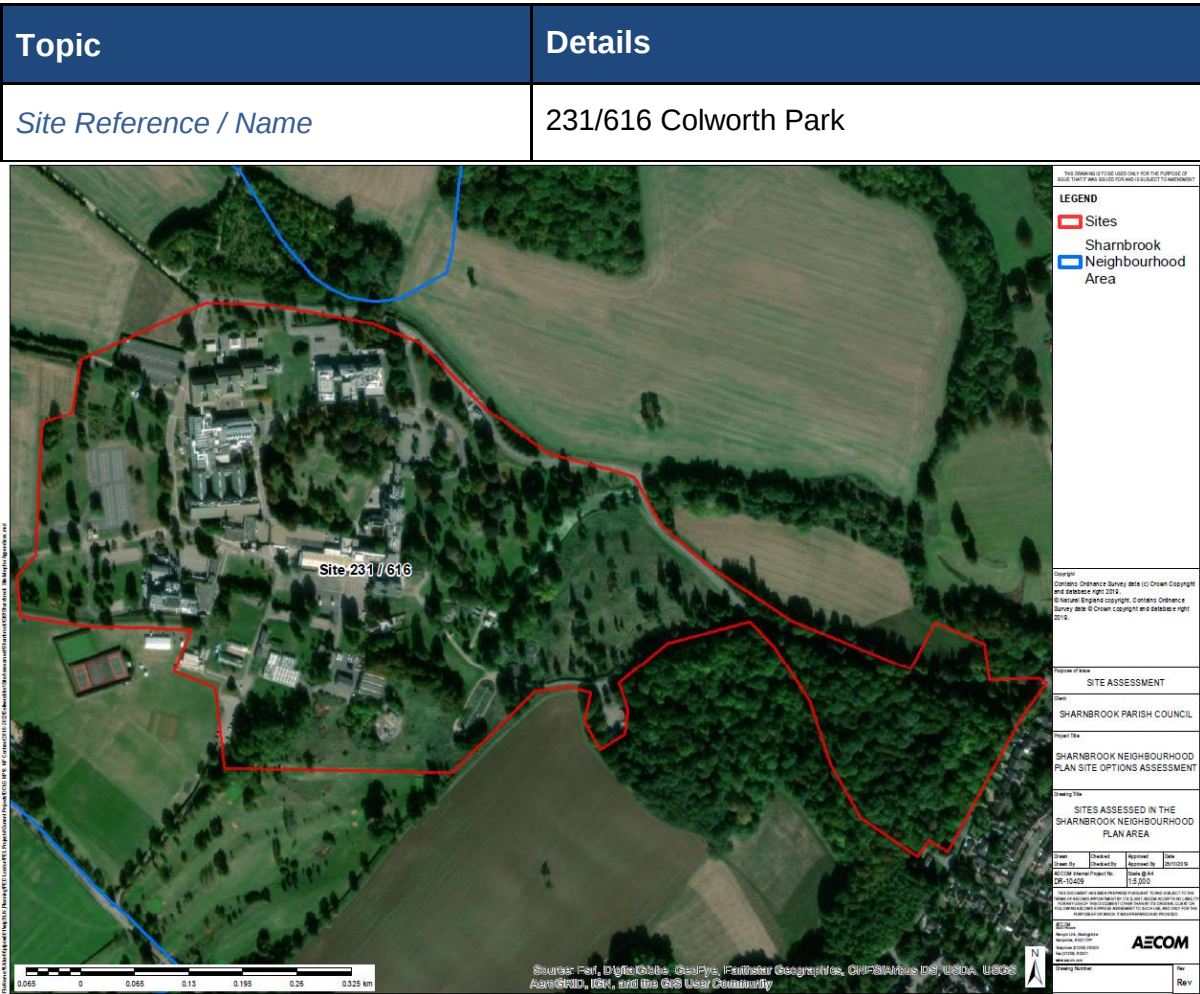


Appendix A Individual Site Assessments

Site reference	Name	Site area (ha)	Site source	Page Number
231 / 616	Colworth Park	36.77	2018 SHELAA	2
234	Land at Coffle End, Mill Road, Sharnbrook	0.93	2018 SHELAA	18
235	Land off Mill Road, Sharnbrook	0.15	2018 SHELAA	32
236	Land at Kennell Hill, Sharnbrook (large site)	5.80	2018 SHELAA	44
237 / 618	Land at Park Lane, Sharnbrook	1.36	2018 SHELAA	59
238	Land at Yelnow Lane, Sharnbrook	2.17	2018 SHELAA	72
244	Land North of High Street, Sharnbrook	9.12	2018 SHELAA	84
247	Land south of Mill Road, Sharnbrook	3.38	2018 SHELAA	97
249	Land west of Stoke Mill, Mill Road, Coffle End, Sharnbrook	1.07	2018 SHELAA	109
251	Prospect Place, Odell Road, Sharnbrook	0.32	2018 SHELAA	121
337	Land off Templars Way, Sharnbrook (large site)	2.65	2018 SHELAA	134
527	Land adjacent to School Approach, Sharnbrook	5.30	2018 SHELAA	146
583	Land between Templars Way and Mill Farm, Sharnbrook	5.02	2018 SHELAA	160
617	Land at Kennell Hill, Sharnbrook (small site)	1.09	2018 SHELAA	173
619	Land at The Retreat, Park Lane, Sharnbrook	0.39	2018 SHELAA	188
620	Land east of Odell Road, Sharnbrook	46.79	2018 SHELAA	201
623	Land at Templars Way, Sharnbrook (small site)	1.60	2018 SHELAA	218
712	Mill Road	0.08	2018 Local Plan consultation	230
811	81 Mill Road	0.50	2018 Local Plan consultation	241
901	Hill Farm, Mill Road	53.67	2018 Local Plan consultation	252
New Site 01	North east of The Fordham Arms, Sharnbrook	2.90	SPC Call for Sites	266
New Site 02	Land south of Kennell Hill, Sharnbrook	5.63	SPC Call for Sites	281

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Colworth Park
<i>Gross Site Area (Hectares)</i>	36.80
<i>SHLAA/SHELAA Reference (if applicable)</i>	The site is submitted as part of Bedford Borough Council's Call for Sites by two separate promoters as Site 231 and Site 616 respectively.
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Site 231: The site has been excluded from further assessment because it does not relate well to the structure of the settlement and existing facilities. Site 616: The site has been excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities.
<i>Existing land use</i>	Science Park and Woodland
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Mixed Use/Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for mixed use development for 60 dwellings and 5,574 sqm of additional B1 employment space (as Site 231); also proposed for 100 residential dwellings (as Site 616).
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites

Topic	Details
<i>Planning history</i> (Live or previous planning applications/decisions)	February 2009, planning permission granted (08/00497/MAO) for the erection of 3 buildings for class B1 (b) use (research & development) with landscaping, parking and associated works. November 2007, appeal allowed and planning permission granted (07/02211/MAO) for the erection of 4 buildings for Class B1(b) use (research and development), with landscaping, parking and associated works. Outline application seeking approval for some reserved matters. March 2007, certificate approved (07/00398/LDE) for Science Park (B1) with a gross floor area of 51,993.4 square metres, comprising approximately 23,682 square metres of office (B1a), 21,930 square metres of research and development labs (B1b) and 6,381 square metres of ancillary facilities and car parking.
<i>Neighbouring uses</i>	The site is surrounded by recreational land (golf course), woodland and the open countryside to its north, south and west. It is opposite to some existing residential properties to its east. A new garden village for 4,500 dwellings at Colworth Park, wrapping the site in concern, was previously proposed but later withdrawn in the draft Bedford Borough Council Local Plan 2035. This is because the promoter has not been able to reach an agreement with the raceway operator to deliver a range of noise mitigation measures.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated. The site is approximately 1,250m away from Felmersham Gravel Pits SSSI and falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the requirement to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is approximately 350m south of Round Wood County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be assessed with reference to Policy 43S of the emerging Local Plan. Considering the scale of the proposed development, further assessments on the ecological impacts of the development may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Low risk - Part of the site (approximately 1 Ha along Sharn Brook; 3% of the entire site) is within Flood Zone 2 and 3. The majority of the site falls within Flood Zone 1 and is of low risk of flooding.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i>	Low risk - About 4 Ha of the site is affected by medium to high risk of surface water flooding. This is particularly severe at existing driveways. However, the area affected is less than 15% of the site and therefore overall the site is considered to be at low risk. Developments should be directed away from these areas and relevant mitigation strategies would be required.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • <i>UK Biodiversity Action Plan (BAP) Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> Yes / No / Unknown	Yes - The site contains approximately 5.8ha of a wider area of deciduous woodland which can have rich ground flora, and may be important in supporting bats, woodland birds and butterflies, and occasionally dormice.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently rolling
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - There is an existing vehicular access road (Colworth Science Park) to the site, which is currently used to support the operation of the Science Park. Any proposals to intensify the site would however have to be closely considered by the relevant Highways Authority in terms of highway safety from increased use of the site. This is considered in further detail in the traffic impacts section.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes - There is continuous footways from the site entrance to Colworth House. No - there are no dedicated cycle lanes to the site. However, existing signs advise cyclists to share a segregated pavement with pedestrians.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes - Various public rights of way across the eastern part of the site, at the Swell (woodland). These should be maintained and where possible enhanced.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within - There are semi-mature and mature trees throughout the site. These should be retained where possible, or re-provided. In particular, about 5.8 Ha (including the Swell, trees along Colworth Science Park and behind Colworth House) of the site is identified as deciduous woodland which is protected as a Biodiversity Action Plan (BAP) Priority Habitat. Further arboricultural assessments would be required. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown.
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken. However, considering that part of the site is in industrial use, some form of ground contamination potentially exists.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Unknown
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m. About 2km from the village centre.

Factor		Guidance
Bus /Tram Stop	<400m 400-800m >800m	>800m. The nearest bus stop is Loring Road East which is approximately 1.6km from the site.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The nearest primary school is Sharnbrook John Gibbard Lower School which is approximately 1.6km from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The nearest secondary school, Sharnbrook Academy School, is approximately 2.5km away from the site.
Open Space / recreation facilities	<400m 400-800m >800m	<400m. The site is directly adjacent to a playing field and Colworth Golf Course.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	Adverse traffic impact predicted - The draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants indicates that the site would have an adverse impact in term of its traffic impacts on the High Street/Centre of the Village. The study also finds that developments along Colworth Road and Souldrop Road would have some impacts on the operation of the Church Lane Junction. However, as noted in the Bedford Borough Council's SHELAA 2018, the local highway authority recommended that: 1) Highway mitigation would be required for residential and commercial development due to effect of increased vehicular trips on local roads 2) Access to adoptable standards would be required 3) Adequate footways and cycle lanes would be required 4) Transport Assessment would be required to introduce highway mitigation measures and improvements to sustainable transport options.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site in overall is of medium landscape sensitivity and could potentially accommodate some change in its eastern section which is currently developed as a Science Park. As much of the site forms the former ground of the Grade II* Colworth House which sits in the centre of the site, appropriate mitigation would be required. The eastern part of the site is of high landscape sensitivity and can only accommodate minimal change. This includes the historic garden to the east of the Grade II* listed Colworth House, which forms the setting to the designated heritage, and the woodland (the Swell) between Colworth Road and Colworth Science Park, which forms a key landscape element in views both across and into the site in connection to Sharnbrook.

<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Medium sensitivity - The site at an elevated position in relation to village centre of Sharnbrook and is relatively exposed to its north, south and east with some intervisibility with the surrounding open farmland and golf course. Nevertheless, the site is currently used as a Science Park and its intensification is unlikely to have significant impacts to its surrounding views. The site does not form part of any identified views and is of medium visual sensitivity.
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Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact and mitigation possible. The site contains a Grade II* listed building, Colworth House (Ref 1160878). It is also adjacent to a Grade II listed Twin Lodges and Connecting Archway (Ref 1114374) and would be visible from the Grade II listed Antonie Farmhouse (Ref 1321481) to its southwest. Development in this location will require careful design and layout considerations. The site is outside of the Conservation Area. The historic garden of Colworth Park is identified as a Archaeological Interest Site.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside

Indicator of Suitability	Assessment
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</i>	Yes - Most of the site (apart from its south-eastern section which is made up of woodland) is designated as an employment site in the adopted Local Plan and the emerging Local Plan (as employment site that is to be protected and maintained, demonstrated through the October 2015 Employment Land Study). Policy 73 of the emerging Local Plan states that the development or redevelopment of land and premises within these key employment sites for purposes other than business, general industrial and storage and distribution will only be supported where it can be sufficiently demonstrated that: i) the development would be ancillary or complementary to the existing or proposed 'B class' activities of the employment area, and ii) the proposal, cumulatively with other non-B class uses, is proportionate in scale to the overall defined employment area to ensure that it would not detract from the site's primary employment purpose, and iii) There is no unacceptable impact on the operation of the defined wider employment area, and iv) the proposal would not have an adverse amenity impact. The site is therefore not suitable for allocation for non B-class uses in principle, unless there are further evidence which demonstrates the proposals compliance with the above four criteria.
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	A mix of greenfield and previously developed land

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is designated as a key employment site in the adopted and emerging Local Plan. The western section of the site is mostly built-up and is in economic uses. The eastern greenfield section of the site is promoted for residential and is adjacent to the Sharnbrook Settlement Policy Area
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is adjacent to the existing settlement policy area. However, it should be noted that the adjoining eastern section of the site is currently made up of deciduous woodland which is protected as a Biodiversity Action Plan (BAP) Priority Habitat. The remaining and majority part of the site is detached from the existing settlement boundary but is designated as a key employment site in the adopted and emerging Local Plan.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No. The eastern part of the site is previously developed and its intensification is unlikely to have significant impacts to the character of this part of the Science Park.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

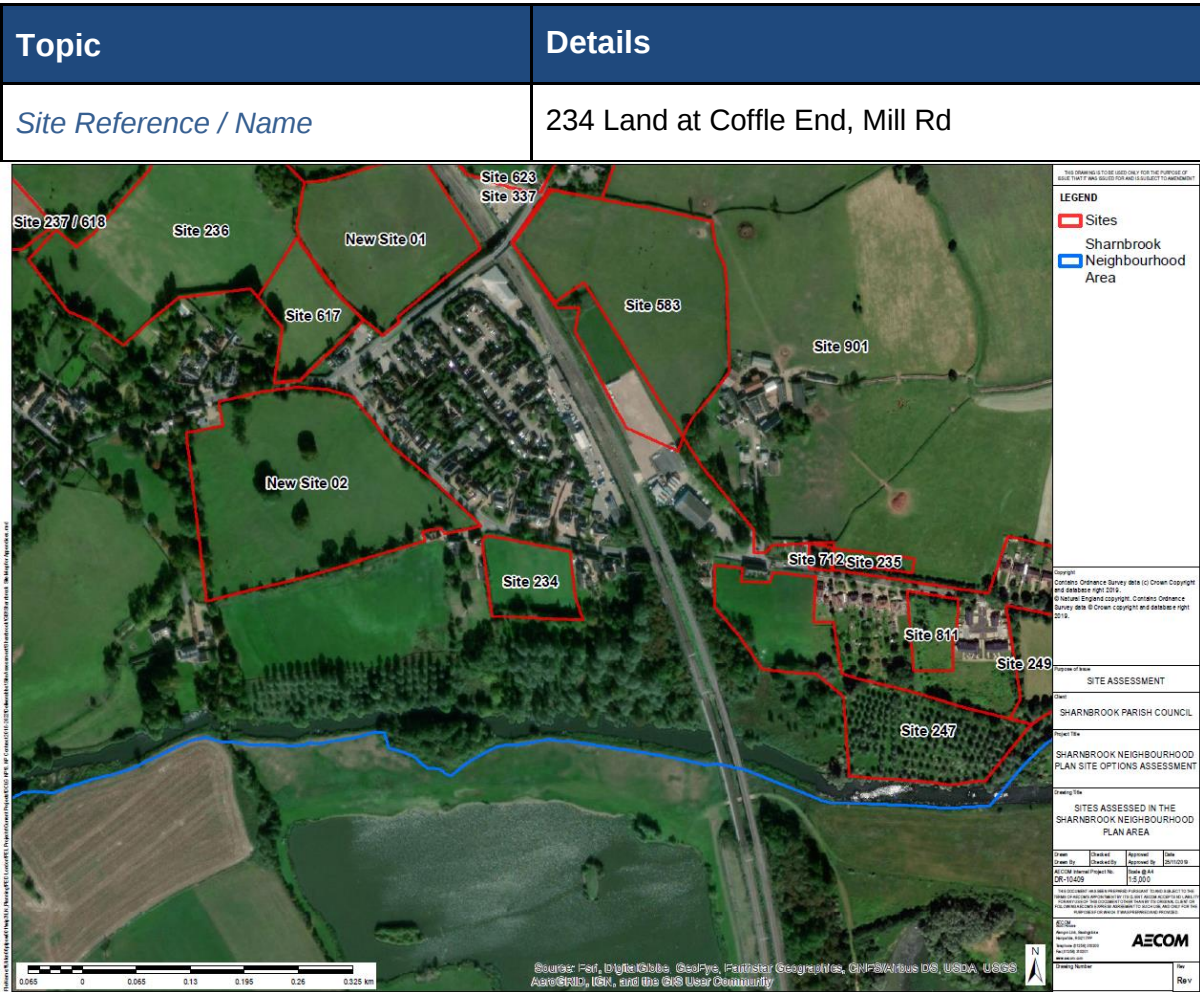
Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red

Conclusions	Assessment
<i>Summary of justification for rating</i>	The site is available for development and is promoted on two separate occasions during the Bedford Borough Council's Call for Sites for mixed use (60 dwellings and 5,574 sqm of additional B1 space) and residential (100 dwellings) development respectively. However, the site is designated in the adopted Allocations and Designations Plan and the emerging Local Plan as a key employment site to be protected and maintained. Policy 70 of the emerging Local Plan states that development or redevelopment of land and premises within these key employment sites for purposes other than business, general industrial and storage and distribution will only be supported where it can be sufficiently demonstrated it is complementary, proportionate in scale, have no unacceptable operational or adverse amenity impacts to the site's employment use. The site is therefore not suitable for allocation for non B-class uses in principle, unless there is further evidence which demonstrates that redevelopment proposals can comply with the criteria in Policy 70. The heavily treed portion of the site to the east fronting Colworth Road is promoted for 100 residential dwellings; however development of the site would require the loss of a significant number of mature trees which are identified as deciduous woodland priority habitat. Furthermore residential development at the access to a designated employment site may not be appropriate in terms of residential amenity.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land at Coffle End, Mill Rd
<i>Gross Site Area (Hectares)</i>	0.91
<i>SHLAA/SHELAA Reference (if applicable)</i>	234
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site has been excluded from further assessment because it does not relate well to the structure of the settlement and existing facilities.
<i>Existing land use</i>	Open amenity land/Paddock
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 10 - 12 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	Residential development to the north (opposite) and to the east. Isolated dwellings and paddock to the west and woodland to the south.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to any of the stated statutory environmental designations. It is approximately 1km from the Felmersham Gravel Pits SSSI and falls within a SSSI Impact Risk Zone. However, the proposed use would not trigger the requirement to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	Adjacent - The site is not designated as any of the stated non-statutory environmental designations. However, it is approximately 50m away from the Radwell Pits County Wildlife Site (CWS). Further assessments on the ecological impacts to the CWS may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No. However, the site is directly adjacent to deciduous woodland identified as Biodiversity Action Plan (BAP) Priority Habitats. These includes part of crowns of some semi-mature trees that are located at the southern boundary of the site. Further ecological assessments might be required to investigate the potential development impacts on protected habitats.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No - There is no existing vehicular access to the site. There is however potential to create access from the north-western corner of the site along Mill Road subject to consultation with the Highways Authority.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - Currently there is no formal pedestrian access to the site. A suitable access could be created off Mill Road and within the site boundary subject to consultation with the Highways Authority. There are no footways on this side of Mill Road but there is continuous footway on the northern side of the Mill Road. No - Currently there are no formal access for cyclists to the site. However, a suitable access could be created off Mill Road subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	No, however some of the trees at the southern boundary might form part of the deciduous woodland to the south of the site. Further arboricultural assessments might be required. No Unknown

Indicator of Suitability	Assessment
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No - No observable utilities infrastructure across the site.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. About 1.1m from the town centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. 100m from Mill Road Bus Station which provides infrequent services to Pavenham.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The nearest primary school is Sharnbrook John Gibbard Lower School which is approximately 1.5km from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The nearest secondary school, Sharnbrook Academy School, is approximately 2.8km away from the site.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 1.6km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	No adverse traffic impact predicted – Rated as sites of least traffic impacts on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. As noted in the Bedford Borough Council's SHELAA 2018, the local highway authority has recommended that access road would need to be of adoptable standards and that improvements would be required to existing footways and pedestrian crossings.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Low sensitivity - The site is currently a greenfield with limited landscape features. It is wrapped by residential properties on three sides and in general is of low landscape sensitivity. It contains some semi-mature and mature trees around its southern boundary which should be retained.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Low sensitivity - The site is wrapped by residential properties on three sides with a line of semi-mature and mature trees on its southern boundary. While it has some intervisibility with the surrounding properties, development on the site would have limited impact to the overall character of this part of the settlement.

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact and mitigation possible. The site is in close proximity to the Grade II listed Riverside Lodge (approximately 50m west to the site). The presence of mature trees to the west of the site, however, is likely to provide some screening to mitigate the impacts of the proposed development.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	Yes - The site is within a Mineral Safeguarding Area and is within 300m of a former Mineral Working Area. Policy MSP11 and 12 of the Minerals and Waste Local Plan LDD requires surface development proposals (excluding exceptions set out under Policy MSP12) within a Minerals Safeguarding Area to be accompanied by a Minerals Resource Assessment and demonstrate that it will not lead to the long term sterilisation of minerals as stated in MSP 12.
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	The site is adjacent to and connected to built up area of Coffle End , which is identified as a Small Settlement. It is also adjacent to some residential properties to its east and west.
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	Although the site is opposite to a group of houses to the north along the railway and is adjacent to a few properties to its east and west, it is outside and is not connected to the existing settlement boundary as drawn in the adopted and emerging Local Plan.
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Its development is unlikely to have significant impacts on the size of the settlement, and will likely to enhance the built character of this part of Coffle End by infilling the gap between 32 to 49 Mill Road and Riverside Lodge. However, the scheme would need to be sensitive to the rural character, linear structure and existing heritage adjacent to the site.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	10-12 dwellings (landowner) 24 dwellings (AECOM)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber

<i>Summary of justification for rating</i>	The site is outside of and removed from the adopted and emerging settlement policy area of Sharnbrook (approximately 600m) but is adjacent to the built-up area of the small settlement of Coffle End. Physically it relates well with developments at Coffle End. Development of the site would need to be assessed in accordance with Policy 7S of the emerging Local Plan and needs to contribute positively to the character of the settlement and the scheme is required to be appropriate to the structure, form, character and size of the settlement. At present there is no vehicular access to the site. However, there is potential to create an access from the north-western corner of the site. There is also potential to extend the pavement along Mill Road to provide more sustainable means of transport to this site, and access to the nearest bus stop. The site is in close proximity to a County Wildlife Site and is adjacent to deciduous woodland Priority Habitat. Further ecological assessments may be required as a result. The site is in close proximity to the Grade II listed Riverside Lodge (approximately 50m west to the site). The presence of mature trees to the west of the site is likely to provide some screening to mitigate the impacts of the proposed development. The site is within a Minerals Safeguarding Area therefore either mineral resources would need to be extracted or proven unviable before residential development could take place. On this basis, the site is potentially suitable for development and allocation consideration, subject to demonstrating a safe access can be achieved, ecology/biodiversity and heritage issues can be addressed, the minerals safeguarding policy requirements are met, and subject to identifiable community need and the parish council's support. Depending on whether or not the minerals safeguarding issue
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<i>Conclusions</i>	<i>Assessment</i>
	requires prior excavation of minerals before development can take place, or the resource is uneconomical or unviable to extract, the phasing of development may need to be pushed back to later in the plan period. The site is available for development and has been promoted by the landowner during Bedford Borough Council's Call for Sites in 2014 and 2015.

Neighbourhood Planning Site Assessment

Site Details

Topic	Details
Site Reference / Name	235 Land at Hill Farm, Mill Rd

LEGEND

- Sites
- Sharnbrook Neighbourhood Area

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Project Name
SITE ASSESSMENT

Client
SHARNBROOK PARISH COUNCIL

Project Title
SHARNBROOK NEIGHBOURHOOD PLAN SITE OPTIONS ASSESSMENT

Drawing Title
SITES ASSESSED IN THE SHARNBROOK NEIGHBOURHOOD PLAN AREA

Drawn By	Checked By	Approved By	Date
DR-15429	DR-15429	DR-15429	20/10/2019

Scale
1:5,000

Author
AECOM

Rev

Topic	Details
<i>Site Address / Location</i>	Land at Hill Farm, Mill Rd
<i>Gross Site Area (Hectares)</i>	0.18
<i>SHLAA/SHELAA Reference (if applicable)</i>	235. Small part of 901.
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	This site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and therefore contrary to the local plan strategy.
<i>Existing land use</i>	Agricultural
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Promoted for 6 to 8 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is opposite to some residential properties and is adjacent to the amenity land of an isolated dwelling. Otherwise the site faces the open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designated stated above. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is approximately 500m north of Radwell Pits County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be assessed with reference to Policy 43S of the emerging Local Plan. Considering the scale of the proposed development, further assessments on the ecological impacts of the development may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No - The site at present has no vehicular access. The site boundary as submitted is not along Mill Road. At present there is no evidence which demonstrates that an access to Mill Road is possible via land in the control of the landowner. Third part land may need to be acquired before access is possible. It is noted that the local highway authority has not raised any objections in terms of gaining safe access to the site. Removal of hedgerow trees outside of the site boundary may also be required to provide access to the site.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - There are no continuous footway on this side of Mill Road. About 500m of footways extension may be required to make this site sustainable. No - There is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within - The site contains some semi-mature trees. Further arboricultural assessments would be required to understand their quality and significance. If these trees are found to be of significance and should be retained, it would significantly reduce the developable area. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Yes - Power lines across the site. This is likely to reduce the net developable area of the site.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m. The site is approximately 1.6km from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is in close proximity to the bus stops at Mill Road.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.

Factor		Guidance
Primary School	<400m 400-1200m >1200m	>1200m. The nearest primary school is Sharnbrook John Gibbard Lower School, which is approximately 1.3km from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2.9km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 2km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	No adverse traffic impact predicted. The site is rated as one of the sites with the least traffic impacts on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. The Highways Authority however has raised objections to the site as part of BBC's site assessments, indicating that it rates poorly in terms of sustainable transport, and that the nearest bus stops is approximately 2 miles away, although from Google Maps the nearest bus stop is at Mill Road and is approximately 300m away.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site is of medium sensitivity in terms of landscape. The site contains a row of semi-mature trees along the southern boundary that may be of some landscape value. The site is susceptible to change but could potentially accommodate some change with appropriate mitigation.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site is of medium sensitivity in terms of visual amenity. The site is well-screened by a line of semi-mature trees along its southern boundary but is otherwise visually open to the north. If developed, a soft and well integrated edge would be required.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact. The site is approximately 250m from the Grade II listed Former Farmhouse at Hill Farm. However, it is well-screened from the designated heritage.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is opposite to some residential dwellings but is outside of and is not connected to a built-up area.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside of and is not connected to the existing settlement boundary.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Some Impacts. It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would intensify the rural character of this part of the village which is outside of the settlement boundary.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red
Summary of justification for rating	The site is outside of and removed from the settlement boundary and is physically separated from the main built-up area of Sharnbrook and small settlement of Coffle End. If developed in isolation it is poorly located to most services and facilities. The site currently forms part of the rural setting of Sharnbrook and is visible from all directions apart from its southern boundary. Its development would therefore be contrary to Policy 5, 6 and 7S of the Local Plan. In addition, the site is set back from Mill Road and access may not be possible to reach the site. Third party land may need to be acquired to gain access to the site. Whilst the site in isolation is not considered suitable for development, the site entirely overlaps Site 901 which is potentially suitable for development. As the site is superseded by Site 901 Site 235 is unavailable for development.

Topic	Details
<i>Site Address / Location</i>	Land at Kennell Hill (large site)
<i>Gross Site Area (Hectares)</i>	5.80
<i>SHLAA/SHELAA Reference (if applicable)</i>	236
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site has been excluded from further assessment at Stage 2. It is not suitable as an allocation option because it does not relate well to the structure of the settlement and existing facilities.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 150 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	To its east (Apple Cottage, which the site in concern wraps around): July 2005, planning application refused (05/01281/FUL) for two storey extension with conservatory and new garaging to side and rear gardens.
<i>Neighbouring uses</i>	The site mostly faces the open countryside but is adjacent to a drinking establishment to its southeast, some residential gardens to its southwest and an industrial site to its north.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to any of the stated statutory environmental designations. It falls within a SSSI Impact Risk Zone and residential development of 100 units or more, such as the proposed development, would need to consult with Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	Yes - The southern section of the site is designated as a Village Open Space/View (Item I; Policy AD40) in the adopted Allocation and Designations Local Plan. The site have been identified as village open space/view as it 1) provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond; (2) the gap provides visual relief in an otherwise built up area punctuating the street scene; and (3) the open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation (as stated above) are not compromised or that other material considerations outweigh the need to retain the Village Open Space/View undeveloped.

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Entirely within Flood Zone 1. Low Risk.
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.

Indicator of Suitability	Assessment
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No - The site at present do not have any formal vehicular access to the existing highway network. While there is an informal access at the south-eastern corner of the site from Kennel Hill, it is likely to require significant improvements to provide adequate visibility splays, subject to consultation with the Highways Authority. As part of the improvement, it is likely that some trees along Kennel Hill would need to be removed and works to the existing ditch at the northern boundary.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes. The site has access to continuous footways along Kennel Hill to Sharnbrook Town Centre. No - The site at present do not have any dedicated access for cyclists. There is however potential to create a suitable access off Kennel Hill, subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes - a PRoW runs across the middle section of the site east-west and along the eastern boundary.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Unknown. The site contains some semi-mature and mature-trees at its boundary. Further arboricultural assessment would be required. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown. Some young trees to the south-eastern corner of the site might need to be removed to enable access. At present, it is not clear whether these trees are relocated within the site boundary and is hence owned by the respective landowner, or on public footway.
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Yes - Overhead power lines run across the site and along Kennel Hill. This may potentially affect the developable area of the site.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 700m from the town centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is directly in front of Fordham Arms Bus station, which provides hourly services to Rushden.

Factor		Guidance
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	400-1200m. The nearest primary school is Sharnbrook John Gibbard Lower School which is approximately 650m from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The nearest secondary school, Sharnbrook Academy School, is approximately 2km away from the site.
Open Space / recreation facilities	<400m 400-800m >800m	<400m. The site is approximately 300m from the Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	No adverse traffic impact predicted - This site was rated as one of the sites with the least traffic impacts on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. As noted in the Bedford Borough Council's SHELAA 2016, the relevant Highway Authorities recommended that improvements to existing footways and pedestrian crossing, as well as bus services would be required.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains a few semi-mature trees along its boundary. The remaining part of the site are open arable land. The site is designated as an Open Space which maintains separation between Sharnbrook and Coffle End. The site is therefore of medium sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site currently contributes to the gap between Sharnbrook and Coffle End. It is visible from adjacent land and along Templars Way due to the lack of vegetated boundaries. The site is therefore of medium sensitivity

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, mitigation possible. The site is in close proximity to, and directly faces the back gardens of a number of Grade II listed properties. The site is outside of, but is directly adjacent to the Sharnbrook Conservation Area.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside

Indicator of Suitability	Assessment
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown	Yes - The southern section of the site is designated as a Village Open Space/View (Item I; Policy AD40) in the adopted Allocation and Designations Local Plan. The site have been identified as village open space/view as it 1) provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond; (2) the gap provides visual relief in an otherwise built up area punctuating the street scene; and (3) the open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation (as stated above) are not compromised or that other material considerations outweigh the need to retain the Village Open Space/View undeveloped. Unless further evidence demonstrates that the scheme will not compromise the land's function as a Village Open Space/View, it is not suitable for development and allocation in principle.
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	The site is not adjacent or connected to the main village of Sharnbrook. However, it is adjacent to the car park of a drinking establishment and is opposite to the small settlement at Coffle End.

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside and not connected to the existing settlement boundary.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	Yes - If developed, the site will lead to coalescence between the smaller settlement of Coffle End together with the main village of Sharnbrook.

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Yes - development of this site would be contrary to the built form of the village, encroaching into the open countryside to the east and joining the smaller settlement of Coffle End with the main settlement of Sharnbrook.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

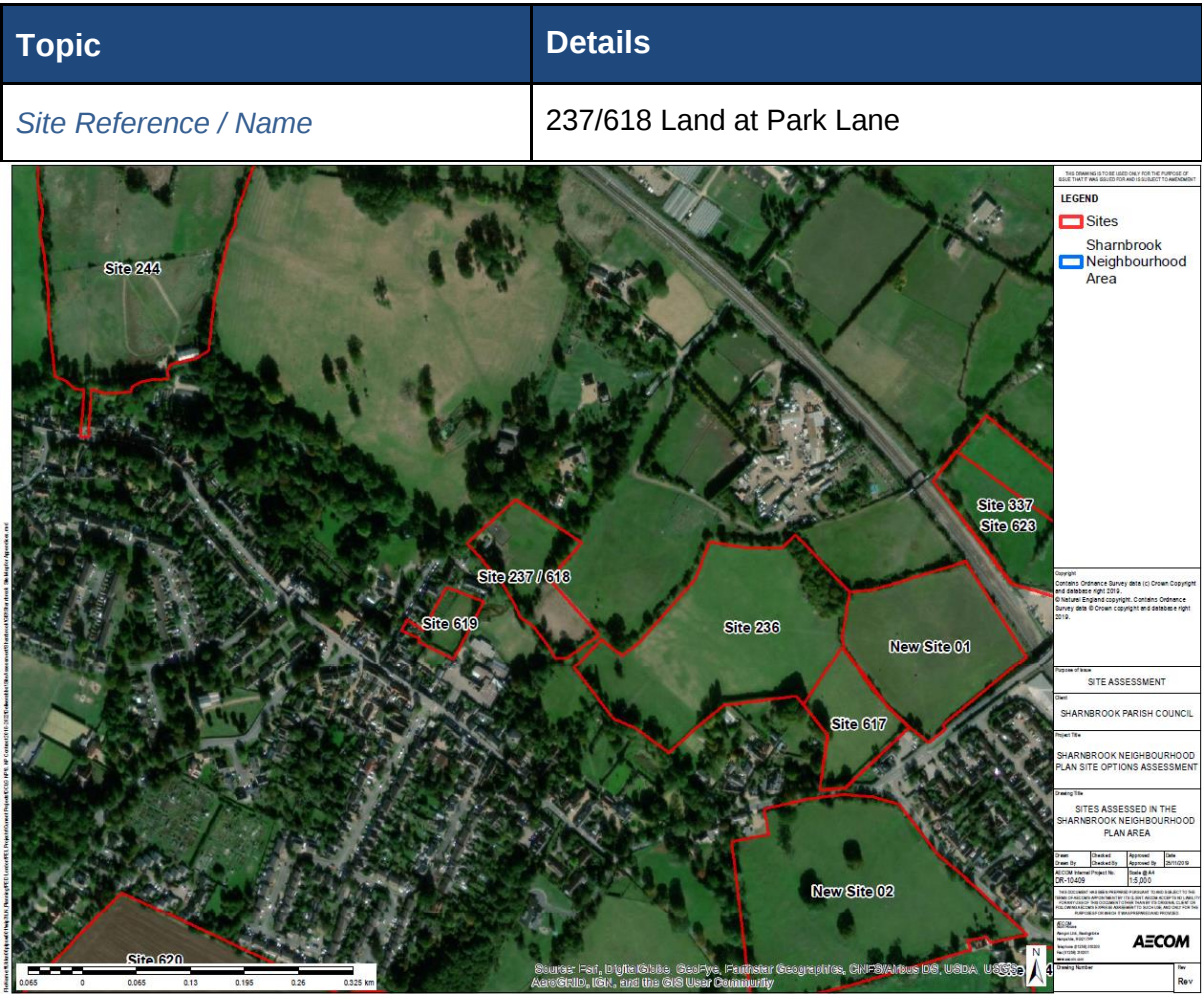
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red
Summary of justification for rating	The southern section of the site is designated as a Village Open View (Item I; Policy AD40) in the adopted Allocation and Designations Local Plan. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation (as stated above) are not compromised or that other material considerations outweigh the need to retain the Village Open Space/View undeveloped. Unless further evidence demonstrates that the scheme will not compromise the land's function as a Village Open Space/View, it is not suitable for development and allocation in principle.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land at Park Lane
<i>Gross Site Area (Hectares)</i>	1.36
<i>SHLAA/SHELAA Reference (if applicable)</i>	237/618
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site has been excluded from further assessment at stage 1 as the majority of the site is within flood zone 3.
<i>Existing land use</i>	Paddock
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 30 to 40 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is adjacent to the Sharnbrook Methodist Church, residential dwellings and Sharnbrook John Gibbard Lower School. It faces the open countryside to its southeast.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designated stated above. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is not within or adjacent to the stated non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is predominantly (83%) in Flood Zone 3, apart from a small section of land along Park Lane to the north-eastern corner. It is proposed for residential use which is identified as 'more vulnerable' uses. The site is therefore of medium risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	Approximately 0.32 Ha (12%) of the site is subject to medium to high risk of surface water flooding. Overall the site is of low risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - The site at present has a vehicular access but this is likely to require improvements to adopted road standards in order to support residential uses on the site, subject to consultation with the Highways Authority. This is achievable within the site boundary.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - At present there are no footways to access the site. Extensive extensions may be required to make this site sustainable. No - There is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes - Various Public Rights of Way run across the site. They should be maintained and where appropriate enhanced as part of the development scheme.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Unknown. The site contains some semi-mature trees . Further arboricultural assessment would be required. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken. The submitted information indicate the site has been used for car parking.

Indicator of Suitability	Assessment
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No observable utilities infrastructure.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	<400m. The site is approximately 300m from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is approximately 300m from the Swan with Two Nicks Bus Stops.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	<400m. The site is approximately 300m from John Gibbard Lower School.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 1.6km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	400-800m. The site is approximately 800m from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	No adverse traffic impact. The site is rated as one of the sites with the least traffic impact on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. The Highways Authority however has noted that (1) substantial improvements would be required to existing, and provision of new footways to access the site in the interest of pedestrian safety, (2) visibility splays cannot be provided without these improvements, compromising safety, and (3) consideration must be given to extension of 20mph zone.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Medium sensitivity - The site some semi-mature trees that are within the Conservation Area that may be of some landscape value. The site is susceptible to change but could potentially accommodate some change with appropriate mitigation.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Medium sensitivity - The north-western section of the site is relatively well-screened, but its eastern section is visually open to its north-eastern open countryside.

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact and mitigation possible. About half of the site falls within the Sharnbrook Conservation Area. It is also within the Historic Environment Monument Areas of Saw Pitt Close and is in close proximity to a number of Grade II listed building. The full development of the site is likely to have some impacts on the designated heritage. Development in this location will require careful design and layout considerations.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	A mix of greenfield and previously developed land
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is adjacent to and connected to the built-up area.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is adjacent to and connected to the existing settlement boundary of Sharnbrook.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	12 dwellings (AECOM)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i> . The site is <i>not currently suitable, and available</i> . Are there any known viability issues? <i>Yes</i> / <i>No</i>	Amber

Conclusions	Assessment
<i>Summary of justification for rating</i>	The site is predominantly (83%) in Flood Zone 3, apart from a small section of land along Park Lane to the north-eastern corner. Development should be directed away from areas according to Paragraph 155 of the NPPF. The sequential and, if necessary, the exception test should be applied before the site can be allocated for development, in accordance with national policy. The remaining section of the site is adjacent and connected to the settlement boundary but is within the Sharnbrook Conservation Area. It is also within the Historic Environment Monument Areas of Saw Pitt Close and is in close proximity to a number of Grade II listed building. The development of the site may have some impacts on the designated heritage. Development in this location will require careful design and layout considerations. The site at present has a vehicular access but this is likely to require improvements to adopted road standards in order to support residential uses on the site. It may however require substantial footways extensions in order to be sustainable. The site was promoted during the Bedford Borough Council's Call for Sites and is available for development. Overall the site is potentially suitable for allocation and development for 12 dwellings (based on a net developable area of 0.4ha), subject to further consultation with the Highways Authority and Heritage Officers, and appropriate provision for flood mitigation.

Site Details

[illegible]

Topic	Details
<i>Site Address / Location</i>	Land at Yelnow Lane
<i>Gross Site Area (Hectares)</i>	2.17
<i>SHLAA/SHELAA Reference (if applicable)</i>	238
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Assessed as suitable, available and achievable for 65 dwellings.
<i>Existing land use</i>	Paddock
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 65 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	January 2020, outline planning application granted (19/01312/MAO) with all matters reserved except access for a residential development of up to 51 dwellings with access onto Yelnow Lane, including associated car parking, landscaping and attenuation basin. Awaiting decision.
<i>Neighbouring uses</i>	The site is bounded by residential developments to the east, and Sharnbrook Upper School and its associated playing fields to the south and west. It faces mature woodland to its north, opposite to Yelnow Lane.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site falls within a SSSI Impact Risk Zone. The proposed development, however, would not trigger the need to consult Natural England. In its recent planning application, Natural England has also not raised any objections.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	The Sharnbrook Castle Close County Wildlife Site (CWS) is adjacent to the site, as indicated in the emerging BBC Local Plan Policies Map. Comments from the Wildlife Trust on the live planning application concerning this site notes that the site form part of the ecological corridor linking Sharnbrook Castle Close CWS to the wider landscape to the west via Yelnow Lan CWS and to the north via Colworth Estate, and therefore contributes significantly to the local ecological network. A multifunctional ecological corridor is recommended.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The entire site is subject to very low risk of surface water flooding.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes - About 0.225 Ha at the central-western part of the site is identified as "traditional orchards" Biodiversity Action Plan (BAP) Priority Habitats. Otherwise, most of trees on the site are along the site boundary. These are proposed to be retained in the recent planning application. The site appears to be 50m from the Sharnbrook Castle Close County Wildlife Site (CWS) and runs immediately east at the southern section of the site from the emerging BBC Local Plan Policies Map. Comments from the Wildlife Trust on the live planning application concerning this site notes that the site form part of the ecological corridor linking Sharnbrook Castle Close CWS to the wider landscape to the west via Yelnow Lan CWS and to the north via Colworth Estate, and therefore contributes significantly to the local ecological network. A multifunctional ecological corridor is recommended.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	There is no existing vehicular access to the site. There is however demonstrated potential to create a T-junction access off Yelnow Lane to the north of the site, as proposed in the recent planning application.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - Currently the site is not connected to the existing footways. The nearest footpath on Yelnow Lane terminates at Gibbards Close, which is approximately 100m to the east of the proposed access. The live planning application proposed to extend this footpath to provide pedestrian access to the site. No - There is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access as proposed in the recent planning application.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No - a bridleway runs along Yelnow Lane but no PRoWs across the site.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	No - The site contains some semi-mature and mature trees of various quality. Further arboricultural assessment would be required. In the submitted tree survey in support of the live planning application, it is suggested that all trees within the site are of low to medium quality. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown but unlikely.

Indicator of Suitability	Assessment
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No observable utilities infrastructure.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m. The site is approximately 1.3km from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The nearest bus stops are located on Lodge Road, which is approximately 300m to the north-east of the site.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The nearest primary school is Sharnbrook John Gibbard Lower School which is approximately 1.5km from the site.
Secondary School	<1600m 1600-3900m >3900m	<1600m. The site is directly adjacent to Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	<400m. The site is adjacent to playing fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts		

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Medium sensitivity - The site potentially contains traditional orchards within the site. Further arboricultural assessments would be required. Otherwise the site is mainly vacant and could accommodate some change.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity - The site is relatively enclosed and is well-screened by mature trees along the boundary.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact and mitigation possible – The site is approximately 200m from the Scheduled Monument (Moated Site in Castle Close). While it is unlikely that the site would have significant impacts to the character and setting of the scheduled monument, comments from the Council's Historic Environment Officer pointed out that the site might have some archaeological remains of multi-period date of probable local significance. The site is outside of the Conservation Area.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Direct impact, mitigation not possible. Part of the site falls within the Archaeological Interest Area and contains a known undesignated heritage asset of the remains of ridge and furrow earthworks. As stated in the Council's Archaeological Officer's Report, these are of poor quality and condition, and are at best of local significance.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	N/A

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Adjacent to the existing built-up area. The site is wrapped around by existing settlement on three sides, with residential development to the east and the buildings and playing fields of Sharnbrook Upper School to the south and west respectively.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is adjacent and connected to the Settlement Policy Area (SPA) of Sharnbrook on two of its boundaries.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	The site is previously in agricultural uses and is therefore unlikely to be contaminated.
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	51 dwellings (proposed by developer); 50 dwellings (AECOM)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Green

Conclusions	Assessment
<i>Summary of justification for rating</i>	Planning permission was granted in January 2020 for up to 51 dwellings (reference 19/01312/MAO). The site is adjacent and Sharnbrook settlement policy area boundary consisting of residential and educational uses. Development of this site could 'round off' this part of the settlement policy area boundary, rather than encroaching into the open countryside. The site is favourably located to public transport, the secondary school and recreation facilities, but is poorly located to services located in the village centre. The Sharnbrook Castle Close County Wildlife Site runs immediately south east of the site. Comments from the Wildlife Trust has indicated that a multifunctional ecological corridor would need to be incorporated into the design of the site. Around 0.25ha of the site is identified as traditional orchards Biodiversity Action Plan (Biodiversity Action Plan (BAP)) priority habitat which should be retained and enhanced. Currently there is no access to the site, however there is demonstrated potential to create a T-junction vehicular and cycle access and to extend the existing footpaths. Part of the site falls within an Archaeological Interest Area and contains a known undesignated heritage asset of the remains of ridge and furrow earthworks. As stated in the Council's Archaeological Officer's Report, these are of poor quality and condition, and are at best of local significance. Relevant archaeological assessments would be required prior to development.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land north of High St
<i>Gross Site Area (Hectares)</i>	9.122
<i>SHLAA/SHELAA Reference (if applicable)</i>	Site 244
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site is not suitable for allocation because of highways and access constraints. It is excluded at Stage 2.
<i>Existing land use</i>	Paddock
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 60 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	Some residential properties to its south. Otherwise surrounded by farmland and open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is not within or adjacent to the stated non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Low risk - The southern and western boundary of the site is in Flood Zone 2 and 3. The remaining and majority of the site is in Flood Zone 1. The access points to Souldrop Road and High Street cross the area of Flood Zone 2 and 3.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i>	Low risk - The southern boundary of the site is subject to medium to high risk of surface water flooding. The affected area is however less than 15% of the whole site area. The site overall is of low risk of surface water flooding. The access points to Souldrop Road and High Street cross the area of surface water flood risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • <i>UK Biodiversity Action Plan (BAP) Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> Yes / No / Unknown	No - No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently rolling
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - There is currently an agricultural vehicular access off Souldrop Road which provides access to the site from the west. It is likely that this access would need to be improved in order to support residential uses. This could be achieved within the site boundary subject to consultation with the Highways Authority. In addition, the site could also be accessed via a private driveway off the High Street. This access is relatively narrow and would have limited potential for improvement within the site boundary. It could only be used as a supplementary vehicular access to the proposed development subject to consultation with the Highways Authority. Comments from the relevant Highways Authority objected the site's development for 60 dwellings, as the width of access and carriageway would be below standard to achieve the required splay and footway standards. Third party land would also be required for improvements.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes - The site could be via accessed via existing pavements off High Street. However, it is unlikely that this would be the main access to the site considering the scale of the development. Pedestrian access would need to be created off Souldrop Road with extensions of the existing footpath network. No - The site at present do not have dedicated cycle access. A suitable access could be potentially created within the site boundary subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
Are there any known Tree Preservation Orders on the site? Yes / No / Unknown	No
Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties? Significant trees? Yes, within / Yes, adjacent / No / Unknown Potentially veteran or ancient trees present? Yes, within / Yes, adjacent / No / Unknown Owned by third parties? Yes / No / Unknown	The site contains some semi-mature and mature trees around the boundary and near Sharnbrook Road. Further arboricultural assessments would be required to understand the quality and significance of these trees. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
Is the site likely to be affected by ground contamination? Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Yes - Power lines along High Street and across the site. It may reduce the developable area of the site.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 450m from the town centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is adjacent to the Loring Road East Bus Stops.

Factor		Guidance
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	400-1200m. The nearest primary school is Sharnbrook John Gibbard Lower School which is approximately 650m from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 1.8km from Sharnbrook Academy School
Open Space / recreation facilities	<400m 400-800m >800m	400-800m. The site is approximately 800m from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	The Highways Authority however has noted that (1) substantial improvements would be required to existing, and provision of new footways to access the site in the interest of pedestrian safety, (2) visibility splays cannot be provided without these improvements, compromising safety, and (3) consideration must be given to extension of 20mph zone.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	Low sensitivity - Most of the site is currently used as a paddock and has limited landscape features. It contains some semi-mature and mature trees around the border which should be retained if possible, or re-provided. Overall the site is of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	Medium sensitivity - Most of the site is bordered by trees around the boundary. However, its northern section is exposed to the open countryside with limited screening and no defensible boundary. The site is also at an elevated position and therefore has some intervisibility with the surrounding landscape. Overall the site is of medium visual sensitivity.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact and mitigation possible - The site is adjacent to a number of Grade II listed building, including several residential properties to the south of the site along High Street and the gate and building of Tofte Manor on the opposite side of Sharnbrook Road. Considering the scale of the development, it may have some impacts to the setting of these designated heritage. The proposed development would need to be appropriate in terms of scale, mass, form, sitting, design, proportion and materials in relation to its surrounding area. The site is adjacent to the Sharnbrook Conservation Area.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is adjacent to and connected to the existing built up area.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is adjacent to and is connected to the existing Sharnbrook settlement policy area to the south.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Yes - The site is approximately 9 ha and is proposed for 100 dwellings. Although the site, in theory, is adjacent to the existing settlement boundary, its development would be contrary to the built form of the village, encroaching into the open countryside to the north. This part of the site also appears to be removed from the existing settlement pattern of the village.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	Unknown

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

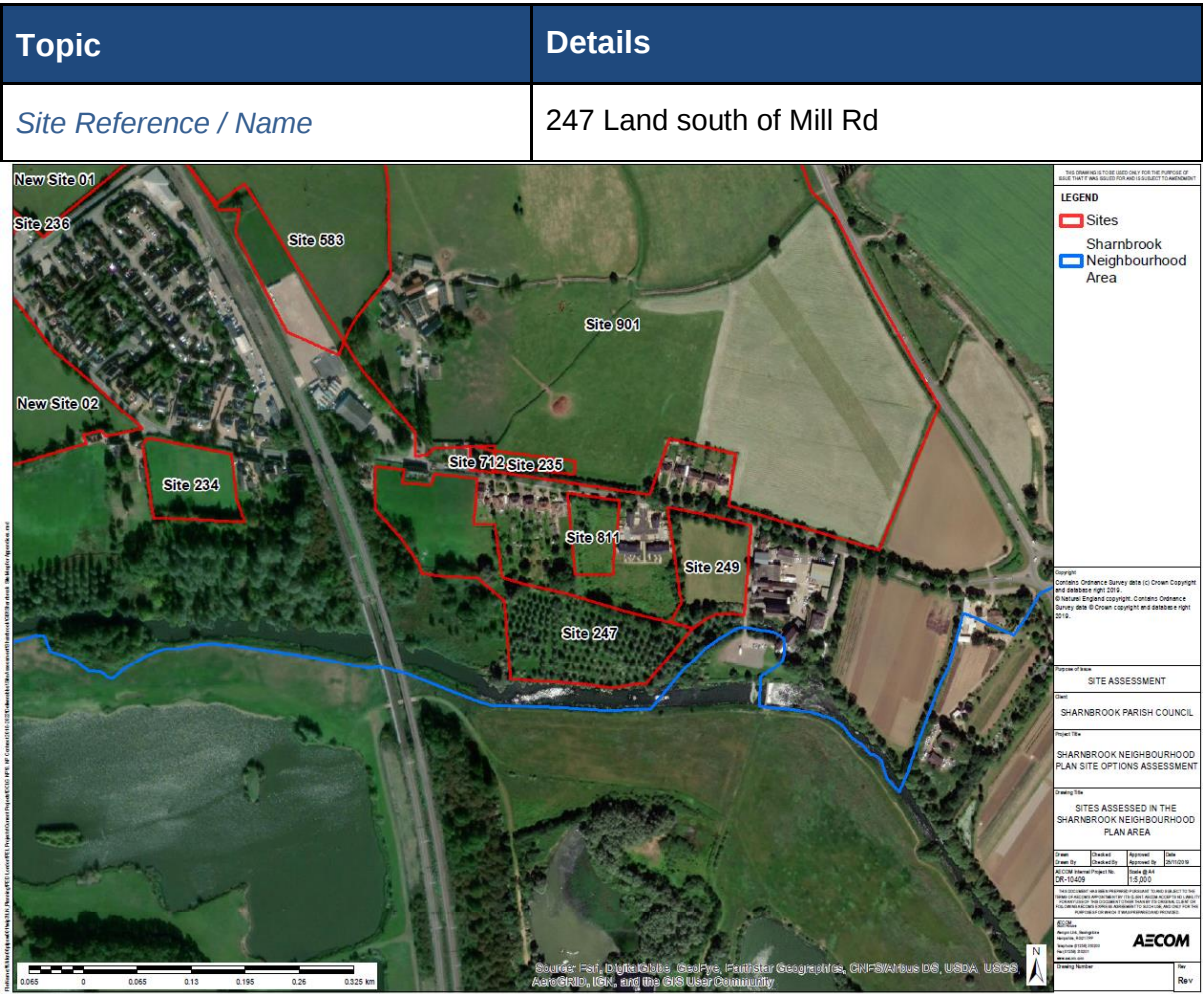
Conclusions

Conclusions	Assessment
<i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i>	Not suitable
<i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i>	Not suitable
<i>Other key information</i>	
<i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i> Are there any known viability issues? Yes / No	Red

Conclusions	Assessment
<i>Summary of justification for rating</i>	The site boundary, as drawn, appears to be adjacent and connected to the settlement boundary to its south. It is also favourably to moderately located to most key services. However, its southern and western section which adjoins the existing built-up area is in Flood Zone 2 and 3, where the access would likely be located. Developments would need to be directed away from these areas and would require relevant mitigation strategies. This means that development on this site is likely to be detached from the existing settlement and would be contrary to the built form of the village, encroaching into the open countryside to the north. In addition, it is unclear whether a suitable access could be created to support residential uses of the site. At present, the site is accessed via an agricultural field access of Sharnbrook Road and via a 3m-wide access of High Street (which has limited potential for improvement within the site boundary). If the main access to the site will be off Sharnbrook Road, extensive extensions of the footpath network will be required. Initial comments from the relevant Highways Authority objects to the site's development for 60 dwellings. The site is also exposed to the open countryside to its north, with no defensible boundary and is at an elevated position. Development of the site is also likely to have some impacts to the setting of a number of Grade II listed buildings. Overall, the site is not currently suitable for development and allocation.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land south of Mill Rd
<i>Gross Site Area (Hectares)</i>	3.1
<i>SHLAA/SHELAA Reference (if applicable)</i>	247
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	This site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and therefore contrary to the local plan strategy.
<i>Existing land use</i>	Agricultural
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Promoted for 42 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is adjacent to the railway to its west, some agricultural buildings to its north and some residential properties to its east. It is immediately north to River Ouse.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designated stated above. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is approximately 300m north of Radwell Pits County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be assessed with reference to Policy 43S of the emerging Local Plan. Considering the scale of the proposed development, further assessments on the ecological impacts of the development may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	About 2 Ha (67%) of the site is in Flood Zone 3. It is proposed for residential use which is identified as 'more vulnerable uses'.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes - The site contains approximately 2.4 Ha (77% of the whole site) of deciduous woodland, which can have rich ground flora, and may be important in supporting bats, woodland birds and butterflies, and occasionally dormice. Detailed ecological survey would be needed for any planning applications. The southern section of the site is also identified as part of the Lower Great Ouse River Valley Green Infrastructure Network Opportunity Zone., under Policy AD24 of the Allocations and Designations Local Plan 2013. This policy will remain part of the development plan after the emerging Local Plan is adopted.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No - The site at present does not have any formal vehicular access apart from an work access but a formal and suitable access could be potentially created off Mill Road subject to further consultations with the Highways Authority.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - There is no formal access to the site but it is supported by a continuous footway. A suitable access could be created within the site boundary subject to further consultation with the Highways Authority. No - There is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes - The site contains approximately 1.85 Ha of planted woodland (identified as deciduous woodland which is a Biodiversity Action Plan (BAP) Priority Habitat) and some semi-mature trees. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.

Indicator of Suitability	Assessment
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No observable utilities infrastructure.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m. The site is approximately 1.6km from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is in close proximity to the bus stops at Mill Road.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The nearest primary school is Sharnbrook John Gibbard Lower School, which is approximately 1.3km from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2.7km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 2km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	Adverse traffic impact predicted - The site is rated as not very sustainable with some traffic impacts on High Street/Centre of Village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. As part of BBC's site assessments, the Highways Authority has raised objections as it rates poorly in respect of sustainable transport and that the nearest bus stops is located 2 miles away, with no footpath on opposite site of the site. It is recommended that a transport assessment should be provided to identity improvements and provision of facilities for public transport, cycling and pedestrians. Improvements should also be integrated with adoptable road off Mill Road. It should however be noted there is an existing footway on this side of Mill Road, and that the nearest bus stop is within 400m..

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains approximately 0.85 Ha of deciduous woodland and is adjacent to the River Ouse. This part of the site is of high landscape sensitivity. However, the northern section of the site contains less valued features and may potentially accommodate some change with appropriate mitigation. The north western part of the site is of low sensitivity. Overall the site is of medium sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site is considered to be of medium sensitivity in terms of visual amenity. Overall the site is relatively enclosed and is well-screened by existing trees along its western and southern boundary. It may require a soft and well-transitioned edge as it is directly adjacent to the River Ouse. Appropriate physical and green buffers may also be required to minimise impact on views of surrounding residential properties.

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	The site is not in close proximity to designated heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	The site falls within the Mineral Safeguarding Area for River Valley/Glacial Sand & Gravel. Policy MSP11 and 12 of the Minerals and Waste Local Plan LDD requires surface development proposals (excluding exceptions set out under Policy MSP12) within a Minerals Safeguarding Area to be accompanied by a Minerals Resource Assessment and demonstrate that it will not lead to the long term sterilisation of minerals as stated in MSP 12.
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	The site is adjacent and opposite to some isolated residential dwellings but is outside of and is not connected to a built-up area.
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	The site is outside of and is not connected to the existing settlement boundary.
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Some Impacts. It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would intensify the rural character of this part of the village which is outside of the settlement boundary.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

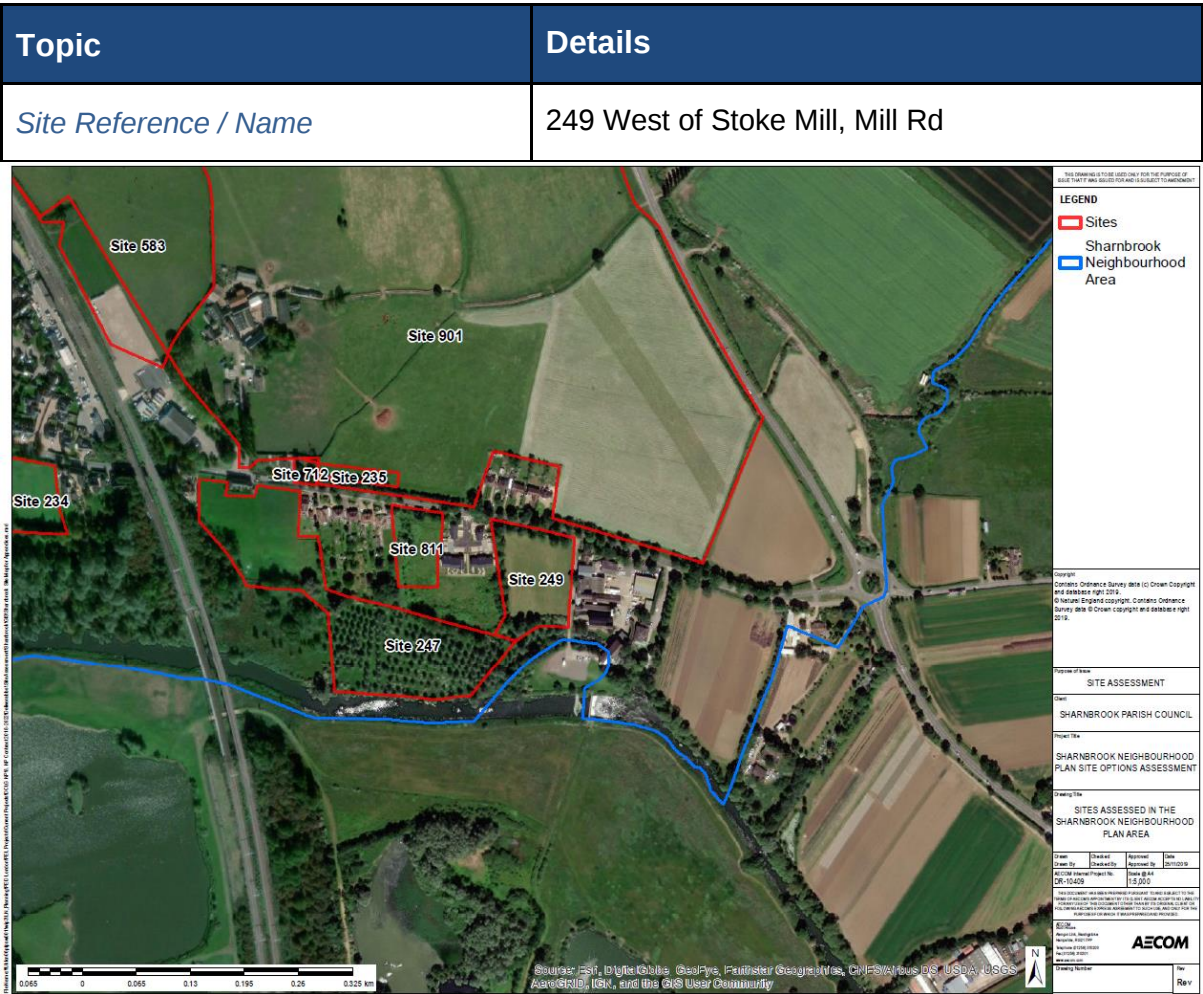
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red
Summary of justification for rating	The site is outside of and removed from the settlement boundary and is physically separated from the main built-up area of Sharnbrook and small settlement of Coffle End. It is relatively poorly located to most services and facilities. The site currently forms part of the rural setting of Sharnbrook and its development would therefore be in contrary to Policy 5, 6 and 7S of the emerging Local Plan. The majority of the site is in Flood Zone 2 and 3, the site is predominantly formed by deciduous woodland which may support priority habitats, and the site falls within a Minerals Safeguarding Area which would require the prior excavation of minerals before residential development could be permitted unless the developer can demonstrate the excavation of minerals is not viable.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	West of Stoke Mill, Mill Rd
<i>Gross Site Area (Hectares)</i>	1.07
<i>SHLAA/SHELAA Reference (if applicable)</i>	249/250
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	This site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and therefore contrary to the local plan strategy.
<i>Existing land use</i>	Agricultural
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Mixed/Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Promoted for 7 dwellings (if mixed use) or 30 dwellings (if residential)
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	To the west of the site: July 2016, Full Planning Application granted (15/0282/MAF) for the erection of 13 dwellings and associated development (5 affordable shared ownership, 4 affordable rented and 4 open market units). It should be noted that this site came forward as a rural exception site under Paragraph 54 of 2012 NPPF and CP17 of the adopted Core Strategy and Rural Issues Plan. Land East of 81 Mill Road Sharnbrook Bedfordshire.
<i>Neighbouring uses</i>	The site is adjacent to a cluster of buildings to its east, including a theatre, a hotel and some manufacturing/industrial buildings. To the north of the site are some existing houses opposite Mill Road. It is also adjacent to some affordable houses that were recently completed. Otherwise it faces River Ouse and the open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designated stated above. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is approximately 100m north of Radwell Pits County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be assessed with reference to Policy 43S of the emerging Local Plan. Considering the scale of the proposed development, further assessments on the ecological impacts of the development may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The southern section of the site (0.3 Ha) is in Flood Zone 2 and 3. It is proposed for residential use which is identified as 'more vulnerable uses'.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i>	The site include a drain along the western boundary that is subject to low risk of surface water flooding and an area at the south-eastern corner which is subject to medium risk of surface water flooding. From Google Earth this area appears to form a short diverted tributary of River Ouse. Nonetheless, the site is predominantly of very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • <i>UK Biodiversity Action Plan (BAP) Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> Yes / No / Unknown	The site contains approximately 0.21 Ha of deciduous woodland, which can have rich ground flora, and may be important in supporting bats, woodland birds and butterflies, and occasionally dormice. Detailed ecological survey would be needed for any planning applications.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No - The site at present do not have any formal vehicular access but is along Mill Road. Suitable access could be potentially created off Mill Road subject to further consultations with the Highways Authority.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - There is no formal access to the site but it is supported by a continuous footway. A suitable access could be created within the site boundary subject to further consultation with the Highways Authority. No - there is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes - A Public Rights of Way run along the eastern boundary of the site (within site boundary). It should be maintained and where appropriate enhanced as part of the development scheme.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within - The site contains a line of mature trees, some of which forms part of the deciduous woodland to the south of the site. Further arboricultural assessment would be required. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown

Indicator of Suitability	Assessment
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No observable utilities infrastructure.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m. The site is approximately 1.6km from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is in close proximity to the bus stops at Mill Road.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The nearest primary school is Sharnbrook John Gibbard Lower School, which is approximately 1.5km from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2.9km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 2km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	Adverse traffic impacts predicted. The site is rated as not very sustainable with some traffic impacts on High Street/Centre of Village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. As part of BBC's site assessments, the Highways Authority has raised objections as it rates poorly in respect of sustainable transport and that the nearest bus stops is located 2 miles away, with no footpath on opposite site of the site. It is recommended that a transport assessment should be provided to identify improvements and provision of facilities for public transport, cycling and pedestrians. Improvements should also be integrated with adoptable road off Mill Road. It should however be noted there is an existing footway on this side of Mill Road, and that the nearest bus stop is within 400m..

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	Low sensitivity. The site contains a line of mature-trees, some of which forms part of the deciduous woodland to the south of the site and is adjacent to the River Ouse. However, the northern section of the site contains less valued features and may potentially accommodate some change with appropriate mitigation.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	Low sensitivity. Overall the site is well-screened to its northern, western and southern boundary. Due to its proximity to adjacent buildings of manufacturing uses, appropriate physical and green buffers may be required to secure adequate amenity for potential residents.

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, and/or mitigation possible The site contains an historic environment monument (Lionhead Standpipe). In addition, the southern section of the site is identified as Archaeological Interest Site.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Are there any other relevant planning policies relating to the site?</i>	The site falls within the Mineral Safeguarding Area for River Valley/Glacial Sand & Gravel. Policy MSP11 and 12 of the Minerals and Waste Local Plan LDD requires surface development proposals (excluding exceptions set out under Policy MSP12) within a Minerals Safeguarding Area to be accompanied by a Minerals Resource Assessment and demonstrate that it will not lead to the long term sterilisation of minerals as stated in MSP 12.
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is outside of the Sharnbrook Settlement Policy Area and beyond the small settlement of Sharnbrook Coffle End, however the site is surrounded by development including 13 affordable homes that have been recently completed (as rural exception site) and is adjacent to a number of buildings of manufacturing use, a theatre and a hotel.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside of and is not connected to the existing settlement boundary.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Some Impacts. It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would intensify the rural character of this part of the village which is outside of the settlement boundary.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

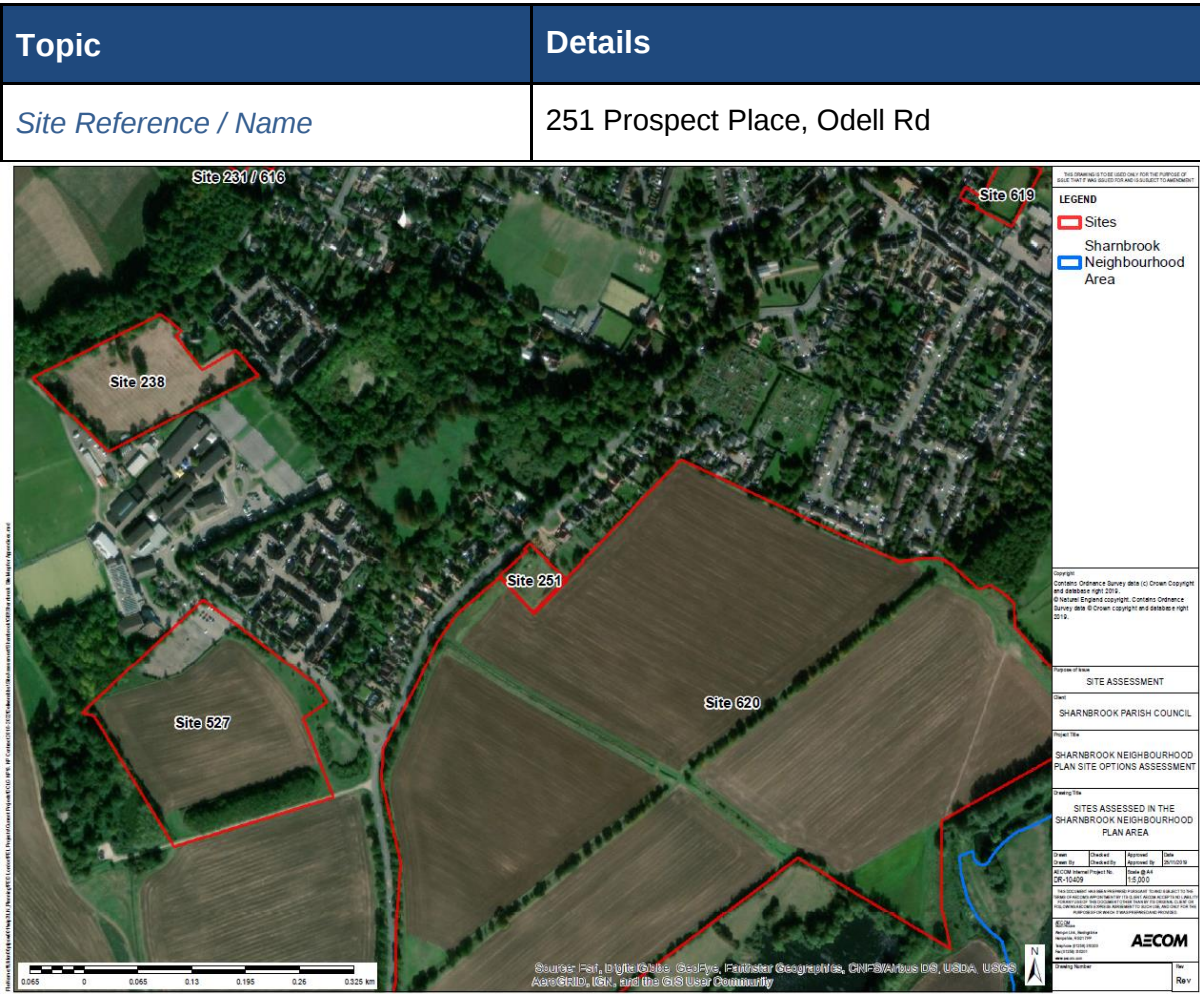
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable.
Other key information	Landowner is also promoting the site for mixed-use development under Call for Sites reference 250.
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available . The site is not currently suitable, and available . Are there any known viability issues? Yes / No	Red
Summary of justification for rating	The site is outside of and removed from the settlement boundary and is physically separated from the main built-up area of Sharnbrook and small settlement of Coffle End. It is poorly located to most services and facilities. The site currently forms part of the rural setting of Sharnbrook. Its development would therefore be in contrary to Policy 5, 6 and 7S of the emerging Local Plan. Part of the site is in Flood Zone 2 and 3, and the entire site falls within a Minerals Safeguarding Area which would require the prior excavation of minerals or for the developer to demonstrate the excavation of minerals is not viable before residential development could be permitted. The site contains an historic environment monument (Lionhead Standpipe) and is designated as an Archaeological Interest Site. The cumulative number of constraints that exist at the site results in the site being unsuitable for development.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Prospect Place, Odell Rd
<i>Gross Site Area (Hectares)</i>	0.32
<i>SHLAA/SHELAA Reference (if applicable)</i>	Site 251
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Assessed as suitable, available and achievable for 6 dwellings.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 6 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	To its immediate east: November 2017, Planning Permission granted (17/02485/FUL) for the construction of a single new dwelling on garden land.
<i>Neighbouring uses</i>	The site is adjacent to residential developments to its immediate east and to its north, and faces the open countryside to its south and west.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	Yes - The site forms part of the designated Village Open View (Item N), as it provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The whole site falls within Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No - The site currently does not have direct vehicular access to the highway network, although it is located along Odell Road. A suitable access could be potentially provided off Odell Road subject to consultation with the Highways Authority.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - The site currently does not have formal pedestrian accesses. A suitable access could however be created within the site boundary subject to consultation with the Highways Authority. There is continuous footway along Odell Road but this is located at the northern side of the road. No - The site currently does not have formal dedicated access for cyclists. A suitable access could however be created within the site boundary subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within - There are some semi-mature trees along the north-western boundary of the site. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown

Indicator of Suitability	Assessment
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Yes - Power lines along Odell Road. No observable utilities infrastructure across the site.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 650m from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is approximately 150m from the nearest bus stations at Copse View, Odell Road.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	400-1200m. The nearest primary school is Sharnbrook John Gibbard Lower School which is approximately 800m from the site.
Secondary School	<1600m 1600-3900m >3900m	<1600m. The site is approximately 650m from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	400-800m. The site is approximately 500m from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	Adverse traffic impact predicted - The site is rated as having an adverse traffic impact on High Street/Centre of Village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants, however the scale of development at the site would not likely lead to a significant number of additional vehicle movements.. Comments from the Highways Authority recommends that a footway fronting the site with a safe crossing point would be required, and that if the site is proposed for more than 5 dwellings, the access road designed would need to be of adoptable standards.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site has some semi-mature trees along the north-western boundary. The remaining part of the site are open farmland. Overall the site has only few valued features and can accommodate change, and is therefore of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site is exposed to the open countryside to its southwest and southeast and is at an elevated position with limited screening. The view from the site also forms part of the designated a Village Open View N of Sharnbrook under Policy AD40 of the adopted policies. In combination with land to the further southeast, it provides a view into open countryside establishing the relationship between the form of the village and the countryside beyond. It is also located in an elevated position in relation to the open countryside to its southeast, with no or very limited screening. Overall the site is of medium visual sensitivity.

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	The site is not in close proximity to designated heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	Yes - The view from the site forms part of the designated a Village Open View N of Sharnbrook under Policy AD40 of the adopted policies. In combination with land to the further southeast (Site 620 of this assessment), it provides a view into open countryside establishing the relationship between the form of the village and the countryside beyond.
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is adjacent to and connected to the existing built up area.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is adjacent to and is connected to the existing settlement boundary to the east.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No. While the development of the site would elongate the built-up area south along the eastern side of Odell Road, it would represent a logical extension as the opposite side of Odell Road has been previously built on as a ribbon development.

Assessment of Availability

<i>Indicator of Availability</i>	<i>Assessment</i>
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

<i>Indicators of Viability</i>	<i>Assessment</i>
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red

Conclusions	Assessment
<i>Summary of justification for rating</i>	The site is adjacent and connected to the settlement boundary and is favourably to moderately located to most key services and facilities. While the development of the site would elongate the built-up area south along the eastern side of Odell Road, it could represent a logical extension as the opposite side of Odell Road has been previously built on as a ribbon development. It would also be seen as an integral part of Sharnbrook if developed. The site forms part of the designated Village Open View (Item N) which provides a view into open countryside establishing the relationship between the form of the village and the countryside beyond. The site is also relatively open at present. It is not clear that development of the site could take place without blocking the open view from Sharnbrook towards the River Great Ouse. The site at present has no vehicular access but this could be created subject to consultation with the relevant Highways Authorities. In particular, a footway facing the site would be required. Although it may have some traffic impacts to the wider network, as stated in Origin's findings, it would be limited considering the scale of the proposed development. The site is not suitable for development due to the impact it would have on the designated open view from Sharnbrook to the River Great Ouse.

Neighbourhood Planning Site Assessment

Site Details

Topic	Details
Site Reference / Name	337 Templars Way (large site)



Topic	Details
<i>Site Address / Location</i>	Templars Way (large site)
<i>Gross Site Area (Hectares)</i>	2.64
<i>SHLAA/SHELAA Reference (if applicable)</i>	337. Overlaps with 623.
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site is excluded from further assessment at stage 2 because the site does not relate well to the structure of the settlement and existing facilities.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Proposed for 84 dwellings (duplicates part of Site 623)
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is adjacent to residential developments to its east and northeast. It faces the railway and its associated railway land to its southwest. The remainder of its northern and western boundaries lies open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is not within or adjacent to the stated non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The site is subject to very low risk of surface water flooding. Low Risk.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - There are two existing points of vehicular access, which could be potentially improved to support the proposed development subject to consultation with the Highways Authority
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes - There are existing pedestrian access to the site which connects it to the wider footways network. No - There are no dedicated cycle lanes to the site. However, suitable accesses could be potentially created within the site boundary subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within - The site contains some semi-mature trees along the boundary and within the site. Further arboricultural assessment would be required to understand their quality and significance. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.

Indicator of Suitability	Assessment
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No - Part of the southwestern boundary of the site adjoins the railway. A Noise Impact Assessment and acoustic screening would potentially be required due to potential noise impacts from the railway. Power lines along Templars Way but no observable utili
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 950m from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is approximately 300m from the nearest bus stations at Fordham Arms, Templars Way.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	<400m. The site is approximately 300m from the Sharnbrook John Gibbard Lower School.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2.4km from Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 1.6km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	Adverse traffic impact predicted - Site is rated as having an adverse traffic impact on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. Comments from the relevant Highways Authority states that the site is not suitable for 50-85 dwellings which would result in over intensification of vehicular movements. A Transport Assessment would be required to identify impact and mitigation measures of impact on highway. The site also does not rate highly in terms of sustainable transport; improvements would be required for pedestrians, cyclists and public transport.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains some semi-mature trees along the site boundary and some relatively young trees within the site. The remaining part of the site are open arable land. Overall the site has only few valued features and can accommodate change, and is therefore of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site is relatively well-screened with semi-mature trees along its boundary, with low intervisibility with the surrounding landscape. Its development will be seen as a cohesive development along with properties along Templars Way from long distance. It therefore has low visual sensitivity.

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	The site is not in close proximity to designated heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is outside of and removed from the main settlement of Sharnbrook. Physically it is also separated from the small settlement at Coffles End, although connected to small groups and isolated residential dwellings along Templars Way.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site outside and remote from the Sharnbrook settlement policy area, but it is close to the Coffle End Small Settlement
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Some Impacts. It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would significantly intensify the rural character of this part of the village which is outside of the settlement boundary.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

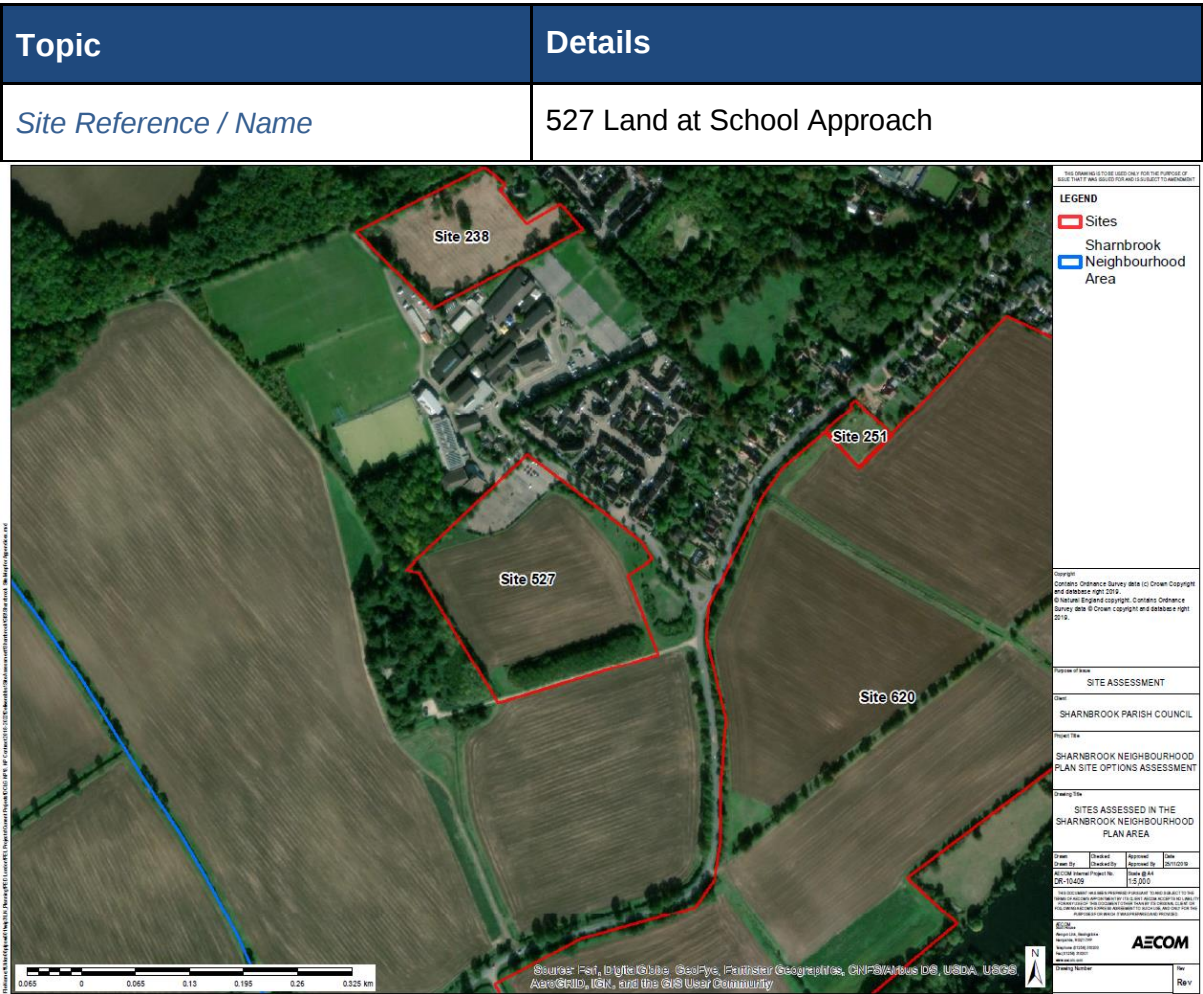
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	84 dwellings (landowner); 59 dwellings (AECOM). Note: this site overlaps with Site 623. Care should be taken to ensure there is no double-counting of capacity should both sites be allocated.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not currently suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber
Summary of justification for rating	The site is outside of the Sharnbrook Settlement Policy Area and is located across the railway line from the small settlement of Coffle End. The site has an existing access point and a footpath and the 50 bus route runs past the site. The site has no other major constraints but its location beyond the small settlement of Coffle End mean that development would have to meet the requirements of Policy 7S for the site to be suitable for residential development. Note: this site overlaps with Site 623. Care should be taken to ensure there is no double-counting of capacity should both sites be allocated.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land at School Approach
<i>Gross Site Area (Hectares)</i>	5.30
<i>SHLAA/SHELAA Reference (if applicable)</i>	527
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Assessed as suitable, available and achievable for 60 dwellings
<i>Existing land use</i>	Arable Land and school car park
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	The site is promoted for a mixed residential development including a 60 bed residential care home.
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is adjacent to residential development and Sharnbrook Academy to its northeast and northwest. It faces the open countryside in all other directions.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: <i>Yes / No / partly or adjacent</i> - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	Adjacent - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. Rural residential development of 50 or more homes outside of the existing settlements will trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: <i>Yes / No / partly or adjacent / Unknown</i> - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	The site is not within or adjacent to the stated non-statutory environmental designations. A part of the site is designated as a Village Open Space (approximately 1.0 Ha) as it assists the transition between the village and the countryside by providing a soft edge to the village which is pleasing visually.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i>	A small part of the site is subject to medium risk of surface water flooding. The remaining part of the site is subject to very low risk of surface water flooding. Overall the site is of low risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • <i>UK Biodiversity Action Plan (BAP) Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> Yes / No / Unknown	The site does not contain any identified Biodiversity Action Plan (BAP) Priority habitats, but is wrapped by deciduous woodland to its northwest and west.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - There is currently an agricultural vehicular access off School Approach which provides access to the site and egress points for the car park to the northern side of the site. It is likely that this access would need to be improved to support residential uses, but this could be achieved within the site boundary subject to consultation with the Highways Authority.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes. The site also has access to continuous footways along School Approach to Sharnbrook Town Centre. There are no dedicated cycle access but a suitable access could be created within the site boundary subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No – Public Rights of Way along the southern boundary, but outside of the site.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within. The site contains a group of semi-mature and mature trees (0.4 Ha) at the southern boundary of the site. These should be retained where possible. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.

Indicator of Suitability	Assessment
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No - No observable utilities infrastructure. The site contains a water attenuation area for the adjoining residential area. This may reduce the developable area.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 1.1km from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is approximately 300m from the nearest bus stations at Upper School, Odell Road.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The site is approximately 1.3km from the nearest primary school, Sharnbrook John Gibbard Lower School.
Secondary School	<1600m 1600-3900m >3900m	<1600m. The site is directly opposite to the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	<400m. The site is directly opposite to the Sharnbrook Community Sports Centre.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	Adverse traffic impact predicted - Site is rated as having an adverse traffic impact on High Street/Centre of Village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. In particular, its development would significantly increase congestion and pushes the Odell Road/School Approach roundabout over theoretical capacity. Comments from the Highways Authority states that it has no objections to the scheme subject to the provision of suitable access to adoptable standards, adequate off-street parking, and the submission of a transport assessment identifying its impact on highway and mitigation measures.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	The site contains a group of semi-mature trees at the southern boundary. The remaining part of the site are open arable land. Overall the site has only few valued features and can accommodate change, and is therefore of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	The site is well-screened by existing woodland to its north, west and south. It would be visible from a few properties along School Approach but is overall enclosed. The eastern section of the site is designated as a Village Open Space as it assists transition between the village and the countryside by providing a soft edge to the village which is pleasing visually. The site is of medium sensitivity in terms of visual amenity as a result.

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	The site is not in close proximity to designated heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	Yes - The eastern section of the site is designated as Village Open Space O as it assists transition between the village and the countryside by providing a soft edge to the village which is pleasing visually. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the Village Open Space undeveloped.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	A mix of greenfield and previously developed land , although the majority is greenfield.
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is adjacent to and connected to the built-up area.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is adjacent to and connected to the existing settlement boundary of Sharnbrook.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No. While the development of the site would elongate the built-up area to the southeast, it would represent a logical extension to align development along this boundary with the playing field and associated buildings to its north.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	60 dwellings and a care home (landowner); 74 dwellings (AECOM).
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	Part of the site is currently used as a car park (of approximately 56 spaces) to support the adjacent educational facilities. If developed, reprovision may be required.
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes / No</i>	Amber

<i>Summary of justification for rating</i>	The site is adjacent and connected to the settlement policy area boundary, and is favourably located to public transport, secondary school and recreation facilities. The proposed development would relate well to its surrounding educational and residential uses and seen as an integrated part of Sharnbrook. There is currently vehicular access off School Approach which provides access to the site and egress points for the car park to the northern side of the site and has access to the footway network. This could be improved within the site boundary subject to consultation with the Highways Authority. Part of the site is currently used as a car park. If developed, its re-provision may be required. Approximately 1ha of the site is designated as Village Open Space which should be retained and enhanced. The site is well-screened by existing woodland to its north, west and south. It would be visible from a few properties along School Approach but is overall enclosed. The south-eastern section of the site, which is formed by semi-mature trees, is designated as a Village Open Space as it assists transition between the village and the countryside by providing a soft edge to the village which is pleasing visually. This area should be excluded from the developable area (0.85 Ha) unless further evidence demonstrates that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the Village Open Space/View undeveloped. Development at this site would have an adverse traffic impact on the Church Lane/High Street junction in the centre of the village. Advice on mitigation should be sought from the local highway authority. Reducing the developable area to retain parking, open space and trees, the site is potentially suitable for development. The site is also available for development and is promoted
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<i>Conclusions</i>	Assessment
	by the landowner during Bedford Borough Council's Call for Sites.

Topic	Details
<i>Site Address / Location</i>	Land to east of Templars Way
<i>Gross Site Area (Hectares)</i>	5.02
<i>SHLAA/SHELAA Reference (if applicable)</i>	583. Small part of 901.
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site has been excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Site is proposed for 120 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is located along the railway to its west. It is also adjacent to railway land to its north and employment space to its south. It faces a few residential properties to its northeast. Otherwise it faces the open countryside and some agricultural buildings.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is not within or adjacent to the stated non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - The site does not contain any identified Biodiversity Action Plan (BAP) Priority habitats, but is wrapped by deciduous woodland to its northwest and west.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - There is currently an agricultural field access off Templars Way, however, this would require significant improvements to support residential uses subject to consultation with the Highways Authority.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - There is currently a field access to the site which would require significant improvements. There are no continuous footways along this side of Templars Way. Extensions might be required. No - There are no dedicated cycle access but a suitable access could be created within the site boundary subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, adjacent - The site contains some semi-mature trees along the railway. These should be retained where possible, or re-provided. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.

Indicator of Suitability	Assessment
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Yes – Overhead powerlines across the site. The north-western boundary of the site adjoins the railway. A Noise Impact Assessment and acoustic screening would potentially be required.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 1.1km from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is approximately 300m from the nearest bus stations at the Fordham Arms.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The site is approximately 2km from the Sharnbrook John Gibbard Lower School.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 3.5km from Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 2.6 km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	Adverse traffic impact predicted - Site is rated as one of the sites with the least traffic impact on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. The Highway Authority comments raise objections, indicating that the site is not suitable for 120 dwellings unless extensive improvements to the highway network can be provided including footways and crossing points. The proposal would result in an over-intensification in vehicle movements as alternative transport (bus, cycle, walk) is poor in this location.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains some semi-mature trees along the southwestern boundary. The remaining part of the site are open arable land. Overall the site has only few valued features and can accommodate change, and is therefore of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site currently contributes to the open character of the countryside around Sharnbrook Coffle End and is visible from adjacent lands and along the A6 to the east due to the lack of vegetated boundaries. The site is therefore of medium sensitivity

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, mitigation possible. The site is in close proximity to a Grade II listed former farmhouse. Development in this location will require careful design and layout considerations.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Although the site may appears to be adjacent to the small settlement of Coffle End, it is physically separated from it by an operational railway. The site is adjacent to some isolated small residential dwellings along Templars Way and is overall outside and not connected to the existing built up area.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside of and removed from the existing settlement boundary of Sharnbrook. It is approximately 1.5km from the existing village of Sharnbrook, but adjacent to the small settlement of Sharnbrook Coffle End, separate by a railway line.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would affect the rural character of this part of the small settlement. Some Impacts.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

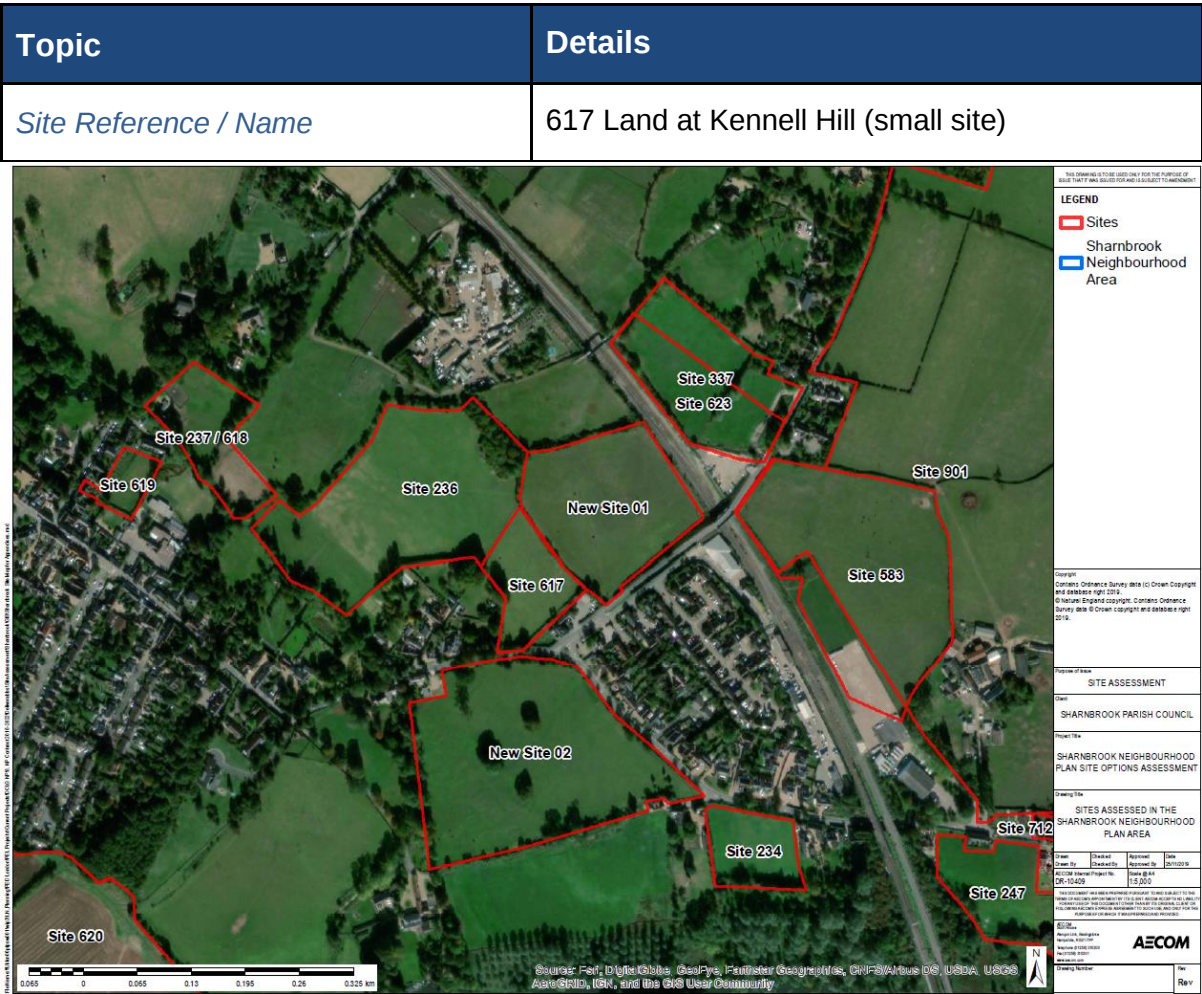
Conclusions

Conclusions	Assessment
<i>What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?</i>	120 dwellings (landowner); 112 dwellings (AECOM). Note: this site overlaps significantly with Site 901. Care should be taken to ensure there is no double-counting of capacity should both sites be allocated.
<i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i>	Not currently suitable
<i>Other key information</i>	N/A
<i>Overall rating (Red/Amber/Green)</i> <i>The site is suitable and available</i> <i>The site is potentially suitable, and available.</i> <i>The site is not currently suitable, and available.</i> Are there any known viability issues? <i>Yes / No</i>	Amber

Conclusions	Assessment
<i>Summary of justification for rating</i>	The site is outside of and removed from the Sharnbrook settlement policy area, and whilst being located adjacent to the small settlement of Coffle End is physically separated from it by the railway line. The site currently contributes to the open character of Sharnbrook and is visible from adjacent land and along the A6 due to the lack of vegetated boundaries and its elevated position. Its development is likely to harm the rural character of this location, however the landscape in this area is not a "valued landscape" in policy terms. The site is unconstrained in terms of environmental constraints and is within the setting of a Grade II Listed Building at Hill Farm. In addition, the existing field access of Templars Way would require very significant improvements to support residential uses of the site. Highways Authority has raised objections in its comments as part of the SHELAA of Bedford Borough Council stating that the site would not be suitable unless extensive improvements can be provided to the highway network. It is also stated that the proposal would result in an over-intensification in vehicle movements as alternative transport is poor in this location at present. Potential to improve access to alternative transport would need to be investigated. It is however noteworthy that the site is rated of least traffic impacts on the centre of the village in the Sharnbrook Transport Study 2020 conducted by Origin Transport Consultants. The site is potentially suitable for development but its location beyond the small settlement of Coffle End mean that development would have to meet the requirements of Policy 7S for the site to be suitable for residential development.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land at Kennell Hill (small site)
<i>Gross Site Area (Hectares)</i>	1.09
<i>SHLAA/SHELAA Reference (if applicable)</i>	617. Small part of 236. Take forward as own site.
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site has been excluded from further assessment because it does not relate well to the structure of the settlement and existing facilities and would have a detrimental impact on the village open space.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Site is proposed for 30 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	To its east (Apple Cottage, which the site in concern wraps around): July 2005, planning application refused (05/01281/FUL) for two storey extension with conservatory and new garaging to side and rear gardens.
<i>Neighbouring uses</i>	The site mostly faces the open countryside but is adjacent to a drinking establishment to its southeast, some residential gardens to its southwest and an industrial site to its north.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - the site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	Yes - The southern section of the site is designated as a Village Open Space/View (Item I; Policy AD40) in the adopted Allocation and Designations Local Plan. The site have been identified as village open space/view as it 1) provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond; (2) the gap provides visual relief in an otherwise built up area punctuating the street scene; and (3) the open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation (as stated above) are not compromised or that other material considerations outweigh the need to retain the Village Open Space/View undeveloped.

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Entirely within Flood Zone 1. Low Risk.
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding. Low Risk.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No – No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.

Indicator of Suitability	Assessment
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No - The site at present do not have any formal vehicular access to the existing highway network. While there is an informal access at the south-eastern corner of the site from Kennel Hill, it is likely to require significant improvements to provide adequate visibility splays, subject to consultation with the Highways Authority. As part of the improvement, it is likely that some trees along Kennel Hill would need to be removed and works to the existing ditch at the northern boundary.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes. The site has access to continuous footways along Kennel Hill to Sharnbrook Town Centre. No - The site at present do not have any dedicated access for cyclists. There is however potential to create a suitable access off Kennel Hill, subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Unknown. The site contains some semi-mature and mature-trees at its boundary. Further arboricultural assessment would be required. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown. Some young trees to the south-eastern corner of the site might need to be removed to enable access. At present, it is not clear whether these trees are relocated within the site boundary and is hence owned by the respective landowner, or on public footway.
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Yes - Overhead power lines run across the site and along Kennel Hill. This may potentially affect the developable area of the site.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 700m from the town centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is directly in front of Fordham Arms Bus station, which provides hourly services to Rushden.

Factor		Guidance
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	400-1200m. The nearest primary school is Sharnbrook John Gibbard Lower School which is approximately 650m from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The nearest secondary school, Sharnbrook Academy School, is approximately 2km away from the site.
Open Space / recreation facilities	<400m 400-800m >800m	<400m. The site is approximately 300m from the Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	No adverse traffic impact predicted - Site is rated as one of the sites with the least traffic impact on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. No objections subject to provision of: -improvements to existing footways and pedestrian crossings -access road to adoptable standards -transport assessment identifying highway mitigation measures and improvements for pedestrians, cyclists and public transport.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains a few semi-mature trees along its boundary. The remaining part of the site are open arable land. The site is designated as an Open Space which maintains separation between Sharnbrook and Coffle End. The site is therefore of medium sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site currently contributes to the gap between Sharnbrook and Coffle End. It is visible from adjacent land and along Templars Way due to the lack of vegetated boundaries. The site is therefore of medium sensitivity

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, mitigation possible. The site is in close proximity to, and directly faces the back gardens of a number of Grade II listed properties. The site is outside of, but is directly adjacent to the Sharnbrook Conservation Area.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No identified non-designated heritage assets in close proximity.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside

Indicator of Suitability	Assessment
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown	Yes - The southern section of the site is designated as a Village Open Space/View (Item I; Policy AD40) in the adopted Allocation and Designations Local Plan. The site have been identified as village open space/view as it 1) provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond; (2) the gap provides visual relief in an otherwise built up area punctuating the street scene; and (3) the open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation (as stated above) are not compromised or that other material considerations outweigh the need to retain the Village Open Space/View undeveloped. Unless further evidence demonstrates that the scheme will not compromise the land's function as a Village Open Space/View, it is not suitable for development and allocation in principle.
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is not adjacent or connected to the main village of Sharnbrook. However, it is adjacent to the car park of a drinking establishment and is opposite to the small settlement at Coffle End.

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside and not connected to the existing settlement boundary.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	Yes - If developed, the site will lead to coalescence between the smaller settlement of Coffle End together with the main village of Sharnbrook.

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Yes - Its development would be contrary to the built form of the village, encroaching into the open countryside to the east and joining the smaller settlement at Brittons Close with the main settlement of Sharnbrook.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

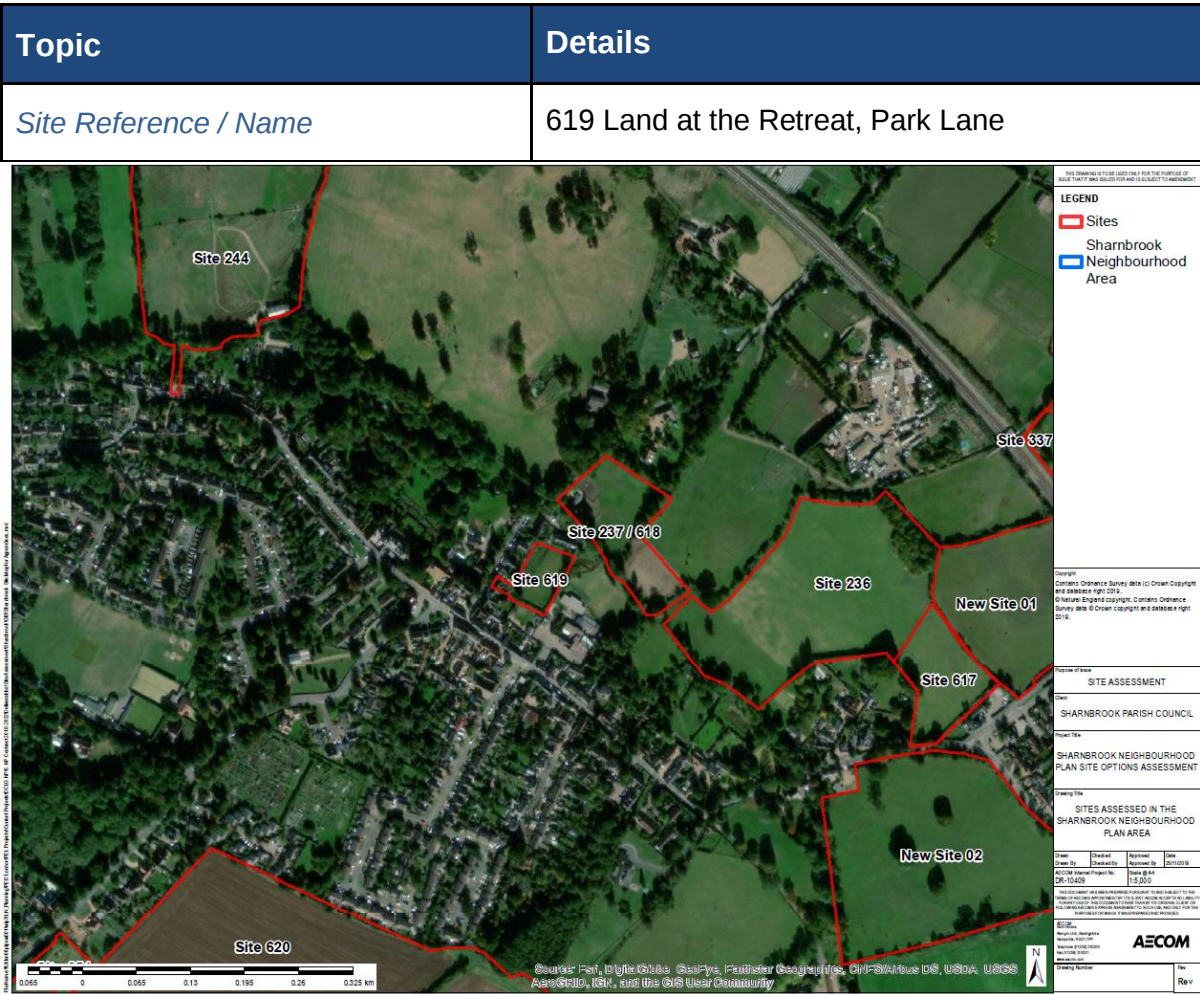
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red
Summary of justification for rating	The southern section of the site is designated as a Village Open View (Item I; Policy AD40) in the adopted Allocation and Designations Local Plan. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation (as stated above) are not compromised or that other material considerations outweigh the need to retain the Village Open Space/View undeveloped. Unless further evidence demonstrates that the scheme will not compromise the land's function as a Village Open Space/View, it is not suitable for development and allocation in principle.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land at the Retreat, Park Lane
<i>Gross Site Area (Hectares)</i>	0.39
<i>SHLAA/SHELAA Reference (if applicable)</i>	Site 619
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Assessed as suitable, available and achievable for 5 dwellings.
<i>Existing land use</i>	Paddock/Curtilage Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Promoted for 5 to 10 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is adjacent to residential properties and the Methodist Church to its north, west and south. It faces the primary school to its east.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is not within or adjacent to the stated non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The whole site falls within Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - The site does not contain any identified Biodiversity Action Plan (BAP) Priority Habitats.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - There is an existing vehicular access to the site. Highways advice is that the site would not be able to accommodate more than 5 dwellings as a private driveway. For more comprehensive development demolition of The Retreat would be required to provide a wide enough access to allow two-way traffic and a pedestrian footpath to access the land to the east.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - The site at present does not have a dedicated pedestrian access. The narrowness of the access means that any access to the site would be private and would not be wide enough for a segregated footpath No - The site at present does not have dedicated cycle access.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes - ProW across the site. The developable area might be reduced as a result.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Unknown. There are a few young and semi-mature trees within and along the boundaries of the site. Further arboricultural assessments would be required. The site falls within the Sharnbrook Conservation Area and these trees may have some contribution to the setting of the Conservation Area. An application for works to trees in the Conservation Area would be required if the development require any removal of the trees within the site. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown

Indicator of Suitability	Assessment
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No observable utilities infrastructure.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	<400m. The site is approximately 50m from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The nearest bus stops are located outside the Swan with Two Nicks, High Street.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	<400m. The site is approximately 150m from the Sharnbrook John Gibbard Lower School.
Secondary School	<1600m 1600-3900m >3900m	<1600m. The site is approximately 1.45km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	400-800m. The site is approximately 650m from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	No adverse traffic impact predicted - Site is rated as one of the sites with the least traffic impact on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. Comments from the Highways Authority has indicated an objection as Visibility splays would be obscured and the width of the site frontage is not wide enough to accommodate a road to adoptable standards with footways either side. The site would only be suitable up to a maximum of 5 dwellings served off a private drive.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	The site contains some young to semi-mature trees along its boundary and has few valued features. It is currently used as amenity land and paddock. It is of low landscape sensitivity and could accommodate change.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	The site currently forms part of the curtilage land of some residential properties along Park Lane. While development on the site would be visible from the Primary School to the east and adjacent properties, it has limited impacts to the surrounding landscape due to extensive screening around the Primary School. The site is of low sensitivity

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, mitigation possible. The site is within the Sharnbrook Conservation Area. The site is adjacent to a Grade II listed building, Stoney Cottage and may form part of the setting of this designated heritage. Development in this location will require careful design and layout considerations. Part of the site falls within an Archaeological Interest Site.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is adjacent to the existing built-up area. Its development would be considered as an infill of the existing village rather than encroachment to the open countryside.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is adjacent to the existing settlement boundary.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	No

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes , the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	0-5 years

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown.	Unknown
<i>What evidence is available to support this judgement?</i>	

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	5 dwellings
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber

Conclusions	Assessment
<i>Summary of justification for rating</i>	The site is located within the settlement boundary and built-up area and is favourably located to most services and facilities. It is of low landscape sensitivity and visual amenity. There is an existing vehicular access to the site. Highways advice is that the site would not be able to accommodate more than 5 dwellings as a private driveway. For more comprehensive development demolition of The Retreat would be required to provide a wide enough access to allow two-way traffic and a pedestrian footpath to access the land to the east. There is a Public Rights of Way across the site which should be maintained and where possible enhanced. The site is located at the backland of some residential properties. Development in this location would need to be appropriate with regards to amenity, scale and character. The site falls within the Sharnbrook Conservation Area and on-site trees may have some contribution to the setting of the Conservation Area. An application for works to trees in the Conservation Area would be required if the development require any removal of the trees within the site. The site is also adjacent to a Grade II listed building, Stoney Cottage and may form part of the setting of this designated heritage. Development in this location will require careful design and layout considerations. The site is available and is promoted for 5 dwellings during the Borough Council's Call for Sites. Overall, it is potentially suitable for development and allocation of 5 dwellings subject to consultation with the Highways Authority regarding access arrangements (potentially involving demolition of The Retreat) and appropriate development with regards to the Conservation Area and surrounding designated heritage.

Site Details

0 0.065 0.13 0.195 0.26 0.325 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airphoto DS, USDA, USDA
AerialView, IGN, and the GIS User Community

LEGEND

- Sites
- Sharnbrook Neighbourhood Area

SHARNBROOK PARISH COUNCIL

SHARNBROOK NEIGHBOURHOOD PLAN SITE OPTIONS ASSESSMENT

SITES ASSESSED IN THE SHARNBROOK NEIGHBOURHOOD PLAN AREA

Drawn By	Checked	Approved	Date
AC/10/10/2019	10/10/2019	10/10/2019	10/10/2019

AECOM

Rev

Topic	Details
<i>Site Address / Location</i>	Land east of Odell Road
<i>Gross Site Area (Hectares)</i>	46.79
<i>SHLAA/SHELAA Reference (if applicable)</i>	Site 620
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Assessed as suitable, available and achievable for 450 dwellings.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Promoted for a mixed use, residential development of 450 dwellings with potentially provision for a new primary school and for a substantial element of green infrastructure
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site faces residential developments to its northeast and northwest. Otherwise the site faces the open countryside and the Felmersham Gravel Pits Nature Reserve.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
<i>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</i> <i>Yes / No / partly or adjacent</i> <i>Ancient Woodland</i> <i>Area of Outstanding Natural Beauty (AONB)</i> <i>Biosphere Reserve</i> <i>Local Nature Reserve (LNR)</i> <i>National Nature Reserve (NNR)</i> <i>National Park</i> <i>Ramsar Site</i> <i>Site of Special Scientific Interest (SSSI)*</i> <i>Special Area of Conservation (SAC)</i> <i>Special Protection Area (SPA)</i> <i>Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i>	The site is partly adjacent to the Felmersham Gravel Pits SSSI and falls within a SSSI Impact Risk Zone. All planning applications in this location is required to consult with Natural England. As part of the Borough Council's HELAA, Natural England has been consulted with regards to the proposed development for 450 dwellings, and a new primary school and green infrastructure. Natural England's representation concluded that the proposed development could be sustainably delivered with respect to the Felmersham Gravel Pits SSSI subject to an appropriate package of developer contributions to mitigate potential hydrological impacts and the increased recreational pressure on sensitive sites. A series of criteria and assessments are set as part of Natural England's recommendation: 1. Development would need to demonstrate no net loss of water supply to the SSSI 2. Any proposals will need to include detailed environmental assessment on impacts to groundwater quality 3. Mitigation of the residual recreational pressure on the SSSI. Natural England welcomes the inclusion of extensive (approximately 50%) open space and green infrastructure on the site. 4. A Phase 1 Habitat Survey as a starting point to allow an assessment of the role that the Site will have in the enhancement of, or impact on, connectivity of the environmental networks of Biodiversity and Green Infrastructure. Natural England also advises that the site should be consulted with the Wildlife Trust for Bedfordshire who currently owns and manages this SSSI.

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	The site is adjacent to the Felmersham Gravel Pits SSSI, which is also designated as a County Wildlife Site. Its impacts on Felmersham Gravel Pits has been discussed above.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Land to the south-eastern boundary of the site (approximately 2.5 Ha) lies in Flood Zone 2 and 3. Developments of vulnerable uses should be directed away from these areas. The remaining and majority part of the site is in Flood Zone 1. Overall the site is of medium risk.
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	A very small part of the site is subject to medium to high risk of surface water flooding. Overall the site is of low risk of surface water flooding.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available.

Indicator of Suitability	Assessment
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> <i>UK Biodiversity Action Plan (BAP) Priority Habitat;</i> <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> <i>wildlife corridors (and stepping stones that connect them); and/or</i> <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> Yes / No / Unknown	No – Owing to its proximity to the Felmersham Gravel Pits SSSI, the western section of the site is identified as part of Upper Great Ouse River Valley Green Infrastructure Network Opportunity Zones, under Policy AD24 of the Allocations and Designations Local Plan 2013. This policy will remain part of the development plan after the emerging Local Plan is adopted. The implications of this policy is discussed further below. The site at present does not form any identified ecological corridors. This part of the site (although its extent is not confirmed) are mostly proposed a open space and green infrastructure in the Call for Sites forms. The site is on the edge of the Upper Great Ouse Valley Green Infrastructure Opportunity Zone. The site does not contain any identified Biodiversity Action Plan (BAP) Priority Habitats.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - The site at present does not have any formal vehicular access but is along Odell Road, and is bounded by Causeway to its west. Suitable access could be potentially created off Odell Road subject to further Highway Assessments. It is proposed, in the Call for Sites information, that the developer intends to create a fourth access to the development area off the existing Odell Road roundabout which sits on the west side of the site.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - At present there is a public right of way across the field. Considering the scale of the site, additional pedestrian access, particularly along the main drive to the site would be required. No - At present there is no dedicated cycle access. A suitable cyclists access could be created to the site within the site boundary.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes - There is an existing PRoW across the field connecting Odell Road and Pinchmill Way. The access should be maintained and where possible enhanced as part of the development of the site.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within - The site contains some semi-mature trees along the boundary and within the site. Further arboricultural assessment would be required to understand their quality and significance Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No - No observable utilities infrastructure.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 950m from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is adjacent to the Upper School Bus Stops.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.

Factor		Guidance
Primary School	<400m 400-1200m >1200m	400-1200m. The nearest primary school is Sharnbrook John Gibbard Lower School, which is approximately 1.1km from the site. It should be noted that as part of the development, the developer has proposed to build a new primary school.
Secondary School	<1600m 1600-3900m >3900m	<1600m. The site is approximately 500m from the Sharnbrook Academy.
Open Space / recreation facilities	<400m 400-800m >800m	400-800m. The site is approximately 500m from the Sharnbrook Community Sports Centre.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	Adverse traffic impact predicted - Site is rated as having an adverse traffic impact on High Street/Centre of Village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants No objections are raised by the Highways Authority, subject to the provision of: -access road to adoptable standards -adequate off street parking -Transport assessment identifying highway impact, mitigation measures and improvements for pedestrians, cyclists and public transport.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains a line of trees along the existing Right of Ways. Otherwise, it contains very few valued feature and can accommodate change. The site is nevertheless in close proximity to the Felmersham Gravel Pits SSSI. Its southern section is therefore susceptible to development and would require appropriate mitigation. It is proposed in the Call for Sites information that this part of the site will be used as an Open Space. Natural England has found this to be suitable. Overall the site is of medium landscape sensitivity.

<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site is open to its north-eastern and western boundary and is screened by moderate tree lines in all other directions. The view from the site forms part (majority) of the designated a Village Open View N of Sharnbrook under Policy AD40 of the adopted policies. It provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond. The view extends from Odell Road down the slope towards the River Great Ouse and Felmersham Gravel Pits SSSI. Development is therefore unsuitable in principle unless further evidence demonstrates that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the Village Open Space or View undeveloped. High sensitivity.
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Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - The site does not contain or is in close proximity to any designated heritage assets. Part of the site falls within an Archaeological Interest Site.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside

Indicator of Suitability	Assessment
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan? Yes / No / Unknown</i>	Yes - The view from the site forms part (majority) of the designated a Village Open View N of Sharnbrook under Policy AD40 of the adopted policies. It provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond. Owing to its proximity to the Felmersham Gravel Pits SSSI, the eastern section of the site is identified as part of Upper Great Ouse River Valley Green Infrastructure Network Opportunity Zones, under Policy AD24 of the Allocations and Designations Local Plan 2013. This policy will remain part of the development plan after the emerging Local Plan is adopted. Policy AD24 Green Infrastructure Opportunity Zones require developments to deliver or contribute to the protection, enhancement, and/or creation of green infrastructure in accordance with the priorities set out for each opportunity zone. As part of the submitted Call for Sites proposal, it is the intention of the developer to develop half of the site as open space and green infrastructure.

Indicator of Suitability	Assessment
Are there any other relevant planning policies relating to the site?	Yes - Part of the site is within Mineral Safeguarding Areas for River Valley/Glacial Sand and Gravel as well as Cornbrash Limestone. Policy MSP11 and 12 of the Minerals and Waste Local Plan LDD requires surface development proposals (excluding exceptions set out under Policy MSP12) within a Minerals Safeguarding Area to be accompanied by a Minerals Resource Assessment and demonstrate that it will not lead to the long term sterilisation of minerals as stated in MSP 12.
Is the site: Greenfield A mix of greenfield and previously developed land Previously developed land?	Greenfield
Is the site within, adjacent to or outside the existing built up area? Within the existing built up area (infill)? Adjacent to and connected to the existing built up area? Outside and not connected to the existing built up area?	A large part of the site's western and northern boundary is adjacent to the existing built-up area.
Is the site within, adjacent to or outside the existing settlement boundary (if one exists)? Within the existing settlement boundary? Adjacent to and connected to the existing settlement boundary? Outside and not connected to the existing settlement boundary?	A large part of the site's western and northern boundary is adjacent to the existing settlement boundary.
Would development of the site result in neighbouring settlements merging into one another? Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	The view from the site forms part (majority) of the designated a Village Open View N of Sharnbrook under Policy AD40 of the adopted policies. It provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond. Development of the site is likely to have some impacts to the setting of the village rural character.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	6-10 years

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

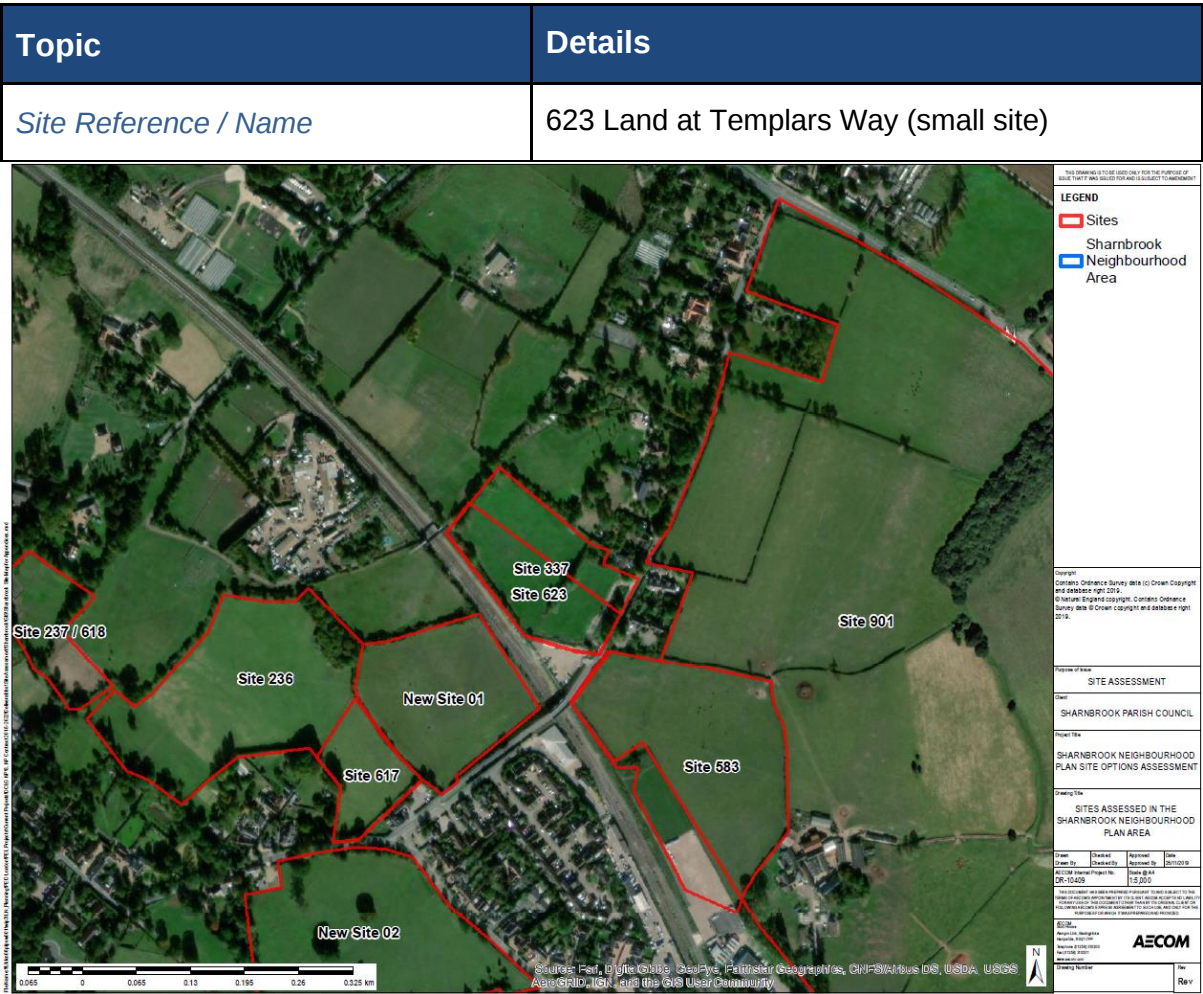
Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red

Conclusions	Assessment
<i>Summary of justification for rating</i>	The view from the site forms part (majority) of the designated a Village Open View N of Sharnbrook under Policy AD40 of the adopted policies. It provides a gap or break in the frontage of Odell Road which contributes to the rural character of the settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond. The view extends from Odell Road down the slope towards the River Great Ouse and Felmersham Gravel Pits SSSI, which it is in close proximity to. Development is therefore unsuitable in principle unless further evidence demonstrates that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the Village Open Space or View undeveloped. The site is also partly within a Minerals Safeguarding Area therefore the landowner would either have to extract the minerals or prove that minerals development is not viable before residential development would be suitable. The Sharnbrook Transport Study states that the Church Lane/High Street area in the village centre would be adversely affected by large scale development along Odell Road, which this site would represent. The site is also partly an Archaeological Interest Site. The cumulative number of constraints at the site mean that the site is unsuitable for development.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land at Templars Way (small site)
<i>Gross Site Area (Hectares)</i>	1.6
<i>SHLAA/SHELAA Reference (if applicable)</i>	623. Half of site 337.
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	The site has been excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement or existing facilities.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Site is proposed for 50 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is adjacent to residential developments to its east. It faces the railway and its associated railway land to its southwest. The remainder of its northern and western boundaries lies open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is not within or adjacent to the stated non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - There is an existing point of vehicular access, which could be potentially improved to support the proposed development subject to further Highways Assessment. As compared to Site 337, the site in concern only contains half of the original drive. Further clarifications might be needed in relation to land ownership might be required if this route is to be redesigned as part of the development.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes - There are existing pedestrian access to the site which connects it to the wider footways network. No - There are no dedicated cycle lanes to the site. However, suitable accesses could be potentially created within the site boundary subject to further Highways Assessments.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within - The site contains some semi-mature trees along the boundary and within the site. Further arboricultural assessment would be required to understand their quality and significance. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown

Indicator of Suitability	Assessment
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	No - Part of the southwestern boundary of the site adjoins the railway. A Noise Impact Assessment and acoustic screening would potentially be required due to potential noise impacts from the railway. Power lines along Templars Way but no observable utili
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 950m from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is approximately 300m from the nearest bus stations at Fordham Arms, Templars Way.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	<400m. The site is approximately 300m from the Sharnbrook John Gibbard Lower School.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2.4km from Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 1.6km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.

Factor	Guidance
Traffic Impacts	No adverse traffic impact predicted with mitigation - Site is rated as one of the sites with the least traffic impact on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. Recommendations: -proposal would result in over-intensification of use of site. -lack of footways and no key crossing points makes access to nearest bus stops difficult -nearest bus stop exceeds maximum 400m distance -transport assessment identifying satisfactory footways and crossing points, highway impact and mitigation and improvements for pedestrians, cyclists and public transport.

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	The site contains some semi-mature trees along the site boundary and some relatively young trees within the site. The remaining part of the site are open arable land. Overall the site has only few valued features and can accommodate change, and is therefore of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	The site does not have a defensible boundary to its northeast with its submitted boundary. Adequate screening would be required should this part of the field is developed in isolation. In all other directions the site is relatively well-screened with semi-mature trees along its boundary, with low intervisibility with the surrounding landscape. Overall it is of medium sensitivity.

Heritage Constraints

<i>Indicator of Suitability</i>	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - The site is not in close proximity to designated heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is outside and not connected to the built-up area, including the main village of Sharnbrook and the wedge development along Templars Way.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site outside and remote from the Sharnbrook settlement policy area, but it is close to the Coffle End Small Settlement
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	It is unlikely that the size of the development would have significant impacts to the size of the village. Development of the site would intensify the rural character of this part of the village which is outside of the settlement boundary. Some impacts.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

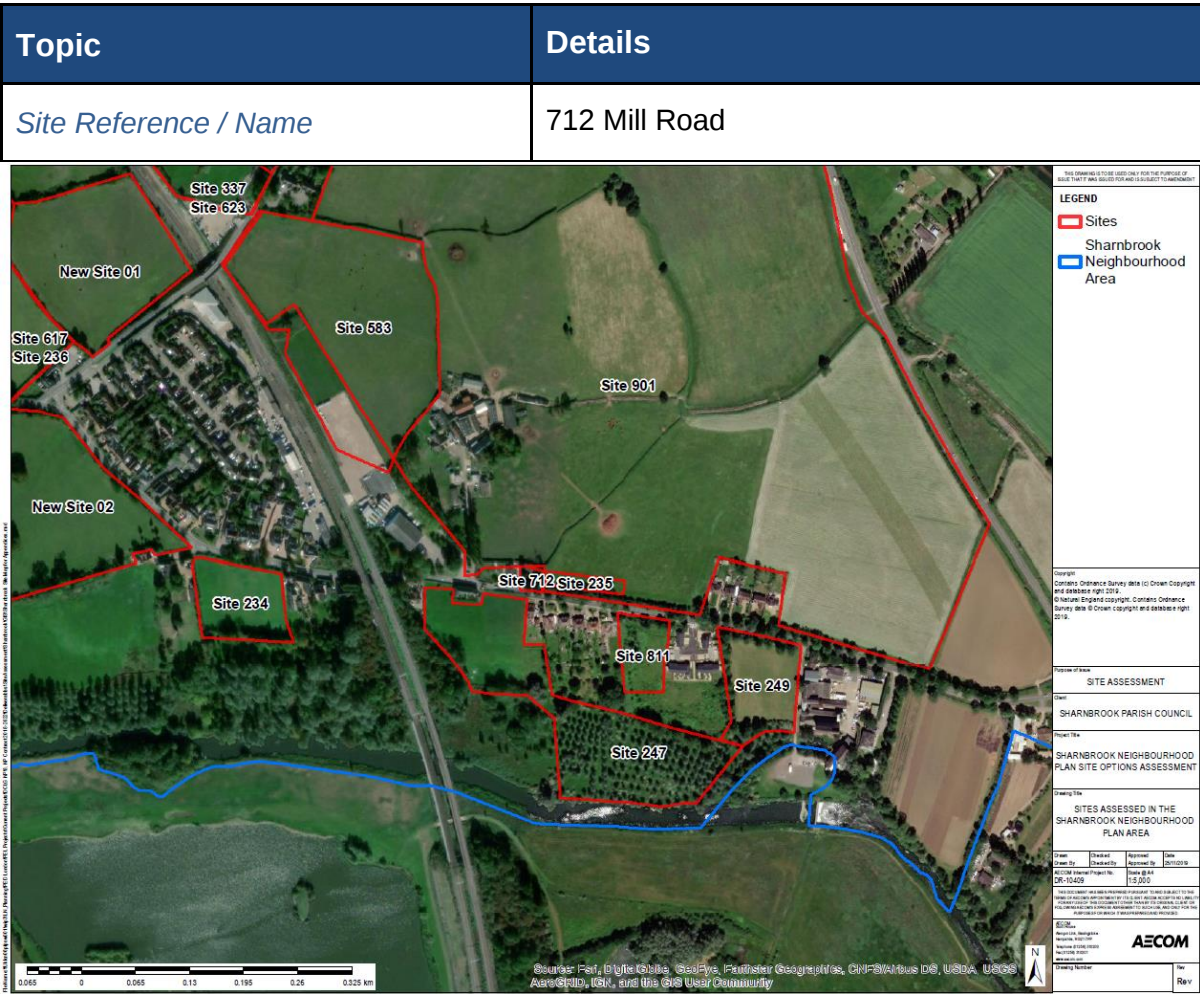
Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	50 dwellings (landowner); 38 dwellings (AECOM). Note: this site overlaps with Site 337. Care should be taken to ensure there is no double-counting of capacity should the large Site 337 be allocated.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not currently suitable
Other key information	
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber
Summary of justification for rating	The site is outside of the Sharnbrook Settlement Policy Area and is located across the railway line from the small settlement of Coffle End. The site has an existing access point and a footpath and the 50 bus route runs past the site. The site has no other major constraints but its location beyond the small settlement of Coffle End mean that development would have to meet the requirements of Policy 6S for the site to be suitable for residential development. Note: this site overlaps with Site 337. Care should be taken to ensure there is no double-counting of capacity should the large Site 337 be allocated.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Mill Road
<i>Gross Site Area (Hectares)</i>	0.08
<i>SHLAA/SHELAA Reference (if applicable)</i>	Site 712
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	This site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA and therefore contrary to the local plan strategy.
<i>Existing land use</i>	Residential Garden
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Promoted for 2 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site currently forms part of the amenity land of an isolated dwelling. Otherwise it faces the open countryside.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designated stated above. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is approximately 500m north of Radwell Pits County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be assessed with reference to Policy 43S of the emerging Local Plan. Considering the scale of the proposed development, further assessments on the ecological impacts of the development may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - The site at present has an access off Mill Road which is currently used to support one house on the site. It may require some improvements to support the additional needs from the proposed development.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - There are no continuous footway on this side of Mill Road. About 500m of footways extension may be required to make this site sustainable. No - There is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, adjacent - The site contains some semi-mature mature trees along its southern and western boundary. Further arboricultural assessment would be required. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No - No observable utilities infrastructure.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m. The site is approximately 1.6km from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is in close proximity to the bus stops at Mill Road.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The nearest primary school is Sharnbrook John Gibbard Lower School, which is approximately 1.3km from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2.9km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 2km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	No adverse traffic impact. The site was rated as not very sustainable in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains a few semi-mature trees along its boundary. The remaining part of the site are amenity land to the rural dwelling. Overall the site has only few valued features and can accommodate change, and is therefore of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site is well-screened by some semi-mature trees along its southern and eastern boundary but is otherwise visually open. If developed, a soft and well integrated edge would be required. Appropriate physical and green buffers may also be required to minimise amenity impacts on the existing property. Medium sensitivity.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited Impact - The site is approximately 250m from the Grade II listed Former Farmhouse at Hill Farm. However, it is well-screened from the designated heritage.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is adjacent and opposite to some isolated residential dwellings but is outside of and is not connected to a built-up area. The site is adjoined by other sites which could, if taken forward together, ensure connectivity to Sharnbrook Coffle End.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside of and is not connected to the existing settlement boundary. The site is adjoined by other sites which could, if taken forward together, ensure connectivity to Sharnbrook Coffle End.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Some Impacts. It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would intensify the rural character of this part of the village which is outside of the settlement boundary.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red
Summary of justification for rating	The site is outside of and removed from the settlement boundary and is physically separated from the main built-up area of Sharnbrook and small settlement of Coffle End. It is poorly located to most services and facilities. It currently forms the garden of a rural dwelling but is constrained by some existing semi-mature trees and a power line which runs across the site. The net developable area is less than 0.02 Ha and will not be suitable for delivering additional dwellings.

Neighbourhood Planning Site Assessment

Site Details

Topic	Details
Site Reference / Name	811 – 81 Mill Road

LEGEND

- Sites
- Sharnbrook Neighbourhood Area

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Project Name
SHARNBROOK NEIGHBOURHOOD PLAN SITE OPTIONS ASSESSMENT

Project Title
SITES ASSESSED IN THE SHARNBROOK NEIGHBOURHOOD PLAN AREA

Scale
1:5,000

Author
AECOM

Rev
Rev

Topic	Details
<i>Site Address / Location</i>	81 Mill Road
<i>Gross Site Area (Hectares)</i>	0.87
<i>SHLAA/SHELAA Reference (if applicable)</i>	811
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Submitted post Bedford Borough Council's Call for Sites 2017.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Promoted for 10 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	Oct 2019, Outline Application awaiting decision (19/02406/OUT) with all matters reserved except access for residential development together with new access and associated landscaping. The application is for 10 market residential units. Land Adj 81 Mill Road Sharnbrook Bedford Bedfordshire MK44 1NP. To the east of the site: July 2016, Full Planning Application granted (15/0282/MAF) for the erection of 13 dwellings and associated development (5 affordable shared ownership, 4 affordable rented and 4 open market units). It should be noted that this site came forward as a rural exception site under Paragraph 54 of 2012 NPPF and CP17 of the adopted Core Strategy and Rural Issues Plan. Land East of 81 Mill Road Sharnbrook Bedfordshire.
<i>Neighbouring uses</i>	The site is adjacent to a few built residential properties to its west, and some affordable dwellings that were recently completed to the east. It faces the woodland and the River Ouse to its south and the open countryside to its north.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designated stated above. The site falls within a SSSI Impact Risk Zone but the proposed development does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is approximately 300m north of Radwell Pits County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be assessed with reference to Policy 43S of the emerging Local Plan. Considering the scale of the proposed development, further assessments on the ecological impacts of the development may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
Site is at risk of surface water flooding? See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding. Low Risk.
Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a) Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of: • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)? Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	No - The site at present do not have any formal vehicular access but is along Mill Road. Suitable access could be potentially created off Mill Road subject to further consultations with the Highways Authority.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - There is no formal access to the site but it is supported by a continuous footway. A suitable access could be created within the site boundary subject to further consultation with the Highways Authority. No - There is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Unknown. The site contains some trees along its northern boundary. Further arboricultural assessments would be required to understand their signified and quality. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	Yes - Power lines across the site. It may reduce the net developable area of the site.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m. The site is approximately 1.6km from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is in close proximity to the bus stops at Mill Road.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The nearest primary school is Sharnbrook John Gibbard Lower School, which is approximately 1.5km from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2.7km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 2km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	Adverse traffic impact predicted. Site was rated as not very sustainable with some traffic impacts on High Street/Centre of Village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change. Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation. High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.	The site contains a few semi-mature trees along its boundary. The remaining part of the site are open arable land. Overall the site has only few valued features and can accommodate change, and is therefore of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views. Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views. High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.	The site is of low sensitivity in terms of visual amenity. Overall the site is relatively enclosed and is well-screened by existing trees along its northern boundary. It may require a soft and well-transitioned edge if the development will not be aligned with the properties to its west. Appropriate physical and green buffers may also be required to minimise impact on views of surrounding residential properties.

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - The site is not in close proximity to designated heritage assets.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is outside of the Sharnbrook Settlement Policy Area and beyond the small settlement of Sharnbrook Coffle End, however the site is surrounded by residential development including 13 affordable homes that have been recently completed (as rural exception site).
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside of and is not connected to the existing settlement boundary.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Some Impacts. It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would intensify the rural character of this part of the village which is outside of the settlement boundary.

Assessment of Availability

<i>Indicator of Availability</i>	<i>Assessment</i>
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

<i>Indicators of Viability</i>	<i>Assessment</i>
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red
Summary of justification for rating	The site is outside of and removed from the settlement boundary and is physically separated from the main built-up area of Sharnbrook and small settlement of Coffles End. It is poorly located to most services and facilities. The site currently forms part of the rural setting of Sharnbrook. Its development would therefore be in contrary to Policy 4, 5 and 6S of the emerging Local Plan. The site falls within a Minerals Safeguarding Area which would require the prior excavation of minerals or for the developer to demonstrate the excavation of minerals is not viable before residential development could be permitted.

Site Details

Topic	Details
<i>Site Address / Location</i>	Hill Farm, Mill Rd
<i>Gross Site Area (Hectares)</i>	53.66
<i>SHLAA/SHELAA Reference (if applicable)</i>	Site 901
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	No BBC Site Assessment as site was submitted after the 2018 SHELAA
<i>Existing land use</i>	Agricultural
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Site is proposed for 500 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Bedford Borough Council SHELAA Call for Sites
<i>Planning history (Live or previous planning applications/decisions)</i>	No relevant planning history
<i>Neighbouring uses</i>	The 53 Ha-site is bounded by A6 to its northeast and Mill Road to it south. It wraps around and is opposite to some small residential sites to its northwest and south. It faces the open countryside to its northeast, east and west. It is also adjacent to an industrial warehouse to its southwestern corner.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - but the site is approximately 300m north of Radwell Pits County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be assessed with reference to Policy 43S of the emerging Local Plan. Considering the scale of the proposed development, further assessments on the ecological impacts of the development may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	Yes - The site contains 1.25 Ha of deciduous woodland (known as Deadman's Spinney) to the north-eastern boundary, which can have rich ground flora, and may be important in supporting bats, woodland birds and butterflies, and occasionally dormice. It also contains 0.09 Ha of traditional orchards at the entrance of Hill Farm. Detailed ecological survey would be needed for any planning applications.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping. Land slopes from the northwest down to Mill Road.
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - At present, the main vehicular access to the site is from Mill Road to Hill Stud Farm. This access appears to be shared with the warehouse outside of the site boundary and would require very significant improvements in order to support residential and other supporting uses on site. Nevertheless, there is potential to create various access points along Templars Way and Mill Road subject to consultation with the Highways Authority. This might require the removal of some trees along Mill Road.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - The site at present is crossed by several Public Rights of Way. However, there are no formal and segregated pedestrian access to the site. The site is also not connected to any continuous footways. Considering the scale of the proposed development, extensive extensions of the footways from Mill Road and templars Way would be required No - There are no dedicated cycle lanes to the site. However, suitable accesses could be potentially created within the site boundary subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes - PRoWs across the site. They should be retained and where possible enhanced.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes - The site contains 1.27 Ha of deciduous woodland and a row of very tall hedge trees along the narrow lane to the Grade II listed former farmhouse at Hill Farm. It also contains some semi-mature trees spread across the site. Further arboricultural assessments would be required. Unknown. Further arboricultural assessments would be required. There is no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Yes - Extensive power lines run across the site. In addition , the western boundary of the site adjoins the railway. A Noise Impact Assessment and acoustic screening would potentially be required due to potential noise impacts from the railway.
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	Unknown - there is a farm shop that operates at the site. It is unknown if the shop would continue to operate if development were to take place.

Accessibility

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	>1200m. The site is approximately 1.3km from the village centre.

Factor		Guidance
Bus /Tram Stop	<400m 400-800m >800m	The southwestern part of the site is in close proximity (less than 400m) to the Mill Road bus stops and the Fordham Arms bus stops. The north and eastern part of the site is approximately 1.3km from the nearest bus stops.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	>1200m. The site is approximately 2km from the Sharnbrook John Gibbard Lower School.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 3.5km from Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 2.6 km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	Adverse traffic impact predicted - Site is rated as one of the sites with the least traffic impact on High Street/Centre of village in the draft Sharnbrook Transport Study (November 2019) conducted by Origin Transport Consultants. However, It is also found that development (tested at 500 dwellings) at Site 901 could potentially have a significant effect on the Mill Road/A6/Thurleigh Road roundabout which is currently operating above practical capacity in the peak hours. The network growth is likely to push it over theoretical capacity. No specific comments have been received from the local highway authority but on commenting for a separate entry Site 583 (which forms part of Site 901), the Highway Authority has also raised objections, indicating that the site is not suitable for 120 dwellings unless extensive improvements to the highway network can be provided including footways and crossing points. The proposal would result in an over-intensification in vehicle movements as alternative transport (bus, cycle, walk) is poor in this location. Given the potential scale of development, the provision of highway improvements is likely to be possible, including improvements to the A6 along the eastern boundary and the bus route along Templars Way. The Transport Study states that "Site 901 will be the most sustainable as it will include a new junction onto the A6, a school and retail and a diverted bus service. The site will therefore be mainly self contained with minimal need for vehicle trips into Sharnbrook".	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

Indicator of Suitability	Assessment
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains a deciduous woodland to its north-eastern boundary and a Grade II listed former farmhouse which is currently used for storage. Overall The site is of medium landscape sensitivity and could potentially accommodate some change.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site currently contributes to the open character of Sharnbrook and is visible from adjacent land and along the A6 and Templars Way due to the lack of vegetated boundaries. The site is also in an elevated position in relation to River Great Ouse. High Sensitivity.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Some impact, mitigation possible. The site contains a Grade II listed former farmhouse to the southern section of the site. Development in this location will require careful design and layout considerations.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> Yes / No / Unknown	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield. The north-eastern part of the site consists of buildings in agricultural uses or of portable nature. This part of the land is not considered as previously developed land in reflection of the revised definition in the National Planning Policy Framework.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	Although the site may appear to be adjacent to the small settlement at Coffle End, it is physically separated from it by an operational railway. The site is adjacent to some isolated small residential sites and is overall outside and not connected to the existing built up area.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside of and removed from the existing settlement boundary of Sharnbrook. It is approximately 1.5km from the existing village of Sharnbrook, but adjacent to the small settlement of Sharnbrook Coffle End, separate by a railway line.
<i>Would development of the site result in neighbouring settlements merging into one another?</i> <i>Yes / No / Unknown</i>	No

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Yes - The site spreads across over 50 Ha and its full development would potentially deliver significantly more than the 500 dwellings required by the Local Plan 2030. The site would be adjacent to Sharnbrook Coffle End and would significantly change the size of the settlement and extends Sharnbrook Coffle End to the A6 to the east. Its full development would also lead to irreversible encroachment to the open countryside and changes the rural character of this side of Sharnbrook significantly. However, if the full 500 dwelling requirement were accommodated on this site, it would avoid any impact on the character or Sharnbrook itself.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by developers during Bedford Borough Council's Call for Sites.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	6-10 years

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	500 dwellings (landowner); 500 dwellings (AECOM). Note: this site overlaps significantly with Site 583. Care should be taken to ensure there is no double-counting of capacity should both sites be allocated.
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	6-10, 11-15
Other key information	
Overall rating (Red/Amber/Green) The site is <i>suitable and available</i> The site is <i>potentially suitable, and available</i>. The site is <i>not currently suitable, and available</i>. Are there any known viability issues? <i>Yes</i> / <i>No</i>	Amber

Summary of justification for rating

The site is outside of and removed from the Sharnbrook settlement policy area, and whilst being located adjacent to the small settlement of Coffle End is physically separated from it by the railway line. The site currently contributes to the open character of Sharnbrook and is visible from adjacent land and along the A6 due to the lack of vegetated boundaries and its elevated position. Its development is likely to harm the rural character of this location, however the landscape in this area is not a "valued landscape" in policy terms.

A site of this scale would likely be able to fund significant community infrastructure and local highways improvements, including to the A6 to the east. It is however noteworthy that the site is rated of least traffic impacts on the centre of the village in the Sharnbrook Transport Study conducted by Origin Transport Consultants. Furthermore, the Transport Study states that "Site 901 will be the most sustainable as it will include a new junction onto the A6, a school, retail unit and a diverted bus service. The site will therefore be mainly self-contained with minimal need for vehicle trips into Sharnbrook". The site is unconstrained in terms of environmental constraints, but it does contain a Grade II Listed Building at Hill Farm. The site boundary is of such a scale that it would likely be possible to accommodate the full 500 dwelling requirement figure for Sharnbrook in such a way that it does not harm the integrity of the asset or its setting, through the use of vegetation buffers and screening. The site contains a large area (approximately 1.3ha) of deciduous woodland (Deadman's Spinney) which should be retained and strengthened with other open space and green infrastructure improvements.

In addition, the existing field access of Templars Way would require very significant improvements to support residential uses of the site. Highways Authority has raised objections in its comments as part of the SHELAA of Bedford Borough Council stating that the site would not be suitable unless extensive improvements can be provided to the highway

<i>Conclusions</i>	<i>Assessment</i>
	network. It is also stated that the proposal would result in an over-intensification in vehicle movements as alternative transport is poor in this location at present. Potential to improve access to alternative transport would need to be investigated. The site area is of such a scale that it could comfortably accommodate the full 500 dwellings whilst also providing land for open space and community infrastructure. The site is potentially suitable for development but its location beyond the small settlement of Coffle End mean that development would have to meet the requirements of Policy 4S and 7S for the site to be suitable for residential development.

Neighbourhood Planning Site Assessment

Site Details



Topic	Details
<i>Site Address / Location</i>	Land off Station Road
<i>Gross Site Area (Hectares)</i>	2.90
<i>SHLAA/SHELAA Reference (if applicable)</i>	Not submitted to Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Not submitted to Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Residential
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	Promoted for 80 dwellings
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Neighbourhood Plan Consultation Representation
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site is adjacent to the railway to its northeast, the Fordham Arms (drinking establishment) and associated car park along part of its southwestern boundary, and residential properties to its southeast. It faces the open countryside otherwise.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. However, the proposed use does not trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is not within or adjacent to the stated non-statutory environmental designations.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	The site is wholly in Flood Zone 1. Low Risk.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk - >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk	The whole site is subject to very low risk of surface water flooding. Low Risk.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • UK Biodiversity Action Plan (BAP) Priority Habitat; • a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity); • wildlife corridors (and stepping stones that connect them); and/or • an area identified by national and local partnerships for habitat management, enhancement, restoration or creation? Yes / No / Unknown	No - No identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - There is an existing vehicular access to the site. The access will require improvements to adopted road standards in order support residential uses on the site, subject to consultation with the Highways Authority. However, the access is constrained by the level of Templars Way as it rises to form the bridge over the railway line.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	Yes - The site is connected to the wider footways network to the village centre. At present there is a public rights of way across the site along the western boundary. It is anticipated that additional pedestrian access and/or improvement to the existing access would be required, subject to consultation with the Highways Authority. No - There is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	Yes - A public right of way run along western boundary of the site (within). It should be maintained and enhanced where appropriate as part of the development proposal.
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No

Indicator of Suitability	Assessment
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, adjacent. There are some semi-mature trees along the site boundary. Further arboricultural assessments would be required. However, it would have limited impacts to the development potential of the site. Semi-mature and mature trees should be retained if possible, or re-provided. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.
<i>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</i> Yes / No / Unknown	Yes - Overhead powerlines cross the site and along Templars Way. It may reduce the developable area of the site. The north-eastern boundary of the site adjoins the railway. A Noise Impact Assessment and acoustic screening would potentially be required du
<i>Would development of the site result in a loss of social, amenity or community value?</i> Yes / No / Unknown	No

Accessibility

Accessibility

Factor	Guidance	
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 800m from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is in front of the Fordham Arms bus stops.

Factor		Guidance
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	400-1200m. The nearest primary school is Sharnbrook John Gibbard Lower School, which is approximately 800m from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2.2km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 1.6km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	Unknown - Site has not been assessed by the local highway authority and is not covered in the Sharnbrook Transport Study.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains a few semi-mature trees along its boundary. The remaining part of the site are open arable land. Overall the site has only few valued features and can accommodate change, and is therefore of low landscape sensitivity.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site currently contributes to the gap between Sharnbrook and a small development at Britton Close. It is visible from adjacent lands and along Templars Way due to the lack of vegetated boundaries. The site is of medium sensitivity in terms of visual amenity.

Heritage Constraints

Indicator of Suitability	Assessment
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Limited or no impact - The site is within 200m of the Grade II listed Goblon House. However, the site in concern is relatively well screened by existing trees and hedges of the amenity land of Goblon House.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

Indicator of Suitability	Assessment
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside

Indicator of Suitability	Assessment
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> Yes / No / Unknown	Yes - the far northern part of the site contributes to designated Village Open View I of Sharnbrook. This view has been identified as village open space/view as it 1) provides a gap or break in the frontage which contributes to the character of a settlement for example by providing a view into a village which forms part of the village setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond; (2) the gap provides visual relief in an otherwise built up area punctuating the street scene; and (3) the open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation (as stated above) are not compromised or that other material considerations outweigh the need to retain the Village Open View undeveloped.
<i>Are there any other relevant planning policies relating to the site?</i>	N/A
<i>Is the site:</i> Greenfield <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is not adjacent or connected to the main village of Sharnbrook. However, it is adjacent to the car park of a drinking establishment and is opposite to the small settlement at Coffle End.

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside of and is not connected to the existing settlement boundary, but it is adjacent to Sharnbrook Coffle End small settlement
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	No - development of the site would not reduce the gap between Sharnbrook and Coffle End.

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	Some Impacts. It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would intensify the rural character of this part of the village which is outside of the settlement boundary.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes, the site is promoted by the developers as part of the consultation response to the Sharnbrook Neighbourhood Plan.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	35 dwellings (AECOM)
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	0-5 years
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Amber

Summary of justification for rating

The site is outside of the existing settlement boundary but is opposite and connected to the small settlement at Coffle End. It is favourably to moderately located to most key services and is of low landscape sensitivity.

At present there is an existing vehicular access but it would require improvements to support residential uses subject to consultation with the Highways Authority. The level change as Templars Way rises towards the railway bridge may constrain the ability to provide an adequate access. A Public Right of Way runs across the western section of the site. It should be maintained and enhanced where appropriate as part of any development proposal.

Overhead powerlines run across the site and along Templars Way which may reduce the developable area of the site. In addition, the north-eastern boundary of the site adjoins the railway. A Noise Impact Assessment and acoustic screening would potentially be required due to potential noise impacts from the railway.

The northern part of the site is beyond the area designated on the BBC Policies Map as Village Open View I (Policy AD40), however it is visible from Kennell Hill and could impact on the view. Policy AD40 resists development on land designated as a village open space or view unless it can be demonstrated that the reasons for designation are not compromised or that other material considerations outweigh the need to retain the Village Open View undeveloped. The northern half of the site has been discounted from the developable area in order to retain the view and not conflict with the intent of Policy AD40.

The site is promoted for development during the Plan's consultation and is available for development.

The site is potentially suitable for development and allocation subject to provision of a suitable access, infrastructure and noise mitigation from the railway line and further evidence which demonstrates that it would not compromise the designated Village Open View I of Sharnbrook.

<i>Conclusions</i>	<i>Assessment</i>
	The site is potentially suitable for development but its location beyond the small settlement of Coffle End mean that development would have to meet the requirements of Policy 7S for the site to be suitable for residential development.

Site Details

LEGEND

- Sites
- Sharnbrook Neighbourhood Area

SHARNBROOK PARISH COUNCIL

SHARNBROOK NEIGHBOURHOOD PLAN SITE OPTIONS ASSESSMENT

SITES ASSESSED IN THE SHARNBROOK NEIGHBOURHOOD PLAN AREA

Drawn By	Checked By	Approved By	Date
AK-10-1026	AK-10-1026	AK-10-1026	20/10/20

Scale: 1:5,000

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNR/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Topic	Details
<i>Site Address / Location</i>	Land at Mill Lane
<i>Gross Site Area (Hectares)</i>	5.63
<i>SHLAA/SHELAA Reference (if applicable)</i>	Not submitted to Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>SHLAA/SHELAA Conclusions (if applicable)</i>	Not submitted to Bedford Borough Council's Call for Sites in 2014 and 2015.
<i>Existing land use</i>	Arable Land
<i>Land use being considered, if known (e.g. housing, community use, commercial, mixed use)</i>	Mixed
<i>Development Capacity (Proposed by Landowner or SHLAA/HELAA)</i>	No specific capacity identified
<i>Site identification method / source (e.g. SHELAA, Call for Sites consultation, identified by neighbourhood planning group)</i>	Neighbourhood Plan Consultation Representation
<i>Planning history (Live or previous planning applications/decisions)</i>	None recent or relevant.
<i>Neighbouring uses</i>	The site mostly faces the open countryside but is opposite to a wedge development to its east and some isolated residential properties to its north.

Assessment of Suitability

Environmental Constraints

Indicator of Suitability	Assessment
Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations: Yes / No / partly or adjacent - Ancient Woodland - Area of Outstanding Natural Beauty (AONB) - Biosphere Reserve - Local Nature Reserve (LNR) - National Nature Reserve (NNR) - National Park - Ramsar Site - Site of Special Scientific Interest (SSSI)* - Special Area of Conservation (SAC) - Special Protection Area (SPA) Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?	No - The site is not within or adjacent to the statutory environmental designations stated above. The site falls within a SSSI Impact Risk Zone. Rural residential development of 50 or more homes outside of the existing settlements will trigger the need to consult Natural England.
Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations: Yes / No / partly or adjacent / Unknown - Green Infrastructure Corridor - Local Wildlife Site (LWS) - Public Open Space - Site of Importance for Nature Conservation (SINC) - Nature Improvement Area - Regionally Important Geological Site - Other	No - The site is approximately 300m north of Radwell Pits County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be assessed with reference to Policy 43S of the emerging Local Plan. Considering the scale of the proposed development, further assessments on the ecological impacts of the development may be required.
Site is predominantly, or wholly, within Flood Zones 2 or 3? See guidance notes: Flood Zone 1: Low Risk Flood Zone 2: Medium Risk Flood Zone 3 (less or more vulnerable site use): Medium Risk Flood Zone 3 (highly vulnerable site use): High Risk	Medium risk - The western section of falls within Flood Zone 2 and 3 (approximately 0.9 Ha). Developments of vulnerable uses should be directed away from this part of the site.

Indicator of Suitability	Assessment
<i>Site is at risk of surface water flooding?</i> See guidance notes: - <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> - <i>>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i>	The western section is subject to low to high risk of surface water flooding. The area which is subject to medium to high risk is below 15% of the total site area. Overall the site is of low risk of surface water flooding.
<i>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)</i> Yes / No / Unknown	Unknown - Classified as Grade 3 'Good to Moderate' quality agricultural land. No further sub-grade information is currently available. The site is not in active agricultural uses.
<i>Site contains habitats with the potential to support priority species?</i> <i>Does the site contain local wildlife-rich habitats?</i> <i>Is the site part of:</i> • <i>UK Biodiversity Action Plan (BAP) Priority Habitat;</i> • <i>a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);</i> • <i>wildlife corridors (and stepping stones that connect them); and/or</i> • <i>an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?</i> Yes / No / Unknown	No - there are no identified Biodiversity Action Plan (BAP) Priority Habitats within the site.
<i>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</i> Yes / No / Unknown	No - Outside

Physical Constraints

Indicator of Suitability	Assessment
<i>Is the site:</i> Flat or relatively flat Gently sloping or uneven Steeply sloping	Gently sloping
<i>Is there existing vehicle access to the site, or potential to create suitable access?</i> Yes / No / Unknown	Yes - The site at present has an agricultural vehicular access off Mill Road. It is likely to require improvements to adopted road standards in order to support residential uses on the site, subject to consultation with the Highways Authority. This is likely to be achievable within the site boundary.
<i>Is there existing pedestrian/cycle access to the site, or potential to create suitable access?</i> <i>Pedestrian?</i> Yes / No / Unknown <i>Cycle?</i> Yes / No / Unknown	No - The site at present is accessed via an agricultural field access. While there is continuous footway along Hill Road and Kennell Hill on the opposite side. Suitable provision may be required. No - There is no dedicated cycle access to the site at present. However, there is demonstrated potential to create a suitable access subject to consultation with the Highways Authority.
<i>Are there any Public Rights of Way (PRoW) crossing the site?</i> Yes / No / Unknown	No
<i>Are there any known Tree Preservation Orders on the site?</i> Yes / No / Unknown	No
<i>Are there veteran/ancient or other significant trees within or adjacent to the site? Are they owned by third parties?</i> <i>Significant trees?</i> Yes, within / Yes, adjacent / No / Unknown <i>Potentially veteran or ancient trees present?</i> Yes, within / Yes, adjacent / No / Unknown <i>Owned by third parties?</i> Yes / No / Unknown	Yes, within - There are some semi-mature and mature trees along the site boundary and within the site, some which may be of high quality. Further arboricultural assessments would be required. Unknown. Further arboricultural assessments would be required. There are no identified ancient woodland within or adjacent to the site. Unknown
<i>Is the site likely to be affected by ground contamination?</i> Yes / No / Unknown	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is a greenfield.

Indicator of Suitability	Assessment
Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations? Yes / No / Unknown	No - No observable utilities infrastructure.
Would development of the site result in a loss of social, amenity or community value? Yes / No / Unknown	No

Accessibility

Factor		Guidance
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. Additional facilities can be added to the list. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk. This can be measured using Google Maps: https://www.google.com/maps		
What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Comments
Town / local centre / shop	<400m 400-1200m >1200m	400-1200m. The site is approximately 650m from the village centre.
Bus /Tram Stop	<400m 400-800m >800m	<400m. The site is in front of the Fordham Arms bus stops.
Train station	<400m 400-1200m >1200m	>1200m. The nearest train station, Bedford, is approximately 12km from Sharnbrook.
Primary School	<400m 400-1200m >1200m	400-1200m. The nearest primary school is Sharnbrook John Gibbard Lower School, which is approximately 650m from the site.
Secondary School	<1600m 1600-3900m >3900m	1600-3900m. The site is approximately 2km from the Sharnbrook Academy School.
Open Space / recreation facilities	<400m 400-800m >800m	>800m. The site is approximately 1.1km from Sharnbrook Playing Fields.
Cycle Route	<400m 400-800m >800m	>800m. There are no dedicated cycle lanes in Sharnbrook.
Traffic Impacts	Unknown - Site has not been assessed by the local highway authority and is not covered in the Sharnbrook Transport Study.	

Landscape and Visual Constraints

This section should be answered based on existing evidence (see guidance notes) or by a qualified landscape consultant.

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site low, medium or high sensitivity in terms of landscape?</i> <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i> <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i> <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i>	The site contains groups of mature trees across the site and along its boundary. The site is susceptible to change but could potentially accommodate some change with appropriate mitigation. The site is of medium sensitivity in terms of landscape.
<i>Is the site low, medium or high sensitivity in terms of visual amenity?</i> <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i> <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i> <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i>	The site is mostly enclosed with some intervisibility with the surrounding landscape towards its southern boundary to the County Wildlife Site and River Ouse. The site is of medium sensitivity in terms of visual amenity

Heritage Constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
Would the development of the site cause harm to a designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	Direct impact and mitigation not possible. The northern and western section of the site is located within the Conservation Area. It is also in close proximity to a number of Grade II listed buildings at Ouse Manor to the west and Riverside Lodge to the east. The site also falls in an Archaeological Interest Area.
Would the development of the site cause harm to a non-designated heritage asset or its setting? <i>Directly impact and/or mitigation not possible</i> <i>Some impact, and/or mitigation possible</i> <i>Limited or no impact or no requirement for mitigation</i>	No - No identified non-designated heritage assets in close proximity.

Planning policy constraints

<i>Indicator of Suitability</i>	<i>Assessment</i>
<i>Is the site in the Green Belt?</i> <i>Yes / No / Unknown</i>	Outside
<i>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</i> <i>Yes / No / Unknown</i>	No
<i>Are there any other relevant planning policies relating to the site?</i>	No
<i>Is the site:</i> <i>Greenfield</i> <i>A mix of greenfield and previously developed land</i> <i>Previously developed land?</i>	Greenfield

Indicator of Suitability	Assessment
<i>Is the site within, adjacent to or outside the existing built up area?</i> <i>Within the existing built up area (infill)?</i> <i>Adjacent to and connected to the existing built up area?</i> <i>Outside and not connected to the existing built up area?</i>	The site is adjacent to and connected to the small settlement of Coffle End.
<i>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</i> <i>Within the existing settlement boundary?</i> <i>Adjacent to and connected to the existing settlement boundary?</i> <i>Outside and not connected to the existing settlement boundary?</i>	The site is outside of and is not connected to the existing settlement boundary, but it is adjacent to Sharnbrook Coffle End small settlement
<i>Would development of the site result in neighbouring settlements merging into one another?</i> Yes / No / Unknown	Yes - Development of the site would reduce the gap between the main village of Sharnbrook and the small settlement of Sharnbrook Coffle End. However, no 'strategic gaps' are identified within Sharnbrook in Local Plan policy.

Indicator of Suitability	Assessment
<i>Is the size of the site large enough to significantly change the size and character of the existing settlement?</i> Yes / No / Unknown	It is unlikely that the size of the development would have significant impacts to the size of the village. However, development of the site would reduce the gap between Sharnbrook and Cofle End.

Assessment of Availability

Indicator of Availability	Assessment
<i>Is the site available for development?</i> Yes / No / Unknown.	Yes , the site is promoted by the developers as part of the consultation response to the Sharnbrook Neighbourhood Plan.
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> Yes / No / Unknown.	Unknown
<i>Is there a known time frame for availability?</i> Available now / 0-5 years / 6-10 years / 11-15 years.	No known timeframe

Viability

Indicators of Viability	Assessment
<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities?</i> Yes / No / Unknown. <i>What evidence is available to support this judgement?</i>	Unknown

Conclusions

Conclusions	Assessment
What is the expected development capacity of the site (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)?	Not suitable
What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)	Not suitable
Other key information	N/A
Overall rating (Red/Amber/Green) The site is suitable and available The site is potentially suitable, and available. The site is not currently suitable, and available. Are there any known viability issues? Yes / No	Red

Conclusions	Assessment
<i>Summary of justification for rating</i>	The site is outside of the existing settlement boundary but is opposite and connected to the small settlement at Coffle End. It is favourably to moderately located to most key services. The site falls within a SSSI Impact Risk Zone. Rural residential development of 50 or more homes outside of the existing settlements will trigger the need to consult Natural England. The site is approximately 300m north of Radwell Pits County Wildlife Site. The impact of the proposal on biodiversity and geodiversity value of the site and its surroundings would need to be further assessed through an ecological assessment. The western section of the site falls within Flood Zone 2 and 3 (approximately 0.9 Ha). Developments of more vulnerable uses¹ should be directed away from this part of the site. The northern and western section of the site is located within the Sharnbrook Conservation Area. The site is also in close proximity to a number of Grade II listed buildings at Ouse Manor to the west and Riverside Lodge to the east. The site also falls in an Archaeological Interest Area. It is not considered likely that the impacts on the designated heritage assets could be satisfactorily mitigated given the way the site forms a rural buffer and setting to the Sharnbrook Conservation Area and separates Sharnbrook from Coffle End. The site at present has an agricultural vehicular access off Mill Road. It is likely to require improvements to adopted road standards in order to support residential uses on the site, subject to consultation with the Highways Authority. The site is available although the combination of heritage constraints and impact on character mean that the site is not suitable for development.

¹ As defined in Table 2 of the Planning Practice Guidance on flood risk, such as residential institutions, residential dwellings, basement dwellings, caravans, police stations and hospitals. A full

list is available here: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification>