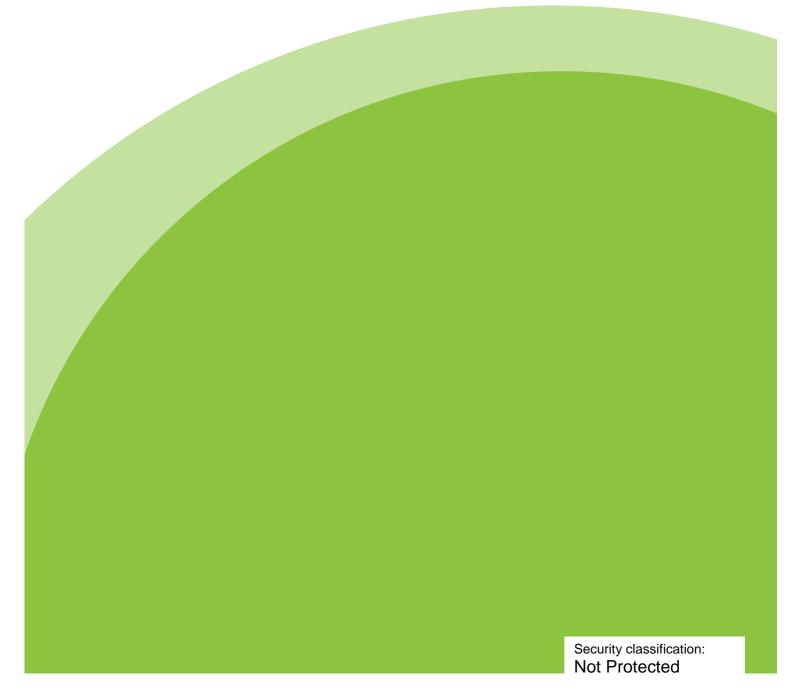


Appendix **E**

Gypsy and Traveller Local Plan

Site Assessment (May 2013)



Gypsy and Traveller Local Plan: Site Assessment (May 2013)

1. Stage 1 Assessment Bookmark not defined	Error!
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1. 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 10th 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 Be	dford Ro	d, W of Mogg	gerhanger	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by t	he coun	cil – No long	er in CBC owners	ship
Conclusion	FAIL				
Site Ref: Site 8					
Site Address	Land S of M1	/A421			
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by t	he coun	cil– No longe	er in CBC owners	hip
Conclusion	FAIL				
Site Ref: Site 9					
Site Address	Land N of Sa	ndy Lan	e, S of Heat	h and Reach	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	This is the sit	e of a so	chool		
Conclusion	FAIL				
Site Ref: Site 12					
Site Address	Land N of Du	ınstable	Rd, S of Dui	nstable	
Stage 1					
AONB	Yes	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
Site Ref: Site 14					
Site Address	Land N of We	estoning	Rd and W c	of the Railway	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment	Part of site is	currentl	y used as al	lotment, adjacent	to a railway line

or hazardous place					
Conclusion	FAIL				
Site Ref: Site 17	17412				
Site Address	Land W of A	S N of E	aldo Rd and	NW of Barton-le	a-Clay
Stage 1	Land W Of A	J, 14 OI I	aldo Ita alia	TWV OI Darton-ic	- Olay
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through
AOND	NO	3331	INO	1 1000 Z011 0 3	site
On or adjacent to	Adjacent to the	he duel .	Δ6		3110
unsafe environment	rajacont to ti	no daoi i	, 10		
or hazardous place					
Conclusion	FAIL				
Site Ref: Site18					
Site Address	Land S of Fli	twick Ro	and E of Ste	eppingley	
Stage 1				1, 5,	
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	electricity pyl	on			
unsafe environment	, , ,				
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 23					
Site Address	Land E of A5	07 and \	W of Etonbui	ry MS	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site
On or adjacent to	Adjacent to the	he A507			one -
unsafe environment	rajacom to t	,			
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 24					
Site Address	Land W of A	1M and	N of Radwell		
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site
On or adjacent to	Adjacent to the	he A1 in	the Fast and	d A507 in the No	
unsafe environment	rajacont to t	7 (1 11 1	tilo Edot din		
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 27					
Site Address	Land at How	End and	d E of B530		
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	Site sold by t	he coun	cil – No long	er in CBC owner	rship
unsafe environment			, and the second		
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 29					
Site Address	Land at Dune	edin, E c	f Harlington	Rd and N of M1	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Electricity py	lon on si	te. Near jund	ction 12 of the M	1

Conclusion	FAIL				
Site Ref: Site 32	•				
Site Address	Land N of A5	07 and 9	S+E of New	Rd	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Western part in flood zone 3
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
Site Ref: Site 41					
Site Address	Land N of Ba	rtford Ro	d and S of G	reat River Ouse	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Completely in flood zone
On or adjacent to unsafe environment or hazardous place	2 electricity p	ylons ar	e in the site		
Conclusion	FAIL				
Site Ref: Site 42					
Site Address	Land W of Blu	unham F	Rd and W of	Moggerhanger	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the	he Coun	cil – No long	ger in CBC owne	rship
·					
Conclusion	FAIL				
Conclusion Site Ref: Site 43	FAIL				
	FAIL Land E of Blu	ınham R	d and S of C	Charlton	
Site Ref: Site 43		ınham R	d and S of C	Charlton	
Site Ref: Site 43 Site Address		ınham R SSSI	d and S of C	Charlton Flood Zone 3	No
Site Ref: Site 43 Site Address Stage 1	Land E of Blu	SSSI	No		
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment	Land E of Blu	SSSI	No	Flood Zone 3	
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place	No Site Sold by t	SSSI	No	Flood Zone 3	
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion	No Site Sold by t	SSSI he Cour	No ncil – No Iong	Flood Zone 3 ger in CBC owne	
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47	No Site Sold by t	SSSI he Cour	No ncil – No Iong	Flood Zone 3 ger in CBC owne	
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address	No Site Sold by t	SSSI he Cour	No ncil – No Iong	Flood Zone 3 ger in CBC owne	
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment	No Site Sold by t FAIL Land S of B6	SSSI he Cour 58 and V	No ncil – No Ionq V of Beestor	Flood Zone 3 ger in CBC owne	ership Majority of site is in flood
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place	No Site Sold by to FAIL Land S of B6	SSSI he Cour 58 and V	No ncil – No Ionq V of Beestor	Flood Zone 3 ger in CBC owne	ership Majority of site is in flood
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion	No Site Sold by t FAIL Land S of B6	SSSI he Cour 58 and V	No ncil – No Ionq V of Beestor	Flood Zone 3 ger in CBC owne	ership Majority of site is in flood
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place	Land E of Blue No Site Sold by to FAIL Land S of B6 No No FAIL	SSSI he Cour 58 and V	No ncil – No Iono V of Beestor No	Flood Zone 3 ger in CBC owne The state of t	ership Majority of site is in flood
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address	No Site Sold by to FAIL Land S of B6	SSSI he Cour 58 and V	No ncil – No Iono V of Beestor No	Flood Zone 3 ger in CBC owne The state of t	ership Majority of site is in flood
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 48	Land E of Blue No Site Sold by to FAIL Land S of B6 No No FAIL	SSSI he Cour 58 and V	No ncil – No Iono V of Beestor No	Flood Zone 3 ger in CBC owne The state of t	Majority of site is in flood zone 3
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB	No Site Sold by to FAIL Land S of B6 No No FAIL Land S of Sa	SSSI he Cour 58 and V SSSI ndy and	No ncil – No long V of Beestor No E of Beesto	Flood Zone 3 ger in CBC owne The state of t	ership Majority of site is in flood
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1	Land E of Blue No Site Sold by to FAIL Land S of B6 No No FAIL Land S of Sain	SSSI he Cour 58 and V SSSI ndy and	No ncil – No long V of Beestor No E of Beesto	Flood Zone 3 ger in CBC owne The state of t	Majority of site is in flood zone 3
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB On or adjacent to	Land E of Blue No Site Sold by to FAIL Land S of B6 No No FAIL Land S of Sain	SSSI he Cour 58 and V SSSI ndy and	No ncil – No long V of Beestor No E of Beesto	Flood Zone 3 ger in CBC owne The state of t	Majority of site is in flood zone 3
Site Ref: Site 43 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 47 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 48 Site Address Stage 1 AONB On or adjacent to unsafe environment	Land E of Blue No Site Sold by to FAIL Land S of B6 No No FAIL Land S of Sain	SSSI he Cour 58 and V SSSI ndy and	No ncil – No long V of Beestor No E of Beesto	Flood Zone 3 ger in CBC owne The state of t	Majority of site is in flood 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	
AONB	No SSSI No Flood Zone 3 No
On or adjacent to	Active quarry
unsafe environment	
or hazardous place	
Conclusion	FAIL
Site Ref: Site 59	
Site Address	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	Community safety issues
unsafe environment	
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	No SSSI No Flood Zone 3 No
On or adjacent to	Adjacent to the A1 and no access to site
,	,

unsafe environment					
or hazardous place	- A 11				
Conclusion	FAIL				
Site Ref: Site 69	Laurel of the co		l Otalfalal Lai	Saura Oantra N. a	f Arlana su Dal
Site Address	Land of the p	proposed	Stotfold Lei	sure Centre, No	r Arlesey Ra
Stage 1		0001			
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to			ed Stotfold L	eisure Centre, S	totfold Football Club and
unsafe environment	football pitch	es			
or hazardous place	- A 11				
Conclusion	FAIL				
Site Ref: Site 71	1 1)0/ ()0	, ,	10 (14	141	
Site Address	Land VV of VV	rayfields	and S of Ma	althouse Lane	
Stage 1		0001			
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 n	ot re-sul	omitted		
unsafe environment					
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 84					
Site Address	Land S of St	otfold Ro	and N/E of	Chase Farm, Arl	esey
Stage 1					
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	propose	d East of Arl	lesey extension	
unsafe environment					
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 85					
Site Address	Land E of He	enlow an	d N of the A	507	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	Private site n	ot re-sul	omitted		
unsafe environment					
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 86					
Site Address	Land E of Lir	nbersey	Lane and N	of Maulden	
4					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
AONB On or adjacent to				Flood Zone 3 er in CBC owner	
AONB					

Conclusion	FAIL				
Site Ref: Site 87					
Site Address	Land E of Moo	r Lane	and S of Ma	ıulden	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to			-	er in CBC owners	-
unsafe environment					
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 88					
Site Address	Land W of Hen	nlow an	d N of Clifton	n Rd	
Stage 1	2010 11 01 1101	non an			
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				
Site Ref: Site 89					
Site Address	Top Farm, E of	f Sheff	ord Rd, Bead	wolb	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in flood zone
On or adjacent to	Private employ	ment s	site not resub	omitted	
unsafe environment					
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 90					
Site Address	Motor Salvage	, W of I	Langford Rd	and S of Bigglev	wade
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in flood zone
On or adjacent to	Adjacent to Joi	rdans F	actory		
	-				
unsafe environment					
or hazardous place					
	FAIL				
or hazardous place	FAIL				
or hazardous place Conclusion	FAIL Former Sewag	je Worł	κs, Land W c	of Astwick	
or hazardous place Conclusion Site Ref: Site 91		je Work	ks, Land W o	of Astwick	
or hazardous place Conclusion Site Ref: Site 91 Site Address	Former Sewag	je Work SSSI	ks, Land W o	of Astwick Flood Zone 3	No
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB	Former Sewag	SSSI	No		-
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1	Former Sewag	SSSI	No	Flood Zone 3	-
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to	Former Sewag	SSSI	No	Flood Zone 3	-
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment	Former Sewag	SSSI	No	Flood Zone 3	-
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place	No Site not owned	SSSI	No	Flood Zone 3	-
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion	No Site not owned	SSSI I by the	No council – N	Flood Zone 3 o longer in CBC	-
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 94	No Site not owned	SSSI I by the	No council – N	Flood Zone 3 o longer in CBC	-
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 94 Site Address	No Site not owned FAIL High St junctio	SSSI I by the	No council – N	Flood Zone 3 o longer in CBC	-
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 94 Site Address Stage 1	No Site not owned FAIL High St junctio	SSSI I by the n land SSSI	No council – No S of Lodge F	Flood Zone 3 o longer in CBC Rd. Cranfield	ownership No
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 94 Site Address Stage 1 AONB	No Site not owned FAIL High St junctio	SSSI I by the n land SSSI	No council – No S of Lodge F	Flood Zone 3 o longer in CBC Rd. Cranfield Flood Zone 3	ownership No
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 94 Site Address Stage 1 AONB On or adjacent to	No Site not owned FAIL High St junctio	SSSI I by the n land SSSI	No council – No S of Lodge F	Flood Zone 3 o longer in CBC Rd. Cranfield Flood Zone 3	ownership No
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 94 Site Address Stage 1 AONB On or adjacent to unsafe environment	No Site not owned FAIL High St junctio	SSSI I by the n land SSSI	No council – No S of Lodge F	Flood Zone 3 o longer in CBC Rd. Cranfield Flood Zone 3	ownership No
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 94 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place	Former Sewag No Site not owned FAIL High St junctio No Adjacent Cranf	SSSI I by the n land SSSI	No council – No S of Lodge F	Flood Zone 3 o longer in CBC Rd. Cranfield Flood Zone 3	ownership No
or hazardous place Conclusion Site Ref: Site 91 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 94 Site Address Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion	Former Sewag No Site not owned FAIL High St junction No Adjacent Cranf	SSSI I by the n land SSSI field Air	No e council – No S of Lodge F No rfield. The sit	Flood Zone 3 o longer in CBC Rd. Cranfield Flood Zone 3	ownership No illennium 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					
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 o	f water of	on site		
unsafe environment					
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 100					
Site Address	Flitton Glebe	, Holding	g, 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					
Conclusion	FAIL				
Site Ref: Site 101					
Site Address	Land N Gard	ner's Fa	rm, Greenfie	eld	
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	The site is an	active a	allotment for	the settlement	
unsafe environment					
or hazardous place	E A 11				
Conclusion	FAIL				
Site Ref: Site 103	Lond E of AC	004 11:4	ahia Dalama	annasita Hanlau	Cama
Site Address	Land E of Ab	00 I, HIL	chin Ru and	opposite Henlow	/ Camp
Stage 1 AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	Community s			Flood Zone 3	NO
unsafe environment	Community S	arety iss	sues		
or hazardous place					
Conclusion	FAIL				
Site Ref: Site 104	1702				
Site Address	Land N Chan	nbers W	av. Bigglesw	/ade	
Stage 1	_and it ondi		S, Diggioon		
AONB	No	SSSI	No	Flood Zone 3	Part of site is in flood
7.07.15		000.		. 1000 20110 0	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

Conclusion Site Ref: Site 111 Site Address Land at Girtford, W of the A1 and Sandy Stage 1 AONB No SSI No Flood Zone 3 Fully in On or adjacent to unsafe environment or hazardous place Conclusion FAIL Site Ref: Site 115 Site Address Conclusion FAIL Site Ref: Site 115 Site Address Oak Tree Nursery and Magpie Farm, S of Upper Caldecote Stage 1 AONB No SSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSI No Flood Zone 3 No This side was allocated in the abandoned North DPD it has subsequently gained planning permission and has therefore been removed from this process Conclusion N/A (Permission Granted) Sitage 1 AONB No SSI No Flood Zone 3 No This side was allocated in the abandoned North DPD it has subsequently gained planning permission and has therefore been removed from this process Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Ref: Site 120 Site Ref: Site 120 Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Conclusion FAIL	On or adjacent to unsafe environment or hazardous place	Site not availa	able for o	developmen	t	
Site Address Land at Girtford, W of the A1 and Sandy Stage 1 AONB No SSSI No Flood Zone 3 Fully in Adjacent to sewage works FAIL Site Ref: Site 115 Site Address Cak Tree Nursery and Magpie Farm, S of Upper Caldecote Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site	Conclusion	FAIL				
AONB No SSSI No Flood Zone 3 Fully in On or adjacent to unsafe environment or hazardous place Conclusion FAIL Site Ref: Site 115 Site Address Oak Tree Nursery and Magpie Farm, S of Upper Caldecote Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site	Site Ref: Site 111					
AONB No SSSI No Flood Zone 3 Fully in On or adjacent to unsafe environment or hazardous place Conclusion FAIL Site Ref: Site 115 Site Address Oak Tree Nursery and Magpie Farm, S of Upper Caldecote Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or dajacent to unsafe environment or dajacent to unsafe environment or hazardous place On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site	Site Address	Land at Girtfo	rd, W of	the A1 and	Sandy	
On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 115 Site Address Oak Tree Nursery and Magpie Farm, S of Upper Caldecote Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site	~					
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Site Ref: Site 115 Site Address	unsafe environment	Adjacent to se	ewage w	orks/		
Site Address Oak Tree Nursery and Magpie Farm, S of Upper Caldecote Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site	Conclusion	FAIL				
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On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB On or adjacent to unsafe environment or hazardous place Conclusion No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) This site was allocated in the abandoned North DPD it has subsequently gained planning permission and has therefore been removed from this process Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site	Stage 1					
unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 No Flood Zone 3 Flo	AONB	No	SSSI	No	Flood Zone 3	No
Site Ref: Site 117 Site Address Land rear of 197 Hitchin Rd and S of Arlesey Stage 1 AONB No SSSI No Flood Zone 3 No On or adjacent to unsafe environment or hazardous place Conclusion No SSSI No Flood Zone 3 No This site was allocated in the abandoned North DPD it has subsequently gained planning permission and has therefore been removed from this process Conclusion N/A (Permission Granted) Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site	unsafe environment	gained planni				•
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On or adjacent to unsafe environment or hazardous place Conclusion Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site						
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Site Ref: Site 120 Site Address Thorn Turn, Houghton Regis Sewage Works Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site	unsafe environment or hazardous place	gained planni process	ng perm	ission and h		
Site Address Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Thorn Turn, Houghton Regis Sewage Works Flood Zone 3 Flood zone 3 runs through the middle of the site		N/A (Permiss	on Gran	ilea)		
Stage 1 AONB No SSSI No Flood Zone 3 Flood zone 3 runs through the middle of the site On or adjacent to unsafe environment or hazardous place Sewage works adjacent and there is a firing range in the site		Thorn Turn L	loughtor	Dogie Sow	rago Works	
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through the middle of the site On or adjacent to unsafe environment or hazardous place through the middle of the site		No	1222	No	Flood Zone 3	Flood zone 3 runs
unsafe environment or hazardous place	AOND	NO	3331	NO	1 lood Zone 3	through the middle of the
Conclusion FAIL	unsafe environment	Sewage work	s adjace	ent and there	e is a firing range	e in the site
	Conclusion	FAIL				

2. Central 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 DPD 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 in-between 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	Further assessment required		Further assessment required prior to development
Visual and acoustic privacy and visual amenity	Noise from neighbouring land uses, road will need detailed consideration. Site may be viable after assessment and appropriate mitigation. Visual amenity issues considered under landscape assessment		etailed ay be nt and . Visual lered	A full noise assessment would be required prior to development
Located on contaminated land	No			None required
Archaeological significance	Site does not archaeology, potential.		•	n Mitigation requirements would be dependent on the specifics of the development.
Area of protected wildlife	There is a Ro Reserve to the wooded site of development records of Gr and badger in	e east. I unsuitabl There a eat Cres	t is a e for re also ted Newt	This issue cannot be effectively mitigated therefore this site is unsuitable for development
Impact on landscape	Significant ne Forest of Mar habitat			Suitable mitigation is unlikely to be found therefore this site is unsuitable for allocation
Proximity to other allocations	No impact fro	m other	allocations	s None required
Incline of site	No significant	incline		None required
Located adjacent to the motorway	No			None required
Conclusion	FAIL: on land	Iscape a	nd ecologi	ical grounds.

Site Ref: Site 6a					
Site Address	Land West of	A421 ar	nd South We	est of Marston M	loretaine
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		Further assess required prior to development		
Visual and acoustic privacy and visual amenity	Noise from neighbouring land uses, road will need detailed consideration. Site may be viable after assessment and appropriate mitigation. Visual amenity issues considered under landscape assessment		A full noise ass would be requi development		
Located on contaminated land	No	•		None required	
Archaeological significance	Site does not contain any known archaeology, although has potential.		Mitigation required would be dependent of the development.	ndent on the	
Area of protected wildlife	There is a Ro Reserve to the wooded site of development records of Grand badger in	e east. I unsuitabl There a eat Cres	t is a e for re also ted Newt	This issue can effectively mitigatherefore this sunsuitable for example.	gated site is
Impact on landscape	Significant ne Forest of Mar habitat			Suitable mitigate unlikely to be fundamental therefore this sunsuitable 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	Iscape a	nd ecologica	al grounds.	

Site Ref: Site 7						
Site Address	Land either si	de of Cr	anfie	ld Rd, SW	of Cranfield	Airfield
Stage 1				,		
AONB	No	SSSI	No	F	lood Zone 3	No
On or adjacent to	No					
unsafe environment						
or hazardous place						
Conclusion	PASS					
Stage 2						
Criteria	Answer			Mitigatio		
Located in Flood Zone 2	No			None red	quired	
Located in Green Belt	No			None red	quired	
Safe access from the public highway	Further asses required	sment		to develo	•	equired prior
Visual and acoustic privacy and visual	No concerns. amenity issue			None red	quired	
amenity	considered un landscape as	nder	nt.			
Located on	No	363311161	IL	None required		
contaminated land	NO			None required		
Archaeological significance	The site does any known archaeologica although it do potential.	al remair			n requiremen Int on the spe ment.	
Area of protected wildlife	There may be Crested Newt badgers in the	, and			ological asses red prior to de	ssment would evelopment
Impact on landscape	This site has planted with t Structural lan for business I elevated nature fence or bundon wooded at Forest of Mar	rees dscaping ink road ral site - ls. Impac ea withi	no ct		newly plante e inappropriat nent	•
Proximity to other allocations	No impact fro allocations	m other		None red	quired	
Incline of site	No significant	incline		None red	quired	
Located adjacent to the motorway	No concerns air quality		g	None red		
Conclusion		Iscane d	round	ds		
Conclusion FAIL: on landscape grounds						

Site Ref: Site 10		
Site Address	Land N of Shenley Hill Rd, W of Le	ighton Buzzard Railway
Stage 1		, in the second second
AONB On or adjacent to unsafe environment or hazardous place Conclusion	No SSSI No Adjacent a phone mast to the south Waste Recycling Centre to the Eas	
Stage 2	1 A00	
Criteria	Anguar	Mitigation
Located in Flood	No 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 planmaking 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 planmaking 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 crosses 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	FAIL : 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 On or adjacent to unsafe environment or hazardous place	No SSSI No Adjacent to Ampthill Household W	Flood Zone 3 No /aste Recycling Centre.	
Conclusion	PASS- locate site away from recycling centre		
Stage 2	,	Ü	
Criteria	Answer	Mitigation	
Located in Flood Zone 2 Located in Green Belt	part of southern tip by the roundabout is in flood zone 2 Yes	Amend parameters of site to avoid FZ2 PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Groop Bott boundary (which	
		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 planmaking 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	There is concern regarding	Screening and planting
landscape	urban fringe influence	required to integrate site
Proximity to other	Bordering HA4 Warren Farm	None required
allocations	planned development	
Incline of site	No significant incline	None required
Located adjacent to	No air quality issues	None required
the motorway		
Conclusion	FAIL : on archeological grounds	

Site Address Land East of Silsoe Road and South East of Maulden Stage 1 AONB No SSSI No Flood Zone 3 No No or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer No No None required None required prior to development There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate None required None required None required None required therefore this site is unsuitable for development None required	Site Ref: Site 21		
AONB On or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer Mitigation None required Located in Flood Zone 2 Located in Green Belt Safe access from the public 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. Visual and acoustic privacy and visual amenity Located on contaminated land Archaeological significance although it does have potential. Area of protected wildlife Wildlife Impact on Inpact on In		Land East of Silsoe Road and So	uth East of Maulden
AONB On or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer Mitigation None required Located in Flood Zone 2 Located in Green Belt Safe access from the public 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. Visual and acoustic privacy and visual amenity Located on contaminated land Archaeological significance although it does have potential. Area of protected wildlife Wildlife Impact on Inpact on In	Stage 1		
unsafe environment or hazardous place Conclusion Conclusion PASS Stage 2 Criteria Answer Mitigation None required No None required No None required None required prior to development. A full ecological assessment would be required prior to development In sis not an area of ecological significance. However, there may be slow worm, common lizard and badger in the area Impact on landscape Impact on landscape regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate No issues from other allocations None required None required None required None required	AONB	No SSSI No	Flood Zone 3 No
or hazardous place Conclusion PASS Stage 2 Criteria Located in Flood Zone 2 Located in Green Belt 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. Visual and acoustic privacy and visual amenity Located on contaminated land Archaeological Significance The site does not contain any known archaeological remains although it does have potential. Area of protected wildlife This is not an area of ecological significance. However, there may be slow worm, common lizard and badger in the area Impact on landscape There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Incline of site No significant incline None required	On or adjacent to	No	
Conclusion Stage 2	unsafe environment		
Stage 2 Criteria Answer Mitigation Located in Flood Zone 2 Located in Green Belt Safe access from the public 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. Visual and acoustic privacy and visual amenity located on contaminated land Archaeological significance Area of protected wildlife Area of protected wildlife Bignificance Impact on landscape regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Incline of site No significant incline No air quality issues Answer Mitigation None required Mitigation requirements would depend on the specific nature of any development. A full ecological assessment would be required prior to development A full ecological assessment would be required prior to development This is not an area of ecological significance. However, there may be slow worm, common lizard and badger in the area Impact on Incline of site No issues from other allocations Incline of site No significant incline No air quality issues None required None required	•		
Criteria	Conclusion	PASS	
Located in Flood Zone 2 Located in Green Belt Safe access from the public 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. Visual and acoustic privacy and visual amenity landscape assessment Located on contaminated land Archaeological significance Area of protected wildlife Impact on landscape Proximity to other allocations Incline of site No significant incline No significant incline No significant incline No lar quality issues None required			
Zone 2 Located in Green Belt 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. Visual and acoustic privacy and visual amenity Located on contaminated land Archaeological significance Area of protected wildlife Area of protected wildlife Impact on landscape Impact o			_
Belt 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. Visual and acoustic privacy and visual amenity Located on contaminated land Archaeological significance Area of protected wildlife Impact on landscape There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations No Objection - No justifiable highway safety reason why this site sunsuitable hor development. None required		No	None required
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. Visual and acoustic privacy and visual amenity issues considered under landscape assessment No concerns. Visual amenity issues considered under landscape assessment No contaminated land Archaeological significance The site does not contain any known archaeological remains although it does have potential. Area of protected wildlife Wising in the area Impact on landscape There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Incline of site No significant incline No is are quired None required		No	None required
the public highway 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. Visual and acoustic privacy and visual amenity issues considered under landscape assessment Located on contaminated land Archaeological significance The site does not contain any known archaeological remains although it does have potential. Area of protected wildlife Wildlife This is not an area of ecological significance. However, there may be slow worm, common lizard and badger in the area Impact on landscape There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Road via Redhills Close - access baving appropriate visibility. Clophill Road via Redhills Close - access could be taken from a spur constructed as part of this relatively recent estate road. No concerns. Visual amenity issues considered under landscape assessment No more required Mitigation requirements would depend on the specific nature of any development. A full ecological assessment would be required prior to development There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate No issues from other allocations None required None required None required None required	Safe access from	No Objection - No justifiable	None required
privacy and visual amenity Located on contaminated land Archaeological significance The site does not contain any known archaeological remains although it does have potential. Area of protected wildlife This is not an area of ecological significance. However, there may be slow worm, common lizard and badger in the area Impact on landscape There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Incline of site Located adjacent to the motorway Individual issues considered under landscape assessment No issues considered under landscape with assessment and subject to contain any Mitigation requirements would depend on the specific nature of any development. A full ecological assessment would be required prior to development This issue cannot be effectively mitigated therefore this site is unsuitable for development None required None required None required None required	the public highway	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	
Located on contaminated land Archaeological significance The site does not contain any known archaeological remains although it does have potential. Area of protected wildlife This is not an area of ecological significance. However, there may be slow worm, common lizard and badger in the area Impact on landscape There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Incline of site Located adjacent to the motorway No issues from other allocations No issues from other allocations No air quality issues No issues from other other other allocations No issues from other allocations No air quality issues No no required Mitigation requirements would depend on the specific nature of any development. A full ecological assessment would be required prior to development This issue cannot be effectively mitigated therefore this site is unsuitable for development None required None required None required	privacy and visual	issues considered under	None required
significance known archaeological remains although it does have potential. Area of protected wildlife This is not an area of ecological significance. However, there may be slow worm, common lizard and badger in the area Impact on landscape There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Incline of site Located adjacent to the motorway known archaeological remains although it does have potential. Would depend on the specific nature of any development. A full ecological assessment would be required prior to development This issue cannot be effectively mitigated therefore this site is unsuitable for development None required None required None required None required	Located on		None required
wildlife significance. However, there may be slow worm, common lizard and badger in the area Impact on landscape There is significant concern regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Incline of site No significant incline No air quality issues would be required prior to development This issue cannot be effectively mitigated therefore this site is unsuitable for development None required None required None required		known archaeological remains	would depend on the specific nature of any
landscape regarding the impact on tree features and integration on large open site - difficult to screen: bunding not appropriate Proximity to other allocations Incline of site Located adjacent to the motorway regarding the impact on tree features and integration on large therefore this site is unsuitable for development No issues from other allocations None required No air quality issues None required	•	significance. However, there may be slow worm, common	would be required prior to
allocations Incline of site Located adjacent to the motorway No significant incline None required None required None required	•	regarding the impact on tree features and integration on large open site - difficult to screen:	effectively mitigated therefore this site is
Located adjacent to the motorway No air quality issues None required		No issues from other allocations	None required
the motorway	Incline of site	No significant incline	None required
•	_	No air quality issues	None required
	-	FAIL: on landscape grounds	

Site Ref: Site 22		
Site Address	Land West of Hitchin Road and N	orth of Eliot Wav. 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 A1				
Stage 1					
AONB	No SSSI No Flood Zone 3 No				
On or adjacent to	Adjacent to the A1 and Water Tov	ver			
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	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	Water Tower is a valued	The Water Tower is a			
landscape	landmark .High impact as	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	FAIL : 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 park			
unsafe environment	7 15,550 N 10 7 11 17 F 1 11 11 2 15 11 10 10 10 10 10 10 10 10 10 10 10 10			
or hazardous place				
Conclusion	PASS			
Stage 2				
Criteria	Answer	Mitigation		
Located in Flood	No	None required		
Zone 2	140	Ttone required		
Located in Green	No	None required		
Belt	140	Trone required		
Safe access from	There is no suitable access to	This issue cannot be		
the public highway	the site	effectively mitigated		
the public highway	tho one	therefore, this site is		
		unsuitable for development		
Visual and acoustic	Noise from industrial estate and	Suitable mitigation is		
privacy and visual	road likely to make site	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	dependent on the specific		
	is immediately west of an area	development		
	known to contain extensive			
	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			
Area of protected	required.	A full applicated survey is		
Area of protected wildlife	This is not an area of ecological significance. However, there	A full ecological survey is required prior to		
wildlife	may be Common lizard in the	development		
	area.	development		
Impact on	Industrial not residential context	Avoid removal of trees and		
Impact on landscape	concern regarding urbanization	add additional planting to		
шпазарс	and loss of tree feature	integrate site		
Proximity to other	No issues from other allocations	None required		
allocations	10 locato nom other allocations	Tono roquirou		
Incline of site	No significant incline	None required		
Located adjacent to	No air quality issues	None required		
the motorway	quanty 100000			
Conclusion	FAIL: No access to the site and n	oise issues		
Controlation	I AIL. 140 access to the site and hoise issues			

Site Ref: Site 31				
Site Address	Land E of Flitton Hill, S of Ampthill 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 urbanization 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	FAIL: 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	No				
or hazardous place	DACC aman	-l		al Classi Zana	
Conclusion	PASS- amen	a param	eters to avoi	d Flood Zone	
Stage 2	A 10 0 1 1 0 1			Mitigation	
Criteria Located in Flood Zone 2	Answer Northern part	of site		Mitigation Amend parame FZ	eters to avoid
Located in Green Belt	No			None required	
Safe access from the public highway	Further asses	ssment r	equired		
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 may have potential.		Mitigation required 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, opens views. Development of the site will be highly apparent visually, overlooked, and have a highly detrimental impact on local landscape character.		unsuitable for development		
Proximity to other allocations	No issues from		allocations	None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues		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 A6				
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 - there is concern that the site and its vehicle access will be in very close proximity with the A6 - the proposed use will result in an increase in traffic generation at this junction and there is potential for traffic to queue to enter site and due to its proximity could impact on the flow of traffic along the A6		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 may be contaminated		A full Contamir Survey would by prior to develop	oe required	
Archaeological significance	The site does not contain any known archaeological remains although it may have potential.		Mitigation required would depend specific nature development.	irements on the	
Area of protected wildlife	Wildlife Site a	The site is adjacent to a County Wildlife Site and there may be badger in the area		A full ecologica would be requi development	
Impact on landscape	concern thinning of trees, open visibility, risk to site and adjacent woodland				
Proximity to other allocations	No issues fro	m 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: on high	nway saf	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	D100		
Conclusion	PASS		
Stage 2	^	B.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 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 on open landscape with no boundary features. Risk to tree belt.	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	
Located adjacent to the motorway	No air quality issues	None required	
Conclusion	FAIL: on landscape grounds		

Site Ref: Site 37a			
Site Address	Land S of High Road and E of Haynes		
Stage 1	3	,	
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	FAIL: on landscape grounds: The impact on the landscape is
	such that it could not be reasonably mitigated. Therefore this
	site is inappropriate for development

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	No	None required	
Zone 2	140	rtone required	
Located in Green	No	None required	
Belt	INO	None required	
	Further accomment 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	
o.g	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	would be required prior to	
	hare	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	No issues from other allocations	None required	
allocations			
Incline of site	No significant incline	None required	
Located adjacent to	No air quality issues	None required	
the motorway	To all quality 100000	Tono roganoa	
the motorway			

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 ar	d 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 Belt	No	None required
Safe access from the public highway	Further assessment required	
Visual and acoustic privacy and visual amenity	None. Visual amenity issues considered under landscape assessment	None required
Located on contaminated land	No	None required
Archaeological significance	Inappropriate site. It is wholly within Moggerhanger Park (HER 6994), a Registered Park and designated heritage asset. The 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.	This issue cannot be effectively mitigated therefore this site is unsuitable for development.
Area of protected wildlife	The site is adjacent to a County Wildlife Site and may contain badger	A full ecological survey would be required prior to development
Impact on landscape	This site is within an existing Historical Park and impact on Greensand landscape	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 significant incline	None required
Located adjacent to the motorway	No air quality issues	None required
Conclusion	FAIL : on archaeological and lands within an existing Historical Park a development	. •

Site Ref: Site 40							
Site Address	Land east and south of Barford Ro	oad and south east of Great					
	Barford						
Stage 1							
AONB	No SSSI No	Flood Zone 3 No					
On or adjacent to	Electricity pylon adjacent site						
unsafe environment							
or hazardous place							
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	No concerns. Visual amenity	None required					
privacy and visual amenity	issues considered under landscape assessment						
Located on	No	None required					
contaminated land							
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 its 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	No	Flood Zone 3 No		
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2	1 A00				
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 privacy and visual amenity	None. Visual amenit considered under la assessment		None required		
Located on contaminated land	No		None required		
Archaeological significance	The site does not co known archaeologic although it may have	al remains	Mitigation requirements would depend on the specific nature of any development.		
Area of protected wildlife	This is not an area of significance however be hare and badger	r there may	A full ecological assessment would be required prior to development		
Impact on landscape	Conflict with entrand risk to recreational la Greensand landscap	and and	This issue cannot be effectively mitigated		
Proximity to other allocations	No issues from other	r allocations	None required		
Incline of site	No significant incline	•	None required		
Located adjacent to the motorway	No air quality issues		None required		
Conclusion	FAIL : Failed on landscape grounds. The site is too exposed and is also too 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				
Logotod on	No	unsuitable for development				
Located on contaminated land	NO	None required				
Archaeological	The site does not contain any	Mitigation requirements				
significance	known archaeological remains	would depend on the				
	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	Tono roquirou				
	species records					
Impact on	Nothing significant	Planting required to				
landscape		integrate site				
Proximity to other	Part of future employment land	This cannot be effectively				
allocations	option.	mitigated therefore this site				
		is unsuitable for				
La alla a af all	No standens to P	development				
Incline of site	No significant incline	None required				
Located adjacent to the motorway	No air quality issues	None required				
Conclusion	FAIL: The site is part of a future land 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 Rid	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	of site		Amend parame flood zone	eters to avoid
Located in Green Belt	No			None required	
Safe access from the public highway	Further asses	sment re	equired	Further assess required	ment
Visual and acoustic privacy and visual amenity	Noise from Rewill allow mitigassessment. issues considerable landscape as	gation fo Visual a ered und	llowing menity der	None required	
Located on contaminated land	May contain o			A full contaminated land survey would be required prior to development	
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 specificate development.	ut mitigation ed depending
Area of protected wildlife	This is not an significance a species recor	ind there	are no	None required	
Impact on landscape	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 effect therefore this sunsuitable for o	tively and site is
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			None required	
Conclusion	FAIL: Fails or a microlight a		ape grounds	s. 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					
	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 Belt	No	None required				
Safe access from	Further assessment required	Further assessment				
the public highway		required				
Visual and acoustic	No concerns Visual amenity	None required				
privacy and visual amenity	issues considered under landscape assessment.					
Located on	No	None required				
contaminated land		rtone required				
Archaeological	Inappropriate site. Located	Negative impact cannot be				
significance	within the setting of Stratton	effectively mitigated. This				
	Moat and associated earthworks	site is inappropriate for				
	(HER 520) which is a Scheduled	development				
	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					
	518).					
Area of protected	There is an amphibian pond to	Negative impact cannot be				
wildlife	west, potential Great Crested	effectively mitigated. This				
	Newt issues, within Biodiversity	site is inappropriate for				
	opportunity area and Biggleswade Green Wheel	development.				
Impact on	Concern regarding spread of	Avoid loss of woodland, and				
landscape	urban fringe, risk to woodland	conduct new planting and				
	and allotments	screening to mitigate impact				
		to landscape				
Proximity to other	No issues from other allocations	None required				
allocations						

Incline of site	No significant incline	None required		
Located adjacent to	No air quality issues	None required		
the motorway				
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	Land at Orch	alu Falli	i, E oi biggie	eswaue		
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	atovo of	aita mayat ba	omandad ta ay	.c.id F70	
Conclusion	PASS- paran	ieters or	site must be	e amended to av	Old FZ3	
Stage 2 Criteria	Anguer			Mitigation		
Located in Flood	Answer	along o	actorn part	Mitigation	mont on E72	
Zone 2	Flood Zone 2 of site	along e	astern part	Avoid developr	Herit on FZZ	
Located in Green Belt	No			None required		
Safe access from the public highway	Further asses	ssment r	equired			
Visual and acoustic privacy and visual amenity	Visual amenit	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 impace effectively mitig site is inapprop development	gated. This oriate for	
Area of protected wildlife	Biodiversity opportunity area and Biggleswade Green Wheel			Negative impace effectively mitig site is inapprop development	gated. This	
Impact on landscape	Concern regarding impact on existing woodland			Avoid removing woodland, and necessary introplanting	where oduce new	
Proximity to other allocations	Part of Biggleswade Town Centre Masterplan area			Likely to be undevelopment a and Traveller s	s a Gypsy	
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	al grounds and	proximity to	

Site Ref: Site 51						
Site Address	Land at Park	Lane Fa	rm Holding	N of Dunton Lar	ne	
Stage 1	_and at rank		r iolaling,	or Dunton Ear		
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	sment r	equired	Further assess required	ment	
Visual and acoustic privacy and visual amenity	Noise/odor 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 asse be required pri- 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 impace effectively mitig site is inapprop development	gated. This oriate 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 ecologica would be requi development	<u>₹</u>	
Impact on landscape	concern regarding the spread of urban influence and risk to trees and habitat nearby					
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		

Conclusion

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				
Impact on	amphibians in the area	Appropriate screening and				
Impact on landscape	Concern regarding impact on rural road character, risk to tree	Appropriate screening and planting would be required				
iaiiuscape	belt and habitats	to integrate site				
Proximity to other	No issues from other allocations	None required				
allocations	10 100000 Hom other anoughous	Ttorio roquiroa				
Incline of site	No significant incline	None required				
Located adjacent to	No air quality issues	None required				
the motorway	. To all quality loodoo	13110 10441104				
Conclusion	FAIL: on archaeological grounds					
2 3						

Site Ref: Site 61				
Site Address	Land South of Wrestlingworth Ro	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		
Area of protected	This site has not been identified	development.		
Area of protected wildlife	as ecologically significant.	A full ecological survey would be required before		
wiidiile	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	site is inappropriate for		
	views with no built context	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: on landscape grounds: The	•		
	such that it could not be reasonably mitigated. Therefore this			
	site is inappropriate for development			

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	aramete	rs must be a	mended to avoid	d FZ3	
Stage 2						
Criteria	Answer			Mitigation		
Located in Flood Zone 2	Western part Flood Zone 2		te is in	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 red foliage over 3	substand Juire cut	dard sight back of	This issue can effectively mitig		
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 approp mitigation strat found.	nt it is likely riate egy can be	
Area of protected wildlife	This is not an significance. be badger in	However	•	A full ecological 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 ld be required	
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	issues		None required		
Conclusion	FAIL: on High	nway saf	ety grounds	objection to vel	nicle access	

Site Ref: Site 66						
Site Address	Land E of Sutton Rd, W of Cambridge Rd and N of Dunton					
Stage 1						
AONB	No	SSSI	No	Flood Zone 3	Northern edge in Flood Zone	
On or adjacent to unsafe environment or hazardous place Conclusion	Sewage works adjacent to part of the site. However the site is large enough to locate pitches a sufficient distance from the sewage works PASS					
	FAGG					
Stage 2 Criteria	Anguer	A				
Located in Flood Zone 2		Answer Northern tip in Flood Zone 2		Mitigation Amend site parameters to avoid flood zone		
Located in Green Belt	No			None required		
Safe access from the public highway	No objection to vehicle access off Cambridge Road along the mid-point of its frontage		None required			
Visual and acoustic privacy and visual amenity	Noise / odour from isolated sources such as farms / roads and sewage works will need to be carefully evaluated but given sheer scale of site mitigation will likely be viable in all instances providing appropriate assessments are conducted. Visual amenity issues considered under landscape assessment		Further assessment required. Amend site parameters to avoid issues relating to acoustic privacy.			
Located on contaminated land	There may be sources of contamination on the site		A full Contamin Survey would b prior to develop	e required		
Archaeological significance	This site is within the setting of Newton Bury Moat (HER 2815) which is a medieval moated residence with associated historic documentation dating it from 1504. It is a Scheduled Monument and therefore a heritage asset of the highest significance.			The impact of a development won the setting of Scheduled Mort to be taken into may preclude of The Archeology advise against this site.	ithin this site of the nument has account and development.	
Area of protected wildlife	This site is not an area of ecological significance and there are no species records for the site.		None required			
Impact on landscape	There is scope to integrate with village requires significant plantation screening.			Significant plan screening would		
Proximity to other	No		None required			

allocations			
Incline of site	No significant incline	None required	
Located adjacent to	There are no concerns	None required	
the motorway	regarding air quality		
Conclusion	FAIL: On archaeological grounds. A number of the issues		
	raised could be mitigated if the site was located to the East of		
	the site. This area was subdivided and labelled Site 66b		

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			
Stage 2				
Criteria	Answer	Mitigation		
Located in Flood Zone 2	No	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 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	effectively mitigated		
Visual and acoustic privacy and visual	Further assessment required Visual amenity issues	Further assessment required		
amenity	considered under landscape assessment			
Located on contaminated land	No	None required		
Archaeological significance	Site does not contain any known archaeology and a number of investigations in the vicinity suggest this site has medium to low potential.	Mitigation may be required but it 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 the area	None required		
Impact on landscape	The site would require extensive planting to screen and integrate	The site would require extensive planting to screen and integrate		
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: on highway safety grounds: no new vehicle access acceptable off a 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			

Site Ref: Site 73				
Site Address	Land West of the A507 bypass and 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 Belt	No	None required		
Safe access from	no objection to a vehicle access	improvements to the access		
the public highway	at this location on the A507			
	since there is an existing vehicle			
	access - however improvements to the access will be required			
Visual and acoustic	Site is affected by road traffic	Conduct detailed noise		
privacy and visual	noise from A507 but likely to be	assessment prior to		
amenity	overcome by buffer zone and/or	development		
	barrier. Will need detailed	·		
	assessment. Visual amenity			
	issues considered under			
	landscape assessment			
Located on contaminated land	No	None required		
	Site adjacent to HER 16083	Mitigation requirements		
Archaeological significance	(possible Saxon occupation)	Mitigation requirements would be dependent on the		
Significance	and therefore has some	specifics of the		
	potential.	development		
Area of protected	This is not an area of ecological	A full ecological assessment		
wildlife	significance. However there may	would be required prior to		
	be otter in the surrounding area	development		
Impact on	Significant concern regarding	These issues cannot be		
landscape	risk to existing woodland. No	effectively mitigated		
	context this side of A507/	therefore this site is		
	conflict with growth area Green Infrastructure provision ;concern	unsuitable for development		
	access			
Proximity to other	No issues from other allocations	None required		
allocations	and an and an			
Incline of site	No significant incline	None required		
Located adjacent to	No air quality issues	None required		
the motorway				
Conclusion	FAIL: on landscape grounds			

Site Address Land South of West Drive, West of Fairfield and East of Arlesey Stage 1 AONB No No SSSI No Flood Zone 3 No No nor adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Located in Flood Zone 2 Located in Green Belt Safe access from the public highway 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 footfoycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity issues considered under amenity Located on contaminated land Archaeological Site adjacent to HER 16801 (an Mitigation requirements	Site Ref: Site 74				
Arlesey AONB No No SSSI No Flood Zone 3 No No On or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Safe access from the public highway No Store 1 Safe access from the public highway Answer Object to development. The site suggests vehicle access from West Drive the access road to the former hospital estate now wist or in the former hospital estate now 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity issues considered under landscape assessment Located on contaminated land A full Contaminated Land Survey would have to be completed prior to development		Land South of West Drive, West of Fairfield and East of			
AONB		,			
On or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer None required No None required	Stage 1				
unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer No None required Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Along its length. It appears West Drive the access from 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity Issues considered under landscape assessment Located on contaminated land Answer Mitigation None required No sufficient mitigation. This site is therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development. West Drive the access from West Drive with Hord expenses therefore unsuitable for development. West Drive the access from West Drive with Hord expenses therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development. No sufficient mitigation. The site way as unsufficient mitigation. This site is therefore unsuitable for development.	AONB	No SSSI No	Flood Zone 3 No		
or hazardous place Conclusion PASS Stage 2 Criteria Answer Mitigation Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Mest 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity issues considered under landscape assessment Located on contaminated land Objection No concerns. Visual amenity issues considered under landscape assessment A full Contaminated Land Survey would have to be completed prior to development	On or adjacent to	No			
Conclusion Stage 2					
Criteria Answer Mitigation Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Mest Drive the access from 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity Located on contaminated land Answer Mitigation None required No sufficient mitigation. This site is therefore unsuitable for development. Ho sufficient mitigation. This site is therefore unsuitable for development is the site is therefore unsuitable for development date is therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development. Ho sufficient mitigation. This site is therefore unsuitable for development. Ho sufficient mitigation. This site is therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development.					
Criteria Located in Flood Zone 2 Located in Green Belt 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity amenity Located on contaminated land A full Contaminated Land Survey would have to be completed prior to development in development.		PASS			
Located in Flood Zone 2 Located in Green Belt Safe access from the public highway 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity I Cocated on contaminated land No concerns. Visual amenity issues considered under landscape assessment Part of the site may be confleted prior to development	- i				
Zone 2 Located in Green Belt Safe access from the public highway Object to development. The site suggests vehicle access from West Drive the access roam 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity Located on contaminated land No sufficient mitigation. This site is therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development.			_		
Belt Safe access from the public highway along its length. It appears 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity Located on contaminated land Object to development. The site may be completed prior to development. No sufficient mitigation. This site is therefore unsuitable for development. No sufficient mitigation. This site is therefore unsuitable for development.		No	None required		
the public highway 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/cycle way provision along its length Highways may reconsider the objection Visual and acoustic privacy and visual amenity Located on contaminated land The public is therefore unsuitable for development. site is therefore unsuitable for development. site is therefore unsuitable for development.		No	None required		
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Located on contaminated land Part of the site may be contaminated land Survey would have to be completed prior to development	privacy and visual	issues considered under	None required		
contaminated land contaminated Survey would have to be completed prior to development	·				
			Survey would have to be completed prior to		
	Archaeological	Site adjacent to HER 16801 (an			

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 significant incline	None required	
Located adjacent to the motorway	No air quality issues	None required	
Conclusion	FAIL : 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 Address Land north of West Drive, east of Arlesey AONB No SSSI No Flood Zone 3 No No Insafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer Located in Flood Located in Green Selt Safe access from Objection - The junction of West It is unlikely that this issue
AONB No SSSI No Flood Zone 3 No On or adjacent to Insafe environment or hazardous place Conclusion PASS Stage 2 Mitigation No One required Cone 2 Insafe No One Pass No One P
On or adjacent to Insafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer Mitigation Located in Flood No None required Cone 2 Located in Green No None required
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Conclusion PASS Stage 2 Criteria Answer Mitigation Located in Flood No None required Zone 2 Located in Green No None required
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Safe access from Objection - The junction of West It is unlikely that this issue
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/isual and acoustic There are no concerns regarding acoustic privacy. Would not be appropriate There are no concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment
ocated on No None required contaminated land
Archaeological Site does not contain any known archaeology, although has potential. 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 This is not an area of ecological significance and there are no species records in the area
mpact on 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 No issues from other allocations None required None required
ncline of site No significant incline None required

Located adjacent to	No air quality issues	None required	
the motorway			
Conclusion	FAIL : on landscape and highways grounds.		

Site Ref: Site 83				
Site Address	Land W of A1M, N of A507 and E of Stotfold			
Stage 1				
AONB On or adjacent to unsafe environment or hazardous place	No SSSI No Flood Zone 3 No Adjacent A1. However, site could be located away from A1 with access off A507			
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 - 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 development		
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	Western part of site may be suitable with mitigation measures.		
Located on contaminated land	No	None required		
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 site 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 enhance Ivel and transport corridors. A site would negatively impact on the important rural gap between Ivel corridor and A1	This issue cannot be effectively mitigated therefore this site is unsuitable for development		
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 Cranfield Rd, 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	DACC				
Conclusion Stage 2	PASS				
Criteria	Answer			Mitigation	
Located in Flood	No			None required	
Zone 2	NO			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	Further asses	ssment re	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 contain any known archaeology, although it is adjacent to HER 16478 which is an enclosure of probably prehistoric date. The present land use however means there is unlikely to be any surviving archaeological remains. No constraint.		None required		
Area of protected wildlife	This is not an area of ecological significance and there are no species records for this site		None required		
Impact on landscape	Loss of wooded feature, risk to other woodland, elevated position. Site is too small for development		No mitigation. unsuitable for		
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: Landscape grounds. Plus the site is too small.				

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	Across the A507 is an electricity s	ub station although this may	
unsafe environment	not preclude development	,	
or hazardous place			
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 odor 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 significant incline	None required	
Located adjacent to the motorway	No air quality issues	None required	
Conclusion	FAIL : on highway safety, visual and acoustic amenity, and impact on landscape		

Site Address Stage 1 AONB No SSSI No Flood Zone 3 No No or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer Mitigation Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Amenity Visual and acoustic privacy and visual amenity amenity Located on contaminated land Archaeological significance Located on contaminated land Archaeological significance Inappropriate site. This site is within the setting of Bolebec 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. Area of protected wildlife Area of protected wildlife Wildlife Site and there is a SSSI to the south. There may be Great Crested Newts, Midwife Toad, Adder, Dormouse, Badger and Hare Impact on landscape strategy to conserve rural quality. Proximity to other No SSSI No Flood Zone 3 No Flood Zone 3 No Mitigation None required Mitigation None required Mitigation None required The Brache junction with Ampthill Ampthill Road will need to be reviewed The Brache junction with Ampthill Ampthill Road will need to be reviewed The Brache junction with Ampthill Ampthill Road will need to be reviewed The Brache junction with Ampthill Ampthill Road will need to be reviewed The Brache junction with Ampthill 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 archaeological site such that it could not be reasonably mitigated. Therefore this site is marked to the residence. It is a Scheduled Monument has to be taken into account and may preclude development. We advise against allocating this will have to be con	Site Ref: Site 99			
AONB		Bolobec Farm, E of The Brache. Maulden		
On or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer None required Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Sources such as farms may need to be evaluated but otherwise site maybe suitable. Visual amenity sisues considered under landscape assessment Located on contaminated land Archaeological Inappropriate site. This site is within the setting of Bolebec 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. Area of protected wildlife Impact on landscape Ross Mittigation None required The Brache junction with Ampthill Road will need to be reviewed None required The Brache junction with Ampthill Road will need to be reviewed Visual amenity issues Sources such as farms may need to be evaluated but otherwise site maybe suitable. Visual amenity issues Sources such as farms may need to be evaluated but otherwise site maybe suitable. Visual amenity issues Sources such as farms may need to be evaluated but otherwise site (HER 221) which is a medieval moated site (HER 221) which is a scheduled Monument and therefore a heritage asset of the highest is such that it could not be reasonably mitigated. Therefore this site is inappropriate for 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. Area of protected wildlife site and there is a SSSI to the south	Stage 1			
unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Arise and odor from isolated privacy and visual amenity Located on Contaminated land Archaeological significance Located on Archaeological significance Located on Archaeological significance Located on Archaeological significance Located on Contaminated land Archaeological 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. Area of protected wildlife Site and there is a SSSI to the south. There may be Great Crested Newts, Midwiff Toad, Adder, Dormouse, Badger and Hare Impact on landscape Located on Concern regarding risk to wooded features, landscape strategy to conserve rural quality Palanting and screening required to integrate site.	AONB	No SSSI No	Flood Zone 3 No	
Ornhazardous place Conclusion PASS Stage 2 Criteria Answer Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Visual and acoustic privacy and visual amenity No objection, however the Brache junction with Ampthill Road will need to be reviewed Visual and acoustic privacy and visual amenity No objection, however the Brache junction with Ampthill Road will need to be reviewed Visual and acoustic privacy and visual amenity Noise and odor from isolated sources such as farms may need to be evaluated but otherwise site maybe suitable. Visual amenity issues considered under landscape assessment No None required Further assessment required Further assessment required None required Further assessment	On or adjacent to	No		
Conclusion PASS	-			
Stage 2 Criteria Answer No None required	or hazardous place			
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wildlife Site and there is a SSSI to the south. There may be Great Crested Newts, Midwife Toad, Adder, Dormouse, Badger and Hare Impact on Iandscape Concern regarding risk to wooded features, landscape wooded features, landscape strategy to conserve rural quality would have to be conducted prior to development Planting and screening required to integrate site.	Archaeological significance	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.	is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	
landscape wooded features, landscape required 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	

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

Site Ref: Site 105					
Site Address	Land at Doub	Land at Double Arches 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 Conclusion	Adjacent to a	Ţ.	·	id E72	
	PASS- amen	u param	elers to avo	iu rzs	
Stage 2 Criteria	Answer			Mitigation	
Located in Flood Zone 2	West part of s	site		Mitigation Amend parame FZ2	eters to avoid
Located in Green Belt	Yes			PPTS states: It planning authormake an excepalteration to the Green Belt bounght be to accept in the side of the s	rity wishes to otional limited e defined undary (which commodate a not the Green pecific, for a should do so be plans and not in colanning and is the Green extra the the Green extra the gree
Safe access from the public highway	This site has issues and th unsuitable for	erefore i	S	This issue can adequately mit therefore this sunsuitable for a	not be igated iite is
Visual and acoustic privacy and visual amenity	Potential of d impact from coad traf amenity issue under landsca	luarry ar ffic netwo es consid	nd noise ork. Visual dered	A full noise impassessment we required prior to 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 labelow surface exist within the	edieval r tion rem istoric cr e feature impacte and use, e remain	ridge and ains and ropmarks. es have d upon by however s may still	Mitigation wouldependent on of the development	the specifics
Area of protected wildlife	This is not an significant are	_	_	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 significant incline	None required	
Located adjacent to the motorway	No air quality issues	None required	
Conclusion	FAIL: Fails due to issues with access.		

Site Ref: Site 106	Site Ref: Site 106				
Site Address	Land W of A5 and NW of Hockiffe				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Southern edge of site boarders Flood Zone
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Boarders Floo	od Zone	2	Amend site parameters to avoid Flood Zone	
Located in Green Belt	Yes		PPTS states: If planning authormake an except alteration to the Green Belt bound might be to accept site inset within Belt) to meet sidentified need traveller site, it Only through the making process response to a papplication. If laremoved from Belt in this way specifically allowed by the process of the	ority wishes to optional limited be defined undary (which commodate a or the Green pecific, for a should do so the plans and not in colanning and is the Green or, it should be ocated in the lan as a	
Safe access from the public highway	No objection six vehicle access furthest south frontage as proptimum sigh	s being west of ossible to	located the sites	None required	
Visual and acoustic	Noise from A		ant factor	A full noise ass	sessment

privacy and visual amenity	which would need consideration. Scale of site would allow mitigation subject to detailed assessment. Visual amenity issues considered under landscape assessment	would be required prior to development
Located on contaminated land	No	None required
Archaeological significance	Inappropriate site. Located within the setting of Church Farm Moat and Settlement (HER 10), Hockliffe which are a Scheduled Monument (SM 24414) and therefore a nationally designated heritage asset of the highest significance. In addition this site contains the earthwork remains of the medieval landscape associated with Church End, Hockcliffe (HERs 16880, 3279 and 11639)	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 to the south of 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 concern regarding urban fringe influence and impact on historic landscape	Planting and screening to integrate site
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	There are no concerns regarding air quality	None required
Conclusion	FAIL: on archaeological grounds	

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	Electricity pylon on site- development must be located as far			
unsafe environment	away from this as possible			
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 planmaking 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 harms the rural character.	This may not be possible to mitigate.	
Incline of site	No significant incline	None required	
Located adjacent to the motorway	No air quality issues	None required	
Conclusion	FAIL: Fails due to landscape constraints.		

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	17.00		
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 i.e. 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 significant incline	None required	
Located adjacent to the motorway	No air quality issues	None required	

Site Ref: Site 109				
Site Address	Land E of For Hospital	dfield R	d and NW o	f 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 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 planmaking 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			None required
Visual and acoustic privacy and visual amenity	No concerns. issues consid landscape as	ered un	der	None required
Located on contaminated land	No			None required
Archaeological significance	Site does not archaeology; adjacent to a cropmarks as 13968 and the potential.	howeve series o defined	r it is f by HER	Any mitigation requirements would be dependent on the specifics of the development.
Area of protected wildlife	This is not an significance. I be hare and b	However badger in	r there may the area	A full ecological assessment would be required prior to development
Impact on landscape	There is signi regarding the fringe influence established was setting, very from village.	spread ce; risk t oodland	of urban o I in open	The negative impact on openness cannot be effectively mitigated therefore this site is unsuitable for development
Proximity to other	No issues from	m other	allocations	None required

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

Site Ref: Site 112				
Site Address	Land W of Georgetown Rd, A1 and NW of Sandy			
Stage 1				
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to	Adjacent to A1			
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	Small road unsuitable for large	This suggests this site		
the public highway	vehicles	would be inappropriate for development		
Visual and acoustic	Noise from A1 road to east and	This cannot be adequately		
privacy and visual	Kennels to north highly likely to	mitigated therefore this site		
amenity	result in unacceptable noise	is inappropriate for		
	levels which cannot be mitigated	development		
	to meet the council's noise			
	standards. Visual amenity issues considered under			
	landscape assessment.			
Located on	Site in general area of	A full Contaminated Land		
contaminated land	potentially contaminative	Survey would be required		
	industrial uses.	prior to development		
Archaeological	Site does not contain any known	Any mitigation requirements		
significance	archaeology; however it is	would be dependent on the		
ŭ	adjacent to a series of	specifics of the		
	cropmarks as defined by HER	development.		
	13968 and therefore has			
	potential.			
Area of protected	As this site is surrounded by	None required		
wildlife	development there are unlikely			
	to be any ecological issues	0 1 1 1		
Impact on	Concern regarding urban fringe	Screening and planting		
landscape	character, need to upgrade	required		
Drovimity to other	visually No	None required		
Proximity to other allocations		None required		
Incline of site	No significant incline	None required		
Located adjacent to	site adjacent to the A1 which	Further assessment		
the motorway	may be adversely affected by road traffic emissions	required		
Conclusion	FAIL: on noise grounds- Noise fro			
	Kennels to north highly likely to result in unacceptable noise			
	levels which cannot be mitigated to meet the council's noise			
	standards.			

Site Ref: Site 113		
Site Address	Land at Spinney Meadows, N of S Billington	Stanbridge Rd and East of
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 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 planmaking 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 - avoid creating left/right staggers or crossroads with vehicular accesses on the opposite side	avoid creating left/right staggers or crossroads with vehicular accesses on the opposite side
Visual and acoustic privacy and visual amenity	No. 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 may have some 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	There is concern regarding the spread of urban fringe influence	Significant planting and screening required to integrate site
Proximity to other allocations	Close to existing G&T sites and so balance with settled community could be out of proportion	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 N	0
On or adjacent to unsafe environment or hazardous place	No	No			
Conclusion	PASS				
Stage 2					_
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Partly in Gree	en Belt		None required	
Safe access from the public highway	caravans on a	Maneuvering large vehicles and caravans on a public right of way is unsuitable		This site should neallocated	ot be
Visual and acoustic privacy and visual amenity	Further assessment required. Visual amenity issues considered under landscape assessment		Further assessme required.	ent	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology and the existing site use means it is unlikely that any remains survive.		None required		
Area of protected wildlife	This is not an significance	area of	ecological	None required	
Impact on landscape	Concern regarding spread of urban fringe influence. Risk to trees and hedgerows.		Potential for scree	ening	
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 : on highway safety grounds. This is an existing site which is tolerated as a Gypsy site has been on this site for around 45 years. Enforcement action is therefore unavailable				

Site Ref: Site 119		
Site Address	Land at Sundon Water Tower, No	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 planmaking 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 artifacts 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 drover's 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 significant incline	None required		
Located adjacent to the motorway	No air quality issues	None required		
Conclusion	nclusion 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	DAGO			
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 planmaking 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 lie 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 precludes allocation, but depending upon the nature of the development proposals it is likely some form of mitigation will be required.	
Area of protected 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.
Impact on 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 urbanize 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	

3. 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 10th April 2012:

3.1	Located on Brownfield or Greenfield land? – Can high grade quality agricultural land be avoided? Access to major roads	Brownfield (5) Greenfield (3) High Grade Agriculture (0) Good, Within 0.5-1 mile (5) Fair, within 1-2 miles (3) Poor, within 2-3 miles (1)
3.3	Access to public transport services	No score, over 3 miles (0) 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 have 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 **65 pitches** from January 2013 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 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	pitches. The owner seeks an extension to the site for, up to an			
	additional 12 pitches	S.			
Stage 1					
AONB	Yes SSSI	No	Flood Zone 3	No	
On or adjacent to	No				
unsafe environment					
or hazardous place					
Conclusion	PASS- exceptional	circumstan	ces facilitate devel	opment in the	
Corloidolori	AONB	onoamotan	ooo raamtato aovoi	opinioni in the	
Stage 2	710112				
Criteria	Answer		Mitigation		
Located in Flood Zone 2	No		None required		
Located in Green	Yes		PPTS states: If a	local	
Belt			planning authorit	y wishes to	
			make an exception		
			alteration to the	defined Green	
			Belt boundary (w	hich might be	
			to accommodate	a site inset	
	within the Green Belt) to			Belt) to meet	
			specific, identifie	d need for a	
			traveller site, it sl	nould do so	
			only through the	plan-making	
	process and not in respons			in response to	
			a planning applic		
			is removed from		
			Belt in this way, i		
			specifically alloca		
			development pla		
			traveller site only	'.	
Safe access from	No objection on high	nways	None required		
the public highway	safety grounds				
Visual and acoustic	Adjacent to A5 trunk		Mitigate through	effective	
privacy and visual	and road traffic nois		screening		
amenity	be an issue, but oth				
	traveller sites front A				
	area suggests this o				
	mitigated. Visual am				
	issues considered u				
	landscape assessm	ent			
Located on	No		None required		
contaminated land					

Archaeological significance	Site does not contain any known archaeology and whilst it is located adjacent to Watling Street (HER 5508); the present land use means there is unlikely to be any surviving archaeological remains. No constraint.	None required
Area of protected wildlife	There may be badger in the area. However the site is an extension of an existing site and therefore there are no ecological constraints	None required
Impact on landscape	This site lies within the Ver Chalk Valley and is within the Chilterns AONB. It is located within the shallow valley floor (adjacent to the existing Gypsy site) with valley sides rising to east to the undeveloped ridgeline, pylons run parallel along line of shallower valley sides. There is a strong visual relationship between the valley floor and ridge to east especially. Lower valley slopes are fragmented with gappy or lost hedgerow boundaries, paddocks / grazing and characterized by a dispersed mix of development / uses parallel to the A5 road corridor presenting an inconsistent edge and urban fringe image. The landscape strategy is to enhance the landscape — particularly the valley floor and road corridor and to restore hedgerow boundaries to lower valley slopes. Development considerations include: • Conserve character / alignment of A5 Roman road, • Limit further ribbon development.	Site 92 would be acceptable on landscape grounds ,on the basis that: • The site is adjacent to existing Gypsy and Traveller site and within the context of existing development. • Allocation of an extension does not involve significant change to A5 at entrance retains a low key rural character e.g. kerbing is limited - if required, street lighting, signs, etc are avoided. • The existing roadside verge, ditch and hedgerow are retained and the existing hedgerow is reinforced to improve privacy and reduction in traffic noise. • Development is restricted to that shown on plan, within the valley floor, and encroachment of development is not allowed on to the eastern valley slopes. • A hedgerow/ hedgerow tree landscape buffer be included to the north and eastern site boundaries to contain / screen the site and separate site from the pylons to the eastern valley sides.
Proximity to other allocations	No issues	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 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)	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	al			
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.			

O'' D (O'' 440					
Site Ref: Site 116	4.011.4				
Site Address	1 Old Acres, Barton Road, Pulloxhill				
Number of pitches proposed	This is an existing site with 8 pitches (temporary permission has recently lapsed, this site is now categorized as unauthorized) The owner seeks authorization for the existing 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 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 the existing vehicle access off Barton Road some foliage cut back will be required to achieve SSD	Foliage cut back will be required to achieve SSD			
Visual and acoustic privacy and visual amenity	Existing Gypsy site, no concerns regarding acoustic amenity. Visual amenity issues considered under landscape assessment	Any additional development should be adequately screened to maintain visual and acoustic privacy and visual amenity			
Located on contaminated land	No	None required			
Archaeological significance	This site is located within an extensive medieval landscape that includes a 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.	Mitigation requirements would depend on the specific nature of any development.			
Area of protected wildlife	This site has not been identified as ecologically significant and there are no species records for the site	None required			
Impact on landscape	Extending the site may spread of urban fringe influence	Screening and planting can help integrate any extension to the existing 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	No	None required			

the motorway				
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, 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)	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: 18/50 (Score with single school category: 18/40)			
Sustainability Appraisal				
Conclusion	Further development would have a limited impact on landscape and would not encourage the use of sustainable transport systems. However, it is a brownfield site so would not result in the loss of 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 management.			

Site Ref: Site 78					
Site Address	Land East of M1, Tingrith				
Number of pitches					
proposed	This is an existing site with temporary permission for 2 pitches. The owner seeks authorization for pitches to be made				
proposed	permanent				
Stage 1	pomianom				
AONB	No	SSSI	No	Flood Zone 3	Part of
7.0.12	110		110	11000 20100	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 wester	rn board	ler	Avoid new develo	opment in
Located in Green Belt	Yes			PPTS states: If a planning authority make an exception alteration to the control Belt boundary (where to accommodate within the Green specific, identified traveller site, it shouly through the process and not in a planning application is removed from the Belt in this way, it specifically allocated development plantraveller site only	y wishes to conal limited defined Green hich might be a site inset Belt) to meet defined for a mould do so plan-making in response to ation. If land the Green t should be ated in the mas a
Safe access from the public highway	No objection on highways			None required	
Visual and acoustic privacy and visual amenity	safety grounds 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 contaminated land	There may be sources of co	•			
Archaeological significance	Site does not known archae it is located warchaeologica that includes (HER 15835) remains (HEF the present lathere is unlike surviving arch	eology, a rithin a k al landso prehisto and Ro R 236). I and use ely to be	although nown cape ric man However means any	None required	

	remains. No constraint.	
Area of protected	This is not an area of	None required
wildlife	ecological significance. As it	None required
Wilding	is an existing site there are	
	no ecological constraints	
Impact on	Concern regarding site being	Additional screening could be
landscape	isolated from settlements and	used to reduce impact of noise
	noise levels from M1	, and a second part of the secon
Proximity to other	No	None required
allocations		
Incline of site	No significant incline	None required
Located adjacent to	Close proximity the M1 which	Family wishes to stay on the
the motorway	may be adversely affected by	site.
	road traffic emissions	
Conclusion		on proposed for each category
	is sufficient, therefore the result	t for this stage is PASS
Stage 3		
Located on	Located on Brownfield (5)	5
Brownfield,	Greenfield (3), High Grade	
Greenfield or high quality agricultural	Agricultural land (0).	
land		
Access to major	Good, within 0.5-1mile (5)	3
roads (A roads)	Fair, within 1-2miles (3)	o .
10000 (110000)	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)	0
school (walking)	Fair, within 20min walk (3)	O
correct (maining)	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 (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: 16/50 (Score with single school category: 16/40)
Sustainability Apprais	al
Conclusion	Development would have a negative impact on the landscape and is on Green Belt. There may also be a negative impact on biodiversity. However, negative impacts are likely to be limited as it is an existing site seeking authorization. There is potential for archaeological remains to be found on site. It is unlikely that development would encourage the use of sustainable transport systems.

Site Ref: Site 28				
Site Address	Land at the Bungalow			
Number of plots	_			
proposed	This is a private site, the owner requested up to 36 pitches for a Gypsy site			
Stage 1	a Cypsy site			
AONB	No SSSI No	Flood Zone 3 No		
On or adjacent to	No 3331 110	1 1000 Zone 3 No		
unsafe environment	INO			
or hazardous place				
Conclusion	Pass Stage 1			
Stage 2	1 doe Glage !			
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. 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 16987), therefore, there is	This does not prevent development but mitigation may be required depending on the specifics of the		

	potential for archaeological remains to survive within the site.	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 resul	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)	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/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3

Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
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 si	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

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

The GTAA Update 2013 outlined Central Bedfordshire need **65 pitches** from January 2013 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**).

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.

Site Ref: Site 81					
Site Address	Land North of Arlesey Road and W of Stotfold Leisure Centre				
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					
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 - existing vehicle access to be used			None required	
Visual and acoustic privacy and visual amenity	Noise from development of Stotfold leisure centre to east may have significant impact on site. Visual amenity issues considered under landscape assessment		Further assessme required to determ suitability of site f	mine	
Located on	No			None required	

contaminated land		
contaminated land	Cita daga not contain and	Any mitigation requirements
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 resul	ion proposed for each category t for this stage is PASS
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 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	To be confirmed		
proposed			
Stage 1	No. CCCL No.	Flood Zone 2 No	
AONB	No SSSI No	Flood Zone 3 No	
On or adjacent to	No		
unsafe environment or hazardous place			
Conclusion	PASS		
Stage 2	1 A33		
Criteria	Answer	Mitigation	
		Mitigation	
Located in Flood Zone 2	Western part of site	Amend parameters to avoid flood zone	
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 to vehicle	j	
the public highway	no objection to vehicle access off Luton Road	None required	
the public highway	(B655) as far north as		
	possible subject to safe		
	stopping distance (SSD)		
Visual and acoustic	Noise from A6 / local roads	A full noise assessment would	
privacy and visual	would require further	be required prior to	
amenity	assessment and would	development	
	determine suitability of site		
	for allocations. This would		
	determine whether		
	positioning or mitigation		
	would be adequate. Visual		
	amenity issues considered		
Located on	under landscape assessment	A full Contaminated Land	
contaminated land	Sources of potential contamination in the area	Survey would be required prior	
		to development	
Archaeological	The site does not contain any	Mitigation requirements would	
significance	known archaeological	depend on the specific nature	
	remains although it does	of any development.	
	have potential.		

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 resul	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 Bury Hill, West of Sutton Road and East of Potton		
Number of pitches	To be confirmed		
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 at mid-point along the straightest section of the road	None required	
Visual and acoustic privacy and visual amenity	Potential impact from road traffic. Visual amenity issues considered under landscape assessment	Careful allocation can overcome this given scale of 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 requirements would depend on the specific nature of any development proposals.	
Area of protected wildlife	There is a Biodiversity Opportunity Area to West, and there may be water voles and otter	A full ecological assessment would be required prior to development	
Impact on landscape	Concern regarding loss of important open space in Potton and views in to site from roads and property.	Site must be well integrated and screened	
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 PASS		
Stage 3			
Located on Brownfield, Greenfield or high	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	3	

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: 31/50 (Score with single school category: 29/40)		
Sustainability Appraisa	al		
Conclusion	Development would have a negative impact on the landscape and may also affect biodiversity. The site would negatively impact upon the adjacent conservation area and also archaeological remains found on site. However, development is likely to encourage healthier lifestyles and the use of sustainable transport systems. The site would contribute to the efficient use of land as it is located on relatively low grade agricultural land.		

Site Ref: Site 36					
Site Address	Land North of Standalone Warren and South of Northwood				
N	End Road, Haynes				
Number of pitches proposed	To be confirmed				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Along the
AOND	INO	3331	INO	1 loou zone 3	southern boarder
On or adjacent to	No				
unsafe environment					
or hazardous place Conclusion	PASS				
Stage 2	PASS				
Criteria	Answer			Mitigation	
Located in Flood	Along southe	rn hoard	or	Amend paramete	rs to avoid
Zone 2		iii board	l C I	Flood zone	is 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 the 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 o 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	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)	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			
Conclusion	Development would impact negatively on the landscape and biodiversity. Impact on the efficient use of land would be limited as the site is currently medium 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 A5120 and North of Westoning Road		
Number of pitches	To be confirmed		
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	Western boundary of the site	Development should be placed	
Zone 2	is in the Flood Zone 2	away from the western	
		boundary of the site	
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 to vehicle	None required	
the public highway	access off Westoning Road	rtono roquirou	
g	at mid-point along the longest		
	straight section of the road		
Visual and acoustic	Noise from railway line to the	Further assessment would be	
privacy and visual	east of the site and A5120 of	needed to confirm suitability of	
amenity	concern. Visual amenity	site for development. Mitigation	
	issues considered under	and suitable positioning may	
	landscape assessment	overcome issues.	
Located on	No	None required	
contaminated land	The site centains are area of	Mitigation requirements would	
Archaeological significance	The site contains an area of post-medieval occupation	Mitigation requirements would be dependent on the specifics	
significanc e	identified from surface finds.	of the development.	
	Therefore, there is the	or the development.	
	potential for archaeological		
	remains to survive within the		
	site. This does not prevent		
	development but mitigation is		
	likely to be required.		
Area of protected	This is not an ecologically	A full ecological assessment	
wildlife	significant site. However	would be required before	

	there may be Great Crested News, Slow worm, and Badger in the area	development could commence
Impact on landscape	There 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 area	Extensive woodland and/or hedgerow planting would be required to screen the site
Proximity to other allocations	The site is not in the vicinity of other site allocations	None required
Incline of site	No incline	None required
Located adjacent to the motorway	The site is not adjacent to the motorway and there are 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).	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 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)	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: 28/50 (Score with single	e school category: 27/40)
Sustainability Apprais	al	
Conclusion	Development may impact negatively on the landscape and biodiversity. There is also potential for archaeological remains to be found on site. The site is also within the Green Belt. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems. Provision of adequate infrastructure is unlikely to be a problem in this area.	

Cita Dafi Cita 75					
Site Ref: Site 75	Land Factor	⊏ - :£: - l -l	l O (harf tha farman Dire	
Site Address	unit	Fairfield	and Sout	h 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	A			Mitigation	
Criteria Located in Flood Zone 2	Answer Eastern edge			Mitigation amend parameter Flood Zone	rs to avoid
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		removal of planting will need to be undertaken to accommodate the increased traffic generation		
Visual and acoustic privacy and visual amenity	generation Site may be affected by proposed redevelopment of Pig Development Unit to north for mixed industrial uses generating noise/light/dust/fumes. Visual amenity issues considered		A full noise asses be required prior development		
Located on contaminated land	under landscape assessment 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 Contaminate Survey would be to development		
Archaeological significance	Site adjacent (an extensive prehistoric oc therefore has	to HER 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	nificanc		None required	
Impact on landscape	Concern impa	-		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/odors 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 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)	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 Appraisa	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 N	lorth of Malthouse Lane, Stotfold
Number of pitches	Land West of Wraynolds and W	iorar or mainiouse Larre, Stellera
proposed		
Stage 1		
AONB	No SSSI No	Flood Zone 3 Edge of site
On or adjacent to	No	
unsafe environment		
or hazardous place		
Conclusion	PASS Amend parameters to av	void flood zone
Stage 2		
Criteria	Answer	Mitigation
Located in Flood Zone 2	Southern edge	Amend parameters to avoid flood zone
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 (Springfield's) 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	A full Contaminated Land Survey would be required prior
	problems.	to development
Archaeological significance	Site does not contain any known archaeology; however it is located to the east of two areas of known archaeology (HER 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

landscape	conserve Ivel corridor; would need careful design and screening. Would extend	screening
	urban fringe to river valley	
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 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)	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)	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: 25/50 (Score with single	e school category: 25/40)
Sustainability Apprais		
Conclusion	Development would have a sig	nificant negative impact on the

landscape and would result in the loss of high grade agricultural land. Biodiversity may also be negatively impacted. 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 16					
Site Address	Land West of A	6 500	th of Fold	lo Road and West	of Barton Io
	Clay	.o, 30u	lii Oi Faic	io Roau and west	OI Dailon-le-
Number of pitches					
proposed					
Stage 1					
AONB	No S	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	No			None required	
Zone 2				· ·	
Located in Green Belt	Yes			PPTS states: If a planning authority make an exception alteration to the construction belt boundary (where to accommodate within the Green specific, identified traveller site, it shouly through the process and not in a planning application is removed from the Belt in this way, it specifically allocated development plantraveller site only	y wishes to conal limited defined Green hich might be a site inset Belt) to meet defined for a could do so plan-making in response to ation. If land the Green it should be ated in the conas a
Safe access from the public highway	No objection -the significant length to Faldo Road be an established I back from the hould be possible construct an accompropriate visil within this frontal	th of from bordered hedge highway ole to cess, h bility sp	ontage ed by set well /. It	Ensure appropria splays	
Visual and acoustic privacy and visual amenity	Noise from A6 r be a concern. H given scale of s appropriate ass subsequent loca mitigation a solu found. Similar is noise light and o industrial estate careful consider amenity issues under landscap	road trade of the consideration and consideration.	er, nt and nd ould be with om equire Visual ered	A full noise asses be required befor development cou	e
Located on	No			None required	

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. Area of protected wildlife and of protected wildlife	contaminated land		
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. Area of protected wildlife Impact on Iandscape Concern regarding views from AONB. However there is scope to integrate with existing planting Proximity to other allocations Incline of site Located adjacent to the motorway 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, Greenfield or high quality agricultural land Access to major roads (A roads) Access to major roads (A roads) Access to public transport services Fight, within 1-2-miles (3) Poor, within 2-3-miles (1) Anything above 20mins (0) Access to health services (GP) Access do major, within 20min walk (1) anything above 20mins (0) Access do major, within 30min walk (1) anything above 20mins (0)		The southern part of the site	The impact of any
wildlife identified as ecologically significant. There may be badger in the area Impact on Impa	•	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	development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude
landscape from AONB. However there is scope to integrate with existing planting Proximity to other allocations allocations Incline of site No incline None required Located adjacent to the motorway odor from industrial estate a concern 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, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Good, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Access to health services (GP) Fair, within 10min walk (3) Poor, within 20min walk (3) Poor, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)		identified as ecologically significant. There may be	be required before
landscape from AONB. However there is scope to integrate with existing planting Proximity to other allocations Incline of site No incline None required Located adjacent to the motorway odor from industrial estate a concern 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, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) From AONB. However there is scope to integrate with existing planting None required None required Further assessment required of Further assessment required odor from industrial estate a concern Stage 3 Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0). 3 Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Access to health services (GP) Access to health services (GP) Fair, within 30min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	Impact on	J	Planting and screening to
allocations Incline of site Located adjacent to the motorway 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, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to health services (GP) Allocated on Brownfield (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 30mins (0) None required None required Further assessment required	•	from AONB. However there is scope to integrate with	
Located adjacent to the motorway 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, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to health services (GP) In close proximity to A6 and odd and odor from industrial estate a concern Further assessment required			None required
the motorway odor from industrial estate a concern 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) Brownfield, Greenfield (3), High Grade Greenfield or high quality agricultural land Access to major roads (A roads) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Access to public transport services Fair, within 10min walk (5) Fair, within 10min walk (1) anything above 20mins (0) Access to health services (GP) Fair, within 30min walk (1) anything above 30mins (0)	Incline of site	No incline	None required
Stage 3 Located on Brownfield (5) Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to health services (GP) Stage 3 Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0). 3 Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Access to public Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Access to health Services (GP) Stage 3 Located on Brownfield (5) 3 5 6 Creenfield (3), High Grade Agricultural land (0). 5 Fair, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 5min walk (5) Fair, within 10min walk (5) Fair, within 20min walk (1) anything above 30mins (0)	-	odor from industrial estate a	Further assessment required
Located on Brownfield (5) Brownfield, Greenfield (3), High Grade Agricultural land (0). Access to major roads (A roads) Access to public transport services Access to health services (GP) Access to health Brownfield (5) Brownfield, 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) Access to public Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Access to health Services (GP) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	Conclusion		
Brownfield, Greenfield (3), High Grade Agricultural land (0). Access to major roads (A roads) Access to public transport services Cood, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Fair, within 10min walk (3) Poor, within 20min walk (3) Poor, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	Stage 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) 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) Poor, within 30min walk (1) anything above 30mins (0)	Brownfield, Greenfield or high quality agricultural	Greenfield (3), High Grade	3
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) Poor, within 30min walk (1) anything above 30mins (0)		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)	•	Fair, within 10min walk (3) Poor, within 20min walk (1)	0
		Fair, within 20min walk (3) Poor, within 30min walk (1)	3
Access to lower Good, within 10min walk (5) 1	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) 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: 24/50 (Score with single	e school category: 23/40)	
Sustainability Apprais	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	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 New Road - whilst close to an existing junction of New Road 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 p nearby and there is potential for 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 Wood	f Deadm	nan's Cro	ss, North of Rowne	ey Warren
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 access off No Road mid-poi frontage	rthwood nt along	End its	None 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		Careful location within large allocated site can overcome such		
Located on contaminated land	Land adjacent may be contaminated		A full Contaminate Survey would be to development		
Archaeological significance	Site does not known archae has potential.			Mitigation require be dependent on of the developme	the specifics
Area of protected wildlife	The site is ad County Wildlif are record of badger in the	e Site a	nd there	A full ecological a would be require development	
Impact on landscape	Concern rega fringe influence landscape and landscape,	e in Gre		Scope to integrate adequate screen	
Proximity to other allocations	No			None required	
Incline of site	Sloping site		Locate site on most appropriate ground		
Located adjacent to the motorway	No concerns quality			None required	
Conclusion				ion proposed for e	
Stage 3					
Located on Brownfield, Greenfield or high	Located on Br Greenfield (3) Agricultural la	, High G	` '	3	

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	e school category: 22/40)
Sustainability Appraisa	al	
Conclusion	The site is likely to have a negation and would result in the loss of rathere may also be some impact there are no known archaeolog development is likely to encour use of sustainable transport systems.	medium grade agricultural land. ct on biodiversity. However, lical remains on site and age healthier lifestyles and the

Site Ref: Site 76		
Site Address	Land South of Fairfield and We	est 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	NO	None required
Safe access from	No objection on highway	None required
the public highway	safety grounds	Hono roquirou
Visual and acoustic	No concerns regarding	None required
privacy and visual	acoustic privacy. Visual	Ttorio roquirou
amenity	amenity issues considered	
S	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
	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 odor from Letchworth Sewage	
	Treatment Works to east but	
	existing residential properties	
	closer to works.	
Conclusion		ion proposed for each category
555.55.51	is sufficient, therefore the resul	
Stage 3	, , , , , , , , , , , , , , , , , , , ,	
Located on	Located on Brownfield (5)	3
Locatod on	Locatod on Drowning (o)	

Brownfield,	Greenfield (3), High Grade	
Greenfield or high quality agricultural land	Agricultural land (0).	
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) 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 school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3)	3
concer (wanting)	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)	O
	Poor, within 30min walk (1)	
Access to upper	anything above 30mins (0) 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 community facilities	Good, within 10min walk (5) Fair, within 20min walk (3)	0
(local food store)	Poor, within 30min walk (1)	
	anything above 30mins (0)	
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	140 (0)	
Conclusion	Score: 21/50 (Score with single	e school category: 21/40)
Sustainability Apprais		the discovered and the level and a second
Conclusion	Development would have a lim and on biodiversity. It would als	
	grade agricultural land. There is	s potential for archaeological
	remains to be found on site. De encourage healthier lifestyles a	•
	transport systems.	

Site Ref: Site 80					
Site Address	Land West of Chalton	Blunhar	m Road a	nd South of Chalto	on Farm,
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				r—	
Criteria	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 front and the planti extensive resi obstruction of	ng/foliagulting in	ge is	Extensive cutbact foliage would be remove obstruction sightlines	required to
Visual and acoustic privacy and visual amenity	No concerns acoustic priva amenity issue under landsca	icy. Visu es consid	ial dered	None required	
Located on contaminated land	No			None required	
Archaeological significance	Site does not known archae is located with that includes area of cropm 2665) and the potential.	eology, h nin a lan an exter narks (H	nowever dscape nsive ER	Any mitigation rewould be depended specifics of the description of the	ent on the
Area of protected wildlife	There may be grass snake, and hare in the	commor		A full ecological a would be required development	
Impact on landscape	Concern rega urban fringe in risk to new wo	nfluence		Open site but sco integrate is small well planted	•
Proximity to other allocations	No			None required	
Incline of site	No significant	incline		None required	
Located adjacent to the motorway	No concerns quality	regardin	g air	None required	
Conclusion				ion proposed for eat It for this stage is P	
Stage 3					
Located on Brownfield, Greenfield or high quality agricultural land	Located on B Greenfield (3) Agricultural la	, High G		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 Appraisa		
Conclusion	Development would have a limit would result in the loss of high may also be a negative impact record of archaeological remain encourage healthier lifestyles.	on biodiversity. There is no

Site Ref: Site 56					
Site Address	Land north of	Everton	Road, w	est of Potton Road	and north
N	west of Pottor		,		
Number of pitches					
proposed					
Stage 1		0001		EL 17 0	
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to	No				
unsafe environment or hazardous place					
Conclusion	PASS				
	PASS				
Stage 2 Criteria	Answer			Mitigation	
Located in Flood	No			Mitigation	
Zone 2				None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection t access off Ev however exte back will be re achieve SSD	erton Ro nsive fol	ad iage cut	extensive foliage be required to ac	
Visual and acoustic privacy and visual amenity	Potential impa traffic and noi Given size of this should be through caref mitigation. Vis issues consid landscape as	se from possible overcol ul positio sual ame ered un	quarry. e area me oning / enity der	This will have to I detailed consider	
Located on contaminated land	No			None required	
Archaeological significance	Site lies adjact west) of an arcropmarks (H probably representation prehistoric/Roand therefore potential for a remains to exsite.	ea of ER 3210 esent oman se there is rchaeolo	6) which ttlement some ogical	This does not predevelopment but likely to be requir	mitigation is
Area of protected wildlife	The site is wit Biodiversity C		ity Area	A full ecological a would be required development	
Impact on landscape	No residentia concern regal fringe impact landscape. la on rising grou	rding urb on Gree rge oper	oan ensand	Scope for plantin but open views fr	
Proximity to other allocations	No			None required	
Incline of site	Sloping site			Located on most ground	suitable
Located adjacent to	No concerns	regardin	g air	None required	

the motorway	quality	
Conclusion		ion proposed for each category
	is sufficient, therefore the result	t for this stage is PASS
Stage 3		
Located on	Located on Brownfield (5)	3
Brownfield, Greenfield or high	Greenfield (3), High Grade Agricultural land (0).	
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)	
Access to public	No score, over 3 miles (0) Good, within 5min walk (5)	0
transport services	Fair, within 10min walk (3)	O
transport corvides	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)	ŏ
(3)	Poor, within 30min walk (1)	
	anything above 30mins (0)	
Access to middle	Good, within 10min walk (5)	3
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)	1
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/ Sewerage	Yes, some (3) None (0)	
Provision of Waste	Yes (5)	5
and Recycling	No (0)	
Facilities	· ,	
Conclusion	Score: 19/50 (Score with single	e school category: 16/40)
Sustainability Apprais		limited in a section that
Conclusion	Development is likely to have a	limited impact on the sult in the loss of medium grade
	agricultural land. The site is wit	
	_	naeological remains to be found
	on site. Development of this sit	
	lifestyles and the use of sustain	nable transport systems.

Site Ref: Site 55		
Site Address	Land South East of Park 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 justifiable highway safety reason why this site should not be considered. Site has a considerable frontage to Dunton Lane. It would be feasible to provide an adequate access with appropriate visibility splays at some point within this frontage. However considerable removal/cutting of existing frontage hedge/trees would be required.	Removal/cutting of existing frontage hedge/trees would be 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 through mitigation / positioning
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. In addition this site contains the cropmark	It appears effective mitigation cannot be found for a larger site. However the site remains in the process and a small (max 5 pitch) carefully located allocation may be considered

	remains of what is likely to be 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	No concerns regarding air	None required
the motorway	quality	•
Conclusion		ion proposed for each category consideration should be given to ists. Result: PASS
Stage 3		
Located on Brownfield, Greenfield or high quality agricultural land	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Located on Brownfield, Greenfield or high quality agricultural	Greenfield (3), High Grade	5
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) Fair, within 1-2miles (3) Poor, within 2-3miles (1)	
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 (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)	5
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 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)	5 0

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: 18/50 (Score with single	school category: 16/40)
Sustainability Apprais	al	
Conclusion	Development is likely to have a landscape although it would resagricultural land. Development healthier lifestyles and the use systems. There would be a sign scheduled monument.	sult in the loss of high grade of this site could encourage of sustainable transport

Site Ref: Site 54		
Site Address	Land South West of Park Corne	er Farm and South of Dunton
	Lane	or raini and codin or bunton
Number of pitches		
proposed		
Stage 1	N 0001 N	Flood Zono O
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	Small part of site to the west	Amend parameters of site to 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 highway safety reason why this site should not be considered. Site has a considerable frontage to Dunton Lane. It would be feasible to provide an adequate access with appropriate visibility splays at some point within this frontage. However considerable removal/cutting of existing frontage hedge/trees would be required. Noise from Road Traffic may require consideration but not expected that this cannot be overcome through mitigation / positioning. Visual amenity issues considered under	Considerable removal/cutting of existing frontage hedge/trees would be required. This will require careful design and location.
Located on	landscape assessment No	None required
contaminated land		
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. In addition archaeological remains including upstanding ridge and furrow and settlement earthworks (HER 17786) are known on the eastern side of	It appears effective mitigation cannot be found for a larger site. However the site remains in the process and a small carefully located allocation may be considered,

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 Area of protected wildlife Wil			
wildlife Site adjacent to the site and there may be badger in the area Impact on landscape There is no residential context, increases urban fringe influence and risk to habitats. Proximity to other allocations Incline of site Located adjacent to the motorway Conclusion It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: PASS Stage 3 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 health services (GP) Access to lower school (walking) Access to middle school (walking) Access to upper Site diadicated to the motorway of the motorway Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0). Good, within 0.5-1mile (5) Fair, within 20min walk (3) Poor, within 20min walk (1) anything above 30mins (0) Access to middle school (walking) Access to middle school (walking) Access to upper Access to upper		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	
landscape context, increases urban fringe influence and risk to habitats. Proximity to other allocations Incline of site Located adjacent to the motorway Conclusion lt is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: PASS Stage 3 Located on Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Caces to health services (GP) Access to lower school (walking) Access to middle school (walking) Access to middle school (walking) Access to upper Conclusion No significant incline None required None re	•	Site adjacent to the site and there may be badger in the	would be required prior to
Incline of site Located adjacent to the motorway Conclusion It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: PASS Stage 3 Located on Brownfield (5) Greenfield or high quality agricultural land Access to major roads (A roads) Access to major roads (A roads) Access to public transport services Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Access to health services (GP) Access to lower school (walking) Access to middle school (walking) Access to upper Access to upper None required None fereful of 5) 6 Geof, within 0.5-1mile (5) 5 Fair, within 10min walk (5) 0 Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to lower school (walking) Fair, within 20min walk (5) Fair, within 20min walk	•	context, increases urban fringe influence and risk to	
Located adjacent to the motorway Conclusion It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: PASS Stage 3 Located on Brownfield (5) Greenfield or high quality agricultural land Access to major roads (A roads) Access to major roads (A roads) Access to public transport services Fair, within 1-2miles (3) Poor, within 20min walk (5) Fair, within 20min walk (3) Poor, within 20min walk (3) Poor, within 30min walk (3) Poor, within 30min walk (1) anything above 20mins (0) Access to lower school (walking) Access to middle school (walking) Access to upper None required None ach category subject to subject to object to subject to subject to subject to subject to subject to object to subject to object on subject to object to object to object to subject to object to		No	None required
Located adjacent to the motorway Conclusion It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: PASS Stage 3 Located on Brownfield (5) Greenfield or high quality agricultural land Access to major roads (A roads) Access to major roads (A roads) Access to public transport services Fair, within 1-2miles (3) Poor, within 20min walk (5) Fair, within 20min walk (3) Poor, within 20min walk (3) Poor, within 30min walk (3) Poor, within 30min walk (1) anything above 20mins (0) Access to lower school (walking) Access to middle school (walking) Access to upper None required None ach category subject to subject to object to subject to subject to subject to subject to subject to object to subject to object on subject to object to object to object to subject to object to	Incline of site	No significant incline	None required
the motorway Conclusion It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: PASS Stage 3 Located on Brownfield (5) Greenfield or high quality agricultural land Access to major roads (A roads) Access to major roads (A roads) Access to public fransport services Fair, within 1-2miles (3) Poor, within 20min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Access to lower school (walking) Access to middle school (walking) Access to middle school (walking) Access to upper Good, within 10min walk (5) Fair, within 20min walk (5) Fair, within 20min walk (1) anything above 30mins (0) Access to middle school (walking) Access to upper Good, within 10min walk (5) Fair, within 20min walk (5) Fair, within 20min walk (1) anything above 30mins (0) Access to middle school (walking) Access to upper Good, within 10min walk (1) anything above 30mins (0) Access to upper Good, within 10min walk (1) anything above 30mins (0) Access to upper Good, within 10min pourney 1		_	·
Conclusion It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: PASS Stage 3 Located on Brownfield (5) Greenfield or high quality agricultural land Access to major roads (A roads) 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) Access to middle school (walking) Access to middle school (walking) Access to upper It is considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to object tonsideration should be given to object to solider and the archaeologists. Result: PASS Considered that the mitigation proposed for each category is sufficient. However, careful consideration should be given to object to solider and the archaeologists. Result: PASS Considered that the mitigation should be given to object to should be given to s	_		Tione requires
is sufficient. However, careful consideration should be given to objections from the archaeologists. Result: PASS Stage 3 Located on Brownfield (5) Brownfield, Greenfield (3), High Grade Agricultural land (0). Access to major roads (A roads) Access to major roads (A roads) Access to public Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Access to public Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Access to health services (GP) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to lower school (walking) Access to middle school (walking) Fair, within 20min walk (5) Fair, within 20min walk (5) Fair, within 30min walk (1) anything above 30mins (0) Access to middle school (walking) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to upper Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to upper Good, within 10min pourney 1	•		ion proposed for each category
Located on Brownfield (5) Brownfield, Greenfield (3), High Grade Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Fair, within 10min walk (5) Services (GP) Access to lower school (walking) Access to middle school (walking) Access to middle school (walking) Access to middle school (walking) Access to upper Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0). Greenfield (3), High Grade Agricultural land (0). 5 Good, within 0.5-1mile (5) 5 Fair, within 2-3miles (1) No score, over 3 miles (0) Cood, within 10min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0) Access to lower school (walking) Fair, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to middle school (walking) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to upper Good, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to upper			
Located on Brownfield (5) 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) Access to middle school (walking) Access to upper Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0). Greenfield (3), High Grade Agricultural land (0). 5 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) Access to lower school (walking) Access to middle school (walking) Access to middle school (walking) Access to upper Cood, within 10min walk (5) Fair, within 20min walk (5) Access to middle school (walking) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to upper Cood, within 10min journey Access to upper		objections from the archaeolog	ists. Result: PASS
Brownfield, Greenfield or high quality agricultural land Access to major roads (A roads) Access to public transport services Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 30mins (0) Access to lower school (walking) Access to middle school (walking) Access to upper Good, within 10min walk (3) Poor, within 20min walk (3) Poor, within 20min walk (3) Poor, within 30min walk (3) Poor, within 30min walk (5) Fair, within 10min walk (5) Fair, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to middle School (walking) Fair, within 10min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to middle School (walking) Access to upper Good, within 10min journey Good, within 10min journey	01 0		
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school (walking) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to middle School (walking) Fair, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to upper Good, within 10min journey 1	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
school (walking) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0) Access to upper Good, within 10min journey 1	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 (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)	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 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)	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 20min walk (3) Poor, within 30min walk (1)	501

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/	Yes, all (5) Yes, some (3)	3	
Sewerage	None (0)		
Provision of Waste	Yes (5)	5	
and Recycling	No (0)		
Facilities			
Conclusion	Score: 17/50 (Score with single	e school category: 15/40)	
Sustainability Apprais	Sustainability Appraisal		
Conclusion	Impact on the landscape and biodiversity is likely to be limited. However, development would result in the loss of high grade agricultural land. There is potential for archaeological remains to be found on site. The site is unlikely to encourage the use of sustainable transport systems.		

Site Ref: Site 63a		
Site Address	Land east north of Sutton Road and east of Sutton	
Number of pitches	Land date Horiti of Outton Road and date of Outton	
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 midpoint along its frontage	None required
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 mitigat is sufficient, therefore the resul	ion proposed for each category t for this stage is PASS
Stage 3		
Located on Brownfield, Greenfield or high	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0

110 1 10 1		
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 Road and East of Sutton Road		
Number of pitches	Land Count of WiccinnigWorld Road and Lact of Catton Road		
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	Beldingdian	
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 odors 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 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)	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 Apprais		
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	Land Court of Grootmoid Road, 1 inton		
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			
Located in Green Belt	No	None required	
Safe access from the public highway	No objection	None required	
Visual and acoustic privacy and visual amenity	Minor concern regarding noise from sports facilities. Visual amenity issues considered under landscape assessment	Consideration should be taken on lay out to mitigate noise from the use of the sports facilities	
Located on contaminated land	Land adjacent may be contaminated therefore there is a possibility of contaminated land on the site	A full soil assessment would need to be undertaken prior to development	
Archaeological significance	Site does not contain any known archaeology, although it is adjacent to HER 16646 which is an enclosure of probably prehistoric date and therefore this site has potential.	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 badger in the area	A full ecological survey would be required before development could commence	
Impact on landscape	There is concern regarding integration and openness	A smaller site would be preferable designed to respect linear character of the area	
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	no concerns regarding air quality	None required	
Conclusion		ion proposed for each category t for this stage is PASS	
Stage 3	,	<u> </u>	
Located on	Located on Brownfield (5)	0	
Brownfield,	Greenfield (3), High Grade		

One and all an black	A! (1 (0)	
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: 16/50 (Score with single school category:16/40)	
Sustainability Appraisa		
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	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 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	
	landscape. In this location the	
	underlying heathland	
	character has been noted.	
	This site is not appropriate in	
	terms of landscape impact	
Proximity to other	No	None required
allocations		
Incline of site	No significant incline	None required
Located adjacent to	No concerns regarding air	None required
the motorway	quality	
Conclusion	_	on proposed for each category
	is sufficient, therefore the result	t for this stage is PASS
Stage 3		
Located on	Located on Brownfield (5)	3
Brownfield,	Greenfield (3), High Grade	
Greenfield or high	Agricultural land (0).	
quality agricultural		
land	Cood within 0.5 4. 11 (5)	0
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)	O
transport services	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)	1
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)	1
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

Sustainability Appraisal

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	Land Last of Diggleswade Road, West of Sutton		
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 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 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)	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		
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 Address Number of pitches proposed Stage 1 AONB No SSI No Flood Zone 3 No No or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Answer Mitigation Located in Flood Zone 2 Located in Green Belt Safe access from the public highway with the road Visual and acoustic privacy and visual amenity Visual amenity survival amenity Located on contaminated land Archaeological significance Reservoir/water works is a potential source of contaminated land 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. Area of protected wildlife This is not an area of ecological significance though there may be badger in the area Impact on landscape Conclusion No SSSI No Flood Zone 3 No No No Ritigation No None required None required Mitigated through careful positioning. Mitigated through careful positioning. A full Contaminated Land Survey would be required prior to development Mitigation requirements would depend on the specific nature of any development. Mitigation requirements would depend on the specific nature of any development. A full ecological assessment would be required prior to development This is not an area of ecological significance though there may be badger in the area Impact on landscape Concern that the site has no context. Farmland important to keep rural gap. No significant incline No ne required None required	Site Ref: Site 26		
Stage Stage No SSSI No Flood Zone 3 No		Land South of Dunton Lane and W of Dunton	
Stage Stage No SSSI No Flood Zone 3 No	Number of pitches	Zana Godin of Banion Zano and Triol Banion	
On or adjacent to unsafe environment or hazardous place Conclusion PASS Stage 2 Criteria Located in Flood Zone 2 Located in Green Belt Safe access from the public highway in the public highway amenity Visual and acoustic privacy and visual amenity Located on Contaminated land Contaminated land Archaeological significance Located on Contaminated land Archaeological significance Area of protected wildlife Area of protected wildlife Impact on landscape access for No Significant incline of sites Incline of Site No SSSI No Flood Zone 3 No Would and Incline Answer Mitigation None required Mitigation None required None required None required Mitigated through careful positioning. Mitigated through careful positioning. Mitigated through careful positioning. Mitigated through careful positioning. A full Contaminated Land Survey would be required prior to development. Mitigation requirements would depend on the specific nature of any development. Mitigation requirements would depend on the specific nature of any development. A full cological assessment would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development. A full ecological assessment would depend on the specific nature of any development. A full ecological assessment wou	•		
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Ornitaria place Conclusion Stage 2 Criteria Answer Mitigation Located in Flood Zone 2 Located in Green Belt Safe access from the public highway Visual and acoustic privacy and visual amenity Conted on contaminated land Archaeological significance Area of protected wildlife Impact on landscape In the area Impact on landscape Impact on land	On or adjacent to	No	
Conclusion Stage 2 Stage 2			
Criteria			
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wildlife ecological significance though there may be badger in the area Impact on landscape Concern that the site has no landscape context. Farmland important to keep rural gap. Proximity to other allocations Incline of site No significant incline None required Located adjacent to the motorway would be required prior to development Create feature with tree planting and screening None required None required None required None required	_	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	depend on the specific nature of any development.
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Proximity to other allocations Incline of site Located adjacent to the motorway No None required None required None required None required None required None required	•	context. Farmland important	
Located adjacent to the motorway No concerns regarding air quality None required			None required
the motorway quality	Incline of site	No significant incline	None required
Conclusion It is considered that the mitigation proposed for each category	•		None required
	Conclusion	It is considered that the mitig	ation 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 Appraisa		
Conclusion	Development would impact neg would result in the loss of high However, there would be a pos sustainable waste managemen would encourage the use of su	grade agricultural land. itive impact on encouraging it. It is unlikely that development

Site Ref: Site 33		
Site Address	Land South of Silsoe Road and Wardhegdges	
Number of pitches	Tana Coam or Oncoo Hoad and Hananogagoo	
proposed		
Stage 1		
AONB	No SSSI No	Flood Zone 3 No
On or adjacent to unsafe environment	No	
or hazardous place	D 0: 4	
Conclusion	Pass Stage 1	
Stage 2	A	Beldingdian
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, therefore the result 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
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 school category: 14/40)	
Sustainability Apprais		rotively on the landages and
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. There may also be a negative impact on biodiversity. However, there would be a positive impact on encouraging sustainable waste management. Development is unlikely to encourage the use of sustainable transport systems.	

Site Ref: Site 62		
Site Address	Land West of Sutton Road and	North of Sutton
Number of pitches	Earla West of Catton Read and	Tronin of Gallon
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	No concerns regarding air	None required
the motorway	quality	
Conclusion	is sufficient, therefore the resul	ion proposed for each category t for this stage is PASS
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)	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)	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: 14/50 (Score with single	e school category: 13/40)
Sustainability Apprais		ited import on the leaders
Conclusion	Development would have a limited impact on the landscape. 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 found on site.	

Site Ref: Site 63		
Site Address	Land East of Sutton Road and East of Sutton	
Number of pitches	Earld Edot of Cattoff Fload and Edot of Cattoff	
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. 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 mitigati is sufficient, therefore the resul	ion proposed for each category t for this stage is PASS
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)	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)	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: 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 a	and East of Langford
Number of pitches	Earld Coult of Earlor in Road and East of Early ford	
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 privacy and visual amenity	Noise from Wind Farm will need careful assessment to determine if site is suitable. 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	Site lies within the area of a Second World War dummy airfield (HER 17918) of which 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.	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	Non required
Impact on landscape	There is significant concern regarding urban fringe impact, site has no context; open views from Toplars Hill. This is open arable land with little existing screening; not suitable to fence or bund	Extensive screening would be required, trees should not be removed from existing copse
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		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)	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 Appraise 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	No	
or hazardous place	DACC	
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 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		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	Good, within 0.5-1mile (5)	1

roads (A roads)	Fair, within 1-2miles (3)			
roads (riroads)	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)			
Access to lower	anything above 30mins (0)	3		
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3)	3		
School (Walking)	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 Provision of Waste	None (0)	5		
and Recycling	Yes (5) No (0)	5		
Facilities	140 (0)			
Conclusion	Score: 12/50 (Score with single school category: 1240)			
Sustainability Apprais	, ,			
Conclusion		ited impact on the landscape but		
	would result in the loss of high grade agricultural land. There is			
	potential for archaeological ren			
	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 Holdings, E of Biggleswade				
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 look setting of Stratassociated earlier setting of Stratassociated earlier setting of Stratassociated earlier setting associated earlier setting the highest site addition a recognition of the impact of the landscape who continue into site. It is our compact on the environment of the setting of Stratassociated earlier setting as the setting of Stratassociated earlier setting of Stratasso	atton Mo arthwork: a Sched M 1154: ationally eritage a gnificand cently co- survey or imediate tified a punerary nich is lik the propopinion to thistoric	at and s (HER duled 1) and asset of ce. In mpleted in the north-part of a selly to bosed that the	This site has was allocated in the N which was endors council. The impadevelopment with the setting of the Monument has to account and may development. Sig mitigation is likely required depending specifics of the design of the	orth DPD sed by act of any in this site on Scheduled be taken into preclude nificant to be ng on the

	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	
Area of protected	is an inappropriate site.	A full coolegical apparament
Area of protected wildlife	Within Biggleswade Green Wheel and stream adjacent is	A full ecological assessment would be required prior to
wiidille	a wildlife corridor	development
Impact on	Concern regarding spread of	scope if strongly integrated
landscape	urban fringe influence and	with planting
	risk to road frontage and	3
	spread of urban fringe	
	influence.	
Proximity to other	No	None required
allocations		
Incline of site	Slight incline	Level if appropriate
Located adjacent to	No concerns regarding air	None required
the motorway	quality	
Conclusion		on proposed for each category
Stage 3	is sufficient, therefore the result	TOT THIS Stage IS PASS
Located on	Located on Brownfield (5)	3
Brownfield,	Greenfield (3), High Grade	3
Greenfield or high	Agricultural land (0).	
quality agricultural	C , ,	
land		
Access to major	Good, within 0.5-1mile (5)	5
Access to major roads (A roads)	Fair, within 1-2miles (3)	5
-	Fair, within 1-2miles (3) Poor, within 2-3miles (1)	5
roads (A roads)	Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	
roads (A roads) Access to public	Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0) Good, within 5min walk (5)	1
roads (A roads)	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)	
roads (A roads) Access to public	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)	
roads (A roads) Access to public	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)	
roads (A roads) Access to public transport services	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)	1
roads (A roads) Access to public transport services Access to health	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)	1
roads (A roads) Access to public transport services Access to health services (GP)	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)	1
roads (A roads) Access to public transport services Access to health services (GP)	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)	1
roads (A roads) Access to public transport services Access to health services (GP)	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)	1
roads (A roads) Access to public transport services Access to health services (GP)	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)	1
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking)	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)	1 3
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking)	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)	1
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking)	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 (5) Fair, within 20min walk (3)	1 3
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking)	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)	1 3
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking) Access to middle school (walking)	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) Good, within 10min walk (1) anything above 30mins (0) Good, within 10min journey	1 3
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking) Access to middle school (walking) Access to upper school (public	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) Good, within 10min journey (5), Fair, within 20min journey	1 3 3
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking) Access to middle school (walking)	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) Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min	1 3 3
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking) Access to middle school (walking) Access to upper school (public	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) Good, within 10min journey (5), Fair, within 20min journey (5), Fair, within 30min journey (1), anything above	1 3 3
roads (A roads) Access to public transport services Access to health services (GP) Access to lower school (walking) Access to middle school (walking) Access to upper school (public	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) Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min	1 3 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 Apprais	aisal		
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 prospective 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	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	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 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 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)	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	e school category: 25/40)	
Sustainability Apprais	al		
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.		

Appendix 1: Technical Report on Accessibility Data



Central Bedfordshire Council

Accessibility of sites assessed as part of the development of the Gypsy and Traveller Site Local Plan

October 2012

Produced by:

Transport Strategy Team

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1. <u>Introduction</u>

- 1.1 Accession is a software package that measures the general accessibility of locations such as housing sites or services like doctors surgeries according to set criteria as defined by the user. This is based on data from a range of transport modes, including public transport, walking, cycling, and car.
- 1.2 Accession assessments can be done on a time-based assessment (i.e. how long does it take to get there), frequency-based assessment (how far is a location from a public transport service of a set frequency, e.g. one bus an hour), or a cost-based assessment. This also takes into account the time period during which services are available.
- 1.3 The results from Accession give an overall indication as to which sites are deemed more of less accessible, for information and use by the software user. The results from Accession have been used to inform the development of the Local Transport Plan 3, and the Development Strategy.
- 1.4 In this case Accession has been used to establish the results for potential locations of Gypsy and Traveller Sites as part of the Gypsy and Traveller Local Plan. The criteria used are set out in Table 1. These criteria were agreed with the Development Strategy Team as the most appropriate for assessing the accessibility of these sites.

Table 1 – Criteria used for the Gypsy and Traveller Site Assessment

Criteria	Assessment method	Scores
Access to public transport services	Frequency (minimum of 1 service per hour)	Within 5 minute walk (5)
Services	or i service per flour)	Within 10 minute walk (3)
		Within 20 minute walk (1)
		Above 20 minute walk (0)
Access to health services	Time-based	Within 10 minute walk (5)
(GP)	(walking)	Within 20 minute walk (3)
		Within 30 minute walk (1)
		Above 30 minute walk (0)
Access to Lower School	Time-based	Within 10 minute walk (5)
	(walking)	Within 20 minute walk (3)
		Within 30 minute walk (1)
		Above 30 minute walk (0)
Access to Middle School	Time-based	Within 10 minute walk (5)
	(walking)	Within 20 minute walk (3)
		Within 30 minute walk (1)
		Above 30 minute walk (0)

Criteria	Assessment method	Scores
Access to Upper School	Time-based (public transport)	Within 10 minute journey (5) Within 20 minute journey (3) Within 30 minute journey (1) Above 30 minute journey (0)
Access to Community Facilities (local food store)	Time-based (walking)	Within 10 minute walk (5) Within 20 minute walk (3) Within 30 minute walk (1) Above 30 minute walk (0)

- 1.5 Accession is one way of assessing the accessibility of a site. Other methods include London's PTAL (Public Transport Accessibility Level) system, as well as using online mapping systems such as Google Maps. Accession is used as it is an established best practice software approved for use by the Department for Transport. It was also found to be a sound method in the Examination in Public for the Site Allocations Document for the Northern Central Bedfordshire Local Development Framework.
 - Access to public transport services (minimum frequency of 1 service per hour)
 - Access to GP services (by walking time)
 - Access to Lower Schools (by walking time)

2 <u>Assessment Parameters and Technical Information</u>

- 2.1 In order to run a calculation in Accession there are required project components
 - Public Transport Networks
 - Road Network
 - Origin Sets
 - Destination Sets

Public Transport Network

- 2.2 This data set consists of the most up to date public transport service and stop information that is available to Central Bedfordshire Council. This is a combination of Bedfordshire and its surrounding counties public transport information downloaded from the National Public Transport Data Repository (NPTDR).
- 2.3 This data consists of existing conventional public transport services (commercial and county council tendered bus services and rail services), excluding coach, schools contract and Demand Responsive Transport Services. This data is the most up-to-date available at the time of the assessment, which was October 2012.

Road Network

2.4 The Integrated Transport Network (ITN) has been obtained from Ordnance Survey for Bedfordshire and its surrounding authorities. This data is generally used by Accession to establish accessibility by walking or cycling to destinations or bus stops.

Origin Sets

2.5 Origins are a set of points that represent the start of any journey. They form the basis for any type of accessibility calculation and are often selected to represent where people live. The Easting and Northing points of potential Gypsy and Traveller Sites in Central Bedfordshire Council from 2011/12 were used as origin points.

Destination Sets

2.7 The destination set contains the end point for the trip and the number of destinations can range from a single destination to hundreds of destinations. The destination sets used for

these calculations are based on the key services required within the LDF were produced in the following way:

- Heath Services (GP) A list of GP surgeries was compiled from the NHS website (www.nhs.uk). The search area used covered Bedfordshire and surrounding counties.
- Hospitals The main acute hospitals with accident and emergency facilities within Bedfordshire and the surrounding areas were extracted from a Department for Transport supplied list of NHS hospitals in the UK. Any hospitals without accident and emergency facilities have been excluded.
- Lower Schools, Middle Schools, and Upper Schools A list of schools that children in Central Bedfordshire attend has been obtained from the Sustainable School Travel Team. This data includes any Academies and Free Schools in Central Bedfordshire.
- Community Facilities (Local Food Stores) Information on local foodstores, including supermarkets, smaller stores, and grocers, were extracted from a Department for Transport supplied list of such stores in Central Bedfordshire and in surrounding areas.

Time Periods

- 2.8 Accessibility calculations can be assessed for any time period in a day. The use of different facilities varies by the time of day, and therefore it is important to undertake Accession analysis that best fit the time of day where most trips to and from that facility are likely to take place.
- 2.9 Using information from the TRICS database, as well as knowledge from within the Transport Strategy Team, the following time periods have been chosen:

GP Surgeries - Tuesday, 10am to Midday

Hospitals – Tuesday, 10am to Midday

Lower, Middle, and Upper Schools - Tuesday, 7am to 9am

Community Facilities (Local Food Stores) – Tuesday, 7am to 9am

Frequencies

2.10 For the frequency calculation, a basic frequency of public transport services was set at one public transport service per hour between the hours of 7am and 9am. This can either be a local bus or rail service. Any stops with bus service frequencies of below this threshold during this time period are excluded from the calculation.

Default Values

- 2.11 For the purpose of the assessment, the default values within Accession have been used;
 - Walk Speed 4.8km/hr
 - Maximum connection distance 0.4 km (distance to public transport stops)
 - Maximum interchange distance of 0.4 km (walk distance to make a public transport connection)
- 2.12 This ensures that the approach to these results is consistent across all areas of the authority.

Data Quality

- 2.13 All data used as by this analysis is from reputable data sources, and is the most up-to-date data available for this analysis. All data has been assumed to be complete and correct, but due to the changing nature of transport (for example local bus routes can change) this data may be subject to change at short notice.
- 2.14 Central Bedfordshire Council did undertake sense-checking of the results, based up local knowledge and understanding of the sites. Where potentially erroneous results were identified (for example sites located near known bus routes scored poorly for bus accessibility), Accession was re-run to test the accuracy of the assessment. This ensured that the results used for the Gypsy and Traveller Site Assessment was robust.

Assumptions

- 3.1 Accession software has a number of built-in operating assumptions that need to be taken into account when considering the results.
- 3.2 Choice Accession makes an assumption that people will access their local facility (that is the easiest to get to based on the transport modes selected in the options for the calculation). No account is taken of preferential choice to access one facility over another, for example, reflecting the fact that different town centres often have different shops and personal choice. However, the impact of this issue is considered minimal as it is an exercise to represent the availability of any service location, rather than one of preferred choice.
- 3.3 **Buses run on Time** Accession assumes that buses run exactly to their timetable. This assumption means that connections between services can always be made (if the timetable

- and walk times allow) and it takes no account of the knock on effect that a delay to one service may have on further connections necessary to complete the journey.
- 3.4 **Buses aren't full** No account is taken in Accession of bus loadings and the ability for people to physically get on a bus. Accession assumes that if a bus serves a particular route then it will always have the capacity to accommodate people wanting to board the bus.
- 3.5 Walk Time As out lined above, Accession assumes a walk time to bus stops that is stipulated in the options before undertaking the calculation. This is then applied to all users of public transport. In reality, user groups walk at different speeds when accessing public transport.
- 3.6 Quality of the Route No account is taken as to the quality of the walking or public transport route, which may affect people's choices as to what route to use, or whether to travel at all. This is because there is no facility within Accession to perform this kind of analysis.