does not prevent development but mitigation may be required depending on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance. However there may be badger and hare in the area	A full ecological assessment would be required prior to development	
Impact on landscape	There is significant concern regarding impact to open landscape with no boundary features. Risk to treebelt.	The openness of the site would make effective mitigation very difficult. Therefore this site is inappropriate for development	
Proximity to other allocations	No issues from other allocations	None required	
Incline of site	No significant incline	None required	
	No significant incline No air quality issues	None required	

Site Ref: Site 37a				
Site Address	Land S of High Road and E of Haynes			
Stage 1				
AONB On or adjacent to unsafe environment or hazardous place	No SSSI No No	Flood Zone 3 No		
Conclusion	PASS			
Stage 2				
Criteria	Answer	Mitigation		
Located in Flood Zone 2	No	None required		
Located in Green Belt	No	None required		
Safe access from the public highway	No objection to vehicle access off High Road mid-point along its frontage	Take access from High Road mid-point along its frontage		
Visual and acoustic privacy and visual amenity	Careful location within the allocated site will be required in order to mitigate road traffic noise. Visual amenity issues considered under landscape assessment	Careful location within the allocated site will be required in order to mitigate road traffic noise.		
Located on contaminated land	No	None required		
Archaeological significance	The site contains a large cropmark enclosure (HER 10155) likely to be of later prehistoric or Roman date, there are other similar sites in the immediate vicinity. Therefore, there is potential for archaeological remains to survive within the site. This does not prevent development but mitigation may be required depending on the specifics of the development.	Mitigation is dependent on the specifics of the development.		
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there may be badger and hare in the area	Locate away from the CWS and a full ecological survey would be required before development could commence		
Impact on landscape	Concern relating to spread of development at Deadman's Cross. Severe negative impact on woodland. Open agricultural land , Greensand ;difficult to bund or fence without urban fringe influence	The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development		
Proximity to other allocations	No issues from other allocations	None required		
Incline of site	No significant incline	None required		
Located adjacent to	No air quality issues	None required		

the motorway		
Conclusion	<b>FAIL:</b> on landscape grounds: The such that it could not be reasonab site is inappropriate for development	ly mitigated. Therefore this

Site Ref: Site 38				
Site Address	Land E of Moggerhanger Park and W of St.John's Rd			
Stage 1				
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to	No			
unsafe environment				
or hazardous place				
Conclusion	PASS			
Stage 2				
Criteria	Answer	Mitigation		
Located in Flood Zone 2	No	None required		
Located in Green Belt	No	None required		
Safe access from the public highway	Further assessment required			
Visual and acoustic	None. Visual amenity issues	None required		
privacy and visual	considered under landscape			
amenity	assessment			
Located on contaminated land	No	None required		
Archaeological	Inappropriate site. It is wholly	This cannot be effectively		
significance	within Moggerhanger Park (HER	mitigated. This site is		
	6994), a Registered Park and	inappropriate for		
	designated heritage asset. The	development		
	Park forms the setting of			
	Moggerhanger House (HER 1094) a Grade I Listed Building			
	and another heritage asset of			
	the highest significance.			
	Development within this site			
	would result in substantial harm			
	to the fabric and setting of the			
	Registered Park and to the			
	setting of the Listed Building. On			
	this basis the site should not be			
	allocated. It also contains a			
	group of enclosures known from			
	cropmarks and likely to			
	represent later prehistoric or			
	Roman settlement (HER 15092).			
Area of protected	Adjacent to County Wildlife Site	A full ecological survey		
wildlife	and there may be badger and hare	would be required prior to development		
Impact on	This site is within an existing	This cannot be effectively		
landscape	Historical Park	mitigated. This site is		
		inappropriate for		
		development		
Proximity to other allocations	No issues from other allocations	None required		
Incline of site	No significant incline	None required		
	_			
Located adjacent to the motorway	No air quality issues	None required		

Conclusion	FAIL: this site is unsuitable for development because it is the
	site of an existing Historical Park

Site Ref: Site 39				
Site Address	Land W of Moggerhanger Park and E of Bottom Wood			
Stage 1				
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to	No			
unsafe environment				
or hazardous place				
Conclusion	PASS			
Stage 2				
Criteria	Answer	Mitigation		
Located in Flood	No	None required		
Zone 2				
Located in Green	No	None required		
Belt		i tono roquirod		
Safe access from	Further assessment required			
the public highway	r uniter assessment required			
Visual and acoustic	None. Visual amenity issues	None required		
privacy and visual	considered under landscape	None required		
amenity	assessment			
Located on	No	Nono required		
contaminated land	NO	None required		
	Inappropriate site. It is wholly	This issue cannot be		
Archaeological	Inappropriate site. It is wholly			
significance	within Moggerhanger Park (HER	effectively mitigated therefore this site is		
	6994), a Registered Park and designated heritage asset. The	unsuitable for development.		
	Park forms the setting of	unsultable for development.		
	Moggerhanger House (HER			
	1094) a Grade I Listed Building			
	and another heritage asset of			
	the highest significance.			
	Development within this site			
	would result in substantial harm			
	to the fabric and setting of the			
	Registered Park and to the			
	setting of the Listed Building. On			
	this basis the site should not be			
	allocated.			
Area of protected	The site is adjacent to a County	A full ecological survey		
wildlife	Wildlife Site and may contain	would be required prior to		
Wilding	badger	development		
Impact on	This site is within an existing	This issue cannot be		
landscape	Historical Park and impact on	effectively mitigated		
lanuscape	Greensand landscape	therefore this site is		
	Creensand landscape	unsuitable for development		
Proximity to other	No issues from other allocations	None required		
allocations		None required		
Incline of site	No significant incline	None required		
		None required		
Located adjacent to the motorway	No air quality issues			
Conclusion	FAIL : on archaeological and land	scape grounds. This site is		
Conclusion	<b>FAIL</b> : on archaeological and landscape grounds: This site is within an existing Historical Park and is therefore unsuitable for			
	development			

Site Ref: Site 40				
Site Address	Land east and south of Barford Road and south east of Great Barford			
Stage 1				
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to unsafe environment or hazardous place	Electricity pylon adjacent site			
Conclusion	PASS – development would have pylons	to be away from electricity		
Stage 2				
Criteria	Answer	Mitigation		
Located in Flood Zone 2	The Western edge of the site is in the Flood Zone 2	Amend parameters of site to avoid FZ		
Located in Green Belt	No	None required		
Safe access from the public highway	no objection to vehicle access off Barford Road (North-South)	None required		
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment	None required		
Located on contaminated land	No	None required		
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmarks known from the immediate vicinity which are likely to represent prehistoric or Roman settlement. The site is also located within the setting of Barford Bridge and causeway (HER 996) which is a Scheduled Monument (SM BD 25) and a nationally designated heritage asset.	The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.		
Area of protected wildlife	This is not an ecologically significant site. However there may be otter in the area	A full ecological assessment would have to be conducted prior to development		
Impact on landscape	This site is wholly inappropriate- it is a critical part of the river valley landscape and needs to remain undeveloped in order to continue to contribute to the riverside setting. This is valuable agricultural land in arable production and forms part of the rural gap between the village of Blunham, which is expanding on it's western boundary, and Great Barford.	This is not a suitable site for development in view of the landscape impact and that typical mitigation treatments would neither be effective or appropriate.		

Proximity to other allocations	This site is not within the vicinity of other site allocations	None required
Incline of site	This site is on a slight incline	Development should be on flattest part of the site
Located adjacent to the motorway	No	None required
Conclusion	FAIL: on landscape grounds.	

Site Ref: Site 44							
Site Address	Land North of A603 and East of Moggerhanger						
Stage 1							
AONB	No	SSSI I	No	Flood Zone 3 No			
On or adjacent to	No						
unsafe environment							
or hazardous place							
Conclusion	PASS						
Stage 2							
Criteria	Answer			Mitigation			
Located in Flood Zone 2	No			None required			
Located in Green Belt	No			None required			
Safe access from	Further asses	ssment red	quired.	Further assessment			
the public highway				required.			
Visual and acoustic privacy and visual	None. Visual considered u			None required			
amenity	assessment		loape				
Located on contaminated land	No			None required			
Archaeological	The site does not contain any			Mitigation requirements			
significance	known archaeological remains although it may have potential.			would depend on the specific nature of any			
				development.			
Area of protected wildlife	This is not an significance h			A full ecological assessment would be required prior to			
	be hare and b			development			
Impact on	Conflict with e	entrance to	o village,	This issue cannot be			
landscape	risk to recreat		and	effectively mitigated			
	Greensand la	-					
Proximity to other allocations	No issues fro	m other al	None required				
Incline of site	No significant	t incline		None required			
Located adjacent to the motorway	No air quality	issues	None required				
Conclusion	FAIL: Failed	on landsca	ape ground	Is. The site is too exposed			
	and is also to	o close to	microlight	airway.			

Site Ref: Site 45								
Site Address	Land N of A507, E of Shefford Rd	and S of Shefford						
Stage 1								
AONB	No SSSI No	Flood Zone 3 No						
On or adjacent to	Adjacent to a petrol station							
unsafe environment								
or hazardous place								
Conclusion	PASS							
Stage 2								
Criteria	Answer	Mitigation						
Located in Flood Zone 2	No	None required						
Located in Green Belt	No	None required						
Safe access from the public highway	Further assessment required.	Further assessment required.						
Visual and acoustic	Noise from nearby A507. Visual	A full noise assessment						
privacy and visual	amenity issues considered	would be required to						
amenity	under landscape assessment	confirm that noise levels are						
1		unsuitable for development						
Located on	No	None required						
contaminated land	The site data not contain any	Nitigation requirements						
Archaeological significance	The site does not contain any known archaeological remains	Mitigation requirements would depend on the						
Significance	although it does have potential	specific nature of any						
	with a number of cropmarks	development.						
	known from the immediate	·						
	vicinity which are known to							
	represent Late Iron Age							
	settlement.							
Area of protected	This is not an ecologically	None required						
wildlife	significant area and there are no							
leave at an	species records	Diantia a na avia dita						
Impact on landscape	Nothing significant	Planting required to integrate site						
Proximity to other	Part of future employment land	This cannot be effectively						
allocations	option.	mitigated therefore this site						
		is unsuitable for						
		development						
Incline of site	No significant incline	None required						
Located adjacent to	No air quality issues	None required						
the motorway	, ,							
Conclusion	FAIL: The site is part of a future la	and employment option, is too						
	small, and suffers from unsuitable levels of noise from the							
	A507.							

Site Ref: Site 46						
Site Address	Land N of A6	03 and E	of The Ridg	geway, N Mogge	erhanger	
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	Eastern part of site	
On or adjacent to unsafe environment or hazardous place	Adjacent to a					
Conclusion	PASS- amen	d param	eters to avoi	d Flood Zone		
Stage 2						
Criteria	Answer			Mitigation		
Located in Flood Zone 2	Eastern part	of site		Amend parame flood zone	eters to avoid	
Located in Green Belt	No			None required		
Safe access from the public highway	Further asses	ssment r	equired	Further assess required	ment	
Visual and acoustic privacy and visual amenity	will allow miti assessment. issues consid	Noise from Road - scale of site will allow mitigation following assessment. Visual amenity issues considered under landscape assessment				
Located on contaminated land	May contain o	contamin	A full contamin survey would b prior to develop	e required		
Archaeological significance	The site contains part of an area of cropmarks enclosure (HER 17125) likely to be of later prehistoric or Roman date. Therefore, there is potential for archaeological remains to survive within the site.			This does not p development b may be require on the specifics development.	ut mitigation d depending	
Area of protected wildlife	This is not an significance a species recor	and there	are no	None required		
Impact on landscape	species records for the area Concern regarding proximity to County Wildlife Site ,concern regarding urban fringe influence. The site is also next to a microlight airway and therefore unsuitable for development			This issue can mitigated effec therefore this s unsuitable for o	tively and ite is	
Proximity to other allocations	No issues fro	m other a	allocations	None required		
Incline of site	No significant	t incline		None required		
Located adjacent to the motorway	No air quality	issues		None required		
Conclusion	<b>FAIL</b> : Fails of a microlight a		ape grounds	. The site is also	too close to	

Site Ref: Site 49								
Site Address		Land E of Saxon Drive, Saxon Pool and Leisure Centre and E						
Ctore 1	of Biggleswad							
Stage 1 AONB	No	SSSI	No	Flood Zone 3 No				
	-	2221	No	Flood Zone 3 No				
On or adjacent to unsafe environment	No							
or hazardous place								
Conclusion	PASS							
Stage 2	TAGO							
Criteria	Answer			Mitigation				
Located in Flood	No			None required				
Zone 2								
Located in Green Belt	No			None required				
Safe access from	Further asses	sment r	equired	Further assessment				
the public highway				required				
Visual and acoustic	No concerns		-	None required				
privacy and visual amenity	issues consid landscape as							
Located on contaminated land	No			None required				
Archaeological significance	Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541 and therefore a nationally designated heritage asset of the highest significance. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site on the shortlist. Archaeological evaluation of this land has shown that it contains extensive remains of Roman, Saxon, medieval and post- medieval settlement, the latter relating to the deserted settlement of Stratton (HER			Negative impact cannot be effectively mitigated. This site is inappropriate for development				
Area of protected wildlife	There is an amphibian pond to west, potential Great Crested Newt issues, within Biodiversity opportunity area and Biggleswade Green Wheel			Negative impact cannot be effectively mitigated. This site is inappropriate for development.				
Impact on landscape	Concern rega urban fringe, and allotment	rding sp risk to w	read of	Avoid loss of woodland, and conduct new planting and screening to mitigate impact to landscape				
Proximity to other allocations	No issues from	m other	allocations	None required				

Incline of site	No significant incline	None required	
Located adjacent to the motorway	No air quality issues	None required	
the motor way			
Conclusion	FAIL: on wildlife and archaeological grounds.		

Site Ref: Site 50								
Site Address	Land at Orch	Land at Orchard Farm, E of Biggleswade						
Stage 1								
AONB	No	SSSI	No	Flood Zone 3	Flood zone 3 along northern part of site			
On or adjacent to unsafe environment or hazardous place	No							
Conclusion	PASS- paran	neters of	site must be	e amended to av	oid FZ3			
Stage 2	•			<b></b>				
Criteria Located in Flood Zone 2	Answer Flood Zone 2 of site	along e	astern part	Mitigation Avoid developr	ment on FZ2			
Located in Green Belt	No			None required				
Safe access from the public highway	Further asses	sment r	equired					
Visual and acoustic privacy and visual amenity	No acoustic privacy issues. Visual amenity issues considered under landscape assessment			None required				
Located on contaminated land	No			None required				
Archaeological significance	Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541 and therefore a nationally designated heritage asset of the highest significance. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site on the shortlist.			Negative impar effectively mitig site is inapprop development	gated. This			
Area of protected wildlife	•	Biodiversity opportunity area and Biggleswade Green Wheel			ct cannot be gated. This priate for			
Impact on landscape	Concern regarding impact on existing woodland			Avoid removing existing woodland, and where necessary introduce new planting				
Proximity to other allocations	Part of Biggle Centre Maste			Likely to be unsuitable for development as a Gypsy and Traveller site.				
Incline of site	No significant	incline		None required				
Located adjacent to the motorway	No air quality	issues		None required				
Conclusion	FAIL: on wild other allocation		archaeologic	cal grounds and	proximity to			

Site Ref: Site 51						
Site Address	Land at Park Lane Farm Holding, N of Dunton Lane					
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	Flood zone 3 along eastern part of site	
On or adjacent to unsafe environment or hazardous place	No					
Conclusion	PASS- amen	d site pa	rameters to	avoid FZ3		
Stage 2						
Criteria	Answer			Mitigation		
Located in Flood Zone 2	Flood Zone 2 site	on east	ern part of	Avoid developr	ment on FZ2	
Located in Green Belt	No			None required		
Safe access from the public highway	Further asses	ssment r	equired	Further assess required	sment	
Visual and acoustic privacy and visual amenity	Noise/odour from isolated sources such as farms may need to be evaluated but otherwise site may be suitable. Visual amenity issues considered under landscape assessment			Full noise assessment will be required prior to development		
Located on contaminated land	No			None required		
Archaeological significance	Wholly inappropriate site. It is part of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM11541) and therefore a nationally designated heritage asset of the highest significance. Development within a nationally designated heritage asset is not acceptable therefore the Archaeology Team objects to the inclusion of this site in the short list. This site must not be allocated for development.			Negative impar effectively mitig site is inapprop development	gated. This briate for	
Area of protected wildlife	There is a County Wildlife Site to the South East of the site and there may be badger in the area			A full ecological survey would be required prior to development		
Impact on landscape	concern rega urban influent and habitat ne	ce and ri				
Proximity to other allocations	No issues fro	-	allocations	None required		
Incline of site	No significant	incline		None required		
Located adjacent to the motorway	No air quality	issues		None required		

<u> </u>	
Concl	usion
00110	

Site Ref: Site 52		
Site Address	Land W of Park Corner Farm and	E of Biggleswade
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to	No	
unsafe environment		
or hazardous place		
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood	No	None required
Zone 2		
Located in Green	No	None required
Belt		
Safe access from	Further assessment required	Further assessment
the public highway		required
Visual and acoustic	No acoustic privacy issues.	None required
privacy and visual	Visual amenity issues	
amenity	considered under landscape	
	assessment	
Located on	No	None required
contaminated land		
Archaeological	Inappropriate site. Located	This cannot be adequately
significance	within the setting of Stratton	mitigated, therefore this site
	Moat and associated earthworks	is unsuitable for
	(HER 520) which is a Scheduled Monument (SM 11541 and	development
	therefore a nationally	
	designated heritage asset of the	
	highest significance. The impact	
	on the historic environment is	
	too great to mitigate, therefore	
	the Archaeology Team strongly	
	objects to the inclusion of this	
	site on the shortlist.	
Area of protected	There is a County Wildlife Site	A full ecological survey
wildlife	to the South West and there	would be required prior to
	may be badgers and	development
	amphibians in the area	
Impact on	Concern regarding impact on	Appropriate screening and
landscape	rural road character, risk to	planting would be required
	treebelt and habitats	to integrate site
Proximity to other	No issues from other allocations	None required
allocations		
Incline of site	No air quality issues	None required
Located adjacent to	No significant incline	None required
the motorway		
Conclusion	FAIL: on archaeological grounds	

Site Ref: Site 61			
Site Address	Land South of Wrestlingworth Roa	ad, West of Wrestlingworth	
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to	No		
unsafe environment			
or hazardous place			
Conclusion	PASS		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from	no objection to vehicle access	Take vehicle access off	
the public highway	off Wrestlingworth Road, mid-	Wrestlingworth Road, mid-	
	point along its frontage	point along its frontage	
Visual and acoustic	There is potential negative	Careful allocation can	
privacy and visual	impact from road traffic. Careful allocation can overcome this	overcome this given scale of site.	
amenity	given scale of site. Visual	or site.	
	amenity issues considered		
	under landscape assessment		
Located on	No	None required	
contaminated land			
Archaeological	Site does not contain any known	Mitigation requirements	
significance	archaeology, although has	would be dependent on the	
	potential.	specifics of the development.	
Area of protected	This site has not been identified	A full ecological survey	
wildlife	as ecologically significant.	would be required before	
	However, there may be hare	development could	
	and badger in the area	commence	
Impact on	There is significant concern	The impact on the	
landscape	regarding risk to plantations,	landscape is such that it	
	creation of urban fringe impact	could not be reasonably	
	in important gap. The site is a	mitigated. Therefore this	
	remote rural site, open exposed views with no built context	site is inappropriate for	
Proximity to other	No issues from other allocations	development None required	
allocations			
Incline of site	No air quality issues	None required	
Located adjacent to the motorway	No significant incline	None required	
Conclusion	FAIL: on landscape grounds: The	impact on the landscape is	
	such that it could not be reasonab	bly mitigated. Therefore this	
	site is inappropriate for developm	ent	

Site Ref: Site 64						
Site Address	Land N of the	Land N of the High Street, Sutton				
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	Flood Zone 3 along Western part of site	
On or adjacent to unsafe environment or hazardous place	No					
Conclusion	PASS- site pa	arameter	s must be a	mended to avoid	l FZ3	
Stage 2	Anower			Mitigation		
Criteria Located in Flood Zone 2	Answer Western part Flood Zone 2	of the si	te is in	Mitigation Develop away Flood Zone	from the	
Located in Green Belt	No			None required		
Safe access from the public highway	objection to v High Street - lines - will req foliage over 3	substand Juire cut	dard sight back of	This issue can effectively mitio		
Visual and acoustic privacy and visual amenity	No acoustic privacy issues. Visual amenity issues considered under landscape assessment			None required		
Located on contaminated land	No				None required	
Archaeological significance	This site lies partially within the known limits of Sutton Park (HER 7005) and the medieval core of the settlement of Sutton (HER 17165). It is also within the setting of John O'Gaunt's Hill (HER 510) which is probably a medieval motte. It is a Scheduled Monument and therefore a heritage asset of the highest significance. There is therefore some archaeological potential at this site.,			Depending on the developme that an approprimitigation strat found.	nt it is likely riate egy can be	
Area of protected wildlife	This is not an significance. be badger in	However	0	A full ecologica would need to out prior to dev	be carried	
Impact on landscape	There is risk to existing wooded features			Wooded areas protected. App screening woul to mitigate imp amenity	ropriate d be required	
Proximity to other allocations	No issues fro	m other a	allocations	None required		
Incline of site	No air quality			None required		
Located adjacent to the motorway	No significant			None required		
Conclusion	FAIL: on High	nway saf	ety grounds	objection to vel	nicle access	

off High Street - substandard sight lines - will require cut back of foliage over 3rd party land

Site Ref: Site 72			
Site Address	Land at junction W of Hitchin Rd, N of the A507 and S of Stotfold		
Stage 1			
AONB	No SSSI No	Flood Zone 3 N	
On or adjacent to	Adjacent to the A507		
unsafe environment			
or hazardous place Conclusion	PASS		
	PASS		
Stage 2 Criteria	Answer	Mitigation	
Located in Flood	No	None required	
Zone 2		None required	
Located in Green Belt	No	None required	
Safe access from	objection - no new vehicle	This issue cannot be	
the public highway	access acceptable off a	effectively mitigated	
	strategic road (A507) so close to		
	a junction - possible vehicle		
	access off Hitchin Road which is 3rd party - however due to its		
	proximity to a strategic road		
	junction it is not desirable		
Visual and acoustic	Further assessment required	Further assessment	
privacy and visual	Visual amenity issues	required	
amenity	considered under landscape assessment		
Located on	No	None required	
contaminated land			
Archaeological	Site does not contain any known	Mitigation may be required	
significance	archaeology and a number of	but it would be dependent	
	investigations in the vicinity	on the specifics of the	
	suggest this site has medium to low potential.	development.	
Area of protected	This is not an area of ecological	None required	
wildlife	significance and there are no		
	species records for the area		
Impact on	The site would require extensive	The site would require	
landscape	planting to screen and integrate	extensive planting to screen and integrate	
Proximity to other	No issues from other allocations	None required	
allocations	No issues nom other allocations - None required		
Incline of site	No air quality issues	None required	
Located adjacent to the motorway	No significant incline None required		
Conclusion	FAIL: on highway safety grounds: no new vehicle access		
	acceptable off a strategic road (As		
	possible vehicle access off Hitchin Road which is 3rd party -		
	however due to its proximity to a strategic road junction it is not desirable		
	desirable		

Site Ref: Site 73				
Site Address	Land West of	the A50	7 bypass an	d East of Arlesey
Stage 1				
AONB	No	SSSI	No	Flood Zone 3 No
On or adjacent to	No			
unsafe environment				
or hazardous place				
Conclusion	PASS			
Stage 2				
Criteria	Answer			Mitigation
Located in Flood Zone 2	No			None required
Located in Green	No			None required
Belt Safe access from	no objection t	o o vohia		improvements to the second
the public highway	no objection t at this location since there is access - how to the access	n on the an existi ever imp	A507 ing vehicle rovements	improvements to the access
Visual and acoustic	site is affected		-	Conduct detailed noise
privacy and visual	noise from A5			assessment prior to
amenity	overcome by			development
	barrier. Will n	eed deta	iled	
	assessment.		•	
	issues consid			
	landscape as	sessmer	It	News, required
Located on contaminated land	NO			None required
Archaeological	Site adjacent	to HER	16083	Mitigation requirements
significance	(possible Sax			would be dependent on the
J	and therefore		,	specifics of the
	potential.			development
Area of protected	This is not an		•	A full ecological assessment
wildlife	significance. I			would be required prior to
	be otter in the		-	development
Impact on	Significant co			These issues cannot be
landscape	risk to existing context this si			effectively mitigated therefore this site is
	conflict with g			unsuitable for development
	Infrastructure			
	access	proticio	,	
Proximity to other	No issues from	m other a	allocations	None required
allocations				
Incline of site	No air quality	issues		None required
Located adjacent to the motorway	No significant incline			None required
Conclusion	FAIL: on land	lscane di	rounde	
Conclusion		scape y	ounus	

Site Ref: Site 74			
Site Address	Land South of West Drive, West of Fairfield and East of Arlesey		
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to unsafe environment or hazardous place	No		
Conclusion	PASS		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from the public highway	Object to development. The site suggests vehicle access from West Drive the access road to the former hospital estate now closed to through traffic half way along its length. It appears West Drive is not a highway maintainable at public expense therefore the site may not have the necessary rights of access. Assuming rights do exist or can be achieved, the route of access would be toward Arlesey. The junction of West Drive with Hitchin Road, High Street Arlesey is perfectly adequate in terms of geometry and visibility. However beyond the initial length of made up road the route deteriorates in width and construction standard that would make the route unacceptable to serve further development including the use proposed. Nevertheless if it were possible for the route to be improved by widening and/or passing bays together with foot/cycleway provision along its length Highways may reconsider the objection	No sufficient mitigation. This site is therefore unsuitable for development.	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment	None required	
Located on contaminated land	Part of the site may be contaminated	A full Contaminated Land Survey would have to be completed prior to development	
Archaeological	Site adjacent to HER 16801 (an	. Mitigation requirements	

significance	extensive area of late prehistoric occupation) and therefore has potential.	would be dependent on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records for this area	Non required	
Impact on landscape	There is significant concern regarding the ability to integrate the site. A rural buffer would be required. The site represents important open space, development would conflict with avenue as landscape feature	The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	
Proximity to other allocations	No issues from other allocations	None required	
Incline of site	No air quality issues	None required	
Located adjacent to the motorway	No significant incline	None required	
Conclusion	<b>FAIL</b> : on landscape grounds and highways : The impact on the landscape is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development		

Site Ref: Site 79			
Site Address	Land north of West Drive, east of Arlesey		
Stage 1			
AONB On or adjacent to unsafe environment or hazardous place	No SSSI No No	Flood Zone 3 No	
Conclusion	PASS		
Stage 2	TAGO		
	Annewer	Mitianation	
Criteria Located in Flood Zone 2	Answer No	Mitigation None required	
Located in Green Belt	No	None required	
Safe access from the public highway	Objection - The junction of West Drive with Hitchin Road, High Street Arlesey is perfectly adequate in terms of geometry and visibility. However, beyond the initial length of made up road the route deteriorates in width and construction standard that would make the route unacceptable to serve further development including the use proposed. Nevertheless if it were possible for the route to be improved by widening and/or passing bays together with foot/cycleway provision along its length a highway objection would not be appropriate	It is unlikely that this issue could be effectively mitigated. Therefore, this site is likely to be inappropriate for development	
Visual and acoustic privacy and visual amenity	There are no concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment	None required	
Located on contaminated land	No	None required	
Archaeological significance	Site does not contain any known archaeology, although has potential.	Any mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records in the area	None required	
Impact on landscape	This site would conflict with historic landscape and important open space.	There is insufficient mitigation to limit harm to the historic landscape. Therefore, this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations	None required	
Incline of site			

Located adjacent to the motorway	No significant incline	None required
Conclusion	FAIL: on landscape and highways grounds.	

Stage 1   No   SSSI   No   Flood Zone 3   No     AONB   Adjacent A1. However, site could be located away from A1 with access off A507   Adjacent A1. However, site could be located away from A1 with access off A507     On or adjacent to unsafe environment or hazardous place   PASS     Stage 2   Criteria   Answer   Mitigation     Located in Flood   No   None required     Zone 2   Cotteria   No   None required     Stage 2   Cotteria   No   None required     Stage 2   Costed in Flood   No   None required     Stage 2   Costed in Green Belt   No   None required     Safe access from the public highway   Objection - Despite the existence of an access for othe use of such accesses for development where none exists historically.   This is suce cannot be effectively mitigated therefore this site is unsuitable for development where none exists historically.     Visual and acoustic privacy and visual amenity   Eastern part of site has unacceptable levels of road trafficated to accentable levels for ode tract acher part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessment   Wone required     Located on contaminated land   No   None required     Archaeological   Site contains cr	Site Ref: Site 83			
AONB   No   SSI   No   Flood Zone 3   No     On or adjacent to unsafe environment or hazardous place   Adjacent A1. However, site could be located away from A1 with access off A507   Visual available of the could away from A1 with access off A507     Stage 2   PASS   Stage 2   No   No   Visual available of the could away from A1 with access off A507     Located in Flood Zone 2   No   Visual and access from Bett   No   None required     Safe access from Bett   No   Visual and access from Construction of the Stotfold Bypass there is a fundamental bypass there is a fundamental brite/store of an access for development where none exists privacy and visual amenity   Visual and accustic privacy and visual amenity   Western part of site may be suitable for development where none exists through use of noise barriers. However, western part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessment   None required     Located on contaminated land   No   None required or development. HER tagaton (HER tag	Site Address	Land W of A1M, N of A507 and E	of Stotfold	
On or adjacent to unsafe environment or hazardous place   Adjacent A1. However, site could be located away from A1 with access off A507     Conclusion   PASS     Stage 2   Criteria     Criteria   Answer   Mitigation     Located in Flood   No   None required     Safe access from Beit   Objection - Despite the existence of an access constructed to serve the agricultural land affected by construction of the Stoffold Bypass there is a fundamental highway safety concern relating to the use of such accesses for development where none exists historically.   Western part of site may be suitable with mitigation measures. Visual amenity     Visual and acoustic privacy and visual amenity   Eastern part of site has unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers. However, western part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessment   None required     Located on contaminated land   Site contains cropmark HER 16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.   Mitigation requirements would be dependent on the specifics of the development.     Area of protected wildlife   This is adjacent to a County we are the site would detact from river valey - strategy is to enhance. There is significant concern as the site would detact from river valey - strategy is to enhance. There is would be dependent on the important rural gap between livel corridor and A1 <td>Stage 1</td> <td></td> <td></td>	Stage 1			
unsafe environment or hazardous place   access off A507     conclusion   PASS     Stage 2   Answer   Mitigation     Located in Flood Zone 2   Answer   Mitigation     Located in Green Belt   No   None required     Safe access from the public highway   Objection - Despite the existence of an access constructed to serve the agricultural land affected by construction of the Stotfold Bypass there is a fundamental highway safety concern relating to the use of such accesses for development where none exists historically.   Western part of site may be suitable with mitigation macceptable levels of road traffic noise that cannot be mitigated to acceptable levels monacceptable levels of road traffic noise that cannot be mitigated to acceptable levels historically.   Western part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessment   None required     Located on contaminated land Archaeological significance   Site contains cropmark HER 16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.   Mitigation requirements would be dependent on the specifics of the development.     Area of protected wildlife   This is is adjacent to a County Wildlife Site and nature reserve. There may be water vole and badger in the area   A full ecological assessment would be required prior to development     Impact on landscape   There is significant concern as the site would detract from river valley - strategy is to enh	AONB	No SSSI No	Flood Zone 3 No	
Stage 2CriteriaAnswerMitigationLocated in Flood Zone 2NoNone requiredLocated in Green BeltNoNone requiredSafe access from the public highwayObjection - Despite the existence of an access constructed to serve the agricultural land affected by construction of the Stotfold Bypass there is a fundamental highway safety concern relating to the use of such accesses for development where none exists historically.This issue cannot be effectively mitigated therefore this site is unsuitable for developmentVisual and acoustic privacy and visual amenityEastern part of site has unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers. However, western part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessmentWestern part of site may be suitable with mitigation measures.Located on contaminated land Archaeological significanceNoNone requiredArchaeological archaeological potential.Site contains cropmark HER 16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.Mitigation requirements would be dependent on the specifics of the development.Area of protected wildlifeThere is significant concern as the site would detract from river valley - strategy is to enhance lvel and transport corridors. A site would negatively impact on the important rural gap between lvel corridor and A1A full ecological before development	On or adjacent to unsafe environment or hazardous place	•	be located away from A1 with	
CriteriaAnswerMitigationLocated in Flood Zone 2NoNone requiredLocated in Green BeltNoNone requiredSafe access from the public highwayObjection - Despite the existence of an access constructed to serve the agricultural land affected by 	Conclusion	PASS		
Located in Flood Zone 2NoNone requiredLocated in Green BeltNoNone requiredSafe access from the public highwayObjection - Despite the existence of an access constructed to serve the agricultural land affected by construction of the Stotfold Bypass there is a fundamental highway safety concern relating to the use of such accesses for development where none existsThis issue cannot be effectively mitigated therefore this site is unsuitable for developmentVisual and acoustic privacy and visual amenityEastern part of site has unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers. However, western part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessmentWestern part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessmentLocated on contaminated landNoNone requiredArchaeological significanceSite contains cropmark HER 16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.Mitigation requirements would be dependent on the specifics of the development.Area of protected wildlifeThis is is ajacent to a County wildlife Site and nature reserve. There may be water vole and badger in the areaA full ecological assessment would be required prior to development.Impact on landscapeThere is significant concern as the site would negatively impact on the important rural gap between lvel corridor and A1A full	Stage 2			
Zone 2NoNone requiredBeltSafe access from the public highwayObjection - Despite the existence of an access constructed to serve the agricultural land affected by construction of the Stotfold Bypass there is a fundamental highway safety concern relating to the use of such accesses for development where none exists historically.This issue cannot be effectively mitigated therefore this site is unsuitable for developmentVisual and acoustic privacy and visual amenityEastern part of site has unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers. However, western part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessmentWestern part of site may be suitable with mitigation measures.Located on contaminated landSite contains cropmark HER 16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.Mitigation requirements would be dependent on the specifics of the development.Area of protected wildlifeThis site is adjacent to a County Wildlife Site and nature reserve. There may be water vole and badger in the areaA full ecological assessment would be required prior to development.Impact on landscapeThere is significant concern as the site would detract from river vile and transport corridors. A site would negatively impact on the site is unsuitable for development wild be for developmentImpact on landscapeThere is significant concern as the site would negatively impact on the site yould detract	Criteria	Answer	Mitigation	
BeltObjection - Despite the existence of an access constructed to serve the agricultural land affected by construction of the Stotfold Bypass there is a fundamental highway safety concern relating to the use of such accesses for development where none exists historically.This issue cannot be effectively mitigated therefore this site is unsuitable for developmentVisual and acoustic privacy and visual amenityEastern part of site has unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers. However, western part of site may be suitable with mitigation measures. Visual amenity issues considered under landscape assessmentWestern part of site may be suitable with mitigation measures.Located on contaminated landNoNone requiredArchaeological significanceSite contains cropmark HER 16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.Mitigation requirements would be dependent on the specifics of the development.Area of protected wildlifeThis is adjacent to a County Wildlife Site and nature reserve. There may be water vole and badger in the areaA full ecological assessment usuld be required prior to developmentImpact on landscapeThere is significant concern as the site would detract from river valley - strategy is to enhance lvel and transport corridors. A site would negatively impact on the important rural gap between lvel and transport corridors. A site would negatively impact on the important rural gap betweenThis issue cannot be effectively mitigated therefor	Located in Flood Zone 2	No	None required	
the public highwayexistence of an access constructed to serve the agricultural land affected by construction of the Stotfold 	Located in Green Belt		None required	
privacy and visual amenityunacceptable levels of road traffic noise that cannot be mitigated to acceptable levels 	Safe access from the public highway	existence of an access constructed to serve the agricultural land affected by construction of the Stotfold Bypass there is a fundamental highway safety concern relating to the use of such accesses for development where none exists	effectively mitigated therefore this site is	
Located on contaminated landNoNone requiredArchaeological significanceSite contains cropmark HER 16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.Mitigation requirements would be dependent on the specifics of the development.Area of protected wildlifeThis site is adjacent to a County Wildlife Site and nature reserve. There may be water vole and badger in the areaA full ecological assessment would be required prior to developmentImpact on landscapeThere is significant concern as the site would detract from river valley - strategy is to enhance lvel and transport corridors. A site would negatively impact on the important rural gap between lvel corridor and A1This site is unsuitable for development	Visual and acoustic privacy and visual amenity	unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers. However, western part of site may be suitable with mitigation measures. Visual amenity issues considered under	suitable with mitigation	
significance16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high archaeological potential.would be dependent on the specifics of the development.Area of protected wildlifeThis site is adjacent to a County Wildlife Site and nature reserve. There may be water vole and badger in the areaA full ecological assessment would be required prior to developmentImpact on landscapeThere is significant concern as the site would detract from river valley - strategy is to enhance Ivel and transport corridors. A site would negatively impact on the important rural gap between Ivel corridor and A1This iste is unsuitable for development	Located on contaminated land		None required	
wildlifeWildlife Site and nature reserve. There may be water vole and badger in the areawould be required prior to developmentImpact on landscapeThere is significant concern as the site would detract from river valley - strategy is to enhance lvel and transport corridors. A site would negatively impact on the important rural gap between lvel corridor and A1This issue cannot be effectively mitigated therefore this site is unsuitable for development	Archaeological significance	16830 and is to the north of an extensive area of multiperiod occupation (HER 13340). Therefore has medium to high	would be dependent on the specifics of the	
landscapethe site would detract from river valley - strategy is to enhance lvel and transport corridors. A site would negatively impact on the important rural gap between lvel corridor and A1effectively mitigated therefore this site is unsuitable for development	Area of protected wildlife	Wildlife Site and nature reserve. There may be water vole and badger in the area	would be required prior to	
Proximity to other No issues from other None required	Impact on landscape	the site would detract from river valley - strategy is to enhance Ivel and transport corridors. A site would negatively impact on the important rural gap between	effectively mitigated therefore this site is	
	Proximity to other	No issues from other	None required	

allocations	allocations.		
Incline of site	No significant incline	None required	
Located adjacent to the motorway	Eastern part of site adjacent to A1 has unacceptable levels of road traffic noise that cannot be mitigated to acceptable levels through use of noise barriers.	This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Conclusion	FAIL: on landscape, noise and highway safety grounds		

Site Ref: Site 93					
Site Address	Land N of Cra	anfield R	d, N of Leys	Farm. Cranfield	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	No				
unsafe environment					
or hazardous place					
Conclusion	PASS				
Stage 2	-				
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further asses	sment r	equired		
Visual and acoustic privacy and visual amenity	No acoustic privacy issues. Visual amenity issues considered under landscape assessment		Non required		
Located on contaminated land	No		None required		
Archaeological significance	Site does not archaeology, adjacent to H an enclosure prehistoric da land use, how is unlikely to h archaeologica constraint.	although ER 1647 of proba te. The p vever me be any s	n it is 78 which is ably present eans there urviving	None required	
Area of protected wildlife	This is not an significance a species recor	nd there	e are no	None required	
Impact on landscape	Loss of wood other woodlar position. Site development	nd ,eleva	ated	No mitigation. unsuitable for o	
Proximity to other allocations	No issues from	m other	allocations	None required	
Incline of site	No air quality	issues		None required	
Located adjacent to	No significant incline		None required		
the motorway					

Site Ref: Site 98			
Site Address	E Flitwick Rd Land by junction with A507. Ampthill		
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to unsafe environment	Across the A507 is an electricity s	sub station although this may	
or hazardous place	not preclude development		
Conclusion	PASS		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	southern part of the site is in flood zone 2	Amend parameters of site to avoid FZ2	
Located in Green Belt	No	None required	
Safe access from the public highway	objection - whilst sightlines are fine, the access would create a short stagger/crossroad junction and is close to the main roundabout	This cannot be effectively mitigated therefore this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	The impact from noise from road traffic on the A507 and odour from the sewage treatment works make this site unsuitable for development. Visual amenity issues considered under landscape assessment.	This cannot be effectively mitigated therefore this site is unsuitable for development	
Located on contaminated land	No None required		
Archaeological significance	The site does not contain any known archaeology, however, it is on the north western edge of an extensive Iron Age and Roman site (HER 918). In the Roman period this site is high status with substantial evidence for religious or ritual activity. The full extent of this site has not been defined and it likely to extend north westwards, therefore, this site has high potential to contain archaeological remains, this does not preclude development but mitigation is likely to be required. The site is also located within the setting of Ruxox Farm medieval moated grange (HER 919) which is a Scheduled Monument (SM 20405) and a nationally designated heritage asset.	The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records for the area	None required	

Impact on landscape	There is significant concern regarding tree loss and extending urban fringe influence. Too small for quality design. Very small isolated site - subject to traffic noise ,also sewage works nearby.	This cannot be effectively mitigated therefore this site is unsuitable for development	
Proximity to other allocations	No issues from other allocations	None required	
Incline of site	No air quality issues	None required	
Located adjacent to the motorway	No significant incline	None required	
Conclusion	<b>FAIL</b> : on highway safety, visual and acoustic amenity, and impact on landscape		

Site Address   Bolobec Farm, E of The Brache. Maulden     Stage 1   June 1     AONB   No   SSI   No   Flood Zone 3   No     On or adjacent to unsafe environment   No   SSI   No   Flood Zone 3   No     On or adjacent to unsafe environment   No   Stage 2   Stage 2   Stage 2   Stage 2   Stage 2   Stage 2   No   None required   No   None required   None required   No   Stage 2   No   None required   No   Stage 2   No   None required   No   Stage 2   No   None required   No   Stage 2   No objection, however the Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   Further assessment   Further asset as further asset asing/figitance.   Further asset	Site Ref: Site 99				
AONB   No   SSI   No   Flood Zone 3   No     On or adjacent to unsafe environment or hazardous place   No   SSI   No   Flood Zone 3   No     Stage 2   PASS   Stage 2   Stage 2   Stage 2   Stage 2   No   None required   None required     Located in Flood Zone 2   No   No   No   None required   None required     Safe access from the public highway amenity   No objection, however the Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   Flood Zone 2     Located on contaminated land   No   Safe accessment required   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Am	Site Address	Bolobec Farm, E of The Brache. Maulden			
On or adjacent to unsafe environment or hazardous place     No       Conclusion     PASS       Stage 2	Stage 1				
unsafe environment or hazardous placePASSStage 2CriteriaAnswerMitigationLocated in Flood Zone 2NoNone requiredLocated in Green BeltNoNone requiredSafe access from the public highwayNo objection, however the Brache junction with Ampthill Road will need to be reviewedThe Brache junction with Ampthill Road will need to be reviewedVisual and acoustic privacy and visual amenityNo objection, however the Brache junction with Ampthill Road will need to be reviewedThe Brache junction with Ampthill Ampthill Road will need to be reviewedLocated on contaminated landNoNone requiredLocated on contaminated landNoNone requiredArchaeological significanceInappropriate site. This site is within the setting of Bolebec medieval moated site (HER 221) which is a medieval moated residence. It is a Scheduled Monument and therefore a heritage asset of the highest significance. It also contains an area of cropmarks (HER 14745) and has produced Roman and early development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development. We advise against allocating this site.A full ecological assessmentArea of protected wildlifeThe site is adjacent to a County Wildlife Site and there is a SSS to the south. There may be Great Crested Newts, Midwife Toad, Adder, Dormouse, Badger and HareA full ecological assessment would have to be conducted prior to development would have to be conducted prior to developmentImpact on landscapeConcern regarding	AONB	No SSSI No	Flood Zone 3 No		
or hazardous place   PASS     Stage 2   Criteria     Answer   Mitigation     Located in Flood   No     Safe access from   No objection, however the Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed     Visual and acoustic privacy and visual amenity   No cobjection, however the Brache junction with Ampthill Road will need to be reviewed   The Brache junction with Ampthill Road will need to be reviewed     Located on contaminated land   No   None required     Located on contaminated land   No   None required     Archaeological significance   Inappropriate site. This site is within the setting of Bolebec medieval moated site (HER 221) which is a medieval moated residence. It is a Scheduled Monument and therefore a heritage asset of the highest significance. It also contains an area of cropmarks (HER 14745) and has produced Roman and earty post medieval finds . The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development. We advise against allocating this site.   A full ecological assessment would have to be conducted prior to development     Area of protected wildlife   Concern regarding risk to wooded features, landscape and Hare   A full ecological assessment would have to be conducted prior to development	On or adjacent to	No			
ConclusionPASSStage 2CriteriaAnswerMitigationLocated in FloodNoNone requiredLocated in GreenNoNone requiredBeitSafe access from the public highwayNo objection, however the Brache junction with Ampthill Road will need to be reviewedThe Brache junction with Ampthill Road will need to be reviewedVisual and acoustic privacy and visual amenityNose and odour from isolated sources such as farms may need to be evaluated but otherwise site maybe suitable. Visual amenity usual considered under landscape assessmentFurther assessment requiredLocated on contaminated landNoNone requiredArchaeological significanceInappropriate site. This site is within the setting of Bolebec residence. It is a Scheduled Monument and therefore a heritage asset of the highest significance. It also contains an area of cropmarks (HER 14745) and has produced Roman and early post medieval finds. The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development. We advise against allocating this site.A full ecological assessment would have to be conducted prior to development widulifeArea of protected wildlifeConcern regarding risk to wooded features, landscape and HareA full ecological assessment would have to be conducted prior to development wooded features, landscape and HareA full ecological assessment would have to be conducted prior to development	unsafe environment				
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CriteriaAnswerMitigationLocated in Flood Zone 2NoNone requiredLocated in Green BeltNoNo objection, however the Brache junction with Ampthill Road will need to be reviewedThe Brache junction with Ampthill Road will need to be reviewedVisual and acoustic privacy and visual amenityNo objection, however the Brache junction with Ampthill Road will need to be reviewedThe Brache junction with Ampthill Road will need to be reviewedLocated on contaminated landNoNone requiredLocated on contaminated landNoNone requiredArchaeological significanceInappropriate site. This site is within the setting of Bolebec medieval moated site (HER 221) which is a medieval moated residence. It is a Scheduled Monument and therefore a heritage asset of the highest significance. It also contains an area of cropmarks (HER 14745) and has produced Roman and early post medieval finds . The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development. We advise against allocating this site.A full ecological assessmentArea of protected wildlifeThe site is adjacent to a County Wildlife Site and there is a SSSSI to the south. There may be Great Crested Newts, Midwife Toad, Adder, Dormouse, Badger and HareA full ecological assessmentImpact on landscapeConcern regarding risk to wooded features, landscape strategy to conserve rural qualityPlanting and screening required to integrate site.	Conclusion	PASS			
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landscapewooded features, landscaperequired to integrate site.strategy to conserve rural quality	•	Wildlife Site and there is a SSSI to the south. There may be Great Crested Newts, Midwife Toad, Adder, Dormouse, Badger	would have to be conducted		
	•	wooded features, landscape	• •		
Proximity to other No issues from other allocations None required	Proximity to other	No issues from other allocations	None required		

allocations		
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	<b>FAIL:</b> on archaeological grounds: such that it could not be reasonab site is inappropriate for development	ly mitigated. Therefore this

Site Ref: Site 105					
Site Address	Land at Doub	le Arche	s Farm and	E of Heath and	Reach
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Western part of site
On or adjacent to unsafe environment or hazardous place	Adjacent to a	·			
Conclusion	PASS- amen	d param	eters to avo	Id FZ3	
Stage 2				<b>.</b>	
Criteria	Answer	.,		Mitigation	
Located in Flood Zone 2 Located in Green	West part of s	site		Amend parame FZ2 PPTS states: If	
Belt				planning author make an except alteration to the Green Belt bour might be to accosite inset within Belt) to meet s identified need traveller site, it only through the making process response to a prophication. If la removed from Belt in this way specifically allow development process traveller site or	otional limited e defined undary (which commodate a n the Green pecific, for a should do so e plan- s and not in planning and is the Green y, it should be pocated in the lan as a
Safe access from the public highway	This site has issues and th unsuitable for	erefore i	s	This issue can adequately mit therefore this s unsuitable for o	not be igated ite is
Visual and acoustic privacy and visual amenity	potential of dr impact from c from road trat amenity issue under landsc	quarry ar ffic netwo es consio	nd noise ork. Visual lered	A full noise imp assessment we required prior t development	ould be
Located on contaminated land	no			None required	
Archaeological significance	Site contains represents m furrow cultiva possible preh Some of thes already been the present la below surface exist within th	edieval r tion rem istoric cr se feature impacte and use, e remain	idge and ains and ropmarks. es have d upon by however s may still	Mitigation woul dependent on t of the developr	the specifics
Area of protected wildlife	This is not an significant are	ecologi	cally	A full ecologica would have to	

	may be badger in the area	prior to development
Impact on landscape	Significant concern regarding A5 access and spread of urban fringe impact. Isolated site in Greensand setting with open fields opposite	This would be difficult to effectively mitigate therefore recommend this site is not allocated
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	FAIL: Fails due to issues with acc	ess.

Site Ref: Site 107		
Site Address	Land E of Fordfield Rd and S of M	lillbrook
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to unsafe environment or hazardous place	Electricity pylon on site- developm away from this as possible	ent must be located as far
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan- making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.
Safe access from the public highway	Further assessment required	Further assessment required
Visual and acoustic privacy and visual amenity	Further assessment required. Visual amenity issues considered under landscape assessment	Further assessment required
Located on contaminated land	No	None required
Archaeological significance	Site is located adjacent to an area of cropmarks (HER 15291) and includes possible mining remains (HER 6777). Therefore it has archaeological potential.	Any mitigation requirements would be dependent on the specifics of the development.
Area of protected wildlife	This is not an area of ecological significance. However there may be Great Crested Newt, Common Lizard, hare and badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	There is significant concern regarding the spread of urban fringe influence; risk to established woodland in open setting, very exposed, isolated	The negative impact on openness cannot be effectively mitigated therefore this site is unsuitable for development

	from village.	
Proximity to other allocations	The site is adjacent to the Center Parcs development. Additional development harm the rural character.	This may not be possible to mitigate.
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	FAIL: Fails due to landscape cons	straints.

Site Ref: Site 108		
Site Address	Land E of Russell Grove and E of	Millbrook
Stage 1		
AONB On or adjacent to unsafe environment or hazardous place	No SSSI No No	Flood Zone 3 No
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	No	None required
Safe access from the public highway	objection - whilst access to the site is via private road, the junction of the private road to the public highway ie Sandhill Close, sightlines here are substandard and traffic calming features are installed - any use of the site will exacerbate existing conditions at this junction particular the type of vehicles likely to be used - therefore it is not recommended. If just the Warren Farm access is to be considered, further intensification would be undesirable in a highway safety context.	This issue cannot be effectively mitigated therefore this site is inappropriate for development
Visual and acoustic privacy and visual amenity	Noise from Rail Line will need consideration but mitigation should be possible. Visual amenity issues considered under landscape assessment	A full noise impact assessment would be required prior to development
Located on contaminated land	No	None required
Archaeological significance	Site does not contain any known archaeology, although has potential.	Any mitigation requirements would be dependent on the specifics of the development.
Area of protected wildlife	This is not an area of ecological significance. However there may be hare and badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	Issues regarding impact on traditional greensand landscape -parkland trees ,not part of village context	This issue cannot be effectively mitigated therefore this site is unsuitable for development
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required

Conclu	ISION

Site Ref: Site 109					
Site Address	Land E of For Hospital	rdfield R	d and NW c	of Wards End and	Steppingley
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: If planning author make an except alteration to the Green Belt bour might be to accor- site inset within Belt) to meet s identified need traveller site, it only through the making process response to a properties application. If la removed from the Belt in this way specifically allow development process traveller site or	rity wishes to obtional limited e defined indary (which commodate a in the Green pecific, for a should do so e plan- s and not in polanning and is the Green r, it should be incated in the lan as a
Safe access from the public highway	No objection			None required	
Visual and acoustic privacy and visual amenity	No concerns. issues consid landscape as	lered un	der	None required	
Located on contaminated land	No			None required	
Archaeological significance	Site does not archaeology, adjacent to a cropmarks as 13968 and th potential.	howeve series o defined	r it is f I by HER	Any mitigation would be depe specifics of the development.	ndent on the
Area of protected wildlife	This is not an significance. be hare and b	Howeve	r there may	A full ecologica would be requi development	
Impact on landscape	There is signing regarding the fringe influence established was setting, very e from village.	e spread ce; risk t voodland	of urban o I in open	The negative in openness canneffectively mitig therefore this substitute for o	not be gated ite is

allocations		
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	FAIL: on landscape grounds	

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se			
Kennels to north highly likely to result in unacceptable noise levels which cannot be mitigated to meet the councils noise			

Site Ref: Site 113				
Site Address	Land at Spinney Meadows, N of Stanbridge Rd and East of Billington			
Stage 1				
AONB	No	SSSI	No	Flood Zone 3 No
On or adjacent to unsafe environment or hazardous place	No			
Conclusion	PASS			
Stage 2				
Criteria	Answer			Mitigation
Located in Flood Zone 2	No			None required
Located in Green Belt	Yes			PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan- making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.
Safe access from the public highway	no objection - left/right stage with vehicular opposite side	gers or o access	rossroads	avoid creating left/right staggers or crossroads with vehicular accesses on the opposite side
Visual and acoustic privacy and visual amenity	No. Visual am considered un assessment	-		None required
Located on contaminated land	No			None required
Archaeological significance	The site does known archae although it ma potential.	eologica	I remains	Mitigation requirements would depend on the specific nature of any development.
Area of protected wildlife	This is not an significance		-	None required
Impact on landscape	There is conc spread of urb	an fringe	e influence	Significant planting and screening required to integrate site
Proximity to other allocations	Close to exist so balance wi community co proportion	ith settle	d	Site is unsuitable due to proximity to existing sites in a rural location.

Incline of site	No significant incline	None required
Located adjacent to	No air quality issues	None required
the motorway		
Conclusion	FAIL: Fails due to proximity to other allocations	

Site Ref: Site 118					
Site Address	Hermitage Lane, E of Westoning Rd and S of Greenfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	No				
unsafe environment					
or hazardous place Conclusion	PASS				
Stage 2	FASS				
Criteria	Answer			Mitigation	
Located in Flood	No			None required	
Zone 2					
Located in Green Belt	Partly in Gree	en Belt		None required	
Safe access from	Maneuvering			This site shoul	d not be
the public highway	caravans on a		right of	allocated	
Visual and acoustic	way is unsuita		oquirod	Further assess	amont
privacy and visual	Visual amenit			required.	Smern
amenity	considered u			roquirou.	
	assessment				
Located on	No			None required	
contaminated land	0.1			N1	
Archaeological significance	Site does not archaeology a			None required	
Significance	site use mean		-		
	any remains s				
Area of protected	This is not an	area of	ecological	None required	
wildlife	significance				
Impact on	Concern rega			Potential for so	creening
landscape	urban fringe i trees and hec				
Proximity to other	No issues fro	•		None required	
allocations					
Incline of site	No significant	incline		None required	
Located adjacent to the motorway	No air quality	issues		None required	
Conclusion	•			This is an exist	•
	is tolerated as a Gypsy site has been on this site for around 45 years. Enforcement action is therefore unavailable				
	years. Enforc	ement a	ction is there	elore unavailable	e

Site Ref: Site 119				
Site Address	Land at Sundon Water Tower, N c	of Luton		
Stage 1				
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to	No			
unsafe environment				
or hazardous place				
Conclusion	PASS			
Stage 2				
Criteria	Answer	Mitigation		
Located in Flood Zone 2	No	None required		
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan- making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.		
Safe access from the public highway	This site appears to be only accessible from typical residential roads from within the Borough of Luton, outside CBC jurisdiction. The roads appear unsuitable to accommodate regular usage by commercial size vehicles.	This issue cannot be effectively mitigated therefore this site is unsuitable for development		
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment	None required		
Located on contaminated land	No	None required		
Archaeological significance	A series of Roman artefacts have been collected from within the proposed site (HER 15868) and its southern boundary is formed by the Thiodweg (HER 10843), a late Saxon/medieval trade route that may have prehistoric origins.	This does not necessary prevent the allocation of this site. However, depending upon the nature of the development proposals some form of archaeological mitigation may be required.		
Area of protected wildlife	This is not an area of ecological significance and there are no	None required		

	species records for the area	
Impact on landscape	This lies within the north Luton growth area. At present this farmland is a valuable part of the urban fringe - the arable landscape extends into the town providing attractive views up to Sundon. The water tower is a local landmark, identified as such by the community in the Landscape Character Assessment. Most importantly, the site is on the Theed Way - an ancient drovers route. It is also a bridleway used as the Icknield Way. Space needs to be safeguarded for green infrastructure within the growth area, to ensure amenity for residents and conservation of the historic paths. The buffer landscape zone should not be compromised by development of a gypsy and traveller site.Land close to the water tower would also need to be kept open so that it remains a landmark.	This issue cannot be effectively mitigated therefore this site is unsuitable for development
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No air quality issues	None required
Located adjacent to the motorway	No significant incline	None required
Conclusion	FAIL: on highway safety grounds	and landscape

Site Ref: 121			
Site Address	Land off Mentmore Rd, Leighton Buzzard		
Stage 1			
AONB On or adjacent to unsafe environment	No SSSI No No	Flood Zone 3 No	
or hazardous place	DACO		
Conclusion	PASS		
Stage 2	A		
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan- making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.	
Safe access from the public highway	No objection - No justifiable highway safety reason why this site should not be considered.	None required	
Visual and acoustic privacy and visual amenity	Noise from adjacent uses will need consideration. Visual amenity issues considered under landscape assessment	A full noise assessment would be required before development could commence	
Located on contaminated land	Adjacent land and possibly site subject to former use which may have given rise to contamination. This needs appropriate investigation and where necessary mitigation prior to development	A full Contaminated Land Survey would be required before development could commence	
Archaeological significance	The proposed site has an area of ridge and furrow cultivation earthworks (HER 5458) recorded within it and lies just to the north of the location of a series of Roman finds including burials (HER 10725) recorded during quarrying. Neither of these archaeological sites	Mitigation would be dependent on the specifics of the development	

	necessary preclude allocation, but depending upon the nature of the development proposals it is likely some form of mitigation will be required.	
wildlife	This site is next to Tiddenfoot County Wildlife Site and contains semi improved grassland, the area has records of reptiles and invertebrates. From aerial photos there appear to be some trees on the site which may be of value to bats which are also well recorded in the area. Development would be an unfortunate loss of open habitat adjacent to a Country Wildlife Site.	Full ecological survey of the site would be needed prior to development to ensure mitigation measures were in place should any impacts be identified.
landscape	This is a valuable piece of open land between the Upper School and Tiddenfoot Country Park. It provides a rural edge to the town and is adjacent to the very important wildlife and recreational site of Tiddenfoot Country Park. It also lies in the corridor of the Grand Union Canal. It is quite a large site, but any development would urbanise the land to the detriment of the landscape character. The site is within the very small character area of 7B - Ouzel Greensand Valley - southern part. Guidance in the Landscape Character Assessment highlights that this area is very vulnerable to urban influence. It advises against urban extension into the valley landscape . Conservation of the recreational resource is also a high priority. It is advised that this site should not be progressed as a G&T site	Sufficient mitigation cannot be found in this instance. Therefore this site is deemed unsuitable
Proximity to other allocations	No issues from other allocations	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No issues	None required
Conclusion	FAIL: on landscape grounds	

## Central Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Sites Scored at Stage 3

Having passed Stage 1 and Stage 2 of the site assessment, the following sites were scored against the criteria endorsed by the Sustainable Communities Overview and Scrutiny Committee on the 10<sup>th</sup> April 2012:

3.1	Located on Brownfield or Greenfield land? – Can high grade quality agricultural land be avoided?	Brownfield (5) Greenfield (3) High Grade Agriculture (0)
3.2	Access to major roads	Good, Within 0.5-1 mile (5) Fair, within 1-2 miles (3) Poor, within 2-3 miles (1) No score, over 3 miles (0)
3.3	Access to public transport services	Good within 5 min walk (5) Fair, within 10 min walk (3) Poor, within 20 min walk (1) No score, over 20 min (0)
3.4	Access to health services (GP)	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min (0)
3.5	Access to school, further education or training	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min (0)
3.6	Access to community facilities	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min walk (0)
3.7	Serviceable by Gas/ Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)
3.8	Provision of Waste and Recycling facilities	Yes (5) No (0)

Whilst the criteria have remained unchanged, a further refinement has been made to criterion 3.5 - 'Access to school, further education or training'. The original single criteria for schools has been subdivided into 3 separate headings (for lower, middle, upper schools). The sites were scored using the single heading and scored again using the 3 headings.

Each of the 3 headings is capable of attracting the same score that the single heading did (5, 3, 1 or 0). The use of three headings instead of one creates the potential for higher total scores as some sites will be adjacent to more than one sort of school. This approach increases the maximum possible total score that could be attracted by the criteria of 'proximity to schools'. The increase reflects the advantage offered by being close to more than one sort of school, rather than only one of the 3 sorts of schools. Therefore, a higher score for a site close to more than one sort of school is compatible with the aims of the scoring exercise. Adopting 3 school headings has provided an extra level of detail and definition. Both sets of scoring are outlined in the following site assessments.

The GTAA Update 2013 outlined Central Bedfordshire need **66 pitches** from January 2014 to December 2018 (**period 1**) to address the backlog of need and household growth. Planning policy for traveller sites states local authorities must identify *deliverable* sites to meet this need.

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable. The following sites are private sites that have been put forward for Gypsy sites. Three are existing Gypsy and Traveller sites seeking authorisation of existing sites and/or expansion of existing sites.

Site Ref: Site 92			
Site Address	Land E of Watling Street and S of Dunstable		
Number of pitches	This is an existing Gypsy site with permission for 6 permanent		
proposed	pitches. The owner seeks an extension to the site for, up to an		
	additional 12 pitches.		
Stage 1			
AONB	Yes SSSI No	Flood Zone 3 No	
On or adjacent to	No		
unsafe environment			
or hazardous place Conclusion	<b>BASS</b> exceptional circumstan	ces facilitate development in the	
CONClusion	AONB		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood	No	None required	
Zone 2			
Located in Green	Yes	PPTS states: If a local	
Belt		planning authority wishes to	
		make an exceptional limited	
		alteration to the defined Green	
		Belt boundary (which might be	
		to accommodate a site inset within the Green Belt) to meet	
		specific, identified need for a	
		traveller site, it should do so	
		only through the plan-making	
		process and not in response to	
		a planning application. If land	
		is removed from the Green Belt in this way, it should be	
		specifically allocated in the	
		development plan as a	
		traveller site only.	
Safe access from	No objection on highways	None required	
the public highway	safety grounds		
Visual and acoustic	Adjacent to A5 trunk road	Mitigate through effective	
privacy and visual	and road traffic noise could	screening	
amenity	be an issue, but other		
	traveller sites front A5 in that area suggest this can be		
	mitigated. Visual amenity		
	issues considered under		
	landscape assessment		
Located on	No	None required	
contaminated land			

Archaeological Site does not contain any significance known archaeology and whilst it is located adjacent to Watling Street (HER 5508), the present land use means there is unlikely to be any
there is unlikely to be any surviving archaeological remains. No constraint.
Area of protected wildlifeThere may be badger in the area. However the site is an extension of an existing site and therefore there are no ecological constraintsNone required
Impact on landscapeThis site lies within the Ver Chalk Valley and is within the Chilkens AONB. It is located within the shallow valley floor (adjacent to the existing G& T site) with valley sides rising 
site from the pylons to the eastern valley sides.

Located adjacent to the motorway	No concerns regarding air quality	None required	
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>		
Stage 3			
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5	
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	5	
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3	
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1	
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1	
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3	
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5	
Conclusion	Score: 26/50 (Score with single	school category: 25/40)	
Sustainability Apprais			
Conclusion	Development would have a limited impact on the landscape and on biodiversity. The site is Green Belt land. There is no record of archaeological remains on site. Development would encourage healthier lifestyles but is unlikely to encourage the use of sustainable transport systems.		

Site Ref: Site 116				
Site Address	1 Old Acres, Barton Road, Pul	1 Old Acres, Barton Road, Pulloxhill		
Number of pitches	This is an existing site with 8 p			
proposed	has recently lapsed, this site is			
· ·	unauthorized) The owner seek			
	pitches with the option to extend site for up to an additional 10			
	pitches			
Stage 1				
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to	No			
unsafe environment				
or hazardous place	54.00			
Conclusion	PASS			
Stage 2				
Criteria	Answer	Mitigation		
Located in Flood Zone 2	No	None required		
Located in Green Belt	No	None required		
Safe access from	No objection to the existing	Foliage cut back will be		
the public highway	vehicle access off Barton	required to achieve SSD		
	Road some foliage cut back			
	will be required to achieve SSD			
Visual and acoustic	Existing Gypsy site, no	Any additional development		
privacy and visual	concerns regarding acoustic	should be adequately		
amenity	amenity. Visual amenity	screened to maintain visual		
,	issues considered under	and acoustic privacy and visual		
	landscape assessment	amenity		
Located on contaminated land	No	None required		
Archaeological	This site is located within an	Mitigation requirements would		
significance	extensive medieval	depend on the specific nature		
	landscape that includes a	of any development.		
	deserted settlement and an			
	area of ridge and furrow			
	cultivation (HERs 241 and			
	3322). However as this site has already been developed			
	with appropriate mitigation			
	there is no objection to its			
	allocation.			
Area of protected	This site has not been	None required		
wildlife	identified as ecologically			
	significant and there are no			
	species records for the site			
Impact on	Extending the site may	Screening and planting can		
landscape	spread of urban fringe	help integrate any extension to		
Descrive's to the	influence	the existing site		
Proximity to other	This site is not in the vicinity	None required		
allocations Incline of site	of other site allocations No incline	Nono required		
		None required		
Located adjacent to	No	None required		

the motorway				
Conclusion	It is considered that the mitigati	on proposed for each category		
	is sufficient, therefore the result	t for this stage is <b>PASS</b>		
Stage 3				
Located on Brownfield,	Located on Brownfield (5)	5		
Greenfield or high	Greenfield (3), High Grade Agricultural land (0).			
quality agricultural				
land				
Access to major	Good, within 0.5-1mile (5)	5		
roads (A roads)	Fair, within 1-2miles (3)			
	Poor, within 2-3miles (1) No score, over 3 miles (0)			
Access to public	Good, within 5min walk (5)	0		
transport services	Fair, within 10min walk (3)	Č		
	Poor, within 20min walk (1)			
	anything above 20mins (0)			
Access to health	Good, within 10min walk (5) Fair, within 20min walk (3)	0		
services (GP)	Poor, within 30min walk (3)			
	anything above 30mins (0)			
Access to lower	Good, within 10min walk (5)	0		
school (walking)	Fair, within 20min walk (3)			
	Poor, within 30min walk (1)			
Access to middle	anything above 30mins (0) Good, within 10min walk (5)	0		
school (walking)	Fair, within 20min walk (3)	0		
······································	Poor, within 30min walk (1)			
	anything above 30mins (0)			
Access to upper	Good, within 10min journey	0		
school (public transport)	(5), Fair, within 20min journey (3), Poor, within 30min			
transport)	journey (1), anything above			
	30mins (0)			
Access to	Good, within 10min walk (5)	0		
community facilities	Fair, within 20min walk (3)			
(local food store)	Poor, within 30min walk (1) anything above 30mins (0)			
Serviceable by	Yes, all (5)	3		
Gas/Electricity/	Yes, some (3)			
Sewerage	None (0)			
Provision of Waste	Yes (5)	5		
and Recycling Facilities	No (0)			
Conclusion	Score: 18/50 (Score with single	school category: 18/40)		
	Sustainability Appraisal			
Conclusion	Development would have a limit			
	-	f sustainable transport systems.		
	-	so would not result in the loss of toonsidered to be ecologically		
	agricultural land. The site is not considered to be ecologically significant and there is no record of archaeological remains on			
	site. There would be a positive impact on encouraging			
	sustainable waste managemen	it.		

Site Ref: Site 78					
Site Address	Land East of M1, Tingrith				
Number of pitches	This is an existing site with temporary permission for 2 pitches.				
proposed	The owner seeks authorization for pitches to be made				
	permanent				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Part of Western boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Part of weste	rn board	er	Avoid new develo	
Located in Green Belt	Yes		PPTS states: If a planning authority make an exception alteration to the d Belt boundary (white to accommodate within the Green I specific, identified traveller site, it sho only through the p process and not in a planning application is removed from t Belt in this way, it specifically allocation development plant traveller site only	v wishes to onal limited efined Green hich might be a site inset Belt) to meet a need for a ould do so olan-making n response to ation. If land he Green should be ted in the	
Safe access from the public highway	No objection safety ground	-	vays	None required	
Visual and acoustic privacy and visual amenity	Noise from M1 requires further assessment in order to determine suitability of site for residential. Visual amenity issues considered under landscape assessment		This will depend of the updated as		
Located on	There may be				
contaminated land	sources of co			Nono required	
Archaeological significance	Site does not known archae it is located w archaeologica that includes (HER 15835) remains (HEF However the use means th be any surviv	eology, a vithin a ki al landsc prehistor and Ror R 236). present here is ur	Ilthough nown ape ric man	None required	

	archaeological remains. no constraint.	
Area of protected wildlife	This is not an area of ecological significance. As it is an existing site there are no ecological constraints	None required
Impact on landscape	Concern regarding site being isolated from settlements and noise levels from M1	Additional screening could be used to reduce impact of noise
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	Close proximity the M1 which may be adversely affected by road traffic emissions	Family wish to stay on the site.
Conclusion	It is considered that the mitigati is sufficient, therefore the result	ion proposed for each category t for this stage is <b>PASS</b>
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	5
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 16/50 (Score with single	e school category: 16/40)
Sustainability Apprais	al	
Conclusion		ay also be a negative impact on for archaeological remains to be development would encourage

Site Ref: Site 28			
Site Address	Land at the Bungalow		
Number of plots	This is a private site, the owner requested up to 36 pitches for		
proposed	a Gypsy site		
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to unsafe environment or hazardous place	No		
Conclusion	Pass Stage 1		
Stage 2	5		
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.	
Safe access from the public highway	No objection - This site has a direct access onto A5120 through an access serving a bungalow	The access point would require improvement and the level of visibility is not ideal and would undoubtedly require significant removal and setting back of the frontage boundary treatments. I note the site also has frontage to the track that would serve as access to site 11. this route would be preferable to access directly onto A5120.	
Visual and acoustic privacy and visual amenity	Noise from A5120 may be an issue is plots were to be located in close proximity. Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development	
Located on contaminated land	No	None required	
Archaeological significance	Part of this site lies within the area of the medieval settlement of Bidwell (HER	This does not prevent development but mitigation may be required depending on	

	16987), therefore, there is potential for archaeological remains to survive within the site.	the specifics of the development.
Area of protected wildlife	This is not an area of ecological significance. There may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	Conflict with Green Infrastructure corridor and growth area greening.	scope to screen and fence
Proximity to other allocations	In the proposed North of Houghton Regis Urban Extension Area	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns	None required
Conclusion	It is considered that the mitigati is sufficient, therefore the result	
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	3
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/	Yes, all (5) Yes, some (3)	3

Sewerage	None (0)	
Provision of Waste and Recycling	Yes (5) No (0)	5
Facilities		
Conclusion	Score: 32/50 (Score with single	e school category: 28/40)
Sustainability Apprais	al	
Conclusion	negative impact on biodiversity encourage healthier lifestyles a transport systems. A smaller sit	There is potential for bund on site and there maybe a . Development of this site could and the use of sustainable te than the 36 pitches requested I in keeping with national policy

## Central Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Stage 3, Potential New Sites

The GTAA Update 2013 outlined Central Bedfordshire need **66 pitches** from January 2014 to December 2018 (**period 1**) to address the backlog of need and household growth. Planning policy for traveller sites states local authorities must identify deliverable sites to meet this need. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable.

The GTAA Update 2013 outlined Central Bedfordshire needs **31 pitches** from January 2019 to December 2023 (**period 2**) to address household growth. Planning policy for traveller sites states local authorities must identify *developable* sites to meet this need and, where possible, identify developable sites for the third period January 2024 to December 2028. The GTAA suggests **36 pitches** are required from January 2024 to December 2028 (**period 3**).

To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

To bring the Gypsy and Traveller Local Plan in line with the Development Strategy for Central Bedfordshire, ORS identified the pitch requirement to 2031. Central Bedfordshire would require **25 pitches** from January 2029 to December 2031 (**period 4**).

Site Ref: Site 81						
Site Address	Land North of	Land North of Arlesey Road and W of Stotfold Leisure Centre				
Number of pitches	To be confirm	ned				
proposed						
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	No	
On or adjacent to	No					
unsafe environment						
or hazardous place						
Conclusion	Pass Stage 1					
Stage 2	Stage 2					
Criteria	Answer	Answer			Mitigation	
Located in Flood	No			None required		
Zone 2						
Located in Green	No			None required		
Belt						
Safe access from	No objection - existing			None required		
the public highway	vehicle acces		•			
Visual and acoustic	noise from de	velopm	ent of	Further assessm	ent will be	
privacy and visual	Stotfold leisur			required to deter	mine	
amenity	may have sig	nificant	impact	suitability of site		
ý	on site. Visua			,		
	considered ur		-			
	assessment					
Located on	No			None required		

The following sites represent potential new Gypsy and Traveller sites and are listed in order of their ranking at Stage 3. The sites all belong to Central Bedfordshire Council and have existing agricultural tenancies.

contominated land		
contaminated land		
Archaeological significance	Site does not contain any known archaeology, however lies to the north of an extensive area of cropmarks (HER 3086) and therefore has potential.	Any mitigation requirements would be dependent on the specifics of the development.
Area of protected wildlife	This is not an area of ecological significance and there are no protected species records	None required
Impact on landscape	Concern regarding extension of urban influence.	Needs substantial planting to screen site
Proximity to other allocations	Adjacent to the proposed Stotfold Leisure Centre	
Incline of site	Not significant	None required
Located adjacent to the motorway	No	None required
Conclusion	It is considered that the mitigati is sufficient, therefore the result	ion proposed for each category t for this stage is <b>PASS</b>
Stage 3		
Located on	Located on Brownfield (5)	0
Brownfield, Greenfield or high quality agricultural land	Greenfield (3), High Grade Agricultural land (0).	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	5
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3

Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 35/50 (Score with single	e school category: 31/40)
Sustainability Apprais	al	
Conclusion	Development would have a lim would result in the loss of high is not considered to be ecologic record of archaeological remain encourage healthier lifestyles a transport systems	grade agricultural land. The site cally significant and there is no ns on site. Development would

Site Ref: Site 15					
Site Address	Land East of A6, West of Luton Road and South West of Barton-le-Clay				
Number of pitches proposed	To be confirmed				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Western part	of site		Amend parameter flood zone	ers to avoid
Located in Green Belt	Yes			PPTS states: If a planning authority make an exception alteration to the of Belt boundary (we to accommodate within the Green specific, identified traveller site, it sh only through the process and not if a planning applica- is removed from the Belt in this way, it specifically allocated development plan traveller site only	y wishes to onal limited lefined Green hich might be a site inset Belt) to meet d need for a hould do so plan-making n response to ation. If land the Green t should be tted in the n as a
Safe access from the public highway	no objection access off Lu (B655) as far possible subj stopping dista	iton Roa north as ect to sa	d s afe	None required	
Visual and acoustic privacy and visual amenity	stopping distance (SSD) Noise from A6 / local roads would require further assessment and would determine suitability of site for allocations. This would determine whether positioning or mitigation would be adequate. Visual amenity issues considered under landscape assessment		A full noise asses be required prior development		
Located on contaminated land	Sources of po contamination	otential		A full Contaminat Survey would be to development	
Archaeological significance	The site does known archar remains althor have potentia	eologica ough it d	1	Mitigation require depend on the sp of any developme	ecific nature

Area of protected wildlife	There are records of badger, hare and polecat in the area	A full ecological assessment would be required prior to development
Impact on landscape	Impact on views from AONB; risk to nationally important downland/woodland Open fields - not suitable for fences or bunds.	Extensive planting would be required to effectively integrate
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	Site is bounded by A6 and local roads which may be adversely affected by road traffic emissions	Further assessment required
Conclusion	It is considered that the mitigati is sufficient, therefore the result	ion proposed for each category t for this stage is PASS
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	5

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 32/50 (Score with single	e school category: 29/40)
Sustainability Apprais	al	
Conclusion	on Green Belt land. There may biodiversity. The site has a wat	ercourse running through it. cture is unlikely to be a problem

Site Ref: Site 5					
Site Address	Land North of	f Bury H	ill, West c	of Sutton Road and	East of
	Potton				
Number of pitches	To be confirm	ned			
proposed					
Stage 1	<b>N</b> 1.	0001	NI.	Flood Zone 0	NI.
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment	No				
or hazardous place					
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood	No			None required	
Zone 2					
Located in Green Belt	No			None required	
Safe access from the public highway	access off Su mid-point alor	no objection to vehicle access off Sutton Road at mid-point along the straightest section of the road		None required	
Visual and acoustic privacy and visual amenity	Potential impa traffic. Visual considered un assessment	amenity	issues	Careful allocation overcome this gives site.	
Located on contaminated land	Northern part of the site may be contaminated		A full Contaminated land Survey would be required prior to development		
Archaeological significance	The site contains a Second World War pill box (HER 19689) and has the potential to contain other archaeological remains.		Mitigation require depend on the sp of any developme	pecific nature	
Area of protected wildlife	There is a Bio Opportunity A and there ma and otter	rea to V	Vest,	A full ecological a would be required development	
Impact on landscape	Concern rega important ope Potton and vi from roads ar	en space ews in te	e in o site	Site must be well and screened	integrated
Proximity to other allocations	No			None required	
Incline of site	No significant	incline		None required	
Located adjacent to the motorway	No concerns quality	regardir	ng air	None required	
Conclusion				ion proposed for ea t for this stage is <b>P</b>	
Stage 3					
Located on	Located on B		• •	3	
Brownfield, Greenfield or high	Greenfield (3)		srade		
Greenfield or high	Agricultural la	inu (0).			

quality agricultural land						
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0				
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3				
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5				
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1				
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3				
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1				
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5				
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	5				
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5				
Conclusion	Score: <b>31/50</b> (Score with single school category: 29/40)					
Sustainability Appraisal						
Conclusion	Development would have a neg and may also affect biodiversity impact upon the adjacent conse archaeological remains found o is likely to encourage healthier sustainable transport systems. efficient use of land as it is loca agricultural land.	y. The site would negatively ervation area and also on site. However, development lifestyles and the use of The site would contribute to the				

Site Ref: Site 36					
Site Address	Land North of Standalone Warren and South of Northwood End Road, Haynes				
Number of pitches proposed	To be confirmed				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Along the southern boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Along southe	rn board	ler	Amend parameter Flood zone	ers to avoid
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Northwood End Road however in view of the dwellings opposite it is preferable that vehicle access is off Standalone Warren - extensive foliage cut back will be required to achieve SSD		foliage cut back		
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment		None required		
Located on contaminated land	Gas works adjacent may be a potential source of contamination		A full Contaminat Survey would be to development		
Archaeological significance	Part of this site lies within the area of the medieval settlement of Northwood End Haynes (HER 17043), therefore, there is potential for archaeological remains to survive within the site.		This does not pre development but may be required the specifics of th development.	mitigation depending on	
Area of protected wildlife	This is not an area of ecological significance. However there may be badger and hare in the area		A full ecological a would be required development		
Impact on landscape	There is concern regarding urban fringe influence and loss of quality to open landscape.		This site would be to the north of the land in order to be the site with the of village and better site	e available etter integrate context of the	
Proximity to other allocations	No			None required	

Incline of site	There is a significant incline. However this can be mitigated by locating pitches towards the top of the site, on the flatter ground	locate pitches towards the top of the site, on the flatter ground			
Located adjacent to the motorway	no concerns regarding air quality	None required			
Conclusion	It is considered that the mitigati is sufficient, therefore the result				
Stage 3					
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3			
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5			
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	5			
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1			
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5			
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0			
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1			
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1			
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3			
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5			
Conclusion	Score: 29/50 (Score with single school category: 28/40)				
Sustainability Apprais	al				
Conclusion	Development would impact neg				
		ient use of land would be limited			
	as the site is currently mealum	grade agricultural land. There is			

potential for archaeological remains to be found on site. The site is very close to public transport links although it is not close to community facilities and schools.

Site Ref: Site 13					
Site Address	Land East of A	5120 and Nort	h of Westoning Road		
Number of pitches	To be confirmed				
proposed					
Stage 1					
AONB	No	SSSI No	Flood Zone 3	No	
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	Pass Stage 1				
Stage 2	, and the second s				
Criteria	Answer		Mitigation		
Located in Flood Zone 2	Western bound is in the Flood	•	Development show away from the west boundary of the si	stern te	
Located in Green Belt	Yes		PPTS states: If a I planning authority make an exception alteration to the de Belt boundary (wh to accommodate a within the Green E specific, identified traveller site, it sho only through the p process and not in a planning applica is removed from th Belt in this way, it specifically allocat development plan traveller site only.	wishes to hal limited efined Green ich might be a site inset Belt) to meet need for a buld do so lan-making nesponse to tion. If land he Green should be ed in the	
Safe access from the public highway	no objection to access off Wes at mid-point alo straight section	stoning Road ong the longes	None required		
Visual and acoustic privacy and visual amenity	Noise from rail east of the site concern. Visua issues conside landscape asso	and A5120 of al amenity ered under	Further assessme needed to confirm site for developme and suitable positi overcome issues.	suitability of ent. Mitigation	
Located on contaminated land	No		None required		
Archaeological significance	The site contai post-medieval identified from Therefore, ther potential for an remains to survisite. This does development b likely to be req	occupation surface finds. re is the chaeological vive within the not prevent out mitigation is	Mitigation requirer be dependent on t of the developmer	he specifics	
Area of protected wildlife	This is not an e significant site.	ecologically	A full ecological as would be required		

there may be Great Crested News, Slow worm, and Badger in the areadevelopment could commeImpact on landscapeThere is concern regarding the potential impact on the landscape topography as it is a large field, with few trees. Development may be out of character with the areaExtensive woodland and/o hedgerow planting would be required to screen the siteProximity to other allocationsThe site is not in the vicinity of other site allocationsNone requiredIncline of site Located adjacent to the motorwayNo incline The site is not adjacent to the motorway and there are no concerns regarding air qualityNone requiredConclusionIt is considered that the mitigation proposed for each categor is sufficient, therefore the result for this stage is PASSStage 3	r De
landscapethe potential impact on the landscape topography as it is a large field, with few trees. Development may be out of 	De
allocationsof other site allocationsIncline of siteNo inclineNone requiredLocated adjacent to the motorwayThe site is not adjacent to the motorway and there are no concerns regarding air qualityNone requiredConclusionIt is considered that the mitigation proposed for each categories is sufficient, therefore the result for this stage is PASSStage 3	ory
Located adjacent to the motorwayThe site is not adjacent to the motorway and there are no concerns regarding air qualityNone requiredConclusionIt is considered that the mitigation proposed for each categories sufficient, therefore the result for this stage is PASSStage 3	ory
the motorwaymotorway and there are no concerns regarding air qualityConclusionIt is considered that the mitigation proposed for each categories sufficient, therefore the result for this stage is PASSStage 3	ory
is sufficient, therefore the result for this stage is <b>PASS</b> Stage 3	ory
Located onLocated on Brownfield (5)3Brownfield,Greenfield (3), High GradeGreenfield or high quality agricultural landAgricultural land (0).	
Access to major roads (A roads)Good, within 0.5-1mile (5)5Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)5	
Access to public transport servicesGood, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)0	
Access to health services (GP)Good, within 10min walk (5)3Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3	
Access to lower school (walking)Good, within 10min walk (5)3Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3	
Access to middle school (walking)Good, within 10min walk (5)0Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0	
Access to upper school (public transport)Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)1	
Access to community facilities (local food store)Good, within 10min walk (5)3Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3	
Serviceable by Gas/Electricity/Yes, all (5)5SewerageYes, some (3)5	

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 28/50 (Score with single	e school category: 27/40)
Sustainability Apprais	al	
Conclusion	Development may impact negative biodiversity. There is also potent to be found on site. The site is Development of this site could and the use of sustainable trans adequate infrastructure is unlike	ntial for archaeological remains also within the Green Belt. encourage healthier lifestyles

Site Ref: Site 75					
Site Address	Land East of unit	Fairfield	and Sou	th of the former Pig	development
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Eastern edge
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2	-				
Criteria Located in Flood Zone 2		Answer Eastern edge		Mitigation amend parameters to avoid Flood Zone	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection to this site since there is an existing vehicle access off from the roundabout however the access is designed for use by only for the existing few houses which currently use it - the widening/redesigning of the access and removal of planting will need to be undertaken to accommodate the increased traffic generation		removal of planting will need to be undertaken to accommodate the increased traffic generation		
Visual and acoustic privacy and visual amenity	Site may be a proposed red Pig Developm north for mixe uses generati noise/light/du amenity issue under landsca	evelopm nent Uni ed indust ing st/fumes es consid	nent of t to trial s. Visual dered	A full noise asses be required prior development	
Located on contaminated land	Site may be affected by proposed redevelopment of Pig Development Unit; asbestos is known to be currently contaminating that site on a large scale.		A full Contaminat Survey would be to development		
Archaeological significance	Site adjacent (an extensive prehistoric oc therefore has	area of cupatior	late n) and	Mitigation require be dependent on of the developme	the specifics
Area of protected wildlife	This is not an ecological sig there are no s	nificanc species	e and records	None required	
Impact on landscape	Concern impa	act on Pi	ix Brook	Scope to integrate planting	e through

Proximity to other allocations	Site may be affected by proposed redevelopment of Pig Development Unit to north for mixed industrial uses	Consider noise impact
Incline of site	No significant incline	None required
Located adjacent to the motorway	This site is not located adjacent to the motorway. However, there is a potential impact from redevelopment of Pig may generate fumes/odours and gases.	Further assessment required prior to development
Conclusion	It is considered that the mitigati is sufficient, therefore the result	ion proposed for each category t for this stage is <b>PASS</b>
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5

Conclusion	Score: 26/50 (Score with single school category: 26/40)
Sustainability Apprais	al
Conclusion	Development would have a limited impact on the landscape and would result in the loss of medium grade agricultural land. The site is not considered to be ecologically significant. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.

Site Ref: Site 70				
Site Address	Land West of Wrayfields and North of Malthouse Lane, Stotfold			
Number of pitches				
proposed				
Stage 1				
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to	No			
unsafe environment				
or hazardous place				
Conclusion	PASS			
Stage 2	A			
Criteria	Answer	Mitigation		
Located in Flood Zone 2	No	None required		
Located in Green Belt	No	None required		
Safe access from the public highway	no objection to vehicle access off either Wrayfields or Malthouse Lane, however Wrayfields is preferred because there is no playground off Malthouse Lane	None required		
Visual and acoustic privacy and visual amenity	Adjacent commercial nursery (Springfields) to northern boundary will generate noise from plant and yard areas but working hours and degree of impact not known. Also recreation ground to south west of site but this is currently an open playing field with picnic benches so unlikely to be significant noise source. Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development		
Located on contaminated land	Adjacent commercial nursery may pose contamination problems.	A full Contaminated Land Survey would be required prior to development		
Archaeological significance	Site does not contain any known archaeology, however it is located to the east of two areas of known archaeology (HERs 16827 and 1774) and is within a landscape that has produced a number of Roman and medieval finds, therefore it has potential.	Mitigation requirements would be dependent on the specifics of the development.		
Area of protected wildlife	A County Wildlife Site runs along river corridor and there may be badger and water vole	A full ecological assessment would be required prior to development		
Impact on	landscape strategy to	careful design and significant		

landscapeconserve Ivel corridor; would acreening. Would extend urban fringe to river valleyscreeningProximity to other allocationsNoNone requiredIncline of siteNo significant incline qualityNone requiredLocated adjacent to the motowayNo concerns regarding air qualityNone requiredConclusionIt is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASSStage 3Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).0Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 12-miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)5Access to major roads (A roads)Good, within 5.1mile (5) Fair, within 10min walk (5) anything above 20mins (0)3Access to health services (GP)Good, within 10min walk (5) Fair, within 10min walk (5) anything above 30mins (0)1Access to indef school (walking)Good, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)5Access to upper (3), Poor, within 30min walk (3) Poor, within 30min wal			
urban fringe to river valleyProximity to other allocationsNoNone requiredIncline of siteNo significant inclineNone requiredLocated adjacent to the motorwayNo concerns regarding air qualityNone requiredConclusionIt is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASSStage 3	landscape		screening
Proximity to other allocationsNoNone requiredIncline of site Located adjacent to the motorwayNo significant incline qualityNone requiredConclusionIt is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASSStage 3Located on Brownfield, Singerichted (3), High Grade Agricultural land (0).0Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)5Access to public services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 20mins (0)1Access to breat services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 20mins (0)1Access to midel services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)5Access to midel school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)5Access to midel school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)0Access to upper school (public transport)Good, within 10min walk (5) Fair, within 20min walk (5) Fair, within 20min walk (5) Fair, within 20min walk (1) anything above 30mins (0)3Access to upper transportGood, within 10min walk (5) Fair, within 20min walk (5) Poor, within 30min walk (1) anything above 30mins (0)3Access to upper transportGood, within 10min walk (5) Fair, within 20min walk (5) <br< td=""><td></td><td>•</td><td></td></br<>		•	
Located adjacent to the motorwayNo concerns regarding air qualityNone requiredConclusionIt is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASSStage 3Located on Brownfield, Greenfield (3), High Grade Agricultural land0Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)5Access to public transport servicesGood, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)3Access to health services (GP)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to iddle school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)5Access to middle school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)0Access to middle school (walking)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0Access to upper school (public (5), Fair, within 20min walk (1) anything above 30mins (0)0Access to upper school (public (10, Poor, within 30min walk (1) anything above 30mins (0)3Access to upper school (public (10, Poor, within 30min walk (1) anything above 30mins (0)3Access to upper school (public (10, Poor, within 30min walk (1) anything above 30mins (0)3Access to upper school (public (10, Poor, within 30min walk (1) anything above 30mi			None required
the motorway   quality     Conclusion   It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASS     Stage 3   Located on Brownfield (5)     Greenfield or high quality agricultural land (0).   0     Access to major roads (A roads)   Good, within 0.5-1mile (5)   5     roads (A roads)   Fair, within 1-2miles (3)   5     Poor, within 2-3miles (1)   No score, over 3 miles (0)   3     Access to public   Good, within 10min walk (5)   3     Fair, within 10min walk (1)   anything above 30mins (0)   1     Access to health   Good, within 10min walk (5)   1     services (GP)   Fair, within 20min walk (1)   1     Poor, within 30min walk (1)   anything above 30mins (0)   5     Access to lower   Good, within 10min walk (5)   5     school (walking)   Fair, within 20min walk (1)   3     Poor, within 30min walk (1)   anything above 30mins (0)   0     Access to lower   Good, within 10min walk (5)   5     school (walking)   Fair, within 20min walk (1)   3     Poor, within 30min walk (1)   anything above 30mins (0)   0	Incline of site	No significant incline	None required
ConclusionIt is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASSStage 3Located on Brownfield, Greenfield (3), High Grade Agricultural land0Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)5Access to public transport servicesGood, within formin walk (5) Fair, within 10min walk (5) Poor, within 20min walk (1) anything above 20mins (0)3Access to health services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)1Access to Iwer school (walking)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)5Access to middle school (walking)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (4) anything above 30mins (0)0Access to upper school (public transport)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3Access to community facilities (local food store)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3Access to Community facilities (local food store)Good, within 10min walk (5) <b< td=""><td>Located adjacent to</td><td>No concerns regarding air</td><td>None required</td></b<>	Located adjacent to	No concerns regarding air	None required
Stage 3Located on Brownfield, Greenfield or high quality agricultural landLocated on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 2-3miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)5Access to public transport servicesGood, within 0.5min walk (5) Fair, within 10min walk (6) Fair, within 20min walk (1) anything above 20mins (0)3Access to health services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)1Access to lower school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)5Access to middle school (walking)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0Access to middle school (walking)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0Access to upper school (public (5), Fair, within 20min journey (3), Poor, within 30min journey (3), Poor, within 30min walk (1) anything above 30mins (0)3Access to community facilities (local food store)Good, within 10min walk (5) por, within 30min walk (1) anything above 30mins (0)3Access to community facilities (local food store)Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3Access to community facilities (local food store)Good, within 10min walk (5) por, within 3		quality	
Located on Brownfield, Greenfield (3), High Grade Agricultural land (0).0Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)5Access to public transport servicesGood, within 10min walk (5) Fair, within 10min walk (5) Poor, within 20min walk (1) anything above 20mins (0)3Access to health services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)1Access to lower school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)5Access to middle school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)5Access to upper school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)0Access to upper school (public transport)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)0Access to upper (3), Poor, within 30min walk (1) anything above 30mins (0)0Access to upper (3), Poor, within 30min journey (1), anything above 30mins (0)3Access to community facilities (local food store)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3Access to community facilities (local food store)Fair (thin 20min walk (3) Poor, within 30min walk (3) Poor, withi	Conclusion		
Brownfield, Greenfield or high quality agricultural landGreenfield (3), High Grade Agricultural land (0).Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)5Access to public transport servicesGood, within 10min walk (5) Poor, within 20min walk (1) anything above 20mins (0)3Access to health services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 20mins (0)1Access to lower school (walking)Good, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)5Access to middle school (walking)Good, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)0Access to upper school (public transport)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0Access to school (public transport)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0Access to community facilities (0)Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3Access to community facilities (1), anything above 30mins (0)3Access to community facilities (1), anything above 30mins (0)3Serviceable by Gas/Electricity/ Yes, some (3) Sewerage3Provision of Waste and Recycling FacilitiesYes (5) None (0)3Serviceable by Gas/Electricity/			
roads (A roads)Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)Access to public transport servicesGood, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)3Access to health services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)1Access to lower school (walking)Good, within 10min walk (5) Fair, within 20min walk (5) Fair, within 20min walk (5) Fair, within 20min walk (5) Poor, within 30min walk (1) anything above 30mins (0)5Access to lower school (walking)Good, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)0Access to upper school (public transport)Good, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)0Access to community facilities (local food store)Good, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)3Access to community facilities (local food store)Good, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)3Serviceable by Gas/Electricity/ SewerageYes, 31 (5) Yes, some (3) None (0)3Serviceable by Facilities conclusionYes (5) No (0)3Serviceable by ConclusionScore: 25/50 (Score with single school category: 25/40)Sustainability Appraisal	Brownfield, Greenfield or high quality agricultural	Greenfield (3), High Grade	0
transport servicesFair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)Access to health services (GP)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to lower school (walking)Good, within 10min walk (3) 	-	Fair, within 1-2miles (3) Poor, within 2-3miles (1)	5
services (GP)Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)Access to lower school (walking)Good, within 10min walk (5) 	-	Fair, within 10min walk (3) Poor, within 20min walk (1)	3
school (walking)Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0Access to middle school (walking)Good, within 10min walk (5) 		Fair, within 20min walk (3) Poor, within 30min walk (1)	1
school (walking)Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)Access to upper school (public 		Fair, within 20min walk (3) Poor, within 30min walk (1)	5
school (public transport)(5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 		Fair, within 20min walk (3) Poor, within 30min walk (1)	0
community facilities (local food store)Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)Serviceable by 	school (public	<ul><li>(5), Fair, within 20min journey</li><li>(3), Poor, within 30min</li><li>journey (1), anything above</li></ul>	0
Gas/Electricity/ SewerageYes, some (3) None (0)Provision of Waste and Recycling FacilitiesYes (5) No (0)5Score: 25/50 (Score with single school category: 25/40)Sustainability Appraisal	community facilities	Fair, within 20min walk (3) Poor, within 30min walk (1)	3
and Recycling FacilitiesNo (0)ConclusionScore: 25/50 (Score with single school category: 25/40)Sustainability Appraisal	Gas/Electricity/	Yes, some (3)	3
Sustainability Appraisal	and Recycling		5
	Conclusion	Score: 25/50 (Score with single	e school category: 25/40)
Conclusion Development would have a significant negative impact on the			
	Conclusion	Development would have a sig	nificant negative impact on the

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Site Ref: Site 16					
Site Address	Land West of A6, South of Faldo Road and West of Barton-le- Clay				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	No				
unsafe environment					
or hazardous place					
Conclusion	Pass Stage 1				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green	Yes			PPTS states: If a	
Belt				planning authority	
				make an exception	
				alteration to the d Belt boundary (w	
				to accommodate	•
				within the Green	
				specific, identified	
				traveller site, it sh	
				only through the	
				process and not i	
				a planning applic is removed from	
				Belt in this way, if	
				specifically alloca	
				development plan	
				traveller site only	
Safe access from	no objection -			Ensure appropria	te visibility
the public highway	significant ler			splays	
	to Faldo Road an establishe		•		
	back from the	-			
	would be pos	-	, <b>.</b>		
	construct an		having		
	appropriate v		splays,		
	within this fro	-			
Visual and acoustic	Noise from A			A full noise asses	
privacy and visual	be a concern		-	be required befor	
amenity	given scale o appropriate a			development cou	iu commence
	subsequent le				
	mitigation a s				
	found. Simila				
	noise light an				
	industrial esta				
	careful consid				
	amenity issue				
Located on	under landsc	ape asse	essment	Nono required	
Located on	No			None required	

contaminated land		
Archaeological significance	The southern part of the site is within the area of the Brook End Green medieval settlement (HER 17011) and immediately south of another area of medieval occupation at Grange Farm (HER 9356). The site, therefore, has the potential to contain archaeological remains. This does not prevent development but mitigation is likely to be required. It is also within the setting of Faldo Farm medieval moated site (HER 239 and SM 24410) which is a Scheduled Monument and a nationally designated heritage asset.	The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.
Area of protected wildlife	This site has not been identified as ecologically significant. There may be badger in the area	A full ecological survey would be required before development could commence
Impact on landscape	Concern regarding views from AONB. However there is scope to integrate with existing planting	Planting and screening to integrate site
Proximity to other allocations	Not in the vicinity of other allocations	None required
Incline of site	No incline	None required
Located adjacent to the motorway	In close proximity to A6 and odour from industrial estate a concern	Further assessment required
Conclusion	It is considered that the mitigati is sufficient, therefore the result	
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower	Good, within 10min walk (5)	1

school (walking)	Fair, within 20min walk (3) Poor, within 30min walk (1)				
	anything above 30mins (0)				
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1)	1			
	anything above 30mins (0)				
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0			
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3			
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3			
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5			
Conclusion	Score: 24/50 (Score with single school category: 23/40)				
Sustainability Appraise	al				
Conclusion	The impact on the landscape is likely to be limited although development would result in the loss of agricultural land. There is potential for archaeological remains to be found on site. Development may encourage healthier lifestyles and the use of sustainable transport systems. Provision of adequate infrastructure is unlikely to be a problem in this area.				

Site Ref: Site 20						
Site Address	Land East of Flitwick Road and South of Maulden					
Number of pitches						
proposed						
Stage 1						
AONB	No SSSI No	Flood Zone 3 No				
On or adjacent to unsafe environment or hazardous place	No					
Conclusion	PASS					
Stage 2						
Criteria	Answer	Mitigation				
Located in Flood Zone 2	No	None required				
Located in Green Belt	No	None required				
Safe access from the public highway	no objection to vehicle access off New Road - whilst close to an existing junction of New Raod with Flitwick Road - its is preferable to increasing more junctions and potential conflict points along Flitwick Road	None required				
Visual and acoustic privacy and visual amenity	There are multiple noise sources in the area, Blackmoore Business Park, Hill Farm the A507 which would require assessment. Visual amenity issues considered under landscape assessment	The site may have potential given careful location and mitigation but this is subject to the results of a full noise assessment.				
Located on contaminated land	Potential sources of contamination	A full Contaminated Land Survey would be required prior to development				
Archaeological significance	The site does not contain any known archaeology, however, it is on the northern edge of an extensive Iron Age and Roman site (HER 918). In the Roman period this site is high status with substantial evidence for religious or ritual activity. The full extent of this site has not been defined and it likely to extend northwards, therefore, this site has high potential to contain archaeological remains, this does not preclude development but mitigation is likely to be required.	This does not preclude development but mitigation is likely to be required depending on the specifics of the development.				
Area of protected	This site is adjacent to a	A full ecological assessment				

wildlife	County Wildlife Site and there may be water vole, badger and common lizard in the area	would be required prior to development
Impact on landscape	concern regarding impact on urban fringe influence - elevated site on Greensand very large open site scope for acoustic features if well integrated	Scope for acoustic features if well integrated
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigati is sufficient, therefore the result	ion proposed for each category t for this stage is PASS
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	5

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 24/50 (Score with single	e school category: 22/40)
Sustainability Apprais	al	
Conclusion	Development would impact neg would result in the loss of high are also records showing the pr nearby and there is potential fo found on site. There would be encouraging sustainable waste may encourage healthier lifesty transport systems.	grade agricultural land. There resence of protected species or archaeological remains to be a positive impact on management and development

Site Ref: Site 2						
Site Address	Land South of Deadman's Cross, North of Rowney Warren Wood					
Number of pitches proposed						
Stage 1						
AONB	No	SSSI	No	Flo	ood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No					
Conclusion	PASS					
Stage 2						
Criteria	Answer				gation	
Located in Flood Zone 2	No				e required	
Located in Green Belt	No				e required	
Safe access from the public highway	access off No	no objection to vehicle access off Northwood End Road mid-point along its frontage			e required	
Visual and acoustic privacy and visual amenity	Small area to north of site may be subject to adverse noise from garage and road traffic. Visual amenity issues considered under landscape assessment					within large n overcome
Located on contaminated land	Land adjacent may be contaminated			Surv	II Contamina /ey would be evelopment	ated Land e required prior
Archaeological significance	Site does not contain any known archaeology, although has potential.		be d		ements would n the specifics ent.	
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there are record of hare and badger in the area			wou	ll ecological ld be require elopment	assessment ed prior to
Impact on landscape	Concern regarding urban fringe influence in Greensand landscape and open landscape,				pe to integra quate screer	
Proximity to other allocations	No			None required		
Incline of site	Sloping site	Sloping site			ate site on m ropriate grou	
Located adjacent to the motorway	No concerns regarding air quality			Non	e required	
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>					
Stage 3						
Located on Brownfield, Greenfield or high	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).			3		
Creeniicid or nigh						

quality agricultural land					
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5			
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3			
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1			
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1			
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0			
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1			
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1			
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3			
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5			
Conclusion	Score: 23/50 (Score with single school category: 22/40)				
Sustainability Appraisa					
Conclusion	The site is likely to have a negative impact on the landscape and would result in the loss of medium grade agricultural land. There may also be some impact on biodiversity. However, there are no known archaeological remains on site and development is likely to encourage healthier lifestyles and the use of sustainable transport systems.				

Site Ref: Site 76							
Site Address	Land South of Fairfield and West of Stotfold Rd						
Number of pitches							
proposed							
Stage 1							
AONB	No SSSI No	Flood Zone 3 No					
On or adjacent to	No						
unsafe environment							
or hazardous place							
Conclusion	PASS						
Stage 2							
Criteria	Answer	Mitigation					
Located in Flood	No	None required					
Zone 2	NO	None required					
Located in Green	No	None required					
Belt		None required					
Safe access from	No objection on highway	None required					
the public highway	safety grounds	None required					
Visual and acoustic	No concerns regarding	None required					
privacy and visual	acoustic privacy. Visual	None required					
amenity	amenity issues considered						
amonity	under landscape assessment						
Located on	Potential contamination	A full Contaminated Land					
contaminated land		Survey would be required prior					
		to development					
Archaeological	Site adjacent to HER 16801	Mitigation requirements would					
significance	(an extensive area of late	be dependent on the specifics					
J	prehistoric occupation) and	of the development.					
	therefore has some potential.						
Area of protected	There is a County Wildlife	A full ecological assessment					
wildlife	Site to the west of the site	would be required prior to					
		development					
Impact on	Concern regarding openness	screening and planting to					
landscape	but a small site could be	integrate site					
	effectively integrated with						
	screening and planting						
Proximity to other	No	None required					
allocations							
Incline of site	Slight slope	Leveling if required					
Located adjacent to	This site is not located	None required					
the motorway	adjacent to the motorway.						
	However, it may be periodically affected by odour						
	from Letchworth Sewage						
	Treatment Works to east but						
	existing residential properties						
	closer to works.						
Conclusion		ion proposed for each category					
	is sufficient, therefore the result for this stage is <b>PASS</b>						
Stage 3							
Located on	Located on Brownfield (5)	3					

Brownfield,	Greenfield (3), High Grade			
Greenfield or high	Agricultural land (0).			
quality agricultural				
land		2		
Access to major	Good, within 0.5-1mile (5)	3		
roads (A roads)	Fair, within 1-2miles (3) Poor, within 2-3miles (1)			
	No score, over 3 miles (0)			
Access to public	Good, within 5min walk (5)	3		
transport services	Fair, within 10min walk (3)	Ŭ		
	Poor, within 20min walk (1)			
	anything above 20mins (0)			
Access to health	Good, within 10min walk (5)	1		
services (GP)	Fair, within 20min walk (3)			
	Poor, within 30min walk (1)			
	anything above 30mins (0)			
Access to lower	Good, within 10min walk (5)	3		
school (walking)	Fair, within 20min walk (3)			
	Poor, within 30min walk (1)			
Access to middle	anything above 30mins (0) Good, within 10min walk (5)	0		
school (walking)	Fair, within 20min walk (3)	0		
School (Walking)	Poor, within 30min walk (1)			
	anything above 30mins (0)			
Access to upper	Good, within 10min journey	0		
school (public	(5), Fair, within 20min journey			
transport)	(3), Poor, within 30min			
	journey (1), anything above			
	30mins (0)	-		
Access to	Good, within 10min walk (5)	0		
community facilities	Fair, within 20min walk (3)			
(local food store)	Poor, within 30min walk (1) anything above 30mins (0)			
Serviceable by	Yes, all (5)	3		
Gas/Electricity/	Yes, some (3)	5		
Sewerage	None (0)			
Provision of Waste	Yes (5)	5		
and Recycling	No (0)			
Facilities				
Conclusion	Score: <b>21/50</b> (Score with single school category: 21/40)			
Sustainability Appraisal				
Conclusion	Development would have a limit			
	and on biodiversity. It would als			
	grade agricultural land. There is potential for archaeological			
	remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable			
	transport systems.			

Chaiton     Number of pitches proposed   Chaiton     Stage 1   No   SSS1   No     AONB   No   SSS1   No     On or adjacent to unsafe environment or hazardous place   No   SSS1   No     Criteria   Answer   Mitigation   None required     Located in Flood Zone 2   No   None required   None required     Stage 2   Answer   Mitigation   None required     Stage 3   the sites frontage has bends extensive resulting in obstruction of sightlines   Foliage would be required to remove obstruction to sightlines     Visual and acoustic privacy and visual amenity   No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment   None required     Located on contaminated land   Site does not contain any known archaeology, however is located within a landscape that includes an extensive obstruction of significance   Any mitigation requirements would be dependent on the specifics of the development.     Archaeological significance   There may be midwife toad, grass snake, common lizard and hare in the area   A full ecological assessment would be required prior to development     Impact on landscape   No significant incline   Noe required   Open site but scope to integrate is small facility and well planted <t< th=""><th>Site Ref: Site 80</th><th></th><th></th></t<>	Site Ref: Site 80		
proposed   Stage 1     AONB   No   SSSI   No   Flood Zone 3   No     On or adjacent to unsafe environment or hazardous place   PASS   Stage 2   Image: Conclusion   PASS     Stage 2   Answer   Mitigation   None required     Located in Flood Zone 2   Answer   Mitigation     Located in Green Belt   No   None required     Safe access from the public highway   the sites frontage has bends and the planting/foliage is extensive resulting in obstruction of sightlines   None required to remove obstruction to obstruction to obstruction to obstruction of sightlines     Visual and acoustic privacy and visual amenity isues considered under landscape assessment   None required     Located on contaminated land   No   None required     Archaeological significance   Site does not contain any known archaeology, however is located within a landscape that includes an extensive area of protected wildlife   Afull ecological assessment would be dependent on the specifics of the development.     Area of protected midadscape   There may be midwife toad, grass snake, common lizard and hare in the area   A full ecological assessment would be required prior to development     Impact on landscape   Concern regarding spread of urban fringe influence and risk to new woodland   None required     Proxim	Site Address		nd South of Chalton Farm,
AONB   No   SSSI   No   Flood Zone 3   No     On or adjacent to unsafe environment or hazardous place   No   No   No   No     Conclusion   PASS   Stage 2   Image: Conclusion   PASS     Criteria   Answer   Mitigation   More required     Located in Flood Zone 2   No   None required   None required     Located in Green Beit   No   None required   Stage access from the public highway   No signtlines   None required to remove obstruction of sightlines     Visual and acoustic privacy and visual amenity   No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment   None required   None required     Located on contaminated land   No   None required   None required     Archaeological significance   Site does not contain any known archaeology, however area of cropmarks (HER 2065) and therefore has potential.   Any mitigation requirements would be dependent on the specifics of the development.     Area of protected wildlife   There may be midwife toad, grass snake, common lizard and hare in the area potential.   A full ecological assessment would be required prior to development     Inpact on Located adjacent to the motorway   No   None required   None required	Number of pitches proposed		
On or adjacent to unsafe environment or hazardous place   No     Conclusion   PASS     Stage 2   Answer   Mitigation     Chieria   Answer   Mitigation     Located in Flood Zone 2   No   None required     Located in Green Belt   No   None required     Safe access from the public highway   the sites frontage has bends and the planting/foliage is extensive resulting in obstruction of sightlines   Extensive cutback of planting/ foliage would be required to remove obstruction to sightlines     Visual and acoustic privacy and visual amenity   No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment   None required     Located on contaminated land   No   None required     Archaeological significance   Site does not contain any known archaeology, however is located within a landscape that includes an extensive area of cropmarks (HER 2665) and therefore has potential.   A full ecological assessment would be dependent on the specifics of the development.     Impact on landscape   Concern regarding spread of urban fringe influence and risk to new woodland   A full ecological assessment would be required prior to development     Proximity to other allocations   No   None required     Incline of site   No significant incline   None required     Located adjacent t	Stage 1		
unsafe environment or hazardous place Conclusion   PASS     Stage 2   Mitigation     Criteria   Answer   Mitigation     Located in Flood Zone 2   No   None required     Safe access from Belt   No   None required     Safe access from the public highway   the sites frontage has bends and the planting/foliage is extensive resulting in obstruction of sightlines   Extensive cutback of planting/ foliage would be required to remove obstruction to sightlines     Visual and acoustic privacy and visual amenity   No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment   None required     Located on contaminated land   No   None required     Archaeological significance   Site does not contain any known archaeology, however is located within a landscape that includes an extensive area of cropmarks (HER 2665) and therefore has potential.   Any mitigation requirements would be dependent on the specifics of the development.     Area of protected wildlife   There may be midwife toad, grass snake, common lizard and hare in the area   A full ecological assessment would be required prior to development     Indacape   No   None required   Open site but scope to integrate is small facility and well planted     Proximity to other allocations   No significant incline   None required     Incline of site   <	AONB	No SSSI No	Flood Zone 3 No
unsafe environment or hazardous place Conclusion   PASS     Stage 2   Mitigation     Criteria   Answer   Mitigation     Located in Flood Zone 2   No   None required     Safe access from Belt   No   None required     Safe access from the public highway   the sites frontage has bends and the planting/foliage is extensive resulting in obstruction of sightlines   Extensive cutback of planting/ foliage would be required to remove obstruction to sightlines     Visual and acoustic privacy and visual amenity   No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment   None required     Located on contaminated land   No   None required     Archaeological significance   Site does not contain any known archaeology, however is located within a landscape that includes an extensive area of cropmarks (HER 2665) and therefore has potential.   Any mitigation requirements would be dependent on the specifics of the development.     Area of protected wildlife   There may be midwife toad, grass snake, common lizard and hare in the area   A full ecological assessment would be required prior to development     Indacape   No   None required   Open site but scope to integrate is small facility and well planted     Proximity to other allocations   No significant incline   None required     Incline of site   <	On or adjacent to	No	
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is sufficient, therefore the result for this stage is <b>PASS</b> Stage 3	the motorway	quality	
Stage 3	Conclusion		
		is sufficient, therefore the resul	t for this stage is <b>PASS</b>
Located on Brownfield (5) 0	Stage 3		
	Located on	Located on Brownfield (5)	0

Brownfield, Greenfield or high quality agricultural land	Greenfield (3), High Grade Agricultural land (0).		
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5	
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3	
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5	
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0	
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3	
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5	
Conclusion	Score: 21/50 (Score with single	e school category: 21/40)	
Sustainability Apprais	al		
Conclusion	Development would have a limited impact on the landscape but would result in the loss of high grade agricultural land. There may also be a negative impact on biodiversity. There is no record of archaeological remains on site. Development would encourage healthier lifestyles.		

Site Ref: Site 56			
Site Address	Land north of Everton Road, west of Potton Road and north west of Potton		
Number of pitches			
proposed			
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to	No		
unsafe environment or hazardous place			
Conclusion	PASS		
Stage 2	T AGO		
Criteria	Answer	Mitigation	
Located in Flood	No	None required	
Zone 2			
Located in Green Belt	No	None required	
Safe access from the public highway	no objection to vehicle access off Everton Road however extensive foliage cut back will be required to achieve SSD	extensive foliage cut back will be required to achieve SSD	
Visual and acoustic privacy and visual amenity	Potential impact from road traffic and noise from quarry. Given size of possible area this should be overcome through careful positioning / mitigation. Visual amenity issues considered under landscape assessment	This will have to be given more detailed consideration.	
Located on contaminated land	No	None required	
Archaeological significance	Site lies adjacent (to the west) of an area of cropmarks (HER 3216) which probably represent prehistoric/Roman settlement and therefore there is some potential for archaeological remains to exist within this site.	This does not prevent development but mitigation is likely to be required.	
Area of protected wildlife	The site is within a Biodiversity Opportunity Area	A full ecological assessment would be required prior to development	
Impact on landscape	No residential context; concern regarding urban fringe impact on Greensand landscape. large open field on rising ground	Scope for planting to screen but open views from Ridge	
Proximity to other allocations	No	None required	
Incline of site	Sloping site	Located on most suitable ground	
Located adjacent to the motorway	No concerns regarding air quality	None required	

Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>		
Stage 3			
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0	
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0	
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1	
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3	
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3	
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0	
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1	
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3	
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5	
Conclusion	Score: 19/50 (Score with single	e school category: 16/40)	
Sustainability Apprais	al		
Conclusion	Development is likely to have a limited impact on the landscape although it would result in the loss of medium grade agricultural land. The site is within a Biodiversity Opportunity Area. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.		

Site Ref: Site 55				
Site Address	Land South East of Palane	ark Corne	er Farm and South	of Dunton
Number of pitches				
proposed				
Stage 1				
AONB	No SSSI	No	Flood Zone 3	No
On or adjacent to	No			
unsafe environment				
or hazardous place				
Conclusion	PASS			
Stage 2				
Criteria	Answer		Mitigation	
Located in Flood Zone 2	No		None required	
Located in Green Belt	No		None required	
Safe access from the public highway	No objection - No just highway safety reason this site should not be considered. Site has considerable frontage Dunton Lane. It would feasible to provide an adequate access with appropriate visibility s some point within this frontage. However considerable removal of existing frontage hedge/trees would be required.	n why a to I be plays at /cutting	removal/cutting o frontage hedge/tr required.	
Visual and acoustic privacy and visual amenity	Noise from Road Traffic /industrial uses may require consideration but not expected that this cannot be overcome through mitigation / positioning. Visual amenity issues considered under landscape assessment		overcome throug positioning	h mitigation /
Located on contaminated land	No		None required	
Archaeological significance	Inappropriate site. Low within the setting of S Moat and associated earthworks (HER 520 is a Scheduled Monur (SM 11541) and there nationally designated heritage asset of the I significance. In addition site contains the crop remains of what is like	tratton ) which ment efore a nighest on this mark	It appears effective cannot be found to site. However the in the process an (max 5 pitch) care allocation may be	for a larger site remains d a small efully located

	a prehistoric/Roman agrarian settlement, the extent of which is not fully known. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site in the shortlist.	
Area of protected wildlife	This is not an area of ecological significance. However there may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	The site has no residential context, increases urban fringe influence, rural road character important. Open fields ,lack feature ,rural area	Careful screening would be required
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigati	ion proposed for each category consideration should be given to ists. Result: <b>PASS</b>
Stage 3	,	
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1)	1
	anything above 30mins (0)	

	journey (1), anything above 30mins (0)			
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1		
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3		
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5		
Conclusion	Score: <b>18/50</b> (Score with single school category: 16/40)			
Sustainability Appraisal				
Conclusion	Development is likely to have a limited impact on the landscape although it would result in the loss of high grade agricultural land. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems. There would be a significant negative impact on the scheduled monument.			

Site Ref: Site 54					
Site Address	Land South V Lane	Vest of F	Park Corn	er Farm and South	of Dunton
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	No				
unsafe environment					
or hazardous place					
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood	Small part of	site to th	ne west	Amend paramete	ers of site to
Zone 2				avoid flood zone	
Located in Green Belt	No			None required	
Safe access from the public highway Visual and acoustic privacy and visual amenity	No justifiable reason why the not be considerable Dunton Lane feasible to pre- adequate according appropriate v some point w frontage. Ho considerable of existing from hedge/trees v required. Noise from R require considerable overcome the positioning. V	nis site s lered. S le fronta . It would ovide an cess with isibility s ithin this wever removal ntage would be oad Tra deration t this car ough mi	should ite has ge to d be splays at solution ffic may but not not be tigation /	considerable rem existing frontage would be required This will require of and location.	hedge/trees d.
	issues consic landscape as				
Located on contaminated land	No			None required	
Archaeological significance	No Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541) and therefore a nationally designated heritage asset of the highest significance. In addition archaeological remains including upstanding ridge and furrow and settlement earthworks (HER 17786) are known on the eastern side of		It appears effective cannot be found a site. However the in the process and (max 5 pitch) carrier allocation may be	for a larger site remains d a small efully located	

	the site and early medieval settlement remains (HER 17738) have been investigated in the central area. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site in the shortlist.	
Area of protected wildlife	There is a County Wildlife Site adjacent to the site and there may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	There is no residential context, increases urban fringe influence and risk to habitats.	Open fields some scope to screen with planting.
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to	No concerns regarding air	None required
the motorway	quality	
Conclusion		ion proposed for each category
		consideration should be given to
Store 2	objections from the archaeolog	ists. Result. PASS
Stage 3	Located on Brownfield (5)	0
Located on	Located on Brownfield (5) Greenfield (3), High Grade	0
	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Located on Brownfield, Greenfield or high quality agricultural	Greenfield (3), High Grade	0
Located on Brownfield, Greenfield or high quality agricultural land	Greenfield (3), High Grade Agricultural land (0).	
Located on Brownfield, Greenfield or high quality agricultural land Access to major	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5)	0 5
Located on Brownfield, Greenfield or high quality agricultural land	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3)	
Located on Brownfield, Greenfield or high quality agricultural land Access to major	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5)	
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5)	
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads)	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3)	5
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1)	5
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (5) Fair, within 20min walk (1) anything above 20mins (0)	5 0
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5)	5
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (5) Fair, within 20min walk (1) anything above 20mins (0)	5 0
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (5) Fair, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5 0 0
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to lower	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5)	5 0
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP)	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3)	5 0 0
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to lower	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (3) Poor, within 30min walk (1)	5 0 0
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to lower	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins walk (1) anything above 30mins walk (1) anything above 30mins walk (1)	5 0 0
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking)	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 10min walk (5) Fair, within 20min walk (3)	5 0 0 1
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking) Access to middle	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (3) Poor, within 30min walk (3) Poor, within 30min walk (3)	5 0 0 1
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking) Access to middle school (walking)	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5 0 1 1
Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking) Access to middle	Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (3) Poor, within 30min walk (3) Poor, within 30min walk (3)	5 0 0 1

transport)	(3), Poor, within 30min journey (1), anything above 30mins (0)	
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 17/50 (Score with single	e school category: 15/40)
Sustainability Apprais	al	
Conclusion	However, development would r agricultural land. There is poter	00

Site Ref: Site 63a			
Site Address	Land east north of Sutton Road and east of Sutton		
Number of pitches			
proposed			
Stage 1	·		
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to unsafe environment	No		
or hazardous place			
Conclusion	PASS		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from the public highway	no objection to vehicle access off Sutton Road mid- point along its frontage		
Visual and acoustic privacy and visual amenity	Potential impact from road traffic. Further investigation required. Visual amenity issues considered under landscape assessment	Further investigation required prior to development	
Located on contaminated land	No	None required	
Archaeological significance	Site includes an area of cropmarks (HER 2941) and lies to the north-east of another group (HER 9100) which together probably represent a later prehistoric funerary landscape. Therefore there is some potential for archaeological remains to survive within the site.	This does not prevent development but mitigation is likely to be required.	
Area of protected wildlife	This is not an ecologically significant site	None required	
Impact on landscape	This site can be integrated into the growth area for village.	Screening and planting to integrate	
Proximity to other allocations	No	None required	
Incline of site	No significant incline	None required	
Located adjacent to the motorway	No concerns regarding air quality	None required	
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>		
Stage 3			
Located on	Located on Brownfield (5)	0	
Brownfield,	Greenfield (3), High Grade		
Greenfield or high	Agricultural land (0).		

quality agricultural land		
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 17/50 (Score with single	e school category: 16/40)
Sustainability Apprais	al	
Conclusion	Development would have a limited impact on the landscape but would result in the loss of high grade agricultural land. There is potential for archaeological remains to be found on site. However, the site is not considered to be ecologically significant.	

Site Ref: Site 60		
Site Address	Land South of Wrestlingworth F	Road and East of Sutton Road
Number of pitches	, , , , , , , , , , , , , , , , , , ,	
proposed		
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to	No	
unsafe environment		
or hazardous place		
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	No	None required
Safe access from the public highway	no objection to vehicle access off Sutton Road mid- point along its frontage, instead of Wrestlingworth Road which is a higher class of road (B1042)	None required
Visual and acoustic privacy and visual amenity	potential impacts, noise odours etc from limited number of land uses which surround site. Visual amenity issues considered under landscape assessment	Given size of allocated area it is expected that these could be overcome as a result of careful positioning of final site
Located on contaminated land	No	None required
Archaeological significance	Site includes an area of cropmarks (HER 15084) and lies to the north of an extensive area of cropmarks (HER 2941) which together probably represent a later prehistoric funerary landscape. Therefore there is some potential for archaeological remains to survive within the site.	This does not prevent development but mitigation is likely to be required.
Area of protected wildlife	This is not an area of ecological significance however there may be badger	A full ecological assessment would be required prior to development
Impact on landscape	reduce separation between villages, risk to plantation. very open large site, poor context	Significant screening and planting required to integrate site
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required

Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	1
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 17/50 (Score with single school category: 16/40)	
Sustainability Appraisal		
Conclusion	The development would have a limited impact on the landscape although it would result in the loss of high grade agricultural land. There may be badgers on site so biodiversity may be negatively affected. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 102		
Site Address	Land South of Greenfield Road, Flitton	
Number of pitches		
proposed		
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to	No	
unsafe environment		
or hazardous place		
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood	No	None required
Zone 2	110	
Located in Green	No	None required
Belt	No chiectica	None required
Safe access from the public highway	No objection	None required
Visual and acoustic	Minor concern regarding	Consideration should be taken
privacy and visual	noise from sports facilities.	on lay out to mitigate noise
amenity	Visual amenity issues	from the use of the sports
	considered under landscape	facilities
Located an	assessment	A full acil accomment would
Located on contaminated land	Land adjacent may be contaminated therefore there	A full soil assessment would
contaminated iand	is a possibility of	need to be undertaken prior to development
	contaminated land on the site	development
Archaeological	Site does not contain any	Mitigation requirements would
significance	known archaeology, although	depend on the specific nature
	it is adjacent to HER 16646	of any development.
	which is an enclosure of	· · ·
	probably prehistoric date and	
	therefore this site has	
	potential.	
Area of protected	This site has not been	A full ecological survey would
wildlife	identified as ecologically	be required before
	significant. However, there	development could commence
luces a st	may be badger in the area	
Impact on	There is concern regarding	A smaller site would be
landscape	integration and openness	preferable designed to respect linear character of the area
Provimity to other	Not in the vicinity of other	
Proximity to other allocations	Not in the vicinity of other allocations	None required
Incline of site	No incline	None required
Located adjacent to		None required
the motorway	no concerns regarding air quality	None required
Conclusion		ion proposed for each category
Conducion	is sufficient, therefore the resul	
Stage 3		
Located on	Located on Brownfield (5)	0
Brownfield,	Greenfield (3), High Grade	
,		

Greenfield or high quality agricultural land	Agricultural land (0).	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: <b>16/50</b> (Score with single school category:16/40)	
Sustainability Apprais		
Conclusion	Development would have a negative impact on landscape and would result in the loss of high grade agricultural land. There is no record of archaeological remains on site although there are records of remains on adjacent land. It is unlikely that development would encourage the use of sustainable transport systems.	

Site Ref: Site 58		
Site Address	Land East of Potton Road and South of Ram Farm	
Number of pitches		
proposed		
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to unsafe environment	No	
or hazardous place		
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	No	None required
Safe access from the public highway	No objection to vehicle access off Potton Road mid- point along its frontage	None required
Visual and acoustic privacy and visual amenity	Concerns over dust nuisance / noise from neighbouring quarry. Careful consideration required but given scale of allocation through careful locating and mitigation, matters can be overcome. Visual amenity issues considered under landscape assessment	Careful design and location.
Located on contaminated land	No	None required
Archaeological significance	Site partially includes an area of cropmarks (HER 657) which probably represent prehistoric/Roman settlement and therefore there is the potential for archaeological remains within this site.	This does not prevent development but mitigation is likely to be required- depending on the specifics of the development
Area of protected wildlife	This is a Biodiversity Opportunity Area and there my be Great Crested Newts and badger	A full ecological assessment would be required prior to development
Impact on landscape	Significant Concern regarding impact on open "heathland" Greensand character, urban fringe risk. Isolated, no context, open farmland. The landscape character sensitivity for this area is judged to be High, with visual sensitivity being Moderate- High. The foreground to the Ridge is an extremely	Needs careful location and detail design.

Important part of the underlying heathland character has been noted. This site is not appropriate in terms of landscape. In this location the underlying heathland character has been noted. This site is not appropriate in terms of landscape impactNone requiredProximity to other allocationsNoNone requiredIncline of site Located adjacent to the motorwayNo significant incline valueNone requiredLocated adjacent to the motorwayNo concerns regarding air quality sufficient, therefore the result for this stage is PASSStage 3Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).3Cocated on great (4) and (5) Poor, within 2-3miles (1) No score, over 3 miles (0)0Access to major transport servicesGood, within 0.5-1mile (5) Fair, within 10min walk (3) Poor, within 2-3miles (1) No score, over 3 miles (0)0Access to health services (GP)Good, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)0Access to lower school (walking)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)3Access to upper (3), Poor, within 30min walk (3) Poor, within 30min walk (3) <b< th=""><th></th><th></th><th></th></b<>			
allocationsNo significant inclineNone requiredIncline of siteNo significant inclineNone requiredLocated adjacent to the motowayNo concerns regarding air qualityNone requiredConclusionIt is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASSStage 3Located on Brownfield (5) Greenfield or high quality agricultural landLocated on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).3Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)0Access to publicGood, within 5min walk (5) Fair, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)0Access to health services (GP)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)3Access to lower school (walking)Good, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)1Access to upper school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)1Access to upper school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)1Access to upper school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)1Access to upper school (walking)Good, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)1Access to upper (3), Poo		landscape. In this location the underlying heathland character has been noted. This site is not appropriate in	
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Located adjacent to the motorway ConclusionNo concerns regarding air qualityNone requiredConclusionIt is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASSStage 3Located on Brownfield (5) Greenfield or high quality agricultural landStage 1Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 2-3miles (1) No score, over 3 miles (0)0Access to public transport servicesGood, within 0.5-1mile (5) Fair, within 10min walk (5) Poor, within 20min walk (1) anything above 20mins (0)0Access to health services (GP)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0Access to lower school (walking)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to upper school (walking)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to upper school (public transport)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to upper school (public transport)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to comunity facilitiesGood, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to comunity facilitiesGood, within 10min walk (3) Poor, within 30min walk (3) Poor, within 30m	Incline of site	No significant incline	None required
ConclusionIt is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASSStage 3Located on Brownfield (5) Greenfield or high quality agricultural landLocated on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).3Access to major roads (A roads)Good, within 0.5-1mile (5) Fair, within 2-3miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)0Access to public transport servicesGood, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)0Access to health services (GP)Good, within 10min walk (3) Por, within 30min walk (1) anything above 30mins (0)0Access to lower school (walking)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to middle school (walking)Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0)1Access to upper school (public transport)Good, within 10min walk (5) (3), Poor, within 30min malk (1) anything above 30mins (0)1Access to upper school (public (5), Fair, within 20min walk (3) Poor, within 30min malk (5) (3), Poor, within 30min malk (5) por, within 30min malk (6) por, within 30min malk (1) anything above 30mins (0)1Access to <br< td=""><td>-</td><td>No concerns regarding air</td><td>•</td></br<>	-	No concerns regarding air	•
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transport servicesFair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)Access to healthGood, within 10min walk (5) Poor, within 30min walk (3) Poor, within 30min walk (1) anything above 30mins (0)0Access to lowerGood, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)3Access to lowerGood, within 10min walk (5) Poor, within 30min walk (1) anything above 30mins (0)3Access to middleGood, within 10min walk (5) 		Fair, within 1-2miles (3) Poor, within 2-3miles (1)	0
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school (walking)Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)Access to upper school (public 		Fair, within 20min walk (3) Poor, within 30min walk (1)	3
school (public transport)(5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 		Fair, within 20min walk (3) Poor, within 30min walk (1)	1
community facilities (local food store)Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)Serviceable by 	school (public	<ul><li>(5), Fair, within 20min journey</li><li>(3), Poor, within 30min</li><li>journey (1), anything above</li></ul>	0
Gas/Electricity/ SewerageYes, some (3) None (0)Provision of Waste and RecyclingYes (5) No (0)5	community facilities	Fair, within 20min walk (3) Poor, within 30min walk (1)	1
and Recycling No (0)	Gas/Electricity/ Sewerage	Yes, some (3) None (0)	
	and Recycling	× 7	5

Conclusion	Score: <b>16/50</b> (Score with single school category: 15/40)
Sustainability Apprais	al
Conclusion	Development of this site would negatively impact on the landscape, in particular the Greensand Ridge, and biodiversity as there are records of protected species on site. Development would also result in the loss of high grade agricultural land. However, there would be a positive impact on encouraging sustainable waste management and possibly also encouraging healthier lifestyles and the use of sustainable transport systems.

Site Ref: Site 4		
Site Address	Land East of Biggleswade Road, West of Sutton	
Number of pitches		
proposed		
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to unsafe environment	No	
or hazardous place	<b>-</b>	
Conclusion	PASS	
Stage 2	-	
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	No	None required
Safe access from the public highway	no objection to vehicle access off Biggleswade Road at mid-point along the straight sections of the road	None required
Visual and acoustic privacy and visual amenity	Road traffic noise could be a concern but given size of site this can be overcome through careful positioning of plots. Visual amenity issues considered under landscape assessment	This can be overcome through careful positioning of plots
Located on contaminated land	No	None required
Archaeological significance	Site includes an area of cropmarks (HER 9098) which probably represent prehistoric/Roman land division, possibly associated with contemporary settlement, and therefore there is the potential for archaeological remains within this site.	This does not prevent development but mitigation is likely to be required
Area of protected wildlife	There is a Biodiversity Opportunity Area to the East and there may be water vole in the area	A full ecological assessment would be required prior to development
Impact on landscape	Development is likely to be visually intrusive, site has open views. Small land parcel out of character need to associate with shelterbelt	Need to associate with shelterbelt
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required

Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>	
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	1
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	3
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 16/50 (Score with single school category: 12/40)	
Sustainability Apprais	5	
Conclusion	There maybe a negative impact on archaeological remains. It is unlikely that the development would encourage healthier lifestyles or the use of sustainable transport systems. However, impact on the landscape would be limited.	

Site Ref: Site 26		
Site Address	Land South of Dunton Lane and W of Dunton	
Number of pitches		
proposed		
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to unsafe environment	No	
or hazardous place		
Conclusion	PASS	
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	No	None required
Located in Green Belt	No	None required
Safe access from the public highway	No objection to vehicle access off Dunton Lane at mid-point of sites frontage with the road	None required
Visual and acoustic privacy and visual amenity	Noise from road traffic a concern but expected this can be mitigated through careful positioning and other forms of mitigation given the size of the carriageway. Visual amenity issues considered under landscape assessment	Mitigated through careful positioning.
Located on contaminated land	Reservoir/water works is a potential source of contamination	A full Contaminated Land Survey would be required prior to development
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmark sites known from the immediate vicinity which are likely to represent prehistoric or Roman settlement.	Mitigation requirements would depend on the specific nature of any development.
Area of protected wildlife	This is not an area of ecological significance though there may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	Concern that the site has no context. Farmland important to keep rural gap.	Create feature with tree planting and screening
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigat	ion proposed for each category

	is sufficient, therefore the result	t for this stage is PASS
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)0	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 15/50 (Score with single	e school category: 14/40)
Sustainability Apprais		
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. However, there would be a positive impact on encouraging sustainable waste management. It is unlikely that development would encourage the use of sustainable transport systems.	

Site Ref: Site 33			
Site Address	Land South of Silsoe Road and Wardhegdges		
Number of pitches	5 5		
proposed			
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to	No		
unsafe environment			
or hazardous place			
Conclusion	Pass Stage 1		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from the public highway	No objection to vehicle access off Silsoe Road	None required	
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment	None required	
Located on contaminated land	Adjacent plant nursery has potential sources	A full Contaminated Land Survey would be required prior to development	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmarks known from the immediate vicinity which are likely to represent prehistoric or Roman settlement.	Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This site has not been identified as ecologically significant. However, there may be common lizard and badger in the area	A full ecological survey would be required before development could commence	
Impact on landscape	There is concern regarding impact on landscape character as the site is an isolated, very rural site with little context. There is little scope for integration or screening	Extensive planting would be requires to integrate site	
Proximity to other allocations	This site is not in the vicinity of other site allocations	None required	
Incline of site	No incline	None required	
Located adjacent to the motorway	No concerns	None required	
Conclusion	Whilst there is significant concern regarding the potential negative impact development could have on the landscape, it is considered that careful screening could mitigate this effectively. It is considered that the mitigation proposed for		

	each category is sufficient, ther <b>PASS</b>	refore the result for this stage is
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 14/50 (Score with single	e school category: 14/40)
Sustainability Appraisa	al	
Conclusion	would be a positive impact on e	grade agricultural land. There on biodiversity. However, there

Site Ref: Site 62			
Site Address	Land West of Sutton Road and North of Sutton		
Number of pitches			
proposed			
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to	No		
unsafe environment			
or hazardous place			
Conclusion	PASS		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from the public highway	no objection to vehicle access off Sutton Road mid- point along its frontage	None required	
Visual and acoustic privacy and visual amenity	Potential impact from road traffic on Sutton Road but can be overcome through careful positioning of allocated site. Visual amenity issues considered under landscape assessment	This will require careful design and location.	
Located on contaminated land	No	None required	
Archaeological significance	This site is located within the known extent of Sutton Park (HER 7005) and is within the setting of John O'Gaunt's Hill (HER 510) which is probably a medieval motte. It is a Scheduled Monument and therefore a heritage asset of the highest significance.	There is therefore some archaeological potential at this site, however depending on the nature of the development it is likely that an appropriate mitigation strategy can be found.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records for the area	None required	
Impact on landscape			
Proximity to other allocations	No	None required	
Incline of site	No significant incline	None required	
Located adjacent to the motorway	No concerns regarding air quality	None required	
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is <b>PASS</b>		
Stage 3			
Located on	Located on Brownfield (5)	0	
Brownfield,	Greenfield (3), High Grade		

Greenfield or high quality agricultural	Agricultural land (0).		
land			
Access to major	Good, within 0.5-1mile (5)	0	
roads (A roads)	Fair, within 1-2miles (3) Poor, within 2-3miles (1)		
	No score, over 3 miles (0)		
Access to public	Good, within 5min walk (5)	0	
transport services	Fair, within 10min walk (3)		
	Poor, within 20min walk (1)		
Access to health	anything above 20mins (0) Good, within 10min walk (5)	1	
services (GP)	Fair, within 20min walk (3)	· ·	
	Poor, within 30min walk (1)		
	anything above 30mins (0)		
Access to lower	Good, within 10min walk (5)	3	
school (walking)	Fair, within 20min walk (3)		
	Poor, within 30min walk (1) anything above 30mins (0)		
Access to middle	Good, within 10min walk (5)	0	
school (walking)	Fair, within 20min walk (3)	-	
	Poor, within 30min walk (1)		
	anything above 30mins (0)		
Access to upper school (public	Good, within 10min journey (5), Fair, within 20min journey	1	
transport)	(3), Poor, within 30min		
	journey (1), anything above		
	30mins (0)		
Access to	Good, within 10min walk (5)	1	
community facilities (local food store)	Fair, within 20min walk (3) Poor, within 30min walk (1)		
	anything above 30mins (0)		
Serviceable by	Yes, all (5)	3	
Gas/Electricity/	Yes, some (3)		
Sewerage	None (0)	-	
Provision of Waste and Recycling	Yes (5) No (0)	5	
Facilities			
Conclusion	Score: 14/50 (Score with single	e school category: 13/40)	
Sustainability Apprais	al		
Conclusion	Development would have a lim		
	The site is not considered to be ecologically significant and		
	would contribute to the efficient use of land as it is currently relatively low grade agricultural land. There is potential for		
	archaeological remains to be for	•	

Site Ref: Site 63			
Site Address	Land East of Sutton Road and East of Sutton		
Number of pitches			
proposed			
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to unsafe environment or hazardous place	No		
Conclusion	PASS		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from the public highway	No objection to vehicle access off Sutton Road mid- point along its frontage	None required	
Visual and acoustic privacy and visual amenity	Potential impact from road traffic. Careful allocation can overcome this given scale of site. Visual amenity issues considered under landscape assessment	This will require careful design and location.	
Located on contaminated land	No	None required	
Archaeological significance	Site includes an area of cropmarks (HER 2941) and lies to the north-east of another group (HER 9100) which together probably represent a later prehistoric funerary landscape. Therefore there is some potential for archaeological remains to survive within the site.	This does not prevent development but mitigation is likely to be required.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records in this area	None required	
Impact on landscape	Exposed site with little context	Screening and planting required to integrate site	
Proximity to other allocations	No	None required	
Incline of site	No significant incline	None required	
Located adjacent to the motorway	No concerns regarding air quality	None required	
Conclusion	It is considered that the mitigat is sufficient, therefore the resul	ion proposed for each category t for this stage is <b>PASS</b>	
Stage 3			
Located on	Located on Brownfield (5)	0	

Brownfield, Greenfield or high	Greenfield (3), High Grade Agricultural land (0).		
quality agricultural land			
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3)	0	
Todus (A Todus)	Poor, within 2-3miles (1)		
	No score, over 3 miles (0)		
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0	
Access to health	Good, within 10min walk (5)	1	
services (GP)	Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)		
Access to lower	Good, within 10min walk (5)	3	
school (walking)	Fair, within 20min walk (3)		
	Poor, within 30min walk (1) anything above 30mins (0)		
Access to middle	Good, within 10min walk (5)	0	
school (walking)	Fair, within 20min walk (3)		
	Poor, within 30min walk (1) anything above 30mins (0)		
Access to upper	Good, within 10min journey	1	
school (public transport)	<ul><li>(5), Fair, within 20min journey</li><li>(3), Poor, within 30min</li></ul>		
	journey (1), anything above		
	30mins (0)		
Access to	Good, within 10min walk (5)	1	
community facilities (local food store)	Fair, within 20min walk (3) Poor, within 30min walk (1)		
	anything above 30mins (0)		
Serviceable by	Yes, all (5)	3	
Gas/Electricity/ Sewerage	Yes, some (3) None (0)		
Provision of Waste	Yes (5)	5	
and Recycling	No (0)	Ŭ.	
Facilities			
Conclusion	Score: 14/50 (Score with single	e school category: 13/40)	
Sustainability Apprais			
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. There is potential for archaeological remains to be found on site. However, the site is not considered to be ecologically		
	significant.		

Site Ref: Site 1			
Site Address	Land South of Edworth Road and East of Langford		
Number of pitches			
proposed			
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to	No		
unsafe environment			
or hazardous place			
Conclusion	PASS		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from the public highway	no objection to vehicle access off Edworth Road	None required	
Visual and acoustic	Noise from Wind Farm will	A full noise assessment would	
privacy and visual	need careful assessment to	be required prior to	
amenity	determine if site is suitable.	development	
	Visual amenity issues		
	considered under landscape assessment		
Located on	No	None required	
contaminated land		Hono roquirou	
Archaeological	Site lies within the area of a	This does not prevent	
significance	Second World War dummy	development but mitigation is	
	airfield (HER 17918) of which	likely to be required	
	there are some structural		
	remains and in an area containing evidence of Iron		
	Age and Roman occupation		
	(HER 2796). Therefore, there		
	is the potential for		
	archaeological remains within		
	this site.		
Area of protected	This is not an area of	Non required	
wildlife	ecological significance and		
loop and an	there are no species records		
Impact on	There is significant concern	Extensive screening would be	
landscape	regarding urban fringe impact, site has no context;	required, trees should not be removed from existing copse	
	open views from Toplars Hill.	Chieved noni existing copae	
	This is open arable land with		
	little existing screening ;not		
	suitable to fence or bund		
Proximity to other allocations	No	None required	
Incline of site	No significant incline	None required	
Located adjacent to	No concerns regarding air	None required	
the motorway	quality		
Conclusion		ion proposed for each category	
	is sufficient, therefore the resul		

Stage 3			
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0	
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5	
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0	
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0	
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0	
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3	
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5	
Conclusion	Score: 13/50 (Score with single	e school category: 13/40)	
Sustainability Apprais Conclusion	This site is likely to have a negative impact on the landscape and would result in the loss of high grade agricultural land. Development may also impact on archaeological remains. However, there is likely to be a positive impact on protecting biodiversity, encouraging healthier lifestyles and the use of sustainable transport systems.		

Site Ref: Site 66b			
Site Address	Land West of Cambridge Road and North of Dunton		
Number of pitches			
proposed			
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to unsafe environment or hazardous place	No		
Conclusion	PASS		
Stage 2			
Criteria	Answer	Mitigation	
Located in Flood Zone 2	No	None required	
Located in Green Belt	No	None required	
Safe access from the public highway	access off Cambridge Road along the mid-point of its frontage	None required	
Visual and acoustic privacy and visual amenity	Screening required to shield site from traffic noise from road. Visual amenity issues considered under landscape assessment	Screening required to shield from noise from road	
Located on contaminated land	No	None required	
Archaeological significance	Whilst this site is within the setting of Newton Bury Moat (HER 2815) a medieval moated residence with associated historic documentation dating it from 1504 it is far enough away so as not to prohibit development.	The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.	
Area of protected wildlife	This is not an area of ecological significance and there are no species records	None required	
Impact on landscape	Openness of field would require substantial integration	Use planting and screening to integrate effectively	
Proximity to other allocations	No	None required	
Incline of site	No significant incline	None required	
Located adjacent to the motorway	No concerns regarding air quality	None required	
Conclusion	It is considered that the mitigat is sufficient, therefore the resul	ion proposed for each category t for this stage is <b>PASS</b>	
Stage 3			
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0	
Access to major	Good, within 0.5-1mile (5)	1	
······································	,		

roads (A roads)	Fair, within 1-2miles (3)			
	Poor, within 2-3miles (1)			
	No score, over 3 miles (0)			
Access to public	Good, within 5min walk (5)	0		
transport services	Fair, within 10min walk (3)			
	Poor, within 20min walk (1)			
	anything above 20mins (0)			
Access to health	Good, within 10min walk (5)	0		
services (GP)	Fair, within 20min walk (3)			
	Poor, within 30min walk (1)			
	anything above 30mins (0)			
Access to lower	Good, within 10min walk (5)	3		
school (walking)	Fair, within 20min walk (3)			
	Poor, within 30min walk (1)			
	anything above 30mins (0)			
Access to middle	Good, within 10min walk (5)	0		
school (walking)	Fair, within 20min walk (3)			
	Poor, within 30min walk (1)			
	anything above 30mins (0)			
Access to upper	Good, within 10min journey	0		
school (public	(5), Fair, within 20min journey			
transport)	(3), Poor, within 30min			
	journey (1), anything above			
	30mins (0)			
Access to	Good, within 10min walk (5)	0		
community facilities	Fair, within 20min walk (3)			
(local food store)	Poor, within 30min walk (1)			
	anything above 30mins (0)			
Serviceable by	Yes, all (5)	3		
Gas/Electricity/	Yes, some (3)			
Sewerage	None (0)			
Provision of Waste	Yes (5)	5		
and Recycling	No (0)			
Facilities				
Conclusion	Score: 12/50 (Score with single	e school category: 1240)		
Sustainability Apprais	al			
Conclusion	•	ited impact on the landscape but		
		grade agricultural land. There is		
	potential for archaeological rem			
	However, the site is not considered to be ecologically			
	significant. Development of this site could encourage healthier			
	lifestyles and the use of sustainable transport systems.			

## Central Bedfordshire Council Gypsy and Traveller Local Plan Site Assessment: Plots for Travelling Showpeople

The Gypsy, Traveller and Showperson Accommodation Assessment Update 2013 found a need for 8 additional permanent plots for Travelling Showpeople in Central Bedfordshire between 2013 and 2031.

Site Ref: Site 82					
Site Address	Kennel Farm	Holdina	s. E of Bio	ngleswade	
Number of pitches	This site was previously allocated in the abandoned North DPD				
proposed	for 4 plots for Travelling Showpeople.				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Along southern boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Along southe	rn board	er	Amend paramete avoid flood zone	rs of site to
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off either side of the site and at points where the private access roads/tracks meet the public highway.		None required		
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site is located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541) and therefore a nationally designated heritage asset of the highest significance. In addition a recently completed geophysical survey on the land to the immediate north- east has identified a part of a Bronze Age funerary landscape which is likely to continue into the proposed site. It is our opinion that the impact on the historic environment is too great to		This site has was allocated in the N		

	mitigate and therefore the Archaeology Team strongly	
	objects to the inclusion of this	
	site on the shortlist.	
	We do appreciate that this	
	site has been put forward before, but we still believe it	
	is an inappropriate site.	
Area of protected wildlife	Within Biggleswade Green Wheel and stream adjacent is	A full ecological assessment would be required prior to
	a wildlife corridor	development
Impact on landscape	Concern regarding spread of urban fringe influence and	scope if strongly integrated with planting
landoupo	risk to road frontage and	that planting
	spread of urban fringe influence.	
Proximity to other	No	None required
allocations		
Incline of site	Slight incline	Level if appropriate
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the mitigati	
Stage 2	is sufficient, therefore the result	t for this stage is <b>PASS</b>
Stage 3 Located on	Located on Brownfield (5)	3
Brownfield,	Greenfield (3), High Grade	
Greenfield or high quality agricultural	Agricultural land (0).	
land		
Access to major	Good, within 0.5-1mile (5)	5
roads (A roads)	Fair, within 1-2miles (3) Poor, within 2-3miles (1)	
	No score, over 3 miles (0)	
Access to public	Good, within 5min walk (5)	1
transport services	Fair, within 10min walk (3) Poor, within 20min walk (1)	
	anything above 20mins (0)	
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3)	1
Services (Or)	· · · · · · · · · · · · · · · · · · ·	
	Poor, within 30min walk (1)	
<b>.</b>	anything above 30mins (0)	
Access to lower	anything above 30mins (0) Good, within 10min walk (5)	3
Access to lower school (walking)	anything above 30mins (0)	3
school (walking)	anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	
school (walking) Access to middle	anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5)	3 3
school (walking)	anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1)	
school (walking) Access to middle school (walking)	anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
school (walking) Access to middle	anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1)	
school (walking) Access to middle school (walking) Access to upper	anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min	3
school (walking) Access to middle school (walking) Access to upper school (public	anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above	3
school (walking) Access to middle school (walking) Access to upper school (public	anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min	3

community facilities (local food store)	Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)			
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3		
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5		
Conclusion	Score: 28/50 (Score with single school category: 22/40)			
Sustainability Appraisal				
Conclusion	Development would have a limited impact on the landscape and biodiversity but would result in the loss of medium grade agricultural land. There would be a negative impact on the scheduled monument. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.			

Site Ref: Site 114			
Site Address	Land W of Billington Rd and W	of Stanbridge	
Number of pitches	This is a private site, the prosp	ective owner has requested that	
proposed	10 plots be allocated for Travelling Showpeople.		
Stage 1			
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to unsafe environment	No		
or hazardous place	DASS		
Conclusion	PASS		
Stage 2 Criteria	Answer	Mitigation	
Located in Flood	No	Mitigation None required	
Zone 2	-		
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.	
Safe access from the public highway	No objection on highways grounds	None required	
Visual and acoustic privacy and visual amenity	No issues. Visual amenity issues considered under landscape assessment	None required	
Located on contaminated land	No	None required	
Archaeological significance	The site does not contain any known archaeological remains though there is some evidence that it has been subject to coprolite extraction in the 19th century (HER 14028) it may retain some archaeological potential.	Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an area of ecological significance	None required	
Impact on landscape	concern regarding urban fringe influence on character of historic village.	Scope regarding planting and integration, but important open space at junction	
Proximity to other	No	None required	
allocations			

Located adjacent to the motorway	No concerns regarding air	None required		
Conclusion	quality It is considered that the mitigation proposed for each category			
is sufficient, therefore the result for this stage is <b>PASS</b>				
Stage 3 Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3		
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5		
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	5		
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1		
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3		
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0		
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0		
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0		
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3		
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5		
Conclusion	Score: 25/50 (Score with single school category: 25/40)			
Sustainability Appraisal				
Conclusion	Development would have a negative impact on landscape and is within the Green Belt. The site is not considered to be ecologically significant and there is no record of archaeological remains on site although there are records of remains on adjacent land. Development would encourage healthier lifestyles and the use of sustainable transport systems.			