

Sharnbrook Neighbourhood Plan

Site Options and Assessment

Sharnbrook Parish Council

September 2020

Quality information

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Table of Contents

1.	Introduction.....	8
2.	Methodology	10
	Task 1: Identify Sites to be included in the Assessment	10
	Task 2: Gathering Information for Site Assessments	10
	Task 3: Site Assessment	11
	Task 4: Consolidation of Results	11
	Task 5: Indicative Housing Capacity	11
3.	Policy Context	13
	Relevant National Policy	13
	Adopted Local Planning Policy.....	14
	Bedford Borough Council Local Plan 2030	14
	Allocations and Designations Local Plan (2013).....	20
	Bedford Borough Council, Central Bedfordshire Council and Luton Borough Council Minerals and Waste Local Plan (January 2014)	23
	Evidence Base	24
	Sharnbrook Transport Study (2020).....	24
4.	Site Assessment.....	26
	Identified sites	26
	Bedford Borough Council SHELAA (2018)	26
5.	Conclusions	42
	Site assessment conclusions	42
	Next steps	43
	Viability	43
	Appendix A SHELAA Review Table	44
	Appendix B Individual Site Assessments	75

Figures

Figure 1.1: Map of the Sharnbrook Neighbourhood Area	8
Figure 3.1: Sharnbrook Inset Map from the Bedford Borough Council Policies Map (2013).....	16
Figure 3.2: Scheduled Monuments and Listed Buildings in Sharnbrook Parish (Source: MAGIC Maps)	17
Figure 3.3: SSSIs and County Wildlife Sites in Sharnbrook Parish (Source: BBC Interactive Policies Map)	18
Figure 3.4: Agricultural Land Classification in Sharnbrook Parish	19
Figure 3.5: Flood Risk in Sharnbrook Parish (Source: BBC Strategic Flood Risk Assessment, URS, 2015)	20
Figure 3.6: Sharnbrook Inset Map from the Bedford Borough Council Policies Map (2013).....	22
Figure 3.7: Extract of the Sharnbrook Area from the Bedford Borough Council, Central Bedfordshire Council and Luton Borough Council Minerals and Waste Local Plan Policies Map (2014).....	23
Figure 4.1: Map showing sites included in assessment.....	29
Figure 4.2: Site Assessment Ratings Map	41

Tables

Table 2.1: AECOM Gross-to-net ratio	11
Table 2.2: Local Plan 2002 Allocations and Planning Permission Densities in Sharnbrook	12
Table 2.3: AECOM gross to net ratio and density assumptions	12
Table 4.1: Sites assessed in this report	28
Table 4.2: Site Assessment Summary Table	30

Abbreviations used in the report

Abbreviation

BAP	Biodiversity Action Plan
BBC	Bedford Borough Council
BMV	Best and Most Versatile
CFS	Call for Sites
DPD	Development Plan Document
Dph	Dwellings per hectare
Ha	Hectare
LP	Local Plan
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PDL	Previously Developed Land
PPG	Planning Practice Guidance
SHELAA	Strategic Housing and Economic Land Availability Assessment
TPO	Tree Preservation Order

Executive Summary

The purpose of this site assessment is to consider a number of identified sites in Sharnbrook Parish to determine whether they would be potentially appropriate to allocate for housing in the Neighbourhood Plan in terms of general conformity with national and local planning policy. The intention is that the report will help to guide decision making in terms of providing information which will help the Parish Council to select the site or sites that best meet the area's housing requirement and Neighbourhood Plan objectives.

A total of 22 sites were assessed to consider whether they would be suitable for allocation in the Neighbourhood Plan. The sites identified for assessment include sites that were submitted through the Bedford Borough Council 'Call for Sites' for the emerging Local Plan 2030 and through previous Local Plan consultations.

The site assessment has found that of the 22 sites assessed, one is suitable and available for residential development (Site 238 – Land at Yelnow Lane) as it has recently been granted outline planning permission for up to 51 dwellings. None of the remaining 21 sites are immediately suitable and available for allocation for residential development. This is because these sites either have relatively minor constraints or policy conflicts to be addressed before the site can be allocated for development or have major constraints and are deemed unsuitable for development. Where further evidence is required this report sets out what is required to ensure compliance with the strategic policies in the Bedford Borough Council development plan.

Nine of the sites are potentially suitable and available (i.e. have not been ruled out entirely) but have constraints that will need to be addressed. If these constraints could not be resolved or mitigated, they would not be appropriate for allocation. These are listed below alongside their indicative capacity figures as assessed through this report and/or suggested by the landowner through their call for sites submission:

- Site 234 – Land at Coffle End, Mill Road, 10-24 dwellings
- Site 237/618 – Land at Park Lane – 12 dwellings.
- Site 337 – Templars Way (large site) – 59-84 dwellings
- Site 527 – Land at School Approach – 60-74 dwellings
- Site 583 – Land to the east of Templars Way – 112-120 dwellings
- Site 619 – Land at The Retreat – 5 dwellings
- Site 623 – Land at Templars Way (small site) – 38-50 dwellings
- Site 901 – Hill Farm, Mill Road – 500 dwellings
- New Site 01 – Land off Station Road – 35 dwellings

The remaining twelve sites are not suitable for residential development and therefore not appropriate for allocation in the plan. These are:

- Site 231/616 – Colworth Park
- Site 235 – Land at Hill Farm, Mill Road
- Site 236 – Land at Kennell Hill (large site)
- Site 244 – Land north of High Street
- Site 247 – Land south of Mill Road
- Site 249 – West of Stoke Mill
- Site 251 – Prospect Place, Odell Road
- Site 617 – Land at Kennell Hill (small site)
- Site 620 – Land east of Odell Road
- Site 712 – Mill Road

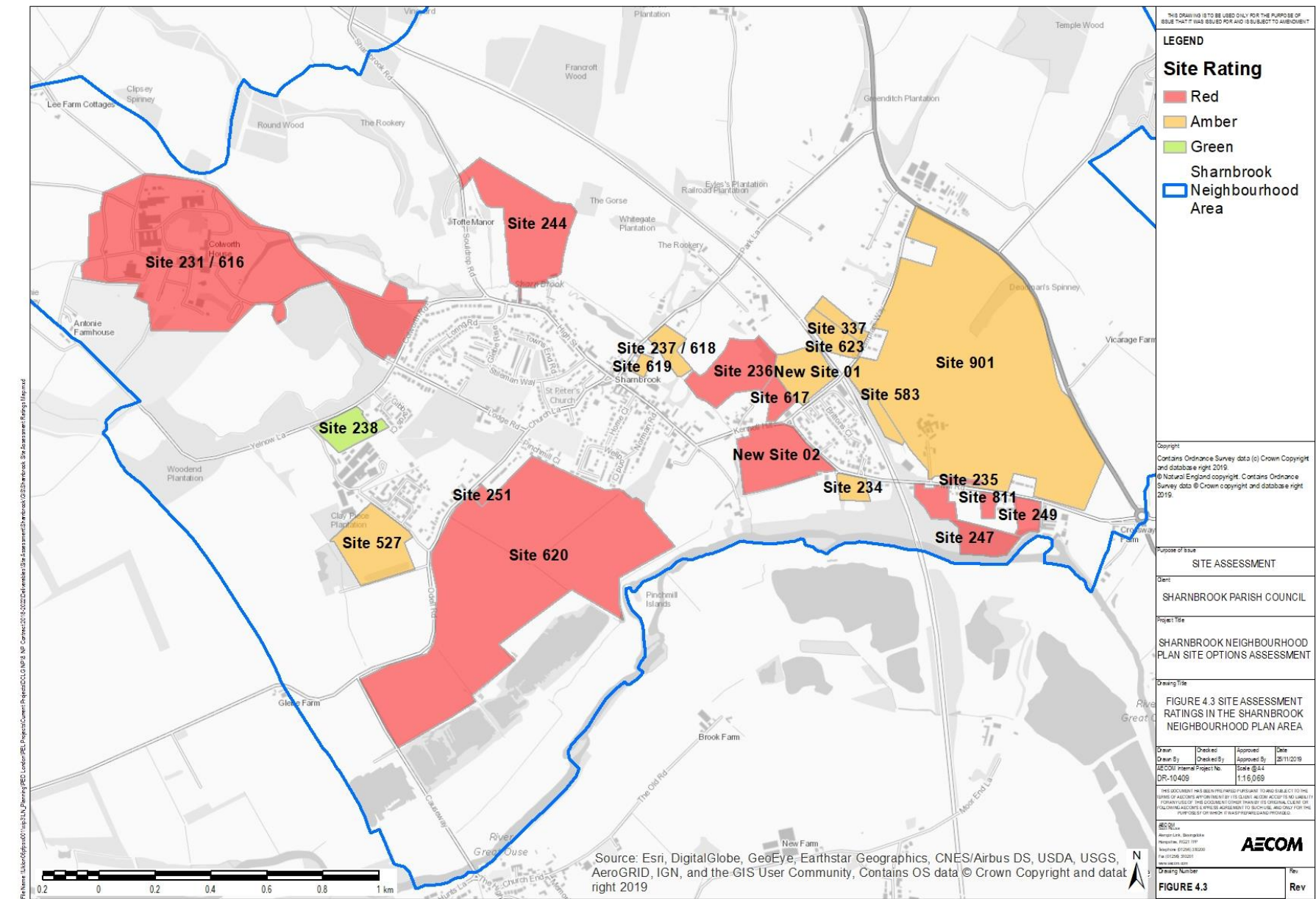
- Site 811 – 81 Mill Road
- New Site 02 – Land at Mill Lane

A copy of **Figure 4.2** is provided overleaf, showing the conclusions of the site assessment. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable.

With the exception of Site 238 that has outline planning permission and does not require a Neighbourhood Plan allocation to ensure delivery, 9 of the 22 sites considered in this assessment are potentially suitable for allocation. Eight of these sites have the potential to accommodate **10 or more dwellings** and would be required to include a proportion of affordable housing¹. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²), starter homes, affordable housing for rent, or other affordable housing types (see NPPF Annex 2). The next steps will be for the Parish Council to select a site or sites for allocation in the Neighbourhood Plan, based on the findings of this report and/or on other relevant information available to the group; including a transport study; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation; Strategic Environmental Assessment (if required) and discussion with Bedford Borough Council (BBC).

¹ see National Planning Policy Framework paragraphs 62-64

² Discounted homes for sale to those with a local connection. See <https://www.gov.uk/government/consultations/first-homes> for details.



1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Sharnbrook Neighbourhood Plan (SNP) on behalf of Sharnbrook Parish Council (SPC). The work undertaken was in accordance with the requirements of the Ministry of Housing, Communities and Local Government (MHCLG) in February 2019.
- 1.2 Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thorough process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, so the approach is transparent and defensible.
- 1.3 The Neighbourhood Plan is being prepared in the context of the Bedford Borough Council Local Plan (adopted on 15th January 2020) and the adopted development plan, which comprises the Core Strategy & Rural Issues Plan (2008); Saved Local Plan Policies (2002); Allocations and Designations Local Plan (2013) and the Minerals and Waste Local Plan (2014).
- 1.4 The Sharnbrook Neighbourhood Plan will cover the parish of Sharnbrook which is located within the borough of Bedford. **Figure 1.1** below details the extent of the Neighbourhood Area.

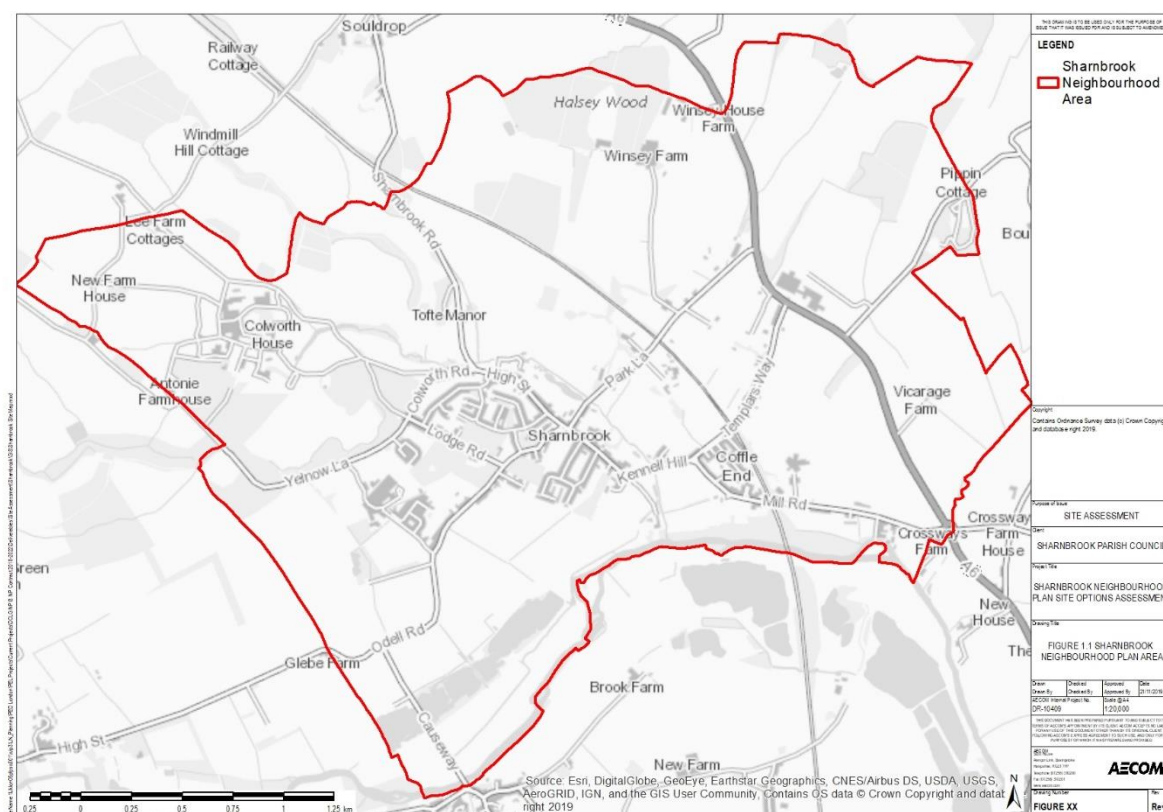


Figure 1.1: Map of the Sharnbrook Neighbourhood Area

- 1.5 Neighbourhood plans are required to be in general conformity with the strategic policies in the adopted development plan.
- 1.6 Neighbourhood Plans can add value to the development plan by developing policies and proposals to address local place-based issues. The intention, therefore, is for the Local Plan to provide a clear overall strategic direction for development in Sharnbrook, whilst enabling the detailed allocation of sites to be determined through the neighbourhood planning process.

- 1.7 The village of Sharnbrook is located 9 miles to the north of Bedford, west of the A6, and approximately 1km north of the River Great Ouse. The village dates back to the Domesday Book and contains a number of listed buildings, including the Grade I listed St Peters church.
- 1.8 The Sharnbrook Neighbourhood Area lies within the borough of Bedford and, as such, is covered by the adopted development plan for Bedford Borough which comprises of the Local Plan 2030 (adopted January 2020), saved policies from the Allocations and Designations Local Plan (2013) and the Bedford Borough Council, Central Bedfordshire Council and Luton Borough Council Minerals and Waste Local Plan (2014)
- 1.9 The Local Plan 2030, adopted in January 2020, sets out the vision and strategic priorities for the borough of Bedford up to 2030. The Local Plan 2030 directs strategic growth towards the Bedford urban area, Wixams new settlement, strategic urban and village extensions to the west of Bedford, key service centres and smaller rural service centres. However, the emerging plan does not allocate sites for these dwellings, expecting SPC to do this through their neighbourhood plan.
- 1.10 Sharnbrook is identified as a “key service centre” in the Local Plan 2030 with a housing requirement of 500 dwellings to be allocated in the Sharnbrook Neighbourhood Plan. This site assessment is intended to guide Sharnbrook Parish Council’s decision making and provide evidence for the eventual site selection to help ensure that the NDP can meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

2. Methodology

- 2.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework³ (2019) and associated National Planning Practice Guidance⁴ published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.
- 2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 2.3 In this context, the methodology for carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

- 2.4 The first task is to identify which sites should be considered as part of the assessment. This included:
- All sites submitted to Bedford Borough Council through its Call for Sites process; and
 - Other sites submitted to BBC or the Neighbourhood Plan Group.

Task 2: Gathering Information for Site Assessments

- 2.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the How to Assess and Allocate Sites for Development: A Toolkit for Neighbourhood Planners (Locality, 2019)⁵ and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
- General information:
 - Site location and use; and
 - Site context and planning history.
 - Context:
 - Type of site (greenfield, brownfield etc.); and
 - Planning history.
 - Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services; and
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
 - Availability

³ Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁴ Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

⁵ Available at: <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

Task 3: Site Assessment

- 2.7 The next task was to complete the site proformas. This was done through a combination of desktop assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.
- 2.8 Sites previously assessed in the BBC Strategic Housing and Economic Land Availability Assessment (SHELAA) (2018) were re-assessed to consider whether the conclusions would change as a result of more detailed assessment based on the most recent available information, and changes made to the emerging Local Plan since that time.

Task 4: Consolidation of Results

- 2.9 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.10 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.

Task 5: Indicative Housing Capacity

- 2.11 This report includes a capacity analysis of each site where no information was provided by the site promoter. The capacity analysis is based on net housing densities and developable site area. AECOM uses a standard gross-to-net ratio (as detailed in **Table 2.1** below) which takes into account the need for larger sites to provide proportionally greater amounts of non-residential development and on-site infrastructure such as roads and open space.

Table 2.1: AECOM Gross-to-net ratio

Area	Gross to net ratio standards
Up to 0.4 ha	90%
0.4 ha to 2 ha	80%
2 ha to 10 ha	75%
Over 10 ha	50%

- 2.12 There is no standard or guideline residential density policy in Bedford Borough and the BBC SHELAA Report does not explain in detail the approach BBC followed in estimating sites capacities. This has meant that AECOM has been required to arrive at reasonable density assumptions to estimate site capacities in Sharnbrook by reviewing recent allocations and developments that have been completed in the area.
- 2.13 The Local Plan 2002 allocated two sites for residential development in Sharnbrook, allocations H19 (25 dwellings, Land at Yelnow Lane, Sharnbrook) and H20 (45 dwellings, Land south east of Sharnbrook Upper School). Both of these allocations have been built out with much higher numbers of dwellings than the allocation figure, as shown in **Table 2.2**. The Yelnow Lane site was granted planning permission for 47 dwellings under the reference 03/02212/REM; whilst the Sharnbrook Upper School site was granted planning permission for 86 dwellings.
- 2.14 **Table 2.2** shows the differences in capacity and gross density between the allocation in the plan and the actual completed development. Using the gross to net ratios in **Table 2.1** it can be seen that the net densities vary significantly from around 20dph in the plan allocations to just

over 40dph for the completed developments. Given the variance between the previous allocations and the completed developments it is therefore proposed that a reasonable mid-point **net density figure of 30dph** is used in this site assessment as a reasonable estimate of an appropriate residential density for development in Sharnbrook Parish.

- 2.15 It should be noted that these figures are reasonable starting points for estimating site capacities, and it is recommended that more detailed masterplanning work and negotiation should be undertaken between the Parish Council and prospective developers to ensure that overall development capacity responds appropriately to local character and any site-specific issues.

Table 2.2: Local Plan 2002 Allocations and Planning Permission Densities in Sharnbrook

Site	Site area (ha)	Gross to net ratio	Dwellings	Gross density (dph)	Net Developable Area (ha)	Net density (dph)	Net density mid-point
H19 Yelow Lane Local Plan 2002 allocation	1.4	80%	25	17.9	1.1	22.3	32.1
H19 Planning permission	1.4	80%	47	33.6	1.1	42.0	
H20 Sharnbrook Upper School Local Plan 2002 allocation	2.8	75%	45	16.1	2.1	21.4	31.2
H20 Planning permission	2.8	75%	86	30.7	2.1	41.0	

Source: Bedford Borough Council Local Plan 2002 and Bedford Borough Council Planning Public Access

- 2.16 Combining the gross-to-net ratios in **Table 2.1** with the mid-point net density figure of 30dph results in the overall figures in **Table 2.3** below. These figures are used as reasonable assumptions to estimate site capacities in this site assessment.

Table 2.3: AECOM gross to net ratio and density assumptions

Area	Gross to net ratio standards	Net density (dph)	Gross density (dph)
Up to 0.4 ha	90%	30	27
0.4 ha to 2 ha	80%	30	24
2 ha to 10 ha	75%	30	22.5
Over 10 ha	50%	30	15

3. Policy Context

- 3.1 The NDP policies and allocations must be in general conformity with the strategic policies of the adopted development plan. A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents and mapping resources. The key relevant documents are outlined below.
- 3.2 Relevant National Policy
- National Planning Policy Framework (2019)⁶
- 3.3 Adopted Local Policy
- Bedford Borough Council Local Plan 2030⁷
 - Saved Policies in the Allocations and Designations Local Plan (2013)⁸
 - Bedford Borough Council, Central Bedfordshire Council and Luton Borough Council Minerals and Waste Local Plan (2014)⁹
- 3.4 Evidence Base
- Strategic Housing Land Availability Assessment (2018)
 - Sharnbrook Traffic Study (2020)
- 3.5 Mapping
- DEFRA Magic Map¹⁰
 - Flood Map for planning (Gov.uk)¹¹
 - Google Earth Pro, Google Maps and Google Street View.
 - Historic England Listed Building Search¹²
 - Natural England Agricultural Land Classification Map East Region¹³

Relevant National Policy

- 3.6 National planning policy is contained in the National Planning Policy Framework (NPPF) (2019) and is supported by the Planning Practice Guidance¹⁴ (PPG). Only those policies of relevance are stated below, but this report has regard to all other aspects of national planning policy as appropriate.
- 3.7 Paragraph 77 sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 3.8 Paragraph 78 adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies

⁶ Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

⁷ Available at: <https://bbcdevwebfiles.blob.core.windows.net/webfiles/Planning%20and%20Building/local-plan-2030/Local%20Plan%202030%20ADOPTED%20VERSION.pdf>

⁸ Available at: <https://edrms.bedford.gov.uk/OpenDocument.aspx?id=20ZDDprshXZ1W7QI5noNVw%3d%3d&name=Allocations%20and%20Designations%20Local%20Plan%202013%20INTERACTIVE.pdf>

⁹ Available at: https://www.centralbedfordshire.gov.uk/migrated_images/minerals-waste_tcm3-2120.pdf

¹⁰ Available at: <https://magic.defra.gov.uk/magicmap.aspx>

¹¹ Available at: <https://flood-map-for-planning.service.gov.uk/>

¹² Available at: <https://historicengland.org.uk/umbraco/Surface/NHLE/MapSearch?postcode=DT9%206NE&clearresults=True>

¹³ Available at: <http://publications.naturalengland.org.uk/category/5954148537204736>

¹⁴ <https://www.gov.uk/government/collections/planning-practice-guidance>

should identify opportunities for villages to grow and thrive, especially where this will support local services.

- 3.9 Paragraph 79 of the NPPF (2019) states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - The development would re-use redundant or disused buildings and enhance its immediate setting;
 - The development would involve the subdivision of an existing residential dwelling; or
 - The design is of exceptional quality, in that it:
 - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.
- 3.10 Paragraph 171 of the NPPF (2019) states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

Adopted Local Planning Policy

Bedford Borough Council Local Plan 2030

- 3.11 The Local Plan 2030 was adopted on 15th January 2020 and sets out the vision and strategy for development in the District up to 2030, superseding existing Core Strategy, saved Local Plan and a number of Allocations and Designations Local Plan policies. Policies relevant to development in Sharnbrook are summarised below:
- 3.12 **Policy 3S Spatial Strategy** sets out that to deliver sustainable development and growth that enhances the vitality of the borough's urban and rural communities, strategic growth will be directed towards the Bedford urban area, Wixams new settlement, strategic urban and village extensions to the west of Bedford, key service centres (which includes Sharnbrook, in association with expanded education provision where necessary) and smaller rural service centres.
- 3.13 **Policy 4S Amount and distribution of housing development** sets out the amount of new housing expected. It indicates that a minimum of 3,169 new dwellings will be allocated, with 2000 dwellings to be allocated in key service centres. It further sets out that sites for 500 homes should be identified in Sharnbrook "generally in and around" the defined Settlement Policy Area boundary and allocated through the Neighbourhood Development Plan.
- 3.14 The policy wording states that Bedford Borough Council "will support the relevant local council and other representatives from local communities to identify the most appropriate means of meeting this requirement through their Neighbourhood Development Plans and rural exceptions schemes". Furthermore, the policy wording states that if a Neighbourhood Development Plan or Neighbourhood Development Order (Regulation 16) has not been submitted to the Council by October 2020 or 12 months after the date of adoption of the local plan, whichever is the later, the Council will allocate additional sites.
- 3.15 **Policy 5S Development in villages with a Settlement Policy Area** indicates that within Settlement Policy Area boundaries, development or redevelopment will be acceptable in principle if it is consistent with the other policies of the development plan. Sharnbrook has a

Settlement Policy Area in accordance with this policy, whilst Sharnbrook Coffle End does not. **Figure 3.1** shows the boundary of the Sharnbrook Settlement Policy Area¹⁵.

- 3.16 **Policy 6 Development in Small Settlements** indicates that within the built form of Small Settlements, development will be supported where the proposal contributes positively to the character of the settlement and is appropriate to the structure, form, character and size of the settlement. The supporting text states that “The settlements that qualify as Small Settlements may change during the life of the plan as a result of development”. Coffle End at Sharnbrook is identified as a Small Settlement.
- 3.17 **Policy 7S Development in the countryside** explains that development outside defined Settlement Policy Areas will be permitted if it is in accordance with a Neighbourhood Development Plan which has been ‘made’ by Bedford Borough Council or if it is for the reuse, replacement or extension of a dwelling; a dwelling for a rural worker or affordable housing to meet local needs. It requires all development in the countryside to recognise the intrinsic character and beauty of the countryside; and not give rise to other impacts that would adversely affect the use and enjoyment of the countryside by others and that would have a significant adverse effect on the environment, biodiversity or designated biodiversity sites.
- 3.18 It also states that in exceptional circumstances development proposals will be supported on sites that are well related to a defined Settlement Policy Area, Small Settlements or the built form of other settlements where it can be demonstrated that:
 - it responds to an identified community need; and
 - there is identifiable community and support and it is made or supported by the parish council
 - its scale is appropriate to serve local needs or to support local facilities; and
 - the development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.
- 3.19 **Policy 28S Placemaking** sets out principles for good place-making. These include requiring developments to have a positive relationship with the surrounding area, enhance the landscape, take a proactive approach to sustaining the historic environment, avoid adverse impacts on biodiversity and geodiversity assets and respond to the unique character and importance of the River Great Ouse and its setting.
- 3.20 **Policy 29 Design quality and principles** provides a list of criteria for all new development to meet. In particular development is required to be of the highest design quality, contribute to the area’s character and identify, and respect the local context and quality of the area within which it is situated. All new developments of 200 dwellings or more are expected to be guided by a design code.
- 3.21 **Policy 31 The impact of development - access impacts** explains that development proposals should not have any significant adverse impact on access to the public highway. Applications should consider highway capacity and parking provision, access to public transport and the suitability of access arrangements for all members of the community, including pedestrians, cyclists and people with disabilities.
- 3.22 **Policy 33 The impact of development - infrastructure impacts** indicates that development proposals should ensure that they do not have a harmful impact (including cumulative impact with other development) on the adequacy of existing infrastructure, for example on utilities, schools, health and community facilities.

¹⁵ Note: the map shown is the latest available. At the time of writing the report BBC were “updating the policies map to reflect changes to the development plan policies”. Available at: <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/development-plan-documents/policies-map/>

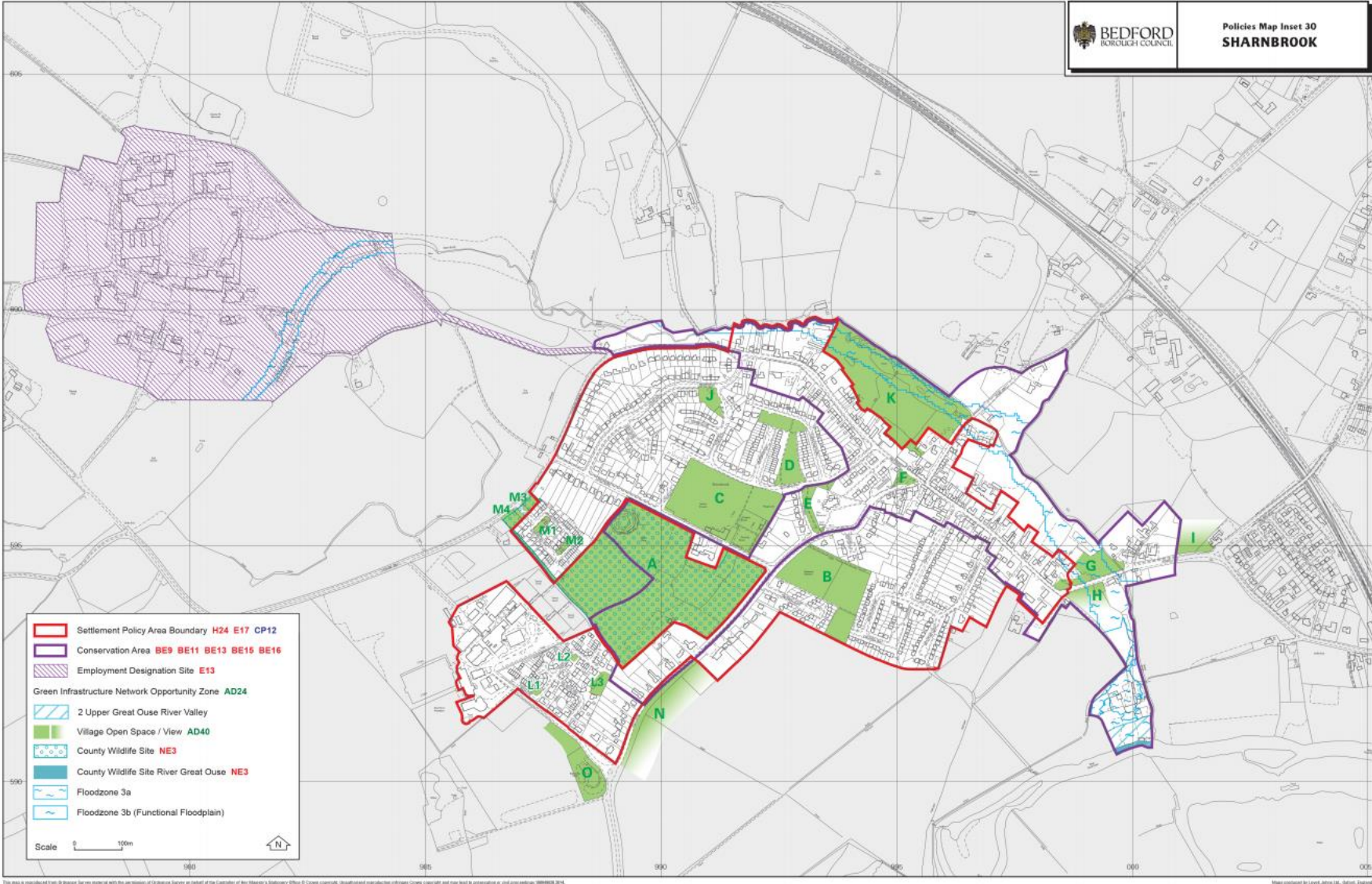


Figure 3.1: Sharnbrook Inset Map from the Bedford Borough Council Policies Map (2013)

3.23 Policy 41S Historic environment and heritage assets indicates that proposals which would cause harm to the significance of a designated heritage asset or non-designated heritage asset of equivalent significance including through change within its setting, will only be granted permission where the harm can be outweighed by demonstrable public benefits attributed to the development. Designated heritage assets include conservation areas, listed buildings, scheduled ancient monuments, registered historic parks and gardens. The location of scheduled ancient monuments and listed buildings are shown in **Figure 3.2**. The boundary for the Sharnbrook Conservation Area is shown in **Figure 3.1** on the previous page.

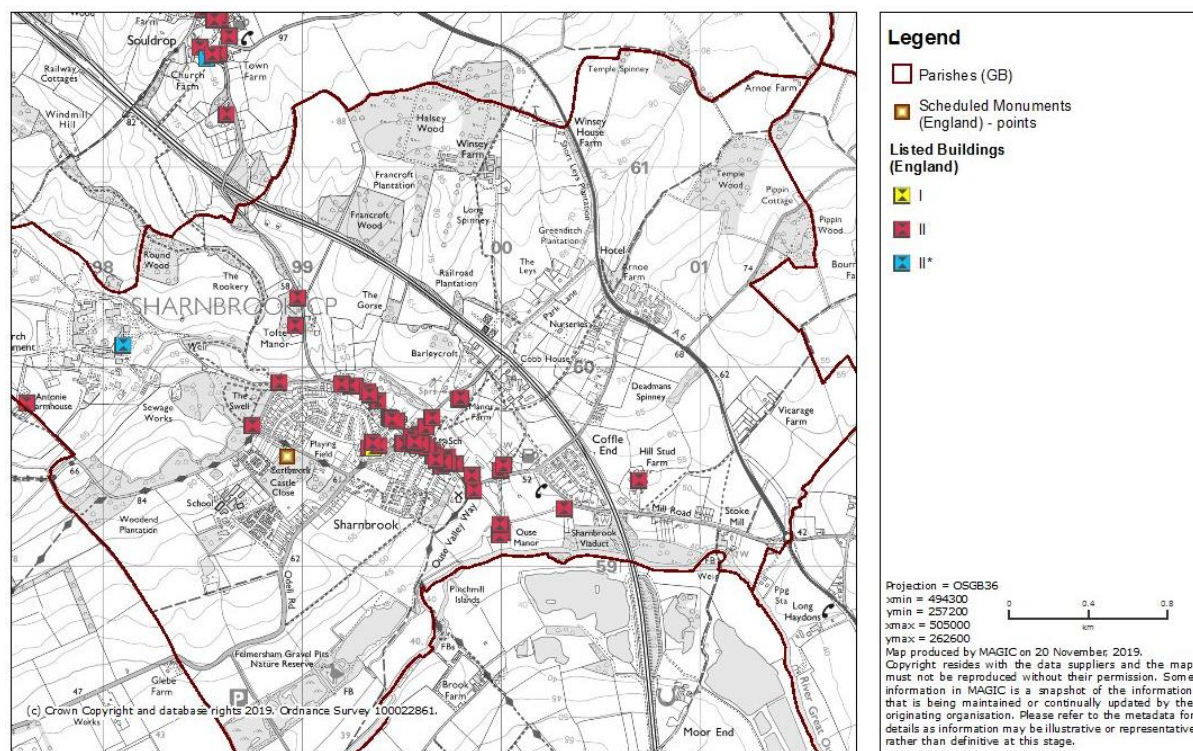


Figure 3.2: Scheduled Monuments and Listed Buildings in Sharnbrook Parish (Source: MAGIC Maps)

3.24 Policy 42S Protecting biodiversity and geodiversity explains that a proposal which is likely to have an adverse effect on a Site of Special Scientific Interest (SSSI) will not be permitted unless there are exceptional reasons that outweigh the harm to the site. Development should be designed to prevent any adverse impact on locally important sites, species and habitats of principal importance such as County Wildlife Sites. Designated biodiversity assets including Felmersham Gravel Pits Site of Special Scientific Interest (SSSI) and County Wildlife Sites are shown in **Figure 3.3**.

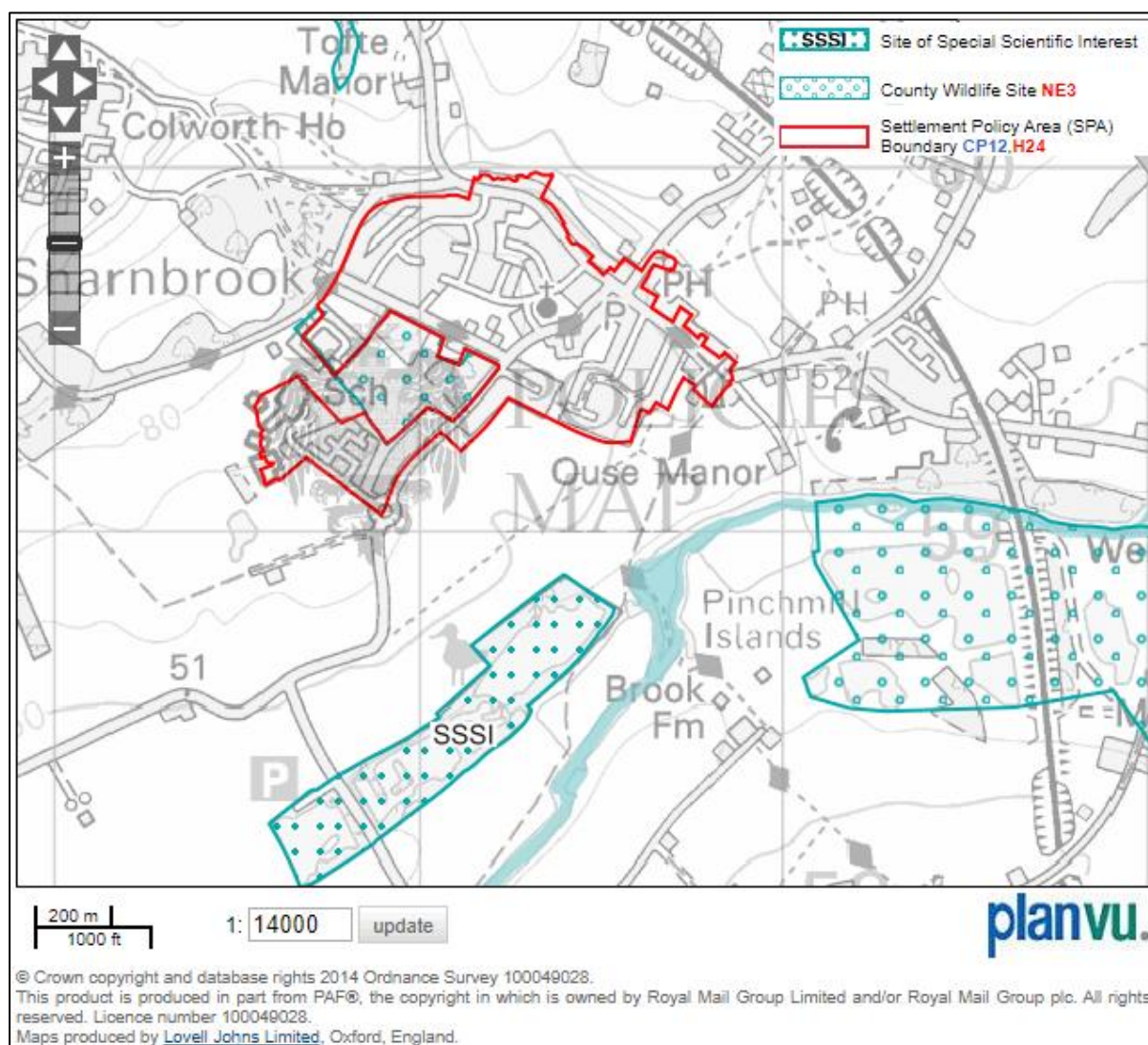


Figure 3.3: SSSIs and County Wildlife Sites in Sharnbrook Parish (Source: BBC Interactive Policies Map)

- 3.25 **Policy 46S Use of previously developed land and use of undeveloped land** explains that the Council will seek to maximise the delivery of development through the reuse of suitably located previously developed land provided that it is not of high environmental or biodiversity value. Where development is demonstrated to be necessary on agricultural land, poorer quality land should be used in preference to the best and most versatile agricultural land (grades 1-3a, with grade 1 being the best). **Figure 3.4** overleaf shows that the majority of Sharnbrook Parish is Grade 3, with the area to the north east and south east is Grade 2 Agricultural Land. It is important to note that this map is produced from low resolution national mapping that does not split Grade 3 into Grades 3a or 3b, therefore it is not possible to conclude accurately that the Grade 3 land is “best and most versatile” without undertaking site-specific soil surveys.

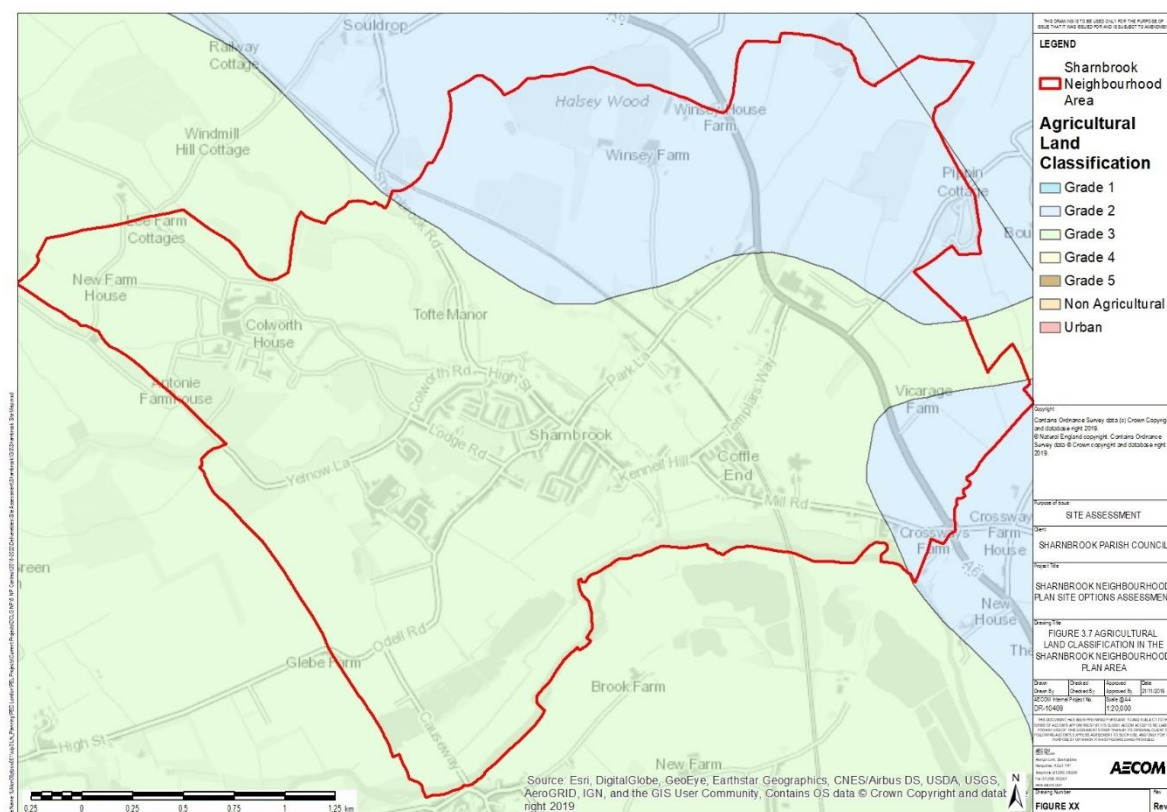


Figure 3.4: Agricultural Land Classification in Sharnbrook Parish

- 3.26 **Policy 58S Affordable housing** requires sites of 10 or more residential units or 0.5 hectares or more to provide 30% affordable housing, with 78% of the dwellings as social or affordable rented properties and the remainder (22%) as other forms of affordable housing.
- 3.27 **Policy 59S Housing mix** states that new housing developments will be expected to provide a mix of dwelling size and type to meet the identified needs of the community including families with children, older people, people wishing to build their own homes and people with disabilities and special needs. Criterion 1 of the policy requires all developments of 500 dwellings or more in suitable locations, will be required to include self-contained older persons housing, and/or supported living accommodation in accordance with the Council's most up to date statement of need on older person's accommodation.
- 3.28 **Policy 70 Key employment sites** states that the role and function of key employment sites which contribute to the economic function of the borough will be protected and further extension of employment uses and investment in premises will be supported. Colworth Park is identified as a "protect and maintain" key employment site which is "broadly fit for purpose with a large proportion of floor space (particularly for industrial and distribution uses) likely to meet ongoing requirements" and "should be protected and maintained in their current form and function".
- 3.29 **Policy 77S – Hierarchy of town centres** identifies Sharnbrook as a local centre in its retail hierarchy. New main town centre uses are required to locate in Bedford town centre, Kempston district centre and the local centres. If no suitable sites are available, edge of centre locations should be considered.
- 3.30 **Policy 87 Public transport** states that where there is an existing bus service with hourly or more frequent service levels, or there is potential to improve current services to such levels, then every dwelling and workplace should usually be within 400 metres walking distance of a bus stop.
- 3.31 **Policy 92 Flood Risk** outlines the Council's approach to addressing development in areas at risk of flooding. BBC will direct development to areas at the lowest risk of flooding by applying the sequential test. Development will not be permitted in flood zone 3b unless defined as

'water compatible' in table 2 of the Planning Practice Guidance¹⁶. Development will not be permitted in flood zone 3a unless defined as 'less vulnerable' or 'water compatible' in table 2 of the Planning Practice Guidance. Site specific flood risk assessments will need to be submitted in support of development where proposals in flood zone 1 exceed 1ha, or proposals are in flood zones 2, 3a or 3b. Flood risk zones in the Sharnbrook area are shown in **Figure 3.5**.

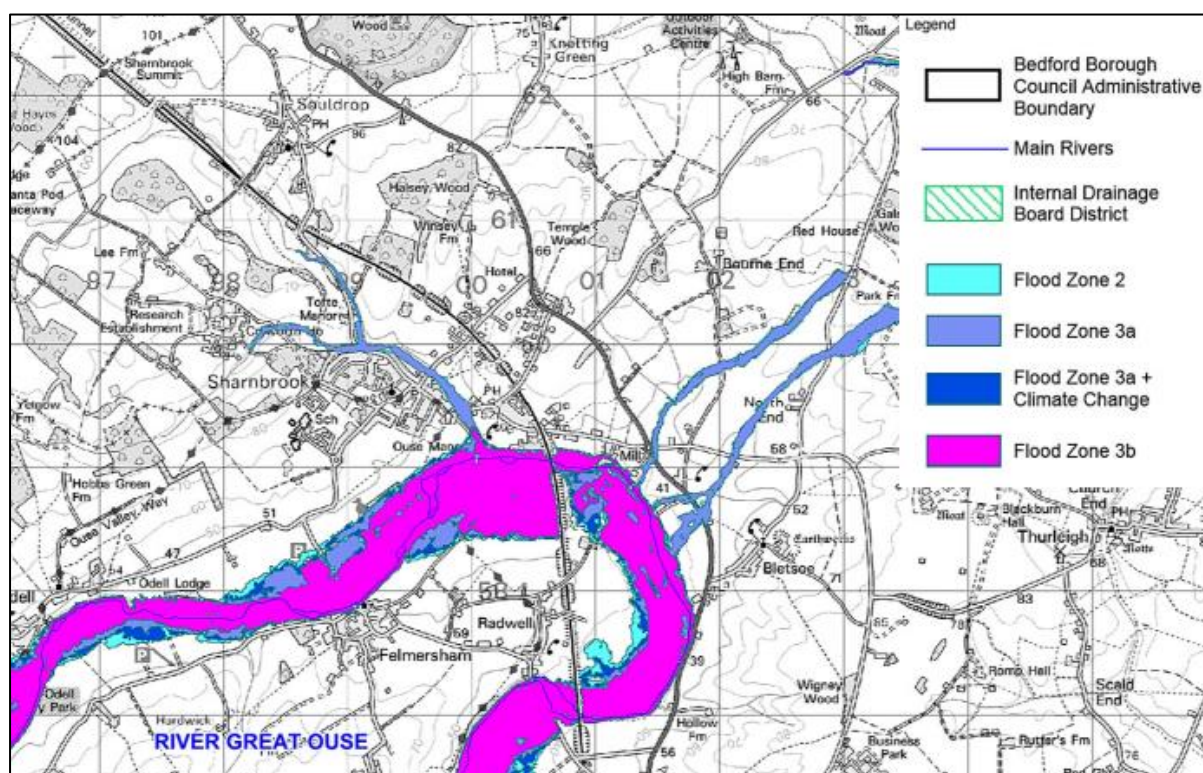


Figure 3.5: Flood Risk in Sharnbrook Parish (Source: BBC Strategic Flood Risk Assessment, URS, 2015)

Allocations and Designations Local Plan (2013)

- 3.32 The Allocations and Designations Local Plan allocates sites to meet the Borough's future development needs and designates areas of land where specific policies will apply. It is consistent with the strategic approach set out in the Council's Core Strategy and Rural Issues Plan and was adopted by the Council on 17 July 2013.
- 3.33 A number of policies in the Allocations and Designations Local Plan were superseded with the adoption of the Local Plan 2030 or deleted, however the remainder of the policies have been "saved" and continue to apply. The saved policies of note for the Sharnbrook Neighbourhood Plan are listed below.
- 3.34 **Policy AD40 Village Open Spaces and Views** states that development will not be permitted 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 or View undeveloped. Open spaces are identified as Village Open Spaces/views where they meet of the one or more of the following criteria:
- They are publicly accessible and valuable to the local community for sport, recreation or as amenity space
 - They give identity to a settlement or village by helping to retain its form and reflect past history (examples including village greens)
 - They provide 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

¹⁶ Available here: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification>

setting, or a view into open countryside establishing the relationship between the form of the village and the countryside beyond

- The gap provides visual relief in an otherwise built up area punctuating the street scene
- The open space assists the transition between village and countryside providing a soft edge to the village which is pleasing visually.

3.35 The twenty-one identified Village Open Space and Views in Sharnbrook are mapped in **Figure 3.6** overleaf.

3.36 **Policy AD24 Green Infrastructure Opportunity Zones** indicates that development will deliver or contribute to the protection, enhancement and/or creation of green infrastructure in accordance with the priorities set out for each opportunity zone where appropriate. Sharnbrook lies immediately north to the Opportunity Zone 2 Upper Great Ouse River Valley, which seeks to improve access to the river and extend the network of green infrastructure assets along the river corridor.

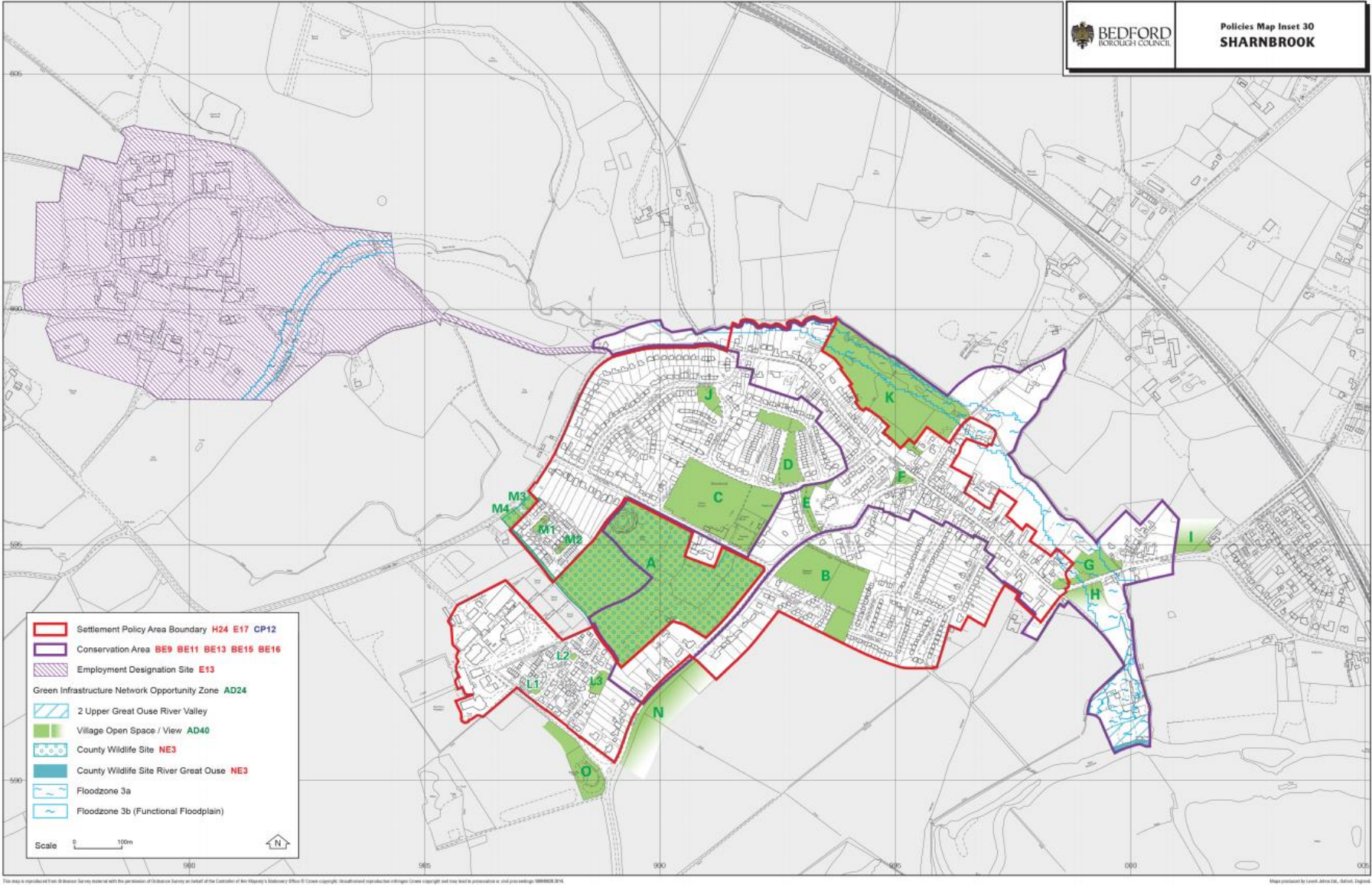


Figure 3.6: Sharnbrook Inset Map from the Bedford Borough Council Policies Map (2013)

Bedford Borough Council, Central Bedfordshire Council and Luton Borough Council Minerals and Waste Local Plan (January 2014)

- 3.37 The Minerals and Waste Local Plan sets out policies for guiding the management of minerals and waste in Bedfordshire and Luton and allocates strategic sites for mineral extraction and waste management development.
- 3.38 **Policy MSP 12 Surface Development within a Mineral Safeguarding Area** states that surface development (apart from the stated exempted development under Policy MSP 12, in which Policy MSP 11 then shall apply) will only be permitted within a Mineral Safeguarding Area where it has been demonstrated that:
- The mineral concerned is proven to be of no economic value as a result of the undertaking of the Mineral Resource Assessment; or
 - The development will not inhibit extraction if required in the future; or
 - There is an overriding need for the development and prior extraction cannot be reasonably be undertaken; or
 - The mineral can be extracted prior to the development taking place.
- 3.39 The area immediately south of Odell Road and Mill Road falls within a Minerals Safeguarding Area for Cornbrash Limestone and River Valley / Glacial Sand and Gravel. This is shown below in **Figure 3.7**.

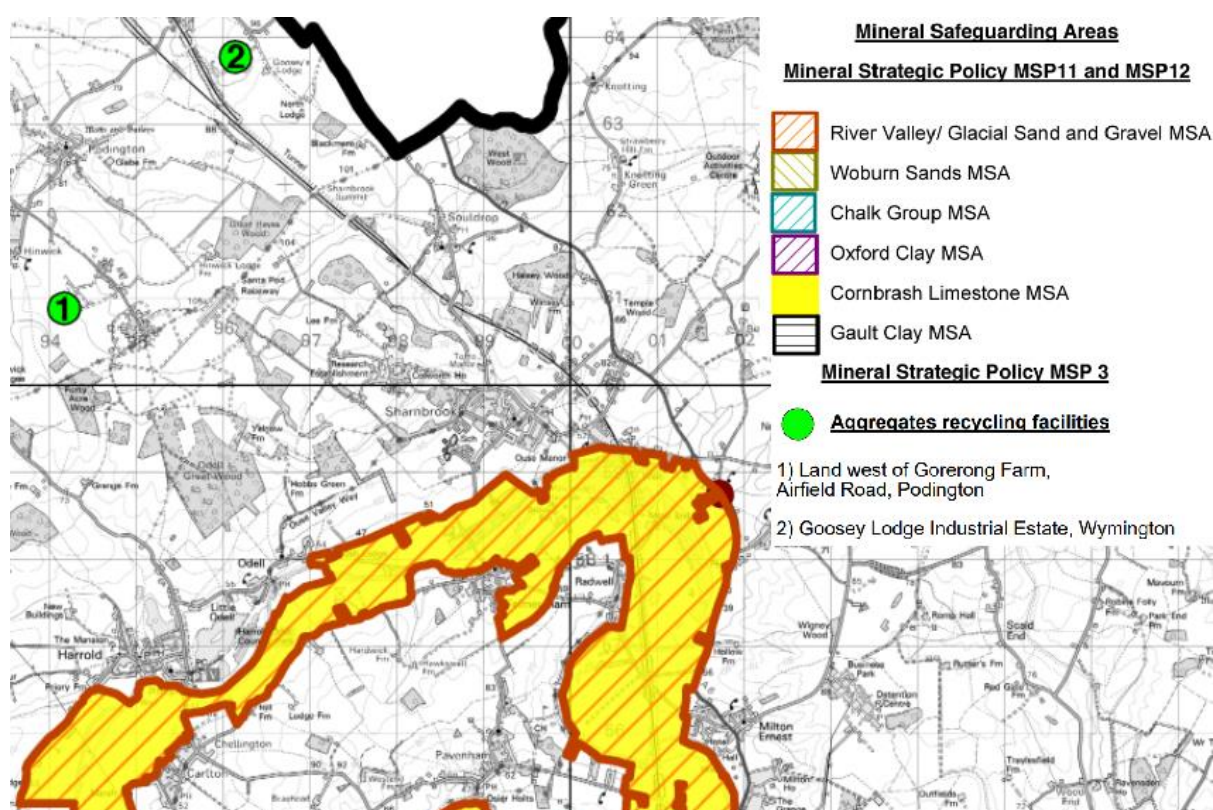


Figure 3.7: Extract of the Sharnbrook Area from the Bedford Borough Council, Central Bedfordshire Council and Luton Borough Council Minerals and Waste Local Plan Policies Map (2014)

Evidence Base

Sharnbrook Transport Study (2020)

3.40 Sharnbrook Parish Council commissioned a Transport Study in 2019 to support their emerging Neighbourhood Plan and inform their site selection process for the 500 dwelling housing requirement in the emerging Local Plan 2030. Like this site assessment report the Transport Study uses the same sites as the BBC Strategic Housing and Economic Land Availability Assessment (SHELAA). The study was finalised in 2020 and have taken into account in this site assessment report.

3.41 Notable conclusions of interest for this site assessment report are as follows:

- “The survey results demonstrated that the busiest part of the village network is High Street, between Park Lane and Church Lane, while the busiest A6 junction from the village and the west is Mill Road. The Odell Road roundabout experienced the highest amount of queueing in the AM peak hour only, with average hourly queues of 5.5 vehicles on the southbound arm and with queues of 13 to 15 vehicles between 0810 and 0835”.
- “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. Development traffic will not need to travel through the village or use existing junctions onto the A6”.
- “Other sites on Mill Road would be located further away from the village centre and will not be within easy walking distance of the existing bus service. Sites on Odell Road would generate significant development traffic through the centre of the village. This would have a negative effect on pedestrians, cyclists and residents of the village in general”.
- “The surveyed junctions have been modelled to assess the effect of the development traffic from 500 dwellings on the local highway network. To assess the cumulative effect of 500 dwellings but keep the exercise manageable, a number of scenarios have been created¹⁷. Each scenario mainly includes sites that are located in adjacent / similar locations and amount to 500 dwellings. Assumptions have been made regarding access into the proposed development sites and no mitigation measures have been taken into account”.
- “A number of junctions will be more affected by the proposed 500 dwellings than others. The operation of the Church Lane junction would be severely worsened by any development located along Odell Road (Option 3), with the junction operating over capacity with sites 620 and 238. The operation of the junction would also be affected by sites located along Colworth Road and Souldrop Road (Option 4), but to a lesser extent”.
- “Congestion would also significantly increase along High Street and the High Street / Park Lane junction with Option 3 (development along Odell Road), potentially resulting in an increase of 44% in the AM peak hour, 52.6% in the inter peak and 39.5% in the PM peak hour”.
- “The Odell Road / School Approach roundabout currently experiences AM peak hour congestion and during this period the junction currently operates at theoretical capacity. The network growth will push the junction over theoretical capacity which results in significant queueing in these busy periods. Option 3 includes Site 620 and indicative plans show that access into the site would be via a fourth arm off the roundabout which would significantly increase queue lengths on all other arms of the roundabout, and it is likely that additional lanes are required on these arms”.

¹⁷ • Option 1: Site 901 (Mill Road)

• Option 2: Sites 902,337, 623, 583 (Mill Road, Templars Way)

• Option 3: 251,620, 238,516 (Odell Road, Yelow Lane)

• Option 4: 231, 616, 232, 234, 242, 247, 249, 250, 712, 811, 244, 410, 615, 237, 527

(Colworth Road, Souldrop Road School Approach and other)

• Option 5: 236, 617,619 (Kennell Hill, Park Lane)

- “With regards to the A6 junctions, the Souldrop and the Mill Road junctions currently experience peak hour congestion. The Souldrop / A6 simple priority junction experiences queueing on the A6 North arm (southbound traffic) in the AM peak hour as vehicles waiting for a gap in the northbound traffic to turn right hold up all southbound traffic. By 2030 this arm will operate above theoretical capacity which results in a significant queue which increases slightly with the additional 500 dwellings”.
- “The Mill Road / A6 / Thurleigh Road roundabout is currently operating above practical capacity in the peak hours and the network growth would push it over theoretical capacity which would result in large queues. Traffic from an additional 500 dwellings will significantly increase these queues if no mitigation is implemented, as queue lengths increase quickly once a junction operates above theoretical capacity”.
- “The Options with the least traffic impact are Options 1 (Site 901), Options 2 (Mill Road and Templars Way and Options 5 (Kennell Hill). When comparing these with the sustainability assessment this would suggest that the following sites would have the least impact on the village whilst being within reasonable walking distance from the village centre and bus stop:
 - Site 901 Mill Road
 - Site 236 Kennell Hill
 - Site 617 Kennell Hill”

4. Site Assessment

Identified sites

- 4.1 The starting point for any Neighbourhood Plan site assessment is to review the Local Planning Authority's published Strategic Housing and Economic Land Availability Assessment (SHELAA) for any previously assessed sites within the Parish, plus any further sites submitted to the Parish Council.

Bedford Borough Council SHELAA (2018)

- 4.2 Local Plan 2030 Examination Document ED29 Bedford Borough Council's Housing Site Selection Process (2019)¹⁸ outlines the process BBC followed in its site assessment and allocation process.
- 4.3 The Council undertook two formal 'Call for Sites' in January 2014 and October 2015. The BBC draft Strategic Housing and Economic Land Availability Assessment (SHELAA)¹⁹ was published in 2017 alongside a draft strategy Local Plan consultation²⁰, which identified the list of sites that were suitable, available and achievable and could form site allocations in the emerging Local Plan.
- 4.4 The site selection process paper explains that after the 2017 consultation BBC agreed with the Parish Councils that they should make the detailed site allocations to deliver their housing requirement figures in the emerging Local Plan 2030.
- 4.5 The 2018 SHELAA was published to support the Local Plan towards examination. The conclusions of the site assessment in the 2018 SHELAA differ from the 2017 SHELAA due to the change in approach by BBC allowing Sharnbrook Parish Council to make the allocations. This is reflected in the wording for the site assessment conclusions for many of the 2018 SHELAA sites, which state that "The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan".
- 4.6 Since the 2018 SHELAA was published the Local Plan has been adopted following independent examination by the Planning Inspectorate. The policy wording underpinning the SHELAA assumptions has moved on since 2018, and site availability has moved on too with additional sites submitted to Sharnbrook Parish Council that have not been assessed in the SHELAA.
- 4.7 There is a need for this Site Assessment report to update the 2018 SHELAA site assessments to identify if anything has changed to amend the assessment conclusions, plus incorporate new Sites 712, 811, 901 and 902 which were assigned Call for Sites numbers but have not been assessed by BBC. The full list of Call for Sites submissions submitted to BBC in the Sharnbrook area is available on their website²¹.
- 4.8 The SHELAA 2018 report outlines the methodology followed by BBC. Stage 1 applied exclusionary criteria²², whilst Stage 2 applied the 'suitability', 'availability' and 'achievability' criteria as prescribed in the Planning Practice Guidance. Sites that passed Stages 1 and 2

¹⁸

<http://edrms.bedford.gov.uk/OpenDocument.aspx?id=qUKT1I9ISqPqLCpwAOiGNA%3d%3d&name=ED29%20Site%20selection%20process.pdf>

¹⁹

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=YFFRaNw11WQH0ntICZFkaA%3d%3d&name=Draft%20SHEELA%20April%202017.pdf>

²⁰

<https://edrms.bedford.gov.uk/OpenDocument.aspx?id=BdL5HHdCBUTG8mijaYszq%3d%3d&name=Consultation%20Paper%20170411%20with%20cover.pdf>

²¹ <https://edrms.bedford.gov.uk/PlanningBrowse.aspx?id=%2fsLFAobgvWzZF9ejkmJGzQ%3d%3d>

²² A site was excluded at Stage 1 if it was not capable of delivering 5 or more dwellings; if it was not within or adjacent to the urban area or Group 1 or 2 villages or in close proximity (more than 0.5 miles); if it was within or adjacent to the group 1 settlements of Shortstown, Wixams or Wootton and the group 2 settlements of Stewarby and Willington; or if it was within a SSSI, Flood Zone 3a or 3b.

- were deemed 'suitable', 'available' and 'achievable', were assigned an indicative site capacity and an estimate was made as to when the development could be phased.
- 4.9 The SHELAA ruled sites in or out on the basis of the emerging Local Plan strategy at the time (in 2018). The Local Plan 2030 has advanced significantly since then and has changed its strategy from BBC making the allocations to deferring allocations to Sharnbrook Parish Council to address.
- 4.10 Policy 4S (Amount and distribution of housing development) states that *"it will be necessary to identify sites to meet the following levels of development [500 homes at Sharnbrook], **generally in and around** defined Settlement Policy Area boundaries"* (emphasis added). It also states that BBC *"will support the relevant local council and other representatives from local communities to identify the most appropriate means of meeting this requirement through their Neighbourhood Development Plans and rural exceptions schemes"*. This change in adopted policy provides more flexibility to groups preparing Neighbourhood Plans
- 4.11 Policy 7S (Development in the countryside) states that *"Development outside defined Settlement Policy Areas and the built form of Small Settlements will be permitted if it is appropriate in the countryside in accordance with... Neighbourhood Development Plans which have been 'made' by Bedford Borough Council"*.
- 4.12 Additionally, Policy 7S states that *"exceptionally development proposals will be supported on sites that are well-related to a defined Settlement Policy Area, Small Settlements or the built form of other settlements where it can be demonstrated that:*
- vi. It responds to an identified community need; and*
 - vii. There is identifiable community support and it is made or supported by the parish council or, where there is no parish council, another properly constituted body which fully represents the local community; and*
 - viii. Its scale is appropriate to serve local needs or to support local facilities; and*
 - ix. The development contributes positively to the character of the settlement and the scheme is appropriate to the structure, form, character and size of the settlement.*
 - x. Where a community building is being provided, users of the proposed development can safely travel to and from it by sustainable modes and it is viable in the long term, ensuring its retention as a community asset."*
- 4.13 The emerging revised Policy 4S and new Policy 7S therefore allows Neighbourhood Development Plans to allocate housing in the countryside beyond Settlement Policy Area and Small Settlement boundaries, providing the criteria in Policy 7S are met. This new strategic policy approach in the Local Plan 2030 means that the SHELAA 2018 approach of excluding sites that are over 0.5 miles from a Settlement Policy Area boundary is no longer a *prima facie* reason for excluding a site.
- 4.14 **Appendix A** lists all known sites in the Sharnbrook Neighbourhood Plan area and the SHELAA conclusions (where available) before assessing if there is any reason why the site assessment conclusions may need to be revisited in this site assessment report. The result of this process is that a shortlist of sites to be assessed in this report, as listed in **Table 4.1**. Summary site assessment findings are in **Table 4.2**, with the detailed assessment findings in **Appendix B**. A map showing all of the sites coloured red/amber/green depending on their suitability for development is shown at **Figure 4.2**.

Table 4.1: Sites assessed in this report

Site reference	Name	Site area (ha)	Site source
231 / 616	Colworth Park	36.77	2018 SHELAA
234	Land at Coffle End, Mill Road, Sharnbrook	0.93	2018 SHELAA
235	Land off Mill Road, Sharnbrook	0.15	2018 SHELAA
236	Land at Kennell Hill, Sharnbrook (large site)	5.80	2018 SHELAA
237 / 618	Land at Park Lane, Sharnbrook	1.36	2018 SHELAA
238	Land at Yelnow Lane, Sharnbrook	2.17	2018 SHELAA
244	Land North of High Street, Sharnbrook	9.12	2018 SHELAA
247	Land south of Mill Road, Sharnbrook	3.38	2018 SHELAA
249	Land west of Stoke Mill, Mill Road, Coffle End, Sharnbrook	1.07	2018 SHELAA
251	Prospect Place, Odell Road, Sharnbrook	0.32	2018 SHELAA
337	Land off Templars Way, Sharnbrook (large site)	2.65	2018 SHELAA
527	Land adjacent to School Approach, Sharnbrook	5.30	2018 SHELAA
583	Land between Templars Way and Mill Farm, Sharnbrook	5.02	2018 SHELAA
617	Land at Kennell Hill, Sharnbrook (small site)	1.09	2018 SHELAA
619	Land at The Retreat, Park Lane, Sharnbrook	0.39	2018 SHELAA
620	Land east of Odell Road, Sharnbrook	46.79	2018 SHELAA
623	Land at Templars Way, Sharnbrook (small site)	1.60	2018 SHELAA
712	Mill Road	0.08	2018 SHELAA
811	81 Mill Road	0.50	2018 SHELAA
901	Hill Farm, Mill Road	53.67	2018 SHELAA
New Site 01	North east of The Fordham Arms, Sharnbrook	2.90	SPC Call for Sites
New Site 02	Land south of Kennell Hill, Sharnbrook	5.63	SPC Call for Sites

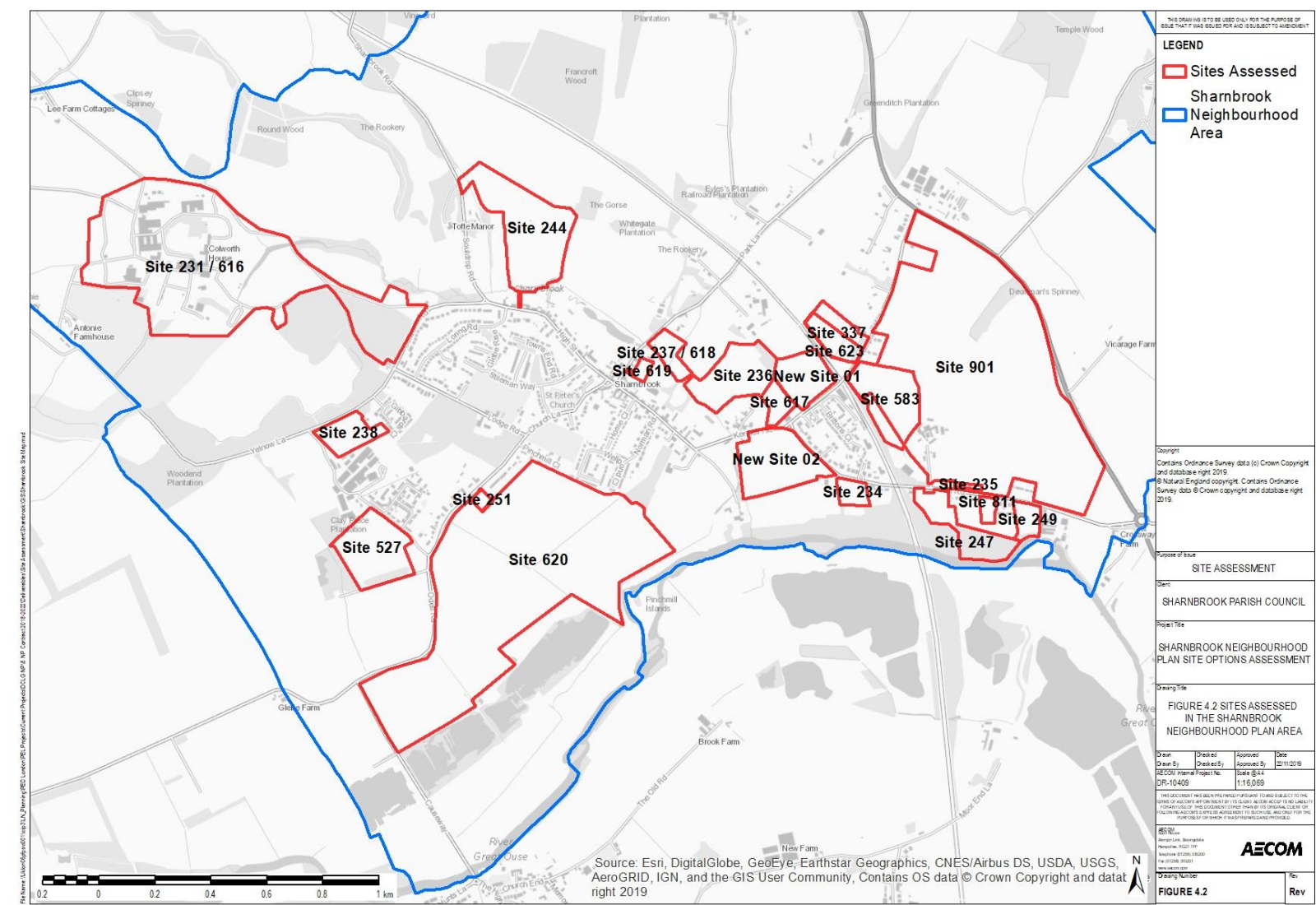


Figure 4.1: Map showing sites included in assessment

Table 4.2: Site Assessment Summary Table

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
231 / 616	Colworth Park	36.77	2018 SHELAA	231 / 616	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.	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.	0 dwellings
234	Land at Coffle End, Mill Road, Sharnbrook	0.93	2018 SHELAA	234	Potential capacity for 10-12 dwellings. Delivery anticipated in years 1-5.	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.	10-12 dwellings (landowner); 24 dwellings (AECOM)

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
						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 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.	
235	Land off Mill Road, Sharnbrook	0.15	2018 SHELAA	235	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.	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.	0 dwellings
236	Land at Kennell Hill, Sharnbrook (large site)	5.80	2018 SHELAA	236	Potential capacity for 10 dwellings. Delivery anticipated in years 1-5.	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.	0 dwellings
237 / 618	Land at Park Lane, Sharnbrook	1.36	2018 SHELAA	237 / 618	The site has been excluded from further assessment at Stage 1 as the majority of the site is within flood zone 3.	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.	Estimated 12 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
						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.	
238	Land at Yelnow Lane, Sharnbrook	2.17	2018 SHELAA	238	Potential capacity for 65 dwellings. Delivery anticipated in years 1-5.	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 (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.	51 dwellings (outline planning permission);
244	Land North of High	9.12	2018 SHELAA	244	The site is not suitable for allocation because the majority	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.	0 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
	Street, Sharnbrook				of the site is within flood zone 3.	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.	
247	Land south of Mill Road, Sharnbrook	3.38	2018 SHELAA	247	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.	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.	0 dwellings
249	Land west of Stoke Mill, Mill Road, Coffle End, Sharnbrook	1.07	2018 SHELAA	249	The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.	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.	0 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
						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.	
251	Prospect Place, Odell Road, Sharnbrook	0.32	2018 SHELAA	251	Potential capacity for 6 dwellings. Delivery anticipated in years 1-5.	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. The landowner has confirmed that the site is no longer available for development.	0 dwellings
337	Land off Templars Way, Sharnbrook (large site)	2.65	2018 SHELAA	337	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.	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. It is understood from correspondence between the Parish Council and the landowner at Site 337 and 623 that the larger site area (Site 337) is available for development, but the care home proposal (as per Site 623) is the preferred option for the site.	34 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

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
							should both sites be allocated.
527	Land adjacent to School Approach, Sharnbrook	5.30	2018 SHELAA	527	Potential capacity for 60 dwellings. Delivery anticipated in years 1-5.	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 by the landowner during Bedford Borough Council's Call for Sites.	60 dwellings (landowner).; 74 dwellings (AECOM).
583	Land between Templars Way and Mill Farm, Sharnbrook	5.02	2018 SHELAA	583	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.	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	120 dwellings (landowner); 112 dwellings (AECOM). Note: this site overlaps with Site 901. Care

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
						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. The site overlaps with Site 901 which is being promoted by the same landowner. Care should be taken to ensure that there is no double-counting of capacity should both sites be allocated.	should be taken to ensure there is no double-counting of capacity should both sites be allocated.
617	Land at Kennell Hill, Sharnbrook (small site)	1.09	2018 SHELAA	617	Potential capacity for 25-30 dwellings. Delivery anticipated in years 1-5.	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.	0 dwellings
619	Land at The Retreat, Park Lane, Sharnbrook	0.39	2018 SHELAA	619	Potential capacity for 5-10 dwellings. Delivery anticipated in years 1-5.	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.	5 dwellings

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
						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.	
620	Land east of Odell Road, Sharnbrook	46.79	2018 SHELAA	620	Potential capacity for 400 dwellings. Delivery anticipated in years 6-10.	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.	0 dwellings
623	Land at Templars Way, Sharnbrook (small site)	1.60	2018 SHELAA	623	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.	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. It is understood from correspondence between the Parish Council and the landowner at Site 337 and 623 that the larger site area (Site 337) is available for development, but the care home proposal (as per Site 623) is the preferred option for the site.	50 dwellings (landowner). Note: this site overlaps with Site 337. Care should be taken to ensure there is no double-counting of capacity should the large Site

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
							337 be allocated.
712	Mill Road	0.08	2018 SHELAA	N/A – Site submitted after the publication of the 2018 SHELAA	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.		0 dwellings
811	81 Mill Road	0.50	2018 Local Plan consultation	N/A – Site submitted after the publication of the 2018 SHELAA	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.		0 dwellings
901	Hill Farm, Mill Road	53.67	2018 Local Plan consultation	N/A – Site submitted after the publication of the 2018 SHELAA	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.		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.

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
						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. 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.	
New Site 01	North east of The Fordham Arms, Sharnbrook	2.90	SPC Call for Sites	N/A – Site submitted after the publication of the 2018 SHELAA		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	Estimated 35 dwellings.

Site ID	Site name / address	Gross area (ha)	Site source	SHELAA 2018 Reference	SHELAA 2018 Conclusions	Neighbourhood Plan (AECOM) Site Assessment Conclusions	Indicative Capacity
						evidence which demonstrates that it would not compromise the designated Village Open View I of Sharnbrook. 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.	
New Site 02	Land south of Kennell Hill, Sharnbrook	5.63	SPC Call for Sites	N/A – Site submitted after the publication of the 2018 SHELAA		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 uses²³ 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.	0 dwellings

²³ 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>

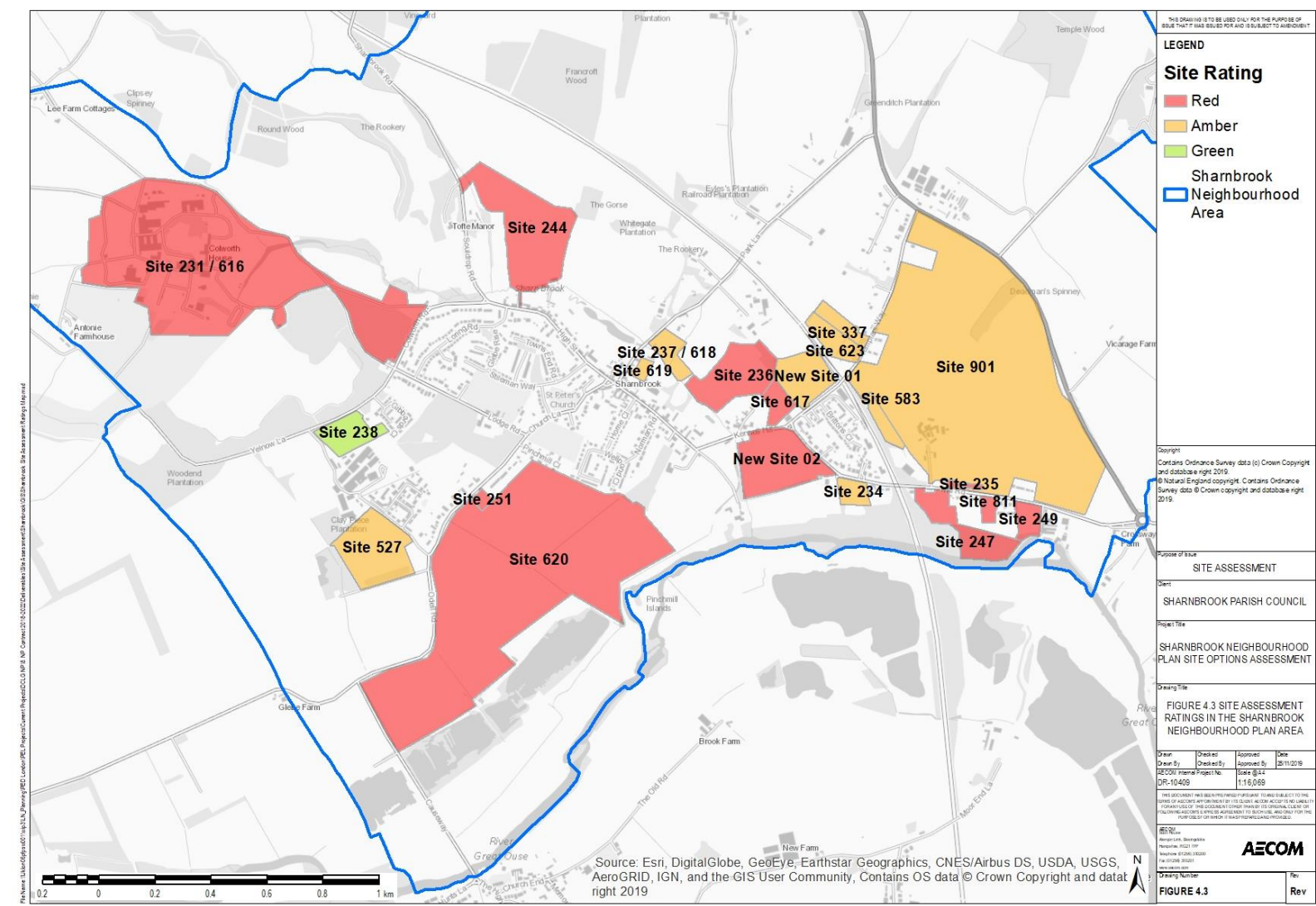


Figure 4.2: Site Assessment Ratings Map

5. Conclusions

Site assessment conclusions

- 5.1 The site assessment has found that of the 22 sites assessed, one is suitable and available for residential development (Site 238 – Land at Yelnow Lane) as it has recently been granted outline planning permission for up to 51 dwellings. None of the remaining 21 sites are immediately suitable and available for allocation for residential development. This is because these sites either have relatively minor constraints or policy conflicts to be addressed before the site can be allocated for development or have major constraints and are deemed unsuitable for development. Where further evidence is required this report sets out what is required to ensure compliance with the strategic policies in the Bedford Borough Council development plan.
- 5.2 Nine of the sites are potentially suitable and available (i.e. have not been ruled out entirely) but have constraints that will need to be addressed. If these constraints could not be resolved or mitigated, they would not be appropriate for allocation. These are listed below alongside their indicative capacity figures as assessed through this report and/or suggested by the landowner through their call for sites submission:
- Site 234 – Land at Coffle End, Mill Road, 10-24 dwellings
 - Site 237/618 – Land at Park Lane – 12 dwellings.
 - Site 337 – Templars Way (large site) – 59-84 dwellings
 - Site 527 – Land at School Approach – 60-74 dwellings
 - Site 583 – Land to the east of Templars Way – 112-120 dwellings
 - Site 619 – Land at The Retreat – 5 dwellings
 - Site 623 – Land at Templars Way (small site) – 38-50 dwellings
 - Site 901 – Hill Farm, Mill Road – 500 dwellings
 - New Site 01 – Land off Station Road – 35 dwellings
- 5.3 The remaining twelve sites are not suitable for residential development and therefore not appropriate for allocation in the plan. These are:
- Site 231/616 – Colworth Park
 - Site 235 – Land at Hill Farm, Mill Road
 - Site 236 – Land at Kennell Hill (large site)
 - Site 244 – Land north of High Street
 - Site 247 – Land south of Mill Road
 - Site 249 – West of Stoke Mill
 - Site 251 – Prospect Place, Odell Road
 - Site 617 – Land at Kennell Hill (small site)
 - Site 620 – Land east of Odell Road
 - Site 712 – Mill Road
 - Site 811 – 81 Mill Road
 - New Site 02 – Land at Mill Lane
- 5.4 With the exception of Site 238 that has outline planning permission and does not require a Neighbourhood Plan allocation to ensure delivery, 9 of the 22 sites considered in this assessment are potentially suitable for allocation. Eight of these sites have the potential to accommodate **10 or more dwellings** and would be required to include a proportion of

affordable housing²⁴. They are therefore potentially suitable for Discounted Market Housing (e.g. First Homes²⁵), starter homes, affordable housing for rent, or other affordable housing types (see NPPF Annex 2).

Next steps

- 5.5 The next steps will be for the Parish Council to select a site or the sites for allocation in the Neighbourhood Plan, based on the findings of this report and other relevant available information; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Bedford Borough Council. The site selection process should be based on the following:
- The findings of this site assessment;
 - Discussions with Bedford Borough Council;
 - Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
 - Other considerations such as the appropriate density of the proposed sites to reflect local character, particularly in light of the range figures identified for the amber 'potentially suitable' sites; and
 - Strategic Environmental Assessment (SEA) (if required).

Viability

- 5.6 As part of the site selection process, it is recommended that the Steering Group discusses site viability with BBC and with landowners/site developers. The BBC evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

²⁴ see National Planning Policy Framework paragraphs 62-64

²⁵ Discounted homes for sale to those with a local connection. See <https://www.gov.uk/government/consultations/first-homes> for details.

Appendix A SHELAA Review Table

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment? Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large? Does more recent or additional information now exist which could change the SHELAA findings? Are there any concerns that the SHELAA conclusion is reasonable and defensible?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
231 Colworth Park	36.77ha	0 dwellings	Rejected at Stage 2. The site has been excluded from further assessment because it does not relate well to the structure of the settlement and existing facilities.	No	No – site is identified as a “protect and maintain” key employment site in Local Plan 2030 Policy 73.	Yes – the proposal is for residential development at the entrance to Colworth Park along Colworth Road which is adjacent to the Sharnbrook SPA. As it is adjacent it does “relate well to the structure of the settlement and existing facilities”.	No – the site should be re-assessed	The area promoted for development is not existing employment land to be “protected and maintained” and is adjoining Sharnbrook SPA.	Site superseded by Site 616 (same boundary).

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
232 Four in Hand Kennels, Rushden Road, Sharnbrook	Not known	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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.	No	No	No	Yes	Agree that it does not relate well to Sharnbrook SPA or Sharnbrook Coffle End Small Settlement and existing facilities there, being located north east of the A6. Site not capable of meeting Policy 4S or 7S requirements.	
234 Land at Coffle End, Mill Road, Sharnbrook	0.93 ha	10-12 dwellings	2017 conclusions: Suitable, available and achievable. Potential capacity for	No	Yes	Yes	No – the site should be re-assessed	The site was initially assessed as suitable, available and achievable in the 2017	

Site Ref.	Site size	Site capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			10-12 dwellings. Delivery anticipated in years 1-5. 2018 conclusions: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. This site has been excluded from further assessment because it does not relate well to the structure of the settlement and existing facilities.					SHELAA but then the 2018 came to different conclusions as allocations were to be made in the Sharnbrook Neighbourhood Plan. The site is adjacent to the small settlement of Sharnbrook Coffle End and is capable of meeting Policy 4S and 7S requirements.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
235 Land off Mill Road, Sharnbrook	0.15 ha	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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.	No	Yes	Yes	No – the site should be re-assessed.	The site, in combination with others adjacent, could be capable of meeting Policy 4S or 7S requirements. Site superseded by Site 901	
236 Land at Kennell Hill, Sharnbrook	5.80 ha	10 dwellings	2017 conclusions: Suitable, available and achievable Potential capacity for	No	Yes	Yes	No – the site should be re-assessed.	The site, in combination with others adjacent, could be capable of	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			10 dwellings. Delivery anticipated in years 1-5. 2018 conclusions: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?		meeting Policy 4S or 7S requirements.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			settlement and existing facilities.						
237 Land at Park Lane, Sharnbrook	1.36 ha	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site has been excluded from further assessment at stage 1 as the majority of the site is within flood zone 3.	No	Yes	Yes	No – the site should be re-assessed.	Part of the site is within Flood Zone 3 however other parts are not affected by this constraint. Site could be capable of meeting Policy 4S or 7S requirements.	Site duplicates Site 618.
238 Land at Yelnow Lane, Sharnbrook	2.17 ha	65 dwellings	Suitable, available and achievable. Potential capacity for 65 dwellings.	No	Yes – outline permission granted for up to 51 dwellings ref 19/01312/MAO	No	No	Outline planning permission has been granted for 51 dwellings.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			Delivery anticipated in years 1-5.						
242 Land east of Stoke Mill, Mill Road, Coffle End, Sharnbrook	Not known	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site has been excluded from further assessment at stage 1 because it is more than 0.5 miles from the SPA boundary.	No	No	Yes	Yes	Agree. The site is distant from Sharnbrook SPA or Sharnbrook Coffle End Small Settlement and existing facilities there. The site is not capable of meeting Policy 4S or 7S requirements.	
243 Land east of Stoke Mill, Mill Road,	Not known	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the	No	No	Yes	Yes	Agree. The site is distant from Sharnbrook SPA or Sharnbrook Coffle End Small Settlement and	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
Coffle End, Sharnbrook			Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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.					existing facilities there. The site is not capable of meeting Policy 4S or 7S requirements.	
244 Land North of High Street, Sharnbrook	9.12 ha	0 dwellings	2017 conclusions: Rejected at Stage 1. The site is not suitable for allocation because the majority of the site is within flood zone 3. 2018 conclusions: Rejected at Stage 2.	No	Yes	Yes	No – the site should be re-assessed.	Part of the site is within Flood Zone 3 however other parts are not affected by this constraint. The specific highways and access constraints were not made available, but it appears that access	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site is not suitable for allocation because of highways and access constraints					could be achieved to the north west or through adjacent land. The site is capable of meeting Policy 4S or 7S requirements.	
245 Land off Odell Road, Sharnbrook	Not known	0 dwellings	2017 Conclusion: Rejected at Stage 2. The site has been excluded from further assessment at Stage 2 due to significant impacts on the County Wildlife Site and Village Open	No	No	No	Yes	Site proforma not available online and site not included in 2018 SHELAA, so assume unavailable.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			Space. Not in 2018 SHELAA						
247 Land south of Mill Road, Sharnbrook	3.38 ha	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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.	No	Yes	Yes	No – the site should be reassessed.	The north west part of the site is well related to Sharnbrook Coffle End and is capable of meeting Policy 4S or 7S requirements. The southern part of the site is within Flood Zone 3.	
248 Land south of	Not known	0 dwellings	2017 conclusion: Rejected at Stage 2.	No	No	No	Yes	The overriding highway constraints have not	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
High Street, Sharnbrook			The site has been excluded from further assessment at Stage 2 due to overriding highway constraints. 2018 conclusion: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site has been excluded from further assessment at stage 2 due to overriding highway constraints.					been explicitly made available in the SHELAA report; however, it is understood that the local highway authority advised that the site is unsuitable for development and therefore it is reasonable to conclude that the site remains unsuitable for residential development.	
249 Land west of	1.07 ha	0 dwellings	Rejected at Stage 1. The Local Plan	No	Yes	Yes	No – site should be re-assessed.	The site is fairly distant from Sharnbrook Coffle	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
Stoke Mill, Mill Road, Coffle End, Sharnbrook			Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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.					End however immediately to the west of the site is a recently completed residential development which supports the principle of development in this location (reference 15/02382/MAF for the Erection of 13 dwellings and associated development including 5 affordable shared ownership, 4 affordable rented and 4 open market units). The site is capable of meeting Policy 4S or 7S requirements.	
250 Land west of Stoke Mill, Mill Road,	Not known	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook	No	Yes	Yes	No – site should be re-assessed.	The site, in combination with others adjacent, could be capable of meeting Policy 4S or	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
Coffle End, Sharnbrook			to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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.					7S requirements. However, this proposal is for the same area for Site 249 but for non-residential use. This site is therefore rejected as it is a duplicate.	
251 Prospect Place, Odell Road, Sharnbrook	0.32 ha	6 dwellings	Suitable, available and achievable. Potential capacity for 6 dwellings. Delivery anticipated in years 1-5.	No	Yes	Yes	No – the site should be re-assessed.	The site is within a designated view therefore it should be assessed against the criteria in the policy.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
337 Land off Templars Way, Sharnbrook	2.65 ha	0 dwellings	2017 conclusion: Rejected at Stage 2. 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. 2018 conclusion: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site is excluded from further	No	Yes	Yes	No – the site should be reassessed	The site, in combination with others adjacent, could be capable of meeting Policy 4S or 7S requirements.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			assessment at stage 2 because the site does not relate well to the structure of the settlement and existing facilities.						
410 Santoma, Souldrop Road, Sharnbrook	Not known	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site has been excluded from further assessment at stage 1 because the majority of the site is within flood zone 3.	No	No	No	Yes	The majority of the site is within Flood Zone 3.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
468 Land at Odell Road, Sharnbrook	Not known	0 dwellings	2017 conclusion: Rejected at Stage 2. The site has been excluded from further assessment at Stage 2 due to significant impacts on the County Wildlife Site and Village Open Space. 2018 conclusion: The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site is excluded because of the significant impacts	No	No	No	Yes	Site is not suitable for development due to the listed policy conflicts.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			on the County Wildlife Site and Village Open Space.						
516 Land south of High Street, Sharnbrook	Not known	0 dwellings	2017 conclusion: Rejected at Stage 2. The site has been excluded from further assessment at Stage 2 due to overriding highway constraints. 2018 conclusion: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site has been excluded from further	No	No	No	Yes	The overriding highway constraints have not been explicitly made available in the SHELAA report; however, it is understood that the local highway authority advised that the site is unsuitable for development and therefore it is reasonable to conclude that the site remains unsuitable for residential development.	

Site Ref.	Site size	Site capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			assessment at Stage 2 due to overriding highway constraints.						
527 Land adjacent to School Approach, Sharnbrook	5.30 ha	60 dwellings	Suitable, available and achievable. Potential capacity for 60 dwellings. Delivery anticipated in years 1-5.	No	Yes – Transport Study and designated view	No	No – site should be re-assessed.	Highways and landscape constraints exist at the site therefore it is considered necessary to test if the HELA capacity conclusions are robust.	
583 Land between Templars Way and Mill Farm, Sharnbrook	5.02 ha	0 dwellings	2017 conclusion: Rejected at Stage 2. 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. 2018 conclusion: Rejected at Stage 2.	No	Yes	Yes	No – site should be re-assessed.	The site, in combination with others adjacent, could be capable of meeting Policy 4S or 7S requirements.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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.						
615 Land at Odell Road / Lodge Road, Sharnbrook	Not known	0 dwellings	2017 conclusion: Rejected at Stage 2. The site has been excluded from further assessment at Stage 2 due to significant	No	No	No	Yes	Agree. Site is not suitable for development due to the listed policy conflicts.	

Site Ref.	Site size	Site capacity	SHELAA conclusions	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			impacts on the County Wildlife Site and Village Open Space. 2018 conclusion: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site is excluded because of the significant impacts on the County Wildlife Site and Village Open Space.						

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
616 Colworth Park, Sharnbrook	36.77 ha	0 dwellings	2017 conclusion: Rejected at Stage 2. 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. 2018 conclusion: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site is excluded because of the	No	No – site is identified as a “protect and maintain” key employment site in Local Plan 2030 Policy 73.	Yes – the proposal is for residential development at the entrance to Colworth Park along Colworth Road which is adjacent to the Sharnbrook SPA. As it is adjacent it does “relate well to the structure of the settlement and existing facilities”.	No – the site should be re-assessed	Disagree. Colworth Park is identified as a “protect and maintain” key employment site in emerging Local Plan 2030 Policy 73 which means it is not suitable for residential development. The proposal is for residential development at the entrance to Colworth Park along Colworth Road which is adjacent to the Sharnbrook SPA. Site supersedes Site 231.	Site supersedes Site 231

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
			significant impacts on the County Wildlife Site and Village Open Space.						
617 Land at Kennell Hill, Sharnbrook	1.09 ha	25-30 dwellings	2017 conclusion: Suitable, available and achievable. Potential capacity for 25-30 dwellings. Delivery anticipated in years 1-5. 2018 Conclusion: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site has been	No	Yes	Yes	No – the site should be reassessed	The site assessed as suitable, available and achievable in 2017 however in 2018 the site was rejected as it would not relate well to the settlement. The site is situated between Sharnbrook and Sharnbrook Coffle End and is capable of meeting Policy 4S and 7S, therefore it should be re-assessed.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			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.						
618 Land at Park Lane, Sharnbrook	1.36 ha	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site is not suitable for allocation because the majority	No	Yes	Bi	No – the site should be reassessed.	Disagree. Part of the site is within Flood Zone 3 however other parts are not affected by this constraint. Site could be capable of meeting Policy 4S or 7S requirements. Site duplicates Site 237.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			of the site is within flood zone 3						
619 Land at The Retreat, Park Lane, Sharnbrook	0.39 ha	5 dwellings	Suitable, available and achievable. Potential capacity for 5 dwellings. Delivery anticipated in years 1-5.	No	No	No	Yes		
620 Land east of Odell Road, Sharnbrook	46.79 ha	450 dwellings	Suitable, available and achievable. Potential capacity for 450 dwellings. Delivery anticipated in years 6-10.	No	Yes	Yes	No – the site should be reassessed.	The site is subject to other policy constraints including designated views and minerals safeguarding, and additionally new evidence relating to the Transport Study, therefore the site should be re-assessed to see if the SHELAA findings are robust.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
621 Land off Park Lane, Sharnbrook	Not known	0 dwellings	2017 conclusion: Rejected at Stage 2. The site was excluded from further assessment at Stage 2 due to highway constraints. 2018 conclusion: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. The site was excluded from further assessment at Stage 2 due to highway constraints.	No	No	No	Yes	The overriding highway constraints have not been explicitly made available in the SHELAA report; however, it is understood that the local highway authority advised that the site is unsuitable for development and therefore it is reasonable to conclude that the site remains unsuitable for residential development.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
622 Lee Farm New Settlement	Not known	0 dwellings	Rejected as not suitable or available within the plan period. Lee Farm New Settlement was proposed in 2017 as a strategic allocation in the Local Plan 2035 (as it was at the time) but has subsequently been rejected as not deliverable during the plan period as the plan period has now been shortened to 2030 (with a lower housing requirement accordingly).	Yes	Yes – updated information was provided to the Parish Council by the landowner in February 2020 after the Regulation 14 consultation and in further engagement since. The site is now promoted for 500 dwellings on the area of land south west of Colworth Park and north east of Yelnow Lane.	Yes – the SHELAA conclusions have been overtaken by events with a smaller 500 dwelling proposal from the landowner now before the Parish Council.	Yes, partially – the site is available for development within the plan period (as confirmed by the landowner at Regulation 14); however, the site is not suitable as the location is not in general conformity with the strategic policies of the Bedford Local Plan 2030.	The site is not “generally in and around” or “well related to” the defined Settlement Policy Area for Sharnbrook or Small Settlement boundary at Sharnbrook Coffle End, being located approximately 1km from Sharnbrook SPA via a lane with no footpath. Community buildings, including a potential primary school, would be located in a location that is not accessible via sustainable transport modes. The site is distant from Sharnbrook SPA and Sharnbrook Coffle End	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?		Small Settlement and existing facilities there. The site is not capable of meeting Policy 4S or 7S requirements. The site is therefore not assessed.	
623 Land at Templars Way, Sharnbrook	1.60 ha	0 dwellings	2017 conclusion: Rejected at Stage 2. 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. 2018 conclusion: Rejected at Stage 2. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the	No	Yes	Yes	No	The site, in combination with others adjacent, could be capable of meeting Policy 4S or 7S requirements.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan. 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.						
712 Mill Road	0.08 ha	0 dwellings	Rejected at Stage 1. The Local Plan Strategy is for the sites in Sharnbrook to be allocated in the Sharnbrook Neighbourhood Plan and therefore sites will not be allocated in the Local Plan.	No	Yes	Yes	No	The site, in combination with others adjacent, could be capable of meeting Policy 4S or 7S requirements.	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
			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.						
811 81 Mill Road	0.50 ha	N/A	N/A Site submitted after the publication of the 2018 SHELAA	N/A	N/A	N/A	N/A	The site is fairly distant from Sharnbrook Coffle End however immediately to the east of the site is a recently completed residential development which supports the principle of development in this location (reference 15/02382/MAF for the Erection of 13 dwellings and associated development including	

Site Ref.	Site size	Site capacity	SHELAA conclusions Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?	How can these conclusions be applied to the Neighbourhood Planning Site Assessment?			Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?	What is the justification for this judgement?	Additional Notes/ Local Plan policy
				Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Does more recent or additional information now exist which could change the SHELAA findings?	Are there any concerns that the SHELAA conclusion is reasonable and defensible?			
								5 affordable shared ownership, 4 affordable rented and 4 open market units). Site is capable of meeting Policy 4S and 7S requirements.	
901 Hill Farm, Mill Road	53.67 ha	N/A	N/A Site submitted after the publication of the 2018 SHELAA	N/A	N/A	N/A	N/A	The site is adjacent to Sharnbrook Coffle End and is of a scale that could be capable of meeting Policy 4S or 7S requirements.	
902 Crossways Farm, Mill Road	Not known	N/A	N/A Site submitted after the publication of the 2018 SHELAA	N/A	N/A	N/A	N/A	The site is distant from Sharnbrook SPA or Sharnbrook Coffle End Small Settlement and existing facilities there. Site not capable of meeting Policy 4S or 7S requirements. Site therefore not assessed.	

Appendix B Individual Site Assessments

