



Gypsy and Traveller Local Plan

Site Assessment
(May 2013)

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

1. Stage 1 Assessment	Error!
Bookmark not defined	
2. Stage 2 Assessment	10
3. Stage 3 Assessment: Private Sites	81
4. Stage 3 Assessment: Public Sites	93
Appendix 1: Technical Report on Accessibility Data	161

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 Bedford Rd, 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 council – No longer in CBC ownership				
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 the council– No longer in CBC ownership				
Conclusion	FAIL				
Site Ref: Site 9					
Site Address	Land N of Sandy Lane, S of Heath and Reach				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	This is the site of a school				
Conclusion	FAIL				
Site Ref: Site 12					
Site Address	Land N of Dunstable Rd, S of Dunstable				
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 Westoning Rd and W of the Railway				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment	Part of site is currently used as allotment, adjacent to a railway line				

or hazardous place					
Conclusion	FAIL				
Site Ref: Site 17					
Site Address	Land W of A6, N of Faldo Rd and NW of Barton-le-Clay				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site
On or adjacent to unsafe environment or hazardous place	Adjacent to the dual A6				
Conclusion	FAIL				
Site Ref: Site18					
Site Address	Land S of Flitwick Rd and E of Steppingley				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	electricity pylon				
Conclusion	FAIL				
Site Ref: Site 23					
Site Address	Land E of A507 and W of Etonbury MS				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site
On or adjacent to unsafe environment or hazardous place	Adjacent to the A507				
Conclusion	FAIL				
Site Ref: Site 24					
Site Address	Land W of A1M and N of Radwell				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood Zone runs through site
On or adjacent to unsafe environment or hazardous place	Adjacent to the A1 in the East and A507 in the North				
Conclusion	FAIL				
Site Ref: Site 27					
Site Address	Land at How End and E of B530				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the council – No longer in CBC ownership				
Conclusion	FAIL				
Site Ref: Site 29					
Site Address	Land at Dunedin, E of 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 pylon on site. Near junction 12 of the M1				

Conclusion	FAIL				
Site Ref: Site 32					
Site Address	Land N of A507 and 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 Bartford Rd and S of Great 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 pylons are in the site				
Conclusion	FAIL				
Site Ref: Site 42					
Site Address	Land W of Blunham 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 Council – No longer in CBC ownership				
Conclusion	FAIL				
Site Ref: Site 43					
Site Address	Land E of Blunham Rd and S of Charlton				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site Sold by the Council – No longer in CBC ownership				
Conclusion	FAIL				
Site Ref: Site 47					
Site Address	Land S of B658 and W of Beeston				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Majority of site is in flood zone 3
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
Site Ref: Site 48					
Site Address	Land S of Sandy and E of Beeston				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in Flood Zone 3
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
Site Ref: Site 53					

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 unsafe environment or hazardous place	Electricity pylon on site				
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 unsafe environment or hazardous place	Active quarry				
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 unsafe environment or hazardous place	Community safety issues				
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 unsafe environment or hazardous place	Site Sold by the Council – No longer in CBC ownership				
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 unsafe environment or hazardous place	Adjacent to sewage works				
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 unsafe environment or hazardous place	No access to site and is next to Stratton Business Park				
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					
Conclusion	FAIL				
Site Ref: Site 69					
Site Address	Land of the proposed Stotfold Leisure Centre, N of Arlesey Rd				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site is on the proposed Stotfold Leisure Centre, Stotfold Football Club and football pitches				
Conclusion	FAIL				
Site Ref: Site 71					
Site Address	Land W of Wrayfields and S of Malthouse Lane				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Over half of the site is within flood zone 3
On or adjacent to unsafe environment or hazardous place	No				
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 unsafe environment or hazardous place	Private site not re-submitted				
Conclusion	FAIL				
Site Ref: Site 84					
Site Address	Land S of Stotfold Rd and N/E of Chase Farm, Arlesey				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Part of the north east boarder is in flood zone 3
On or adjacent to unsafe environment or hazardous place	Site is in the proposed East of Arlesey extension				
Conclusion	FAIL				
Site Ref: Site 85					
Site Address	Land E of Henlow and N of the A507				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Private site not re-submitted				
Conclusion	FAIL				
Site Ref: Site 86					
Site Address	Land E of Limbersey Lane and N of Maulden				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the council – No longer in CBC ownership				

Conclusion	FAIL				
Site Ref: Site 87					
Site Address	Land E of Moor Lane and S of Maulden				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site sold by the council– No longer in CBC ownership				
Conclusion	FAIL				
Site Ref: Site 88					
Site Address	Land W of Henlow and N of Clifton Rd				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	East and north of the site is in flood zone 3
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
Site Ref: Site 89					
Site Address	Top Farm, E of Shefford Rd, Beadlow				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in flood zone
On or adjacent to unsafe environment or hazardous place	Private employment site not resubmitted				
Conclusion	FAIL				
Site Ref: Site 90					
Site Address	Motor Salvage, W of Langford Rd and S of Bigglewade				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in flood zone
On or adjacent to unsafe environment or hazardous place	Adjacent to Jordans Factory				
Conclusion	FAIL				
Site Ref: Site 91					
Site Address	Former Sewage Works, Land W of Astwick				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Site not owned by the council – No longer in CBC ownership				
Conclusion	FAIL				
Site Ref: Site 94					
Site Address	High St junction land S of Lodge Rd. Cranfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent Cranfield Airfield. The site is Cranfield Millennium Park				
Conclusion	FAIL				
Site Ref: Site 95					
Site Address	Beacroft Rd Land, N of Charity Farm. Nr Marston M				

Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Condition on land precluding development other than for woodland/forestry				
Conclusion	FAIL				
Site Ref: Site 97					
Site Address	Lidlington Pit, E of Marston Rd. Lidlington				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Large body of water on site				
Conclusion	FAIL				
Site Ref: Site 100					
Site Address	Flitton Glebe, Holding, Greenfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in the flood zone
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	FAIL				
Site Ref: Site 101					
Site Address	Land N Gardner's Farm, Greenfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	The site is an active allotment for the settlement				
Conclusion	FAIL				
Site Ref: Site 103					
Site Address	Land E of A6001, Hitchin Rd and opposite Henlow Camp				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Community safety issues				
Conclusion	FAIL				
Site Ref: Site 104					
Site Address	Land N Chambers Way, Biggleswade				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Part of site is in flood zone 3
On or adjacent to unsafe environment or hazardous place	Site is in the East of Biggleswade extension, primary use for a relief road				
Conclusion	FAIL				
Site Ref: Site 110					
Site Address					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Southern part flood zone 3

On or adjacent to unsafe environment or hazardous place	Site not available for development				
Conclusion	FAIL				
Site Ref: Site 111					
Site Address	Land at Girtford, W of the A1 and Sandy				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Fully in
On or adjacent to unsafe environment or hazardous place	Adjacent to sewage works				
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	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 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	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				
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 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			A full noise 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.			Mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	There is a Road Verge Nature Reserve to the east. It is a wooded site unsuitable for development There are also records of Great Crested Newt and badger in the area			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Impact on landscape	Significant negative impact on Forest of Marston Vale and habitat			Suitable mitigation is unlikely to be found therefore this site is unsuitable for allocation	
Proximity to other allocations	No impact from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No			None required	
Conclusion	FAIL: on landscape and ecological grounds.				

Site Ref: Site 6a					
Site Address	Land West of A421 and South West 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 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			A full noise 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.			Mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	There is a Road Verge Nature Reserve to the east. It is a wooded site unsuitable for development There are also records of Great Crested Newt and badger in the area			This issue cannot be effectively mitigated therefore this site is unsuitable for development	
Impact on landscape	Significant negative impact on Forest of Marston Vale and habitat			Suitable mitigation is unlikely to be found therefore this site is unsuitable for allocation	
Proximity to other allocations	No impact from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No			None required	
Conclusion	FAIL: on landscape and ecological grounds.				

Site Ref: Site 7					
Site Address	Land either side of Cranfield Rd, SW of Cranfield Airfield				
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 assessment required		Further assessment required prior to 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	The site does not contain any known archaeological remains although it does have potential.		Mitigation requirements would be dependent on the specific of the development.		
Area of protected wildlife	There may be Great Crested Newt, and badgers in the area		A full ecological assessment would be required prior to development		
Impact on landscape	This site has been planted with trees Structural landscaping for business link road, elevated natural site - no fence or bunds. Impact on wooded area within Forest of Marston Vale		This is a newly planted site, it is therefore inappropriate for development		
Proximity to other allocations	No impact from other allocations		None required		
Incline of site	No significant incline		None required		
Located adjacent to the motorway	No concerns regarding air quality		None required		
Conclusion	FAIL: on landscape grounds				

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

Area of protected wildlife	The site is adjacent to a County Wildlife Site and there may be badgers in the area	A full ecological assessment is required prior to development
Impact on landscape	Plantation, part of Green Infrastructure within urban fringe;	Prevent where possible the loss of trees and add new planting to integrate site
Proximity to other allocations	to the North of proposed East of Leighton Linlade development and in the proposed North of Leighton Linlade 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 and odour ground	

Site Ref: Site 11					
Site Address	Land W of A5120 and W of Houghton Regis				
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			<p>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.</p>	
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	<p>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</p>			<p>This does not prevent development but mitigation is may be required.</p>	

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

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

Site Ref: Site 21					
Site Address	Land East of Silsoe Road and South East of Maulden				
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 - No justifiable highway safety reason why this site should not be considered. Site has two possible access points. Silsoe Road - there is quite a long highway frontage where it would be feasible to provide an access having appropriate visibility. Clophill Road via Redhills Close - access could be taken from a spur constructed as part of this relatively recent estate road.			None required	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential.			Mitigation requirements would depend on the specific nature of any development.	
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			A full ecological assessment would be required prior to development	
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			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 landscape grounds				

Site Ref: Site 22					
Site Address	Land West of Hitchin Road and North of Eliot Way, Fairfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off 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 unsafe environment or hazardous place	Adjacent to the A1 and Water Tower				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	objection - there is concern that the site and its vehicle access will be in very close proximity with the A1 - the proposed use will result in an increase in traffic generation which could exacerbate existing conditions at the j/w the A1 - there have been 8 recorded accidents with 1 fatal and 1 serious injury within 500m of the junction.			This may not be able to be mitigated therefore this site may be unsuitable for development	
Visual and acoustic privacy and visual amenity	Noise from A1 road to east and Wind Farm to north west highly likely to result in unacceptable noise levels which cannot be mitigated to meet the council's noise standards. Visual amenity issues considered under landscape assessment			No effective mitigation for this issue therefore this site is unsuitable for development	
Located on contaminated land	water tower adjacent to site may be contaminated			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	The site includes part of an Iron Age settlement (HER 524) and a coaxial field system (HER 3545) likely to be Bronze Age in origin but continuing in use in to the Iron Age, there is also evidence for contemporary settlement activity within the field system. The site is known to contain important archaeological remains, this would not prevent development.			Mitigation of the impact of any development on archaeological remains would certainly be required.	
Area of protected wildlife	This site is not an area of archaeological significance and there are no species records for this site			None required	
Impact on landscape	Water Tower is a valued landmark .High impact as			The Water Tower is a locally valued landmark;	

	elevated site large open site; traffic noise; bunds or fencing inappropriate.	therefore it is unlikely that sufficient mitigation could be put in place to overcome the impact to the landscape.
Proximity to other allocations	Adjacent to proposed windfarm	See acoustic amenity issues
Incline of site	No significant incline	None required
Located adjacent to the motorway	May have air quality issues. Further assessment required.	Further assessment required
Conclusion	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 unsafe environment or hazardous place	Adjacent to Ampthill business park				
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	There is no suitable access to the site			This issue cannot be effectively mitigated therefore, this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	Noise from industrial estate and road likely to make site unsuitable. Visual amenity issues considered under landscape assessment			Suitable mitigation is unlikely to be found, therefore this site is likely to be unsuitable for development	
Located on contaminated land	whole of site is likely to be contaminated			A full Contaminated Land Survey should be undertaken prior to development	
Archaeological significance	The site does not contain any known archaeology, however, it is immediately west of an area 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 required.			Mitigation would be dependent on the specific development	
Area of protected wildlife	This is not an area of ecological significance. However, there may be Common lizard in the area.			A full ecological survey is required prior to development	
Impact on landscape	Industrial not residential context concern regarding urbanization and loss of tree feature			Avoid removal of trees and add additional planting to integrate site	
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: No access to the site and noise 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 unsafe environment or hazardous place	No				
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. Also prone to waterlogging and soil erosion				

Site Ref: Site 34					
Site Address	Land North of Church End Road and South West of Haynes				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Northern boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS- amend parameters to avoid Flood Zone				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Northern part of site			Amend parameters to avoid FZ	
Located in Green Belt	No			None required	
Safe access from the public highway	Further assessment required				
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it 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 badger in the area			A full ecological assessment would be required prior to development	
Impact on landscape	<p>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.</p> <p>Development of the site will be highly apparent visually, overlooked, and have a highly detrimental impact on local landscape character.</p>			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 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 of the site is in Flood Zone 2			Amend parameters to avoid flood zone	
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 adequately mitigated therefore this site is unsuitable for development	
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 assessment would be required to confirm that noise levels cannot be mitigated	
Located on contaminated land	All of 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 may have potential.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there may be badger in the area			A full ecological survey would be required prior to development	
Impact on landscape	concern thinning of trees, open visibility, risk to site and adjacent woodland				
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 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 unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection to vehicle access off 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					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection to vehicle access off 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 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 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	<p>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. It also contains a group of enclosures known from cropmarks and likely to represent later prehistoric or Roman settlement (HER 15092).</p>			<p>This cannot be effectively mitigated. This site is inappropriate for development</p>	
Area of protected wildlife	Adjacent to County Wildlife Site and there may be badger and hare			A full ecological survey would be required prior to development	
Impact on landscape	This site is within an existing Historical Park			This cannot be effectively mitigated. This site is inappropriate for development	
Proximity to other allocations	No issues from other allocations			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	No air quality issues			None required	

Conclusion

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

Site Ref: Site 39					
Site Address	Land W of Moggerhanger Park and E of Bottom Wood				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to 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 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 landscape grounds: This site is within an existing Historical Park and is therefore unsuitable for development				

Site Ref: Site 40					
Site Address	Land east and south of Barford Road and south east of Great Barford				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Electricity pylon adjacent site				
Conclusion	PASS – development would have to be away from electricity pylons				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	The Western edge of the site is in the Flood Zone 2			Amend parameters of site to avoid FZ	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Barford Road (North-South)			None required	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmarks known from the immediate vicinity which are likely to represent prehistoric or Roman settlement. The site is also located within the setting of Barford Bridge and causeway (HER 996) which is a Scheduled Monument (SM BD 25) and a nationally designated heritage asset.			The impact of any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development.	
Area of protected wildlife	This is not an ecologically significant site. However there may be otter in the area			A full ecological assessment would have to be conducted prior to development	
Impact on landscape	This site is wholly inappropriate- it is a critical part of the river valley landscape and needs to remain undeveloped in order to continue to contribute to the riverside setting. This is valuable agricultural land in arable production and forms part of the rural gap between the village of Blunham, which is expanding on 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					
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 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 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 hare and badger in the area			A full ecological assessment would be required prior to development	
Impact on landscape	Conflict with entrance to village, risk to recreational land and Greensand landscape			This issue cannot be effectively mitigated	
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: 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 unsafe environment or hazardous place	Adjacent to a petrol station				
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 privacy and visual amenity	Noise from nearby A507. Visual amenity issues considered under landscape assessment			A full noise assessment would be required to confirm that noise levels are unsuitable for development	
Located on contaminated land	No			None required	
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmarks known from the immediate vicinity which are known to represent Late Iron Age settlement.			Mitigation requirements would depend on the specific nature of any development.	
Area of protected wildlife	This is not an ecologically significant area and there are no species records			None required	
Impact on landscape	Nothing significant			Planting required to integrate site	
Proximity to other allocations	Part of future employment land option.			This cannot be effectively mitigated therefore this site is unsuitable for 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 A603 and E of The Ridgeway, N Moggerhanger				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Eastern part of site
On or adjacent to unsafe environment or hazardous place	Adjacent to an airfield				
Conclusion	PASS- amend parameters to avoid Flood Zone				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Eastern part of site			Amend parameters to avoid flood zone	
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			None required	
Located on contaminated land	May contain contaminated land			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 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 and there are no species records for the area			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 cannot be mitigated effectively and 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: Fails on landscape grounds. The site is also too close to a microlight airway.				

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 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 assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	No concerns Visual amenity issues considered under landscape assessment.			None required	
Located on contaminated land	No			None required	
Archaeological significance	<p>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.</p> <p>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).</p>			<p>Negative impact cannot be effectively mitigated. This site is inappropriate for development</p>	
Area of protected wildlife	<p>There is an amphibian pond to west, potential Great Crested Newt issues, within Biodiversity opportunity area and Biggleswade Green Wheel</p>			<p>Negative impact cannot be effectively mitigated. This site is inappropriate for development.</p>	
Impact on landscape	<p>Concern regarding spread of urban fringe, risk to woodland and allotments</p>			<p>Avoid loss of woodland, and conduct new planting and screening to mitigate impact to landscape</p>	
Proximity to other allocations	<p>No issues from other allocations</p>			<p>None required</p>	

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

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



Site Ref: Site 51					
Site Address	Land at Park Lane Farm Holding, N of Dunton Lane				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Flood zone 3 along eastern part of site
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS- amend site parameters to avoid FZ3				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Flood Zone 2 on eastern part of site			Avoid development on FZ2	
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/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 assessment will be required prior to development	
Located on contaminated land	No			None required	
Archaeological significance	Wholly inappropriate site. It is part of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM11541) and therefore a nationally designated heritage asset of the highest significance. Development within a nationally designated heritage asset is not acceptable therefore the Archaeology Team objects to the inclusion of this site in the short list. This site must not be allocated for development.			Negative impact cannot be effectively mitigated. This site is inappropriate for development	
Area of protected wildlife	There is a County Wildlife Site to the South East of the site and there may be badger in the area			A full ecological survey would be required prior to development	
Impact on landscape	concern regarding the spread of urban influence and risk to trees and habitat nearby				
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 on archaeological grounds

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 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 assessment required			Further assessment required	
Visual and acoustic privacy and visual amenity	No acoustic privacy issues. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	Inappropriate site. Located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541 and therefore a nationally designated heritage asset of the highest significance. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site on the shortlist.			This cannot be adequately mitigated, therefore this site is unsuitable for development	
Area of protected wildlife	There is a County Wildlife Site to the South West and there may be badgers and amphibians in the area			A full ecological survey would be required prior to development	
Impact on landscape	Concern regarding impact on rural road character, risk to tree belt and habitats			Appropriate screening and planting would be required to integrate site	
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 grounds				

Site Ref: Site 61					
Site Address	Land South of Wrestlingworth Road, West of Wrestlingworth				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off Wrestlingworth Road, mid-point along its frontage			Take vehicle access off Wrestlingworth Road, mid-point along its frontage	
Visual and acoustic privacy and visual amenity	There is potential negative impact from road traffic. Careful allocation can overcome this given scale of site. Visual amenity issues considered under landscape assessment			Careful allocation can overcome this given scale of site.	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology, although has potential.			Mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	This site has not been identified as ecologically significant. However, there may be hare and badger in the area			A full ecological survey would be required before development could commence	
Impact on landscape	There is significant concern regarding risk to plantations, creation of urban fringe impact in important gap. The site is a remote rural site, open exposed views with no built context			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: The impact on the landscape is 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 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 parameters must be amended to avoid FZ3				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Western part of the site is in Flood Zone 2			Develop away from the Flood Zone	
Located in Green Belt	No			None required	
Safe access from the public highway	objection to vehicle access off High Street - substandard sight lines - will require cut back of foliage over 3rd party land			This issue cannot be effectively mitigated	
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 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. However there may be badger in the area			A full ecological survey would need to be carried out prior to development	
Impact on landscape	There is risk to existing wooded features			Wooded areas should be protected. Appropriate screening would be required to mitigate impact on visual amenity	
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: objection to vehicle access				

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

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	Sewage works adjacent to part of the site. However the site is large enough to locate pitches a sufficient distance from the sewage works				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Northern tip in Flood Zone 2			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 Contaminated Land Survey would be required prior to development	
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 any development within this site on the setting of the Scheduled Monument has to be taken into account and may preclude development. The Archeology Team advise against allocating this site.	
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 plantation screening would be required	
Proximity to other	No			None required	

allocations		
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. 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 unsafe environment or hazardous place	Adjacent to the 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 - 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			This issue cannot be effectively mitigated	
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 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 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 a vehicle access at this location on the A507 since there is an existing vehicle access - however improvements to the access will be required			improvements to the access	
Visual and acoustic privacy and visual amenity	Site is affected by road traffic noise from A507 but likely to be overcome by buffer zone and/or barrier. Will need detailed assessment. Visual amenity issues considered under landscape assessment			Conduct detailed noise assessment prior to development	
Located on contaminated land	No			None required	
Archaeological significance	Site adjacent to HER 16083 (possible Saxon occupation) and therefore has some potential.			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 otter in the surrounding area			A full ecological assessment would be required prior to development	
Impact on landscape	Significant concern regarding risk to existing woodland. No context this side of A507/ conflict with growth area Green Infrastructure provision ;concern access			These issues 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 landscape grounds				

Site Ref: Site 74					
Site Address	Land South of West Drive, West of Fairfield and East of Arlesey				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	<p>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</p>			No sufficient mitigation. This site is therefore unsuitable for development.	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	Part of the site may be contaminated			A full Contaminated Land Survey would have to be completed prior to development	
Archaeological	Site adjacent to HER 16801 (an			. Mitigation requirements	

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

Located adjacent to the motorway	No air quality issues	None required
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	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	Adjacent A1. However, site could be located away from A1 with access off A507				
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 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 assessment required				
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. 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: 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 unsafe environment or hazardous place	Across the A507 is an electricity sub station although this may not preclude development				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	southern part of the site is in flood zone 2			Amend parameters of site to avoid FZ2	
Located in Green Belt	No			None required	
Safe access from the public highway	objection - whilst sightlines are fine, the access would create a short stagger/crossroad junction and is close to the main roundabout			This cannot be effectively mitigated therefore this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	The impact from noise from road traffic on the A507 and 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 Ref: Site 99					
Site Address	Bolobec Farm, E of The Brache. Maulden				
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, however the Brache junction with Ampthill Road will need to be reviewed			The Brache junction with Ampthill Road will need to be reviewed	
Visual and acoustic privacy and visual amenity	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			Further assessment required	
Located on contaminated land	No			None required	
Archaeological significance	Inappropriate site. This site is within the setting of Bolebec medieval moated site (HER 221) which is a medieval moated residence. It is a Scheduled Monument and therefore a heritage asset of the highest significance. It also contains an area of cropmarks (HER 14745) and has produced Roman and 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.			The archaeological impact is such that it could not be reasonably mitigated. Therefore this site is inappropriate for development	
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there is a SSSI to the south. There may be Great Crested Newts, Midwife Toad, Adder, Dormouse, Badger and Hare			A full ecological assessment would have to be conducted prior to development	
Impact on landscape	Concern regarding risk to wooded features, landscape strategy to conserve rural quality			Planting and screening required to integrate site.	
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 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	Adjacent to active gravel pit				
Conclusion	PASS- amend parameters to avoid FZ3				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	West part of site			Amend parameters to avoid FZ2	
Located in Green Belt	Yes			PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.	
Safe access from the public highway	This site has significant access issues and therefore is unsuitable for development			This issue cannot be adequately mitigated therefore this site is unsuitable for development	
Visual and acoustic privacy and visual amenity	Potential of dust and noise impact from quarry and noise from road traffic network. 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 contains HER 14687 which represents medieval ridge and furrow cultivation remains and possible prehistoric cropmarks. Some of these features have already been impacted upon by the present land use, however below surface remains may still exist within the site boundary.			Mitigation would be dependent on the specifics of the development.	
Area of protected wildlife	This is not an ecologically significant area. However there			A full ecological assessment would have to take place	

	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 Address	Land W of A5 and NW of Hockiffe				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Southern edge of site borders Flood Zone
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	Borders Flood Zone 2			Amend site parameters to avoid Flood Zone	
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 subject to the vehicle access being located furthest southwest of the sites frontage as possible to achieve optimum sightlines			None required	
Visual and acoustic	Noise from A5 significant factor			A full noise assessment	

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

	from village.	
Proximity to other allocations	The site is adjacent to the Center Parcs development. Additional development 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	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	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	

Conclusion

FAIL: on highways and landscape grounds

Site Ref: Site 109					
Site Address	Land E of Fordfield Rd and NW of Wards End and Steppingley Hospital				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.	
Safe access from the public highway	No objection			None required	
Visual and acoustic privacy and visual amenity	No concerns. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	Site does not contain any known archaeology; however it is adjacent to a series of cropmarks as defined by HER 13968 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. However there may be 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 from village.			The negative impact on openness cannot be effectively mitigated therefore this site is unsuitable for development	
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 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 unsafe environment or hazardous place	Adjacent to A1				
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	Small road unsuitable for large vehicles			This suggests this site would be inappropriate for development	
Visual and acoustic privacy and visual amenity	Noise from A1 road to east and Kennels to north 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.			This cannot be adequately mitigated therefore this site is inappropriate for development	
Located on contaminated land	Site in general area of potentially contaminative industrial uses.			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	Site does not contain any known archaeology; however it is adjacent to a series of cropmarks as defined by HER 13968 and therefore has potential.			Any mitigation requirements would be dependent on the specifics of the development.	
Area of protected wildlife	As this site is surrounded by development there are unlikely to be any ecological issues			None required	
Impact on landscape	Concern regarding urban fringe character, need to upgrade visually			Screening and planting required	
Proximity to other allocations	No			None required	
Incline of site	No significant incline			None required	
Located adjacent to the motorway	site adjacent to the A1 which may be adversely affected by road traffic emissions			Further assessment required	
Conclusion	FAIL: on noise grounds- Noise from A1 road to east and 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 Stanbridge Rd and East of Billington				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.	
Safe access from the public highway	no objection - 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 the motorway	No air quality issues	None required
Conclusion	FAIL: Fails due to proximity to other allocations	

Site Ref: Site 118					
Site Address	Hermitage Lane, E of Westoning Rd and S of Greenfield				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to 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	Partly in Green Belt			None required	
Safe access from the public highway	Maneuvering large vehicles and caravans on a public right of way is unsuitable			This site should not be allocated	
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 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 area of ecological significance			None required	
Impact on landscape	Concern regarding spread of urban fringe influence. Risk to trees and hedgerows.			Potential for screening	
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, N of Luton				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.	
Safe access from the public highway	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	FAIL: on highway safety grounds and landscape	

Site Ref: 121					
Site Address	Land off Mentmore Rd, Leighton Buzzard				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	Yes			PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.	
Safe access from the public highway	No objection - 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?	Brownfield (5) Greenfield (3) High Grade Agriculture (0)
3.2	Access to major roads	Good, Within 0.5-1 mile (5) Fair, within 1-2 miles (3) Poor, within 2-3 miles (1) No score, over 3 miles (0)
3.3	Access to public transport services	Good within 5 min walk (5) Fair, within 10 min walk (3) Poor, within 20 min walk (1) No score, over 20 min (0)
3.4	Access to health services (GP)	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min (0)
3.5	Access to school, further education or training	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min (0)
3.6	Access to community facilities	Good, within 10 min walk (5) Fair, within 20 min walk (3) Poor, within 30 min walk (1) Anything above 30 min walk (0)
3.7	Serviceable by Gas/ Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)
3.8	Provision of Waste and Recycling facilities	Yes (5) No (0)

Whilst the criteria have remained unchanged, a further refinement has been made to criterion 3.5 - 'Access to school, further education or training'. The original single criteria for schools 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 Address	Land E of Watling Street and S of Dunstable				
Number of pitches proposed	This is an existing Gypsy site with permission for 6 permanent pitches. The owner seeks an extension to the site for, up to an additional 12 pitches.				
Stage 1					
AONB	Yes	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS- exceptional circumstances facilitate development in the AONB				
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 safety grounds	None required			
Visual and acoustic privacy and visual amenity	Adjacent to A5 trunk road and road traffic noise could be an issue, but other traveller sites front A5 in that area suggests this can be mitigated. Visual amenity issues considered under landscape assessment	Mitigate through effective screening			
Located on contaminated land	No	None required			

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	<p>This site lies within the <i>Ver Chalk Valley</i> 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.</p> <p>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 :</p> <ul style="list-style-type: none"> • Conserve character / alignment of A5 Roman road, • Limit further ribbon development. 	<p>Site 92 would be acceptable on landscape grounds ,on the basis that:</p> <ul style="list-style-type: none"> • The site is adjacent to existing Gypsy and Traveller site and within the context of existing development. • Allocation of an extension does <u>not</u> involve significant change to A5 at entrance to ensure the site 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 Appraisal		
Conclusion	Development would have a limited impact on the landscape and on biodiversity. The site is Green Belt land. There is no record of archaeological remains on site. Development would encourage healthier lifestyles but is unlikely to encourage the use of sustainable transport systems.	

Site Ref: Site 116					
Site Address	1 Old Acres, Barton Road, 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 permanent				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Part of Western boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Part of western boarder	Avoid new development in flood zone			
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 safety grounds	None required			
Visual and acoustic privacy and visual amenity	Noise from M1 requires further assessment in order to determine suitability of site for residential. Visual amenity issues considered under landscape assessment	This will depend on the results of the updated assessment.			
Located on contaminated land	There may be potential for sources of contaminated land				
Archaeological significance	Site does not contain any known archaeology, although it is located within a known archaeological landscape that includes prehistoric (HER 15835) and Roman remains (HER 236). However the present land use means there is unlikely to be any surviving archaeological	None required			

	remains. No constraint.	
Area of protected wildlife	This is not an area of ecological significance. As it is an existing site there are no ecological constraints	None required
Impact on landscape	Concern regarding site being isolated from settlements and noise levels from M1	Additional screening could be used to reduce impact of noise
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	Close proximity the M1 which may be adversely affected by road traffic emissions	Family wishes to stay on the site.
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)	3
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	0
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste	Yes (5)	5

and Recycling Facilities	No (0)	
Conclusion	Score: 16/50 (Score with single school category: 16/40)	
Sustainability Appraisal		
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					
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	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 if 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 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)	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 school category: 28/40)	
Sustainability Appraisal		
Conclusion	The site would impact negatively on the landscape and is located within the Green Belt. There is potential for archaeological remains to be found on site and there maybe a negative impact on biodiversity. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems. A smaller site than the 36 pitches requested would be more sustainable and in keeping with national policy that advocated smaller family sites.	

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 proposed	To be confirmed				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	Pass Stage 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 assessment will be required to determine suitability of site for residential.			
Located on	No	None required			

contaminated land		
Archaeological significance	Site does not contain any known archaeology, however lies to the north of an extensive area of cropmarks (HER 3086) and therefore has potential.	Any mitigation requirements would be dependent on the specifics of the development.
Area of protected wildlife	This is not an area of ecological significance and there are no protected species records	None required
Impact on landscape	Concern regarding extension of urban influence.	Needs substantial planting to screen site
Proximity to other allocations	Adjacent to the proposed Stotfold Leisure Centre	
Incline of site	Not significant	None required
Located adjacent to the motorway	No	None required
Conclusion	It is considered that the 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)	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 Appraisal		
Conclusion	Development would have a limited impact on landscape but would result in the loss of high grade agricultural land. The site is not considered to be ecologically significant and there is no record of archaeological remains on site. Development would encourage healthier lifestyles and the use of sustainable transport systems	

Site Ref: Site 15					
Site Address	Land East of A6, West of Luton Road and South West of Barton-le-Clay				
Number of pitches proposed	To be confirmed				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Western part of site	Amend parameters to avoid flood zone			
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 to vehicle access off Luton Road (B655) as far north as possible subject to safe stopping distance (SSD)	None required			
Visual and acoustic privacy and visual amenity	Noise from A6 / local roads would require further assessment and would determine suitability of site for allocations. This would determine whether positioning or mitigation would be adequate. Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development			
Located on contaminated land	Sources of potential contamination in the area	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.	Mitigation requirements would depend on the specific nature of any development.			

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 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)	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 school category: 29/40)	
Sustainability Appraisal		
Conclusion	Development would impact negatively on the landscape and is on Green Belt land. There may also be an adverse impact on biodiversity. The site has a watercourse running through it. Provision of adequate infrastructure is unlikely to be a problem in this area. In addition, there are no known archaeological remains on site.	

Site Ref: Site 5					
Site Address	Land North of Bury Hill, West of Sutton Road and East of Potton				
Number of pitches proposed	To be confirmed				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	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 Appraisal		
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 End Road, Haynes				
Number of pitches proposed	To be confirmed				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Along the southern boarder
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer		Mitigation		
Located in Flood Zone 2	Along southern boarder		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 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 Contaminated Land Survey would be required prior 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 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 concern regarding urban fringe influence and loss of quality to open landscape.		This site would be best placed to the north of the available land in order to better integrate the site with the context of the village and better screen the site		
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 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)	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 Appraisal		
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 proposed	To be confirmed				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	Pass Stage 1				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Western boundary of the site is in the Flood Zone 2	Development should be placed away from the western boundary of the site			
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 to vehicle access off Westoning Road at mid-point along the longest straight section of the road	None required			
Visual and acoustic privacy and visual amenity	Noise from railway line to the east of the site and A5120 of concern. Visual amenity issues considered under landscape assessment	Further assessment would be needed to confirm suitability of site for development. Mitigation and suitable positioning may overcome issues.			
Located on contaminated land	No	None required			
Archaeological significance	The site contains an area of post-medieval occupation identified from surface finds. Therefore, there is the potential for archaeological remains to survive within the site. This does not prevent development but mitigation is likely to be required.	Mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	This is not an ecologically significant site. However	A full ecological assessment would be required before			

	there may be Great Crested Newts, 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 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)	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 school category: 27/40)	
Sustainability Appraisal		
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.	

Site Ref: Site 75					
Site Address	Land East of Fairfield and South of the former Pig development unit				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Eastern edge
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	Eastern edge	amend parameters to avoid Flood Zone			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to this site since there is an existing vehicle access off from the roundabout however the access is designed for use by only for the existing few houses which currently use it - the widening/redesigning of the access and removal of planting will need to be undertaken to accommodate the increased traffic generation	removal of planting will need to be undertaken to accommodate the increased traffic generation			
Visual and acoustic privacy and visual amenity	Site may be affected by proposed redevelopment of Pig Development Unit to north for mixed industrial uses generating noise/light/dust/fumes. Visual amenity issues considered under landscape assessment	A full noise assessment would be required prior to development			
Located on contaminated land	Site may be affected by proposed redevelopment of Pig Development Unit; asbestos is known to be currently contaminating that site on a large scale.	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	Site adjacent to HER 16801 (an extensive area of late prehistoric occupation) and therefore has potential.	Mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	This is not an area of ecological significance and there are no species records	None required			
Impact on landscape	Concern impact on Pix Brook	Scope to integrate through planting			

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 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)	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 Appraisal	
Conclusion	Development would have a limited impact on the landscape and would result in the loss of medium grade agricultural land. The site is not considered to be ecologically significant. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.

Site Ref: Site 70					
Site Address	Land West of Wrayfields and North of Malthouse Lane, Stotfold				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	Edge of site
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS Amend parameters to avoid 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 problems.			A full Contaminated Land Survey would be required prior to development	
Archaeological significance	Site does not contain any known archaeology; however it is located to the east of two areas of known archaeology (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 level corridor; would need careful design and screening. Would extend urban fringe to river valley	screening
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the 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)	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 school category: 25/40)	

Sustainability Appraisal

Conclusion	Development would have a significant 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 A6, South of Faldo Road and West of Barton-le-Clay				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to 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	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 -the site has a significant length of frontage to Faldo Road bordered by an established hedge set well back from the highway. It would be possible to construct an access, having appropriate visibility splays, within this frontage	Ensure appropriate visibility splays			
Visual and acoustic privacy and visual amenity	Noise from A6 road traffic will be a concern. However, given scale of site with appropriate assessment and subsequent location and mitigation a solution could be found. Similar issues with noise light and odor from industrial estate will require careful consideration. Visual amenity issues considered under landscape assessment	A full noise assessment would be required before development could commence			
Located on	No	None required			

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

school (walking)	Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) 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 school category: 23/40)	
Sustainability Appraisal		
Conclusion	The impact on the landscape is likely to be limited although development would result in the loss of agricultural land. There is potential for archaeological remains to be found on site. Development may encourage healthier lifestyles and the use of sustainable transport systems. Provision of adequate infrastructure is unlikely to be a problem in this area.	

Site Ref: Site 20					
Site Address	Land East of Flitwick Road and South of Maulden				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off New Road - whilst close to an existing junction of New 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 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)	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 school category: 22/40)	
Sustainability Appraisal		
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. There are also records showing the presence of protected species nearby and there is potential for archaeological remains to be found on site. There would be a positive impact on encouraging sustainable waste management and development may encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 2					
Site Address	Land South of Deadman's Cross, North of Rowney Warren Wood				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Northwood End Road mid-point along its frontage	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 Contaminated Land Survey would be required prior to development			
Archaeological significance	Site does not contain any known archaeology, although has potential.	Mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	The site is adjacent to a County Wildlife Site and there are record of hare and badger in the area	A full ecological assessment would be required prior to development			
Impact on landscape	Concern regarding urban fringe influence in Greensand landscape and open landscape,	Scope to integrate with adequate screening			
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 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)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	3
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 23/50 (Score with single school category: 22/40)	
Sustainability Appraisal		
Conclusion	The site is likely to have a negative impact on the landscape and would result in the loss of medium grade agricultural land. There may also be some impact on biodiversity. However, there are no known archaeological remains on site and development is likely to encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 76					
Site Address	Land South of Fairfield and West of Stotfold Rd				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to 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 on highway safety grounds	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	Potential contamination	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	Site adjacent to HER 16801 (an extensive area of late prehistoric occupation) and therefore has some potential.	Mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	There is a County Wildlife Site to the west of the site	A full ecological assessment would be required prior to development			
Impact on landscape	Concern regarding openness but a small site could be effectively integrated with screening and planting	screening and planting to integrate site			
Proximity to other allocations	No	None required			
Incline of site	Slight slope	Leveling if required			
Located adjacent to the motorway	This site is not located 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.	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	Located on Brownfield (5)	3			

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)	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)	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)	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: 21/50 (Score with single school category: 21/40)	
Sustainability Appraisal		
Conclusion	Development would have a limited impact on the landscape and on biodiversity. It would also result in the loss of medium grade agricultural land. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 80					
Site Address	Land West of Blunham Road and South of Chalton Farm, Chalton				
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	the sites frontage has bends and the planting/foliage is extensive resulting in obstruction of sightlines	Extensive cutback of planting/ foliage would be required to remove obstruction to sightlines			
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment	None required			
Located on contaminated land	No	None required			
Archaeological significance	Site does not contain any known archaeology, however is located within a landscape that includes an extensive area of cropmarks (HER 2665) and therefore has potential.	Any mitigation requirements would be dependent on the specifics of the development.			
Area of protected wildlife	There may be midwife toad, grass snake, common lizard and hare in the area	A full ecological assessment would be required prior to development			
Impact on landscape	Concern regarding spread of urban fringe influence and risk to new woodland	Open site but scope to integrate is small facility and well planted			
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)	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 school category: 21/40)	
Sustainability Appraisal		
Conclusion	Development would have a limited impact on the landscape but would result in the loss of high grade agricultural land. There may also be a negative impact on biodiversity. There is no record of archaeological remains on site. Development would encourage healthier lifestyles.	

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

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

Site Ref: Site 55					
Site Address	Land South East of Park Corner Farm and South of Dunton Lane				
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 - 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 the motorway	No concerns regarding air quality	None required
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	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).	0
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	5
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Access to upper school (public)	Good, within 10min journey (5), Fair, within 20min journey	1

transport)	(3), Poor, within 30min journey (1), anything above 30mins (0)	
Access to 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 Appraisal		
Conclusion	Development is likely to have a limited impact on the landscape although it would result in the loss of high grade agricultural land. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems. There would be a significant negative impact on the scheduled monument.	

Site Ref: Site 54					
Site Address	Land South West of Park Corner Farm and South of Dunton Lane				
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	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	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.	Considerable removal/cutting of existing frontage hedge/trees would be required.			
Visual and acoustic privacy and visual amenity	Noise from Road Traffic may require consideration but not expected that this cannot be overcome through mitigation / positioning. Visual amenity issues considered under landscape assessment	This will require careful design and location.			
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 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,			

	the site and early medieval settlement remains (HER 17738) have been investigated in the central area. The impact on the historic environment is too great to mitigate, therefore the Archaeology Team strongly objects to the inclusion of this site in the shortlist.	
Area of protected wildlife	There is a County Wildlife Site adjacent to the site and there may be badger in the area	A full ecological assessment would be required prior to development
Impact on landscape	There is no residential context, increases urban fringe influence and risk to habitats.	Open fields some scope to screen with planting.
Proximity to other allocations	No	None required
Incline of site	No significant incline	None required
Located adjacent to the motorway	No concerns regarding air quality	None required
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	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)	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)	Good, within 10min journey (5), Fair, within 20min journey	1

transport)	(3), Poor, within 30min journey (1), anything above 30mins (0)	
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	1
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 17/50 (Score with single school category: 15/40)	
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 proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer		Mitigation		
Located in Flood Zone 2	No		None required		
Located in Green Belt	No		None required		
Safe access from the public highway	no objection to vehicle access off Sutton Road mid-point along its frontage		None required		
Visual and acoustic privacy and visual amenity	Potential impact from road traffic. Further investigation required. Visual amenity issues considered under landscape assessment		Further investigation required prior to development		
Located on contaminated land	No		None required		
Archaeological significance	Site includes an area of cropmarks (HER 2941) and lies to the north-east of another group (HER 9100) which together probably represent a later prehistoric funerary landscape. Therefore there is some potential for archaeological remains to survive within the site.		This does not prevent development but mitigation is likely to be required.		
Area of protected wildlife	This is not an ecologically significant site		None required		
Impact on landscape	This site can be integrated into the growth area for village.		Screening and planting to integrate		
Proximity to other allocations	No		None required		
Incline of site	No significant incline		None required		
Located adjacent to the motorway	No concerns regarding air quality		None required		
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASS				
Stage 3					
Located on Brownfield, Greenfield or high	Located on Brownfield (5) Greenfield (3), High Grade Agricultural land (0).		0		

quality agricultural land		
Access to major roads (A roads)	Good, within 0.5-1mile (5) Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	0
Access to public transport services	Good, within 5min walk (5) Fair, within 10min walk (3) Poor, within 20min walk (1) anything above 20mins (0)	0
Access to health services (GP)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	5
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	1
Access to community facilities (local food store)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	0
Serviceable by Gas/Electricity/ Sewerage	Yes, all (5) Yes, some (3) None (0)	3
Provision of Waste and Recycling Facilities	Yes (5) No (0)	5
Conclusion	Score: 17/50 (Score with single school category: 16/40)	
Sustainability Appraisal		
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 proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Sutton Road mid-point along its frontage, 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 Appraisal		
Conclusion	The development would have a limited impact on the landscape although it would result in the loss of high grade agricultural land. There may be badgers on site so biodiversity may be negatively affected. There is potential for archaeological remains to be found on site. Development of this site could encourage healthier lifestyles and the use of sustainable transport systems.	

Site Ref: Site 102					
Site Address	Land South of Greenfield Road, Flitton				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to 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	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	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,	Located on Brownfield (5) Greenfield (3), High Grade	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 Appraisal		
Conclusion	Development would have a negative impact on landscape and would result in the loss of high grade agricultural land. There is no record of archaeological remains on site although there are records of remains on adjacent land. It is unlikely that development would encourage the use of sustainable transport systems.	

Site Ref: Site 58					
Site Address	Land East of Potton Road and South of Ram Farm				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection to vehicle access off 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 may 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 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)	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)	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)	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: 16/50 (Score with single school category: 15/40)
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 proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer			Mitigation	
Located in Flood Zone 2	No			None required	
Located in Green Belt	No			None required	
Safe access from the public highway	no objection to vehicle access off 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 Appraisal		
Conclusion	There maybe a negative impact on archaeological remains. It is unlikely that the development would encourage healthier lifestyles or the use of sustainable transport systems. However, impact on the landscape would be limited.	

Site Ref: Site 26					
Site Address	Land South of Dunton Lane and W of Dunton				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to vehicle access off Dunton Lane at mid-point of sites frontage with the road	None required			
Visual and acoustic privacy and visual amenity	Noise from road traffic a concern but expected this can be mitigated through careful positioning and other forms of mitigation given the size of the carriageway. Visual amenity issues considered under landscape assessment	Mitigated through careful positioning.			
Located on contaminated land	Reservoir/water works is a potential source of contamination	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmark sites known from the immediate vicinity which are likely to represent prehistoric or Roman settlement.	Mitigation requirements would depend on the specific nature of any development.			
Area of protected wildlife	This is not an area of ecological significance though there may be badger in the area	A full ecological assessment would be required prior to development			
Impact on landscape	Concern that the site has no context. Farmland important to keep rural gap.	Create feature with tree planting and screening			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the 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	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 school category: 14/40)	
Sustainability Appraisal		
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. However, there would be a positive impact on encouraging sustainable waste management. It is unlikely that development would encourage the use of sustainable transport systems.	

Site Ref: Site 33					
Site Address	Land South of Silsoe Road and Wardhegdes				
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 1				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to vehicle access off Silsoe Road	None required			
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment	None required			
Located on contaminated land	Adjacent plant nursery has potential sources	A full Contaminated Land Survey would be required prior to development			
Archaeological significance	The site does not contain any known archaeological remains although it does have potential with a number of cropmarks known from the immediate vicinity which are likely to represent prehistoric or Roman settlement.	Mitigation requirements would depend on the specific nature of any development.			
Area of protected wildlife	This site has not been identified as ecologically significant. However, there may be common lizard and badger in the area	A full ecological survey would be required before development could commence			
Impact on landscape	There is concern regarding impact on landscape character as the site is an isolated, very rural site with little context. There is little scope for integration or screening	Extensive planting would be required 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 Appraisal		
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 proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off Sutton Road mid-point along its frontage	None required			
Visual and acoustic privacy and visual amenity	Potential impact from road traffic on Sutton Road but can be overcome through careful positioning of allocated site. Visual amenity issues considered under landscape assessment	This will require careful design and location.			
Located on contaminated land	No	None required			
Archaeological significance	This site is located within the known extent of Sutton Park (HER 7005) and is within the setting of John O'Gaunt's Hill (HER 510) which is probably a medieval motte. It is a Scheduled Monument and therefore a heritage asset of the highest significance.	There is therefore some archaeological potential at this site, however depending on the nature of the development it is likely that an appropriate mitigation strategy can be found.			
Area of protected wildlife	This is not an area of ecological significance and there are no species records for the area	None required			
Impact on landscape					
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result for this stage is PASS				
Stage 3					
Located on Brownfield,	Located on Brownfield (5) Greenfield (3), High Grade	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)	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 school category: 13/40)	
Sustainability Appraisal		
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 proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	No objection to vehicle access off Sutton Road mid-point along its frontage	None required			
Visual and acoustic privacy and visual amenity	Potential impact from road traffic. Careful allocation can overcome this given scale of site. Visual amenity issues considered under landscape assessment	This will require careful design and location.			
Located on contaminated land	No	None required			
Archaeological significance	Site includes an area of cropmarks (HER 2941) and lies to the north-east of another group (HER 9100) which together probably represent a later prehistoric funerary landscape. Therefore there is some potential for archaeological remains to survive within the site.	This does not prevent development but mitigation is likely to be required.			
Area of protected wildlife	This is not an area of ecological significance and there are no species records in this area	None required			
Impact on landscape	Exposed site with little context	Screening and planting required to integrate site			
Proximity to other allocations	No	None required			
Incline of site	No significant incline	None required			
Located adjacent to the motorway	No concerns regarding air quality	None required			
Conclusion	It is considered that the mitigation proposed for each category is sufficient, therefore the result 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 school category: 13/40)	
Sustainability Appraisal		
Conclusion	Development would impact negatively on the landscape and would result in the loss of high grade agricultural land. There is potential for archaeological remains to be found on site. However, the site is not considered to be ecologically significant.	

Site Ref: Site 1					
Site Address	Land South of Edworth Road and East of Langford				
Number of pitches proposed					
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	No	None required			
Safe access from the public highway	no objection to vehicle access off 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	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)	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 school category: 13/40)	
Sustainability Appraisal		
Conclusion	This site is likely to have a negative impact on the landscape and would result in the loss of high grade agricultural land. Development may also impact on archaeological remains. However, there is likely to be a positive impact on protecting biodiversity, encouraging healthier lifestyles and the use of sustainable transport systems.	

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

roads (A roads)	Fair, within 1-2miles (3) Poor, within 2-3miles (1) No score, over 3 miles (0)	
Access to public 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: 12/50 (Score with single school category: 1240)	
Sustainability Appraisal		
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. 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 proposed	This site was previously allocated in the abandoned North DPD 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 southern boarder			Amend parameters of site to avoid flood zone	
Located in Green Belt	No			None required	
Safe access from the public highway	No objection to vehicle access off either side of the site and at points where the private access roads/tracks meet the public highway.			None required	
Visual and acoustic privacy and visual amenity	No concerns regarding acoustic privacy. Visual amenity issues considered under landscape assessment			None required	
Located on contaminated land	No			None required	
Archaeological significance	The site is located within the setting of Stratton Moat and associated earthworks (HER 520) which is a Scheduled Monument (SM 11541) and therefore a nationally designated heritage asset of the highest significance. In addition a recently completed geophysical survey on the land to the immediate north-east has identified a part of a Bronze Age funerary landscape which is likely to continue into the proposed site. It is our opinion that the impact on the historic environment is too great to			This site has was previously allocated in the North DPD which was endorsed by council. 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. Significant mitigation is likely to be required depending on the specifics of the development.	

	mitigate and therefore the Archaeology Team strongly objects to the inclusion of this site on the shortlist. We do appreciate that this site has been put forward before, but we still believe it is an inappropriate site.	
Area of protected wildlife	Within Biggleswade Green Wheel and stream adjacent is a wildlife corridor	A full ecological assessment would be required prior to development
Impact on landscape	Concern regarding spread of urban fringe influence and risk to road frontage and spread of urban fringe influence.	scope if strongly integrated with planting
Proximity to other allocations	No	None required
Incline of site	Slight incline	Level if appropriate
Located adjacent to the motorway	No concerns regarding air quality	None required
Conclusion	It is considered that the 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)	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)	1
Access to lower school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to middle school (walking)	Good, within 10min walk (5) Fair, within 20min walk (3) Poor, within 30min walk (1) anything above 30mins (0)	3
Access to upper school (public transport)	Good, within 10min journey (5), Fair, within 20min journey (3), Poor, within 30min journey (1), anything above 30mins (0)	3
Access to	Good, within 10min walk (5)	1

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

Site Ref: Site 114					
Site Address	Land W of Billington Rd and W of Stanbridge				
Number of pitches proposed	This is a private site; the prospective owner has requested that 10 plots be allocated for Travelling Showpeople.				
Stage 1					
AONB	No	SSSI	No	Flood Zone 3	No
On or adjacent to unsafe environment or hazardous place	No				
Conclusion	PASS				
Stage 2					
Criteria	Answer	Mitigation			
Located in Flood Zone 2	No	None required			
Located in Green Belt	Yes	PPTS states: If a local planning authority wishes to make an exceptional limited alteration to the defined Green Belt boundary (which might be to accommodate a site inset within the Green Belt) to meet specific, identified need for a traveller site, it should do so only through the plan-making process and not in response to a planning application. If land is removed from the Green Belt in this way, it should be specifically allocated in the development plan as a traveller site only.			
Safe access from the public highway	No objection 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 school category: 25/40)	
Sustainability Appraisal		
Conclusion	Development would have a negative impact on landscape and is within the Green Belt. The site is not considered to be ecologically significant and there is no record of archaeological remains on site although there are records of remains on adjacent land. Development would encourage healthier lifestyles and the use of sustainable transport systems.	

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

Central Bedfordshire Council

Tel: 0300 300 6516

Internal: 76516

Email: myjourney@centralbedfordshire.gov.uk
www.centralbedfordshire.gov.uk

Contents

		Page
1	Introduction	162
2	Assessment Parameters and Technical Information	165
	Public Transport Network	165
	Road Network	165
	Origin Sets	165
	Destination Sets	165
	Time Periods	166
	Default Values	167
3	Assumptions	167

1. Introduction

- 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 or 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) Within 10 minute walk (3) Within 20 minute walk (1) Above 20 minute walk (0)
Access to health services (GP)	Time-based (walking)	Within 10 minute walk (5) Within 20 minute walk (3) Within 30 minute walk (1) Above 30 minute walk (0)
Access to Lower School	Time-based (walking)	Within 10 minute walk (5) Within 20 minute walk (3) Within 30 minute walk (1) Above 30 minute walk (0)
Access to Middle School	Time-based (walking)	Within 10 minute walk (5) 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 Assessment Parameters and Technical Information

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 outlined 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.