BEDFORD BOROUGH STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)
Update covering the period 2009/10

January 2011

Bedford Borough Council

CONTENTS

Section		page no
1	Introduction	3
2	Summary of the update process in accordance with the key stages of the SHLAA methodology	4
3	Review of the updated findings	5

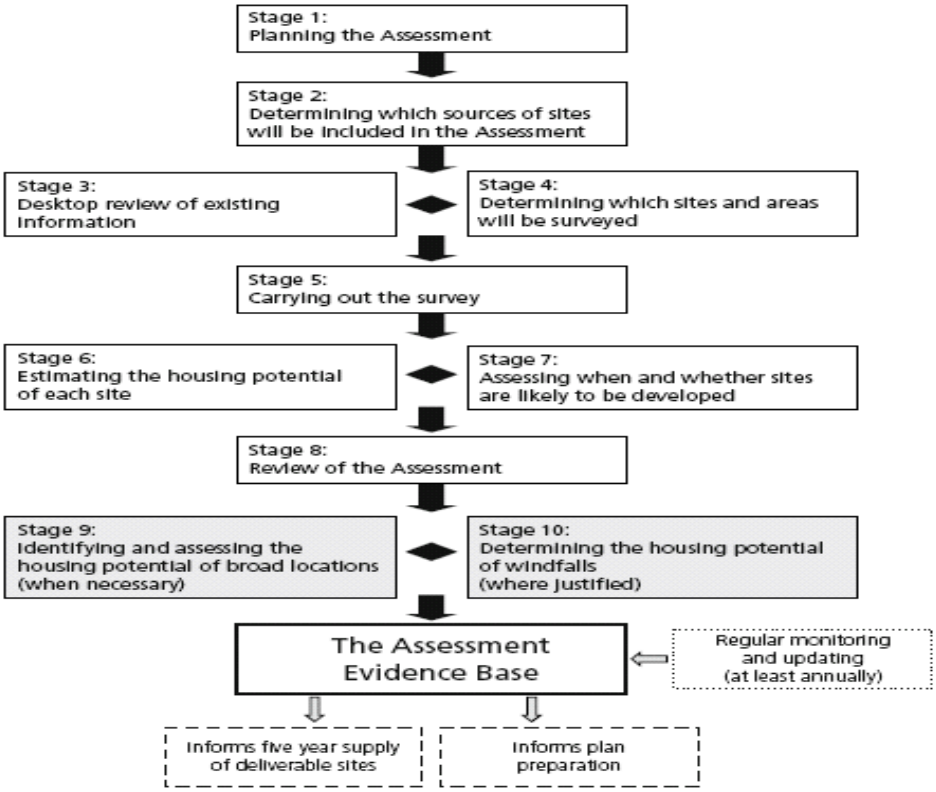
Appendices

1	Housing sites with planning permission and resolution to grant planning permission 31st March 2009	8
2	Sites excluded by 'first sift'	10
4	Sites excluded by 'second sift'	14
5	Sites identified as unavailable or unachievable for residential development	17
6	Supply of sites identified as suitable for residential development	20
7	Site Changes made in SHLAA Update 2009/10	26
8	Criteria and their effect on site specific assessments carried out in stage 7a the 'second sift' of the sites	27

1. Introduction

The primary role of the SHLAA is to identify those sites with potential for housing, assess that potential and consider whether they are likely to be developable. It is not the purpose of the SHLAA to allocate land for residential development. This takes place through the LDF process. Therefore the identification of a specific site in the assessment does not necessarily mean that the site will be allocated for housing development or that planning permission will be granted.

A methodology report for the SHLAA was published in May 2008 covering the stages set out below.



The SHLAA was published in March 2010 covering the period 2008/9. The SHLAA has now been updated to cover the period 2009/10. This report explains how the update was carried out with reference to the key stages of the process outlined in the previous report and includes a summary of the amended findings, along with the updated appendices and one new appendix (appendix 7) which details those sites which have been added or deleted as a result of the update.

2. Summary of the update process in accordance with the key stages of the SHLAA methodology

Stage 2: Determining which sources of sites will be included in the assessment.
The base date of the study has been rolled forward to 31 March 2009. This means that the list of sites to be considered has been amended to add new permissions or remove any that have expired; whilst also the number of units outstanding on sites with planning permission, have been updated to take account of completions in the previous year (see appendix 1). In addition one further site which was submitted to the Council as a possible allocation site prior to 31/3/10 has been added to the list of sites to be considered; whilst two sites which have been withdrawn from the process have been removed (see appendix 7).

Stage 3: Desktop review of existing information.
A check of the sites excluded under the first sift was undertaken to ensure that the reasons for excluding sites remain valid. The first sift excluded land/sites designated as:

- Biodiversity/Landscape designations: Sites of Special Scientific Interest (SSSI), Local Nature Reserve (LNR), historic parks and gardens.
- Site substantially within flood zone 3b.
- Sites in the countryside which are not within a village with a defined Settlement Policy Area of either a Growth Area or Rural Policy Area key service centre (except rural exception affordable housing schemes).

Stages 4-6: Site survey and estimation of housing potential
No additional site visits were required for this update and the work undertaken to estimate the density standard remains valid so appendix 3 is not included in this update.

Stage 7: Assessing site suitability availability and achievability.
Stage 7a involves a second sift of the potential sites against a number of criteria to assess their suitability for housing development. The sites excluded at this stage are shown in appendix 4 and the criteria used to asses the sites at this stage are shown in appendix 8.
Stages 7b and 7c examine the deliverability of each site considered likely to be suitable. Separating out which sites were suitable and available and ones which were not available or unachievable. Appendices 5 + 6 record the comments submitted by the developers and landowners in relation to the timing of housing delivery and do not necessarily represent the views of the Council. In a few cases where officers considered there were a number of constraints that needed to be considered no delivery estimate has been recorded.

Stage 8: Review of the updated findings
The tables in the section below set out a summary of the updated assessment in relation to the identified supply of housing against housing requirements in both the Growth Area and the Rural Policy Area.

3. Review of the Updated findings

<u>Growth Area</u> (Bedford, Kempston and the Northern Marston Vale)

Outcome of assessment – Growth Area	
housing requirement 2001 – 2021	**units**
Regional Spatial Strategy requirement	16270
minus dwellings completed April 2001 – March 2010	- 3765
Total requirement 2010 - 2021	**12505**
suitable and deliverable or developable sites	
sites included within six year supply (deliverable)	8492
sites anticipated to be delivered 2016 - 2021	4157
sites anticipated to be delivered after 2021	909
Total suitable and deliverable or developable sites	**13,556**

As at 31st March 2010 3,765 of the 2001 – 2021 requirement of 16,270 for the Growth Area is already accounted for by dwellings completed since 1st April 2001. This leaves a requirement of 12,505 dwellings over the remaining 11 years of the plan period and when possible completions in the current year are taken into account, a requirement for 1,137 dwellings per annum in the period 2011-2021. This SHLAA identifies a developable/deliverable potential for around 13,556 dwellings. Of these, developers and landowners estimate that around 8,490 could be delivered by March 2016, with planning permission (or resolution to grant) having already been granted in the vast majority of these cases. This figure represents the aggregated totals of developers' aspirations for their own sites. As a result the level of completions forecast is likely to be an over estimate because in focussing solely on their own sites, developers did not take into account the impact of competing sites coming forward at the same time. With this in mind, if completions are tempered by 80% in the period 2010-2016 to cap completion rates to take account of market capacity factors the anticipated completions would fall to 6,792 which amounts to a deliverable potential of 5 years supply. Developers and landowners estimate that a further 4,157 dwellings could be delivered between 2016 and 2021 which when added to the supply carried forward from the earlier years amounts to a deliverable potential of 5.1 years supply.

As part of the original study an overall risk assessment was undertaken in conjunction with the Stakeholder Panel to assess whether sites will come forward as anticipated. It was considered that, as the assessment was being carried out as part of the process of preparing the Allocations and Designations Plan which will seek to ensure that there are at least sufficient sites for a ten year period, the assessment was adequate.

It should be noted that there is further potential which has not been included, most notably from sites identified as 'suitable' but on which there is no

information on developers' intentions. In total these sites could account for around 756 dwellings, or a further potential 0.66 years supply but in accordance with the Practice Guidance have not been included in the assessment as developable sites. Neither has any estimate been made of other sites which might become available in the future, for example from residential intensification or redevelopment, but which cannot be identified at the present time.

Rural Policy Area

Outcome of assessment – Rural Policy Area	
housing requirement 2001 – 2021	**units**
Regional Spatial Strategy requirement	1300
minus dwellings completed April 2001 – March 2010	- 1250
Total requirement 2010 – 2021	**50**
suitable and deliverable or developable sites	
sites included within six year supply (deliverable)	327
sites anticipated to be delivered 2016 - 2021	0
sites anticipated to be delivered after 2021	0
Total suitable and deliverable or developable sites	**327**

As at 31st March 2010 1,250 of the 2001 – 2021 requirement of 1,300 for the Rural Policy Area is already accounted for by dwellings completed since 1st April 2001. This leaves a requirement of 50 dwellings over the remaining 11 years of the plan period. This SHLAA identifies a developable/deliverable potential for around 327 dwellings, all of which developers and landowners estimate could be delivered by March 2016 with planning permission having already been granted in the vast majority of these cases. The 327 dwellings that can be delivered over the 6 year supply could deliver an average of approx 54 dwellings per annum.

On the basis of the assumption that 54 dwellings could be delivered in the current year the housing target will be reached during 2010-11 exceeding the target by 4 dwellings. The total of 327 dwellings does not include sites in the open countryside of which 15 were identified providing a total of 1593 dwellings. Given that the target is about to be met from the stock of deliverable sites, it makes no sense to further increase the potential supply in the Rural Policy Area by including them.

As part of the original study an overall risk assessment was undertaken in conjunction with the Stakeholder Panel to assess whether sites will come forward as anticipated. It was considered that, as the assessment was being carried out as part of the process of preparing the Allocations and Designations Plan which will seek to ensure that there are at least sufficient sites for a ten year period, the assessment was adequate.

As with the growth area it should be noted that there is also further potential which has not been included, most notably from sites identified as ‘suitable’ but on which there is no information on developers’ intentions. In total these sites could account for around 499 dwellings.

Conclusion

For the purposes of this update to the SHLAA, therefore, the conclusion is that it is not necessary to move to Stages 9 and 10 of the SHLAA process to identify broad locations for further housing development or determine the housing potential of windfalls in the borough as it has been possible to identify sufficient housing supply. This SHLAA details a deliverable potential of 5 years supply in the Growth Area. In the Rural Policy Area the required supply can be met with existing planning permissions and commitments in the coming year.

APPENDIX 1

Housing sites with planning permission and resolution to grant planning permission 31st March 2010

GROWTH AREA						
ID	**Address**	**Status**	**Application No.**	**Area of site (ha)**	**Total dwellings (net)**	**Net Supply (o/s at 31/3/10)**
1	various small sites < 10 units	FUL			204	204
2	Bedford, 17 Priory Street	FUL	06/01217/FUL	0.1	10	10
3	Bedford, r/o 1-11 St Leonard's Street	FUL	06/03282/MAF	0.232	20	20
4	Bedford, Telecom House, St John's Street	FUL	05/00598/FUL	0.701	153	153
5	Bedford, Britannia Works C, Kempston Road	FUL	03/01928/FUL	2.543	260	56
6	Kempston, r/o Austin Canons, Bedford Road	FUL	04/00217/FUL	0.53	24	24
7	Kempston, Kempston Mill, Mill Lane	REM	05/00152/REM	0.809	46	46
8	Kempston, r/o 38-40 Woburn Road	OUT	05/00664/S73	0.348	13	13
9	Kempston, Land west of Kempston	OUT	02/00787/OUT	46.102	1250	1250
10	Eastcotts, RAF Cardington, Shortstown	OUT, REM	02/01920/OUT	38.596	970	970
11	Great Denham, Land at Biddenham Loop	OUT, REM	02/00787/OUT	47.782	1500	1500
12	Ravensden, Land north of Brickhill	OUT, REM, FUL	05/00475/S73	19.669	500	178
13	Renhold, North of Norse Road	REM	04/00861/REM	7.422	249	18
14	Stewartby, Land at Stewartby	OUT	97/01163/OUT	27.799	610	610
15	Biddenham, Land at Bromham Road	S106	01/02199/OUT	54.499	1200	1200
16	Wootton, North of Fields Road	OUT	02/01445/OUT	0.905	30	30
17	Wootton, North of Fields Road	S106	02/01013/OUT	30.01	550	550
18	Wootton, South of Fields Road	S106	02/01322/OUT	23.92	500	500
19	Bedford, Heron House, 49-53 Goldington Road	FUL	05/00433/FUL	0.369	78	78
20	Eastcotts, RAF Cardington, Shortstown	OUT	05/01332/OUT	2.812	130	130
21	Bedford, r/o 29-45 St Cuthbert's Street	FUL	05/02197/FUL	0.216	14	14
22	Elstow, off Romsey Way	OUT	05/02645/OUT	0.625	36	36
23	Bedford, Lincoln's PH,	FUL	06/01473/COU	0.799	23	23

	Goldington Green					
24	Renhold, Land off Norse Road	OUT	05/03325/OUT	12.679	320	320
25	Bedford, Riverside Square, Horne Lane	FUL	07/02221/MAF	0.58	149	149
26	Wixams, New Settlement	OUT, REM	99/01645/OUT	336.753	2250	2242
27	Bedford, Britannia Works E, Kempston Road	S106	05/00642/MAF	1.97	255	255
28	Bedford, Church Lane Local Centre	FUL	07/01148/MAF	0.332	25	25
29	Bedford, 15 Shakespeare Road	FUL	07/02972/MAF	0.126	11	11
31	Eastcotts, land r/o Hangars, Shortstown	OUT	07/00756/MAO	10.719	425	425
33	Bedford, 8-12 The Broadway	S106	08/00129/MAF	0.375	90	90
34	Elstow, land off Abbeyfields	S106	07/02430/MAF	0.225	12	12
35	Wilstead, North End Farm, Bedford Road	S106	07/00820/MAF	0.953	39	39
36	Bedford, Town Centre West	S106	07/00129/MAO	6.554	38	38
40	Bedford, land r/o 120 Goldington Road	FUL	08/00129/MAF	0.526	28	28
41	Stewartby, Hostel Site, Ampthill Road	OUT	00/1945/MAO	2.2	75	75
RURAL POLICY AREA						
ID	**Address**	**Planning status**	**Application no.**	**Area of site (ha)**	**Total dwellings (net)**	**Net Supply (O/S at 31/3/10)**
127	various small sites < 10 units	FUL			161	161
132	Great Barford, New Road	REM	06/01360/REM	2.83	58	27
136	Willington, Warren Farm, Station Road	FUL	04/00294/S73	0.74	18	18
138	Wymington, 87-89 Rushden Road	FUL	04/00621/FUL	0.65	17	17
141	Eastcotts, r/o 115 High Road, Cotton End	FUL	07/01569/MAF	0.265	12	12

APPENDIX 2

Sites excluded by 'first sift'

Site source: BELS - Bedford Employment Land Study; CFS - call for sites

GROWTH AREA				
ID	**Address**	**Site source**	**Area of Site (ha)**	**Reason for exclusion**
105	Bedford, Land south of Graze Hill	CFS	31.75	Open Countryside
114	Kempston Hardwick/Broadmead	CFS	193	Open Countryside

RURAL POLICY AREA				
ID	**Address**	**Site source**	**Area of site (ha)**	**Reason for exclusion**
142	Riseley, 165 High Street	BELS	0.206	Open Countryside, flood risk
143	Riseley, Keysoe Road	BELS	0.425	Open Countryside
145	Souldrop, land at Souldrop Turn	BELS	0.832	Open Countryside
147	Upper Dean, r/o High Street	BELS	2.613	Open Countryside, flood risk
148	Bletsoe, Land at North End Farm	CFS	1	Open Countryside
149	Bromham, Bedford North Station, Lower Farm Road	CFS	23.5	Open Countryside
151	Bromham, Grange Lane	CFS	0.71	Open Countryside
155	Bromham, Land north of Northampton Road	CFS	19.67	Open Countryside
158	Bromham, North of Lower Farm Road	CFS	28	Open Countryside
161	Cardington, Adj & r/o 1 - 2 Cople Road	CFS	0.5	Open Countryside
162	Cardington, Adj 271 Bedford Road	CFS	0.24	Open Countryside
163	Cardington, Between 306 & Summerhill Farm shop,Cople Road	CFS	0.52	Open Countryside
166	Cardington, Between Summerhill Fm shop/Chapel Fm, Cople Rd	CFS	0.4	Open Countryside
168	Cardington, Land at Chapel Lane	CFS	0.32	Open Countryside
169	Cardington, Land on Southill Road	CFS	0.87	Open Countryside
170	Carlton, Land at The Causeway	CFS	0.71	Open Countryside
171	Chawston, The Lane	CFS	2.8	Open Countryside
173	Clapham, Land at Clapham Green	CFS	8.53	Open Countryside
179	Colesden, High Barns Farm, off Bedford Rd	CFS	5.35	Open Countryside
180	Colmworth, Land of Queens Rd and Lt Staughton Rd	CFS	0.64	Open Countryside
182	Cople, Grange Farm, Cardington Road	CFS	1.27	Open Countryside
183	Cople, Gravel Pit Spinney, Willington Road	CFS	1.21	Open Countryside
184	Cople, Land at Northill Road, Water End	CFS	1.23	Open Countryside
185	Cople, Land off Burrsholt	CFS	0.07	Open Countryside
186	Cople, Northill Road	CFS	2	Open Countryside
187	Cople, Off Cardington Road / Grange Lane	CFS	21.8	Open Countryside
188	Dean & Shelton, Upper Dean, Lodge Farm	CFS	1.35	Open Countryside
189	Duloe, adj 32	CFS	0.214	Open Countryside
193	Felmersham, Adj Wills Farm, Town Lot Lane	CFS	0.72	Open Countryside
194	Felmersham, Land adj Town Lot Lane	CFS	0.14	Open Countryside
196	Felmersham, The Old Road	CFS	0.7	Open Countryside

213	Kempston Rural, Wood End Lane/Gibraltar Corner	CFS	5.68	Open Countryside
214	Kempston Rural, Home Road/Gibraltar Corner	CFS	7.18	Open Countryside
215	Kempston Rural, Adj Box End House, Box End	CFS	2.56	Open Countryside
216	Kempston Rural, Adj Box End Farm, Box End Road	CFS	0.2	Open Countryside
217	Kempston Rural, Box End Park, Box End	CFS	40.36	Open Countryside
218	Kempston Rural, Vicarage Farm, Box End Road	CFS	4.18	Open Countryside
219	Kemspton Rural, Wood Farm, Wood End	CFS	8.02	Open Countryside
220	Kempston Rural, Land south west of Gibraltar Corner	CFS	11.4	Open Countryside
221	Kempston Rural, Land r/o 15 Wootton Road	CFS	1.73	Open Countryside
222	Keysoe, London End	CFS	0.5	Open Countryside
223	Little, Staughton, Land off Colmworth Road	CFS	0.13	Open Countryside
224	Little Staughton, Land r/o Holly Cottage, High Street	CFS	0.08	Open Countryside
225	Little Staughton, Green End Farm	CFS	0.4	Open Countryside
226	Milton Ernest, Land at Marsh Lane	CFS	0.5	Open Countryside
229	Oakley, Land at Lovell Road	CFS	0.71	Open Countryside
230	Oakley, Land at Station Road	CFS	2.01	Open Countryside
231	Oakley, Land off Church Lane	CFS	2.11	Open Countryside
232	Oakley, Land opp The Bedford Arms, High Street	CFS	0.93	Open Countryside
233	Oakley, Parrotts, Lovell Road	CFS	1.2	Open Countryside
234	Oakley Recreation Ground, High Street, Oakley	CFS	2.43	Open Countryside
235	Odell, Land at Horsefair Lane	CFS	0.3	Open Countryside
236	Odell, Land North of 82-88 High Street, Odell	CFS	1	Open Countryside
237	Pavenham, Tall Timbers, High Street	CFS	0.0678	Open Countryside
238	Pavenham, 8a The Bury	CFS	0.17	Open Countryside
239	Pavenham, Bury Farm Yard, High Street	CFS	0.17	Open Countryside
240	Pavenham, Church Spinney, Church Lane	CFS	1.69	Open Countryside
241	Pavenham, East End Farm	CFS	0.1	Open Countryside
242	Pavenham, Harris' Field, Oakley Road	CFS	3.55	Open Countryside
243	Pavenham, Land at Church Lane, Brookfields	CFS	0.37	Open Countryside
244	Pavenham, Land between Woodlands & Monks Wood, High St	CFS	0.63	Open Countryside
245	Pavenham, Land north of High Street	CFS	0.37	Open Countryside
246	Pavenham, Land south of High Street	CFS	4.2	Open Countryside
247	Swineshead, The Field, Green Lane	CFS	0.839	Open Countryside
248	Ravensden, Land at 34 Cleat Hill	CFS	0.7	Open Countryside
249	Ravensden, Land at Cleathill Farm, Cleat Hill	CFS	1.04	Open Countryside
250	Ravensden, Land at Hill Farm, Sunderland Hill	CFS	2.25	Open Countryside
251	Ravensden, Land east of Church End	CFS	3.11	Open Countryside
252	Ravensden, Northfields Estate land, Church End	CFS	1.2	Open Countryside
253	Ravensden, Northfields, Church End	CFS	0.26	Open Countryside
254	Ravensden, southwest of Church End	CFS	2.25	Open Countryside
255	Ravensden, The Ridings, Cleat Hill	CFS	0.88	Open Countryside

256	Renhold, Land north of Ravensden Road, Salph End	CFS	0.023	Open Countryside
257	Renhold, Land south of Ravensden Road, Salph End	CFS	18.3	Open Countryside
258	Renhold, Site at Church End	CFS	0.5	Open Countryside
259	Renhold, Church Farm, Church End	CFS	0.35	Open Countryside
260	Renhold, Woodfield Farm, Woodfield Lane	CFS	1.2	Open Countryside
261	Renhold, Land adj 2 Green End	CFS	0.0653	Open Countryside
262	Riseley, Adj 156 High Street	CFS	0.76	Open Countryside
263	Riseley, The Orchard, High Street	CFS	0.38	Open Countryside
264	Riseley, Land at Church Lane	CFS	0.8	Open Countryside
266	Riseley, Land at Top End, High Street	CFS	0.97	Open Countryside
267	Riseley, Land at Town Farm, Lowsden Lane	CFS	0.8	Open Countryside
268	Riseley, south of Keysoe Road	CFS	1	Open Countryside
269	Riseley, The Butts, Rotton Row	CFS	1.69	Open Countryside
270	Roxton, College Farm	CFS	1.22	Open Countryside
271	Roxton, Land at Bedford Road	CFS	3.66	Open Countryside
272	Roxton, Land at Ford Lane	CFS	0.15	Open Countryside
273	Roxton, Land at Old Bedford Road, High Street	CFS	1.69	Open Countryside
274	Roxton, Land at Park Road	CFS	0.44	Open Countryside
275	Sharnbrook, Adj 1-2 Kennel Hill	CFS	0.15	Open Countryside
277	Sharnbrook, land adj 81 Mill Road	CFS	1.68	Open Countryside
278	Sharnbrook, Coffle End, Mill Road	CFS	0.91	Open Countryside
280	Sharnbrook, Land north of Kennell Hill	CFS	5.77	Open Countryside
284	Sharnbrook, Templars Way, market hsg site	CFS	2.63	Open Countryside
285	Sharnbrook, Templars Way, land at Risdene	CFS	0.18	Open Countryside
287	Sharnbrook, Greybern, Halfway House, Templars Way	CFS	0.664	Open Countryside
288	Souldrop, Adj Stocking Lane	CFS	32.79	Open Countryside
289	Souldrop, Cross Weir Farm, Chapel Lane	CFS	0.5	Open Countryside
291	Stagsden, Land at Brookmead Farm, High Street	CFS	10.5	Open Countryside
293	Stagsden, Land at Wick End	CFS	0.17	Open Countryside
294	Stagsden, Land off Oakcroft and r/o Royal George	CFS	2.3	Open Countryside
295	Stagsden, Land west of Newport Pagnell Road	CFS	0.81	Open Countryside
296	Staploe, Upper Honeydon Farm, Bushmead Road	CFS	0.43	Open Countryside
297	Stevington, Land at Silver Street	CFS	0.22	Open Countryside
298	Stevington, Land r/o 35 Silver Street	CFS	0.49	Open Countryside
299	Stevington, Land south of Silver Street	CFS	0.392	Open Countryside
300	Thurleigh, Former Radar Station, Keysoe Rd	CFS	1	Open Countryside
301	Thurleigh, Former Officers' Mess site, Keysoe Rd	CFS	1.84	Open Countryside
302	Thurleigh Airfield (mixed use)	CFS	477	Open Countryside
303	Thurleigh, Church End	CFS	3.9	Open Countryside
304	Thurleigh, Land off High Street	CFS	2.9	Open Countryside
305	Turvey, Former Cargill Site, Station Road	CFS	2.2	Open Countryside
306	Turvey, Meadow House, Norfolk Road	CFS	1.5	Open Countryside
307	Turvey, Newton Lane allotments	CFS	1.02	Open Countryside
308	Wilden, High Street east	CFS	0.98	Open Countryside

309	Wilden, High Street west	CFS	0.15	Open Countryside
310	Wilden, Manor Farm, High Street	CFS	0.9	Open Countryside
311	Wilden, Land off Renhold Road	CFS	0.25	Open Countryside
312	Wilden, Land adj Timms Square, Church End	CFS	0.1	Open Countryside
314	Willington, North of Bedford Road	CFS	2.36	Open Countryside
315	Willington, East of Balls Lane	CFS	4	Open Countryside
317	Willington, 63 Church Road	CFS	0.77	Open Countryside
318	Willington, Bedford Road/Balls Lane	CFS	14	Open Countryside
319	Willington, Land at Chapel Lane	CFS	0.86	Open Countryside
320	Willington, Land off Barford Place and Gostwick Place	CFS	3.98	Open Countryside
321	Willington, Land south of Bedford Rd (Quince)	CFS	3.94	Open Countryside
322	Willington, Land south of Bedford Rd (Stanbridge)	CFS	2.5	Open Countryside
323	Willington, Land rear of The Limes, Bedford Road	CFS	1.95	Open Countryside
325	Wilstead, 148 Cotton End Road	CFS	6.07	Open Countryside
333	Wootton, 157 Bedford Road	CFS	0.87	Open Countryside
334	Wootton, Land at Keeley Lane	CFS	3.79	Open Countryside
335	Wootton, Land to the front of Wootton Green Farm	CFS	1.59	Open Countryside
336	Wootton, Premises at Wootton Green Farm	CFS	0.62	Open Countryside
337	Wootton, Tinkers Corner, Keeley Lane	CFS	1.78	Open Countryside
338	Wootton, Land off Hall End Road (Chequers)	CFS	2	Open Countryside
339	Wyboston, The Lane	CFS	0.418	Open Countryside
340	Wyboston, Rookery Road	CFS	22.6	Open Countryside
341	Wyboston Lakes Business and Leisure Village	CFS	2.4	Open Countryside
342	Wymington, Land at Podington Road	CFS	1.36	Open Countryside
343	Wymington, Land at Poplars Farm	CFS	7.81	Open Countryside
344	Wymington, Land at Rushden Road	CFS	1.2	Open Countryside
345	Wymington, Land south of High Street	CFS	1.5	Open Countryside

APPENDIX 4

Sites excluded by 'second sift'

Site source: HM - housing monitoring; UCS - Urban Capacity Study; NLUD - National Land Use Database; BELS - Bedford Employment Land Study; CFS - call for sites

GROWTH AREA				
ID	**Site address**	**Site source**	**Area of Site (ha)**	**Reason for Exclusion**
39	Bedford, St John's Station	HM	5.229	Transport
45	Bedford, Derwent Place north	UCS	0.293	Employment
46	Bedford, Derwent Place south	UCS	0.267	Employment
47	Kempston, 32 High Street	UCS	0.146	Employment
48	Kempston, 50a Bunyan Road/Stuart Road	UCS	0.122	Employment
60	Bedford, Fenlake Road Industrial Estate	BELS	1.771	Employment
61	Bedford, Ampthill Road, Norse Works	CFS	1.06	Employment
62	Bedford, Aspects Leisure Park, Longholme Way	CFS	4.75	OS
63	Bedford, St Bede's playing fields, off Bromham Rd	CFS	1.94	OS
65	Bedford, Land r/o Eastcotts Road	CFS	3.6	Employment, OS part
66	Bedford, Land south of Cardington Road	CFS	2.2	OS
69	Bedford, Mile Road allotments	CFS	5.05	OS
72	Bedford, The Angler's Rest, Clapham Road	CFS	0.36	Sustainable Communities
78	Bedford, Bedford High School, playing fields	CFS	3.4	OS
80	Bedford, Dame Alice High School (upper)	CFS	3.89	OS, part, flooding
82	Bedford, 65-67 Newnham Avenue	CFS	0.192	Employment
83	Bedford, 2 Old Ford End Road	CFS	0.253	Employment
84	Bedford, Agriculture House, 55 Goldington Road	CFS	0.21	Employment
85	Kempston, Dallas Road	CFS	2.84	Employment
86	Kempston, Land at Chantry Avenue	CFS	1.2	Employment
87	Kempston, Newnorth, College Street	CFS	0.51	Employment
89	Biddenham, Adj 58 Bromham Road	CFS	0.5156	OS
90	Biddenham, Land at 12 Vicars Close	CFS	2.9	ASR
91	Biddenham, Land at Gold Lane	CFS	25.5	ASR
92	Biddenham, Orchard, adj 29 Days Lane	CFS	0.71	OS
93	Elstow, Elstow Lodge, east of High Street	CFS	0.74	OS, flooding
95	Elstow, Land west of Elstow	CFS	40.4	OS
98	Biddenham Loop 1	CFS	6.59	OS
99	Biddenham Loop 2	CFS	5.9	OS
100	Shortstown, land at Old Harrowden Lane	CFS	18.2	ASR
101	Elstow, Land at Pear Tree Farm, Wilstead Road	CFS	2.023	Sustainable Communities
102	Elstow, Land off Wilstead Road	CFS	26	Sustainable Communities
103	Kempston, Land south of Ridge Road	CFS	2.44	ASR, Sustainable Communities
104	Bedford, Freeman's Common, Cleat Hill	CFS	4.4	ASR
106	Bedford, Castle Dairy Farm (West), St Neot's Road	CFS	2.2	Sustainable Communities, Flooding
108	Bedford, Land at Kingsway Corner	CFS	0.6057	Employment

110	Bedford, Land at Melbourne House	CFS	0.8549	Employment
112	Bedford, Land at Ampthill Road (Camfords)	CFS	12.5	Employment
113	Stewartby, Brickworks	CFS	57.29	Employment
116	Stewartby, The Crescent	CFS	1.1	OS
119	Wootton, Land at Wootton House	CFS	1.75	OS
121	Wootton, Land east of Potters Cross	CFS	12.8	ASR
122	Wootton, Land north of Mount Pleasant	CFS	35.79	ASR
124	Wootton, 48 Potters Cross	CFS	0.0924	ASR

RURAL POLICY AREA				
ID	**Address**	**Site source**	**Area of site (ha)**	**Reason for Exclusion**
144	Sharnbrook, Baptist Chapel, 27 High Street	BELS	0.13	Employment
146	Stagsden, 66-79 High Street	BELS	0.427	Employment
159	Bromham, between Mollivers Lane and Oakley Road	CFS	28.32	Sustainable Communities
164	Cardington, Between 308 and 310 Cople Road	CFS	0.08	OS
165	Cardington, Between Home Farm/Home House, Cople Road	CFS	0.24	OS
167	Cardington, Land adj 1 & 2 Jubilee Cottages, Cople Road	CFS	0.036	OS
172	Clapham, Milton Road	CFS	10.1	ASR
174	Clapham, Land east of Twinwoods Road	CFS	29.1	OS part, Sustainable Communities
176	Clapham, Poultry Houses, Milton Road	CFS	4.5	ASR
177	Clapham, Woodlands Park, Bedford Road	CFS	4.9	ASR
181	Colmworth, The Forge, Church End	CFS	1.88	Employment
190	Eastcotts, Cotton End, The Bell PH, Bell Lane	CFS	0.27	OS
191	Eastcotts, 257-258 Old Harrowden Rd	CFS	0.05	ASR
192	Eastcotts, Harrowden, Bunyan Farm buildings	CFS	0.47	ASR
197	Great Barford, College Farm north	CFS	3.48	Flooding
202	Great Barford, Land southeast of Silver Street	CFS	0.71	Flooding
203	Great Barford, Land south of Roxton Road	CFS	2.2	Flooding
204	Great Barford, Land west of Addingtons Road	CFS	2.2	Flooding
205	Great Barford, Land west of High Street	CFS	0.58	OS
207	Harrold, Land off Brook Lane, High Street	CFS	1.305	OS
208	Harrold, Land north of High Street Site 1	CFS	0.04	Employment
209	Harrold, Land north of High Street Site 2	CFS	0.074	Employment
210	Harrold, Land north of High Street Site 3	CFS	0.058	Employment
211	Harrold, Land west of Odell Road	CFS	4.21	Sustainable Communities
227	Milton Ernest, Land at Rushden Road (mixed dev)	CFS	1.1	Employment
228	Milton Ernest, The Maltings, Bedford Road	CFS	0.22	Employment
276	Sharnbrook, Adj Castle Keep, Lodge Road	CFS	0.4	OS, Wildlife
281	Sharnbrook, Land off Odell Road	CFS	2.4	OS, Wildlife
313	Wilden, Adj 48 High Street	CFS	0.049	OS
316	Willington, Adj 23 Bedford Road	CFS	0.13	OS
326	Wilstead, Land at 21 Luton Road	CFS	0.34	OS
328	Wilstead, Land off Vicarage Lane	CFS	3.1	Sustainable

				Communities
332	Wilstead, 11 Hooked Lane	CFS	1.73	Sustainable Communities

APPENDIX 5

Sites identified as unavailable or unachievable for residential development

Source of site capacity: AH - planning application history; DP - development plan; PD - preliminary discussion; DS - density standard
Site source: HM - housing monitoring; UCS - Urban Capacity Study; NLUD - National Land Use Database; BELS - Bedford Employment Land Study; CFS - call for sites

The identification of a specific site in the assessment does not necessary mean that the site will be allocated for housing development or that planning permission will be granted.

GROWTH AREA							
ID	**Site source**	**Site address**	**Area of Site (ha)**	**Source of site capacity**	**Total dwellings (net)**	**Constraints**	**Deliverability**
2	HM	Bedford, 17 Priory Street	0.1	AH	10		Site is not available
38	HM	Bedford, Land at Lime Street	0.109	DP	10	Potential contamination, AQMA, Built Environment	Site is not available
42	UCS	Bedford, 106-114 Fenlake Road	0.128	PD	7	Potential Contamination, policy restriction	Site is not available
43	UCS	Kempston, 6-10 Park Road	0.122	PD	22	Potential Contamination	Site is not available
49	UCS	Wootton, 46 Bedford Road and r/o	0.196	PD	15		Site is not available
50	UCS	Bedford, Land at Havelock Street	0.091	PD	5	Potential Contamination	Site is not available
51	UCS	Bedford, College Car Park, Cauldwell Street	0.111	PD	12		Site is not available
52	UCS	Bedford, Land at Eastcotts Road	0.621	PD	33		Site is not available
53	UCS	Bedford, 13-17 Broadway/1-3 Wellington Street	0.1	PD	5	Potential Contamination, AQMA, built environment, policy restriction	Site is not available
56	NLUD	Bedford, 4-14 Dame Alice Street	0.086	PD	60	Potential Contamination, AQMA, built environment	Site is not available
57	NLUD	Bedford, Land at Prebend Street	1.104	PD	31	Contamination	Site is not available

58	NLUD	Elstow, Land at A6/West End	0.948	PD	30		Site is not available
59	NLUD	Elstow, Land A6/Railway line	0.496	PD	16	Partial flood risk	Site is not available
68	CFS	Bedford, Melbourne Street, Car Park	0.56	PD	23	Contamination, AQMA	Site is not available
71	CFS	Bedford, Windsor Road-Mile Road junction	0.803	PD	28	Contamination	Site is not available
107	CFS	Bedford, 13 St Johns Street	0.1219	PD	9	Contamination, AQMA	Site is not available
109	CFS	Bedford, 4-10 Kingsway	0.4796	PD	100	Potential Contamination, AQMA	Site is not available
111	CFS	Bedford, Cauldwell Place	0.2697	PD	10	Contamination, AQMA	Site is not available
115	CFS	Stewartby, Land at Quest Pit, Stewartby Way	7.5	PD	330	Open countryside, contamination, partial flood risk	Site is not available

RURAL POLICY AREA							
ID	**Site source**	**Site Address**	**Area of site (ha)**	**Source of site capacity**	**Total dwellings (net)**	**Constraints**	**Deliverability**
128	HM	Swineshead, Land off Sandy Lane	0.07	DP	2	Built environment	Site is not available
129	HM	Upper Dean, adj Old Pond House, High Street	0.176	DP	2		Site is not available
130	HM	Stagsden, Spring Lane	0.063	DP	6	Open countryside	Site is not available
154	CFS	Bromham, Land north of Bedford Road	3.9	DS	70	Open countryside	Site is not available
157	CFS	Bromham, Land south of Bedford Road	3.28	DS	59	Open countryside, partial flood risk	Site is not available
160	CFS	Bromham, land at Grange Lane (Fensom)	4.45	DS	80	Open countryside, partial flood risk	Site is not available
195	CFS	Felmersham, Land at Lower Harrowdene, Memorial Lane	0.26	DS	8	Built environment	Site is not available
200	CFS	Great Barford, Land at Home Farm, Bedford Rd	8.08	DS	144	Open countryside	Site is not available
206	CFS	Harrold, Land at Orchard Lane	0.6	DS	11	Open countryside, built environment	Site is not available
282	CFS	Sharnbrook, Land r/o Sharnbrook Court, High Street	0.52	DS	9	Open countryside	Site is not available

290	CFS	Stagsden, Brookmead Farm buildings	0.35	DS	5	Open countryside	Site is not available
327	CFS	Wilstead, Land at Ivy Lane	4.31	DS	78	Open countryside	Site is not available
329	CFS	Wilstead, Land south of Howard Close	1.38	DS	25	Open countryside	Site is not available

APPENDIX 6

Supply of sites identified as suitable for residential development

Site source: HM - housing monitoring; UCS - Urban Capacity Study; NLUD - National Land Use Database; BELS - Bedford Employment Land Study; CFS - call for sites
Source of site capacity: AH - planning application history; DP - development plan; PD - preliminary discussion; DS - density standard

GROWTH AREA												
ID	**Site source**	**Site address**	**Site Area (ha)**	**Source of site capacity**	**Net units**	**2010-2016**	**2016-2021**	**2021-2026**	**Post 2026**	**Actions needed to overcome delivery constraints**	**Planning status**	**Application no.**
1	HM	various small sites < 10 units		AH	204	204				Sites have planning permission	FUL	
3	HM	Bedford, r/o 1-11 St Leonard's Street	0.232	AH	20	20	0	0	0	Site has planning permission	FUL	06/03282/MAF
4	HM	Bedford, Telecom House, St John's Street	0.701	AH	153	105	0	0	0	Site is under construction	FUL	05/00598/FUL
5	HM	Bedford, Britannia Works C, Kempston Road	2.543	AH	260	56	0	0	0	Site is under construction	FUL	03/01928/FUL
6	HM	Kempston, r/o Austin Canons, Bedford Road	0.53	AH	24	24	0	0	0	Site has planning permission	FUL	04/00217/FUL
7	HM	Kempston, Kempston Mill, Mill Lane	0.809	AH	46	46	0	0	0	Site has planning permission	REM	05/00152/REM
8	HM	Kempston, r/o 38-40 Woburn Road	0.348	AH	13	19	0	0	0	Site has planning permission	OUT	05/00664/S73
9	HM	Kempston, Land west of Kempston	46.102	AH	1250	962	243	0	0	Site is under construction	OUT	02/00787/OUT
10	HM	Eastcotts, RAF Cardington, Shortstown	38.596	AH	970	565	405	0	0	Site has planning permission	OUT, REM	02/01920/OUT
11	HM	Great Denham, Land at Biddenham Loop	47.782	AH	1500	1159	305	0	0	Site is under construction	OUT	02/00787/OUT
12	HM	Ravensden, Land north of Brickhill	19.669	AH	500	178	0	0	0	Site is under construction	OUT, REM, FUL	05/00475/S73

13	HM	Renhold, North of Norse Road	7.422	AH	249	18	0	0	0	Site is under construction	REM	04/00861/REM
14	HM	Stewartby, Land at Stewartby	27.799	AH	610	360	250	0	0	Site has resolution to grant planning permission	S106	97/01163/OUT
15	HM	Biddenham, Land at Bromham Road	54.499	AH	1200	706	494	0	0	Site has resolution to grant planning permission	S106	01/02199/OUT
16	HM	Wootton, North of Fields Road	0.905	AH	30	34	0	0	0	Site has resolution to grant planning permission	S106	02/01445/OUT
17	HM	Wootton, North of Fields Road	30.01	AH	550	240	340	0	0	Site has resolution to grant planning permission	S106	02/01013/OUT
18	HM	Wootton, South of Fields Road	23.92	AH	500	140	300	60	0	Site has resolution to grant planning permission	S106	02/01322/OUT
19	HM	Bedford, Heron House, 49-53 Goldington Road	0.369	AH	78	78	0	0	0	Site is under construction	FUL	05/00433/FUL
20	HM	Eastcotts, RAF Cardington, Shortstown	2.812	AH	130	107	0	0	0	Site has resolution to grant planning permission	S106	05/01332/OUT
21	HM	Bedford, r/o 29-45 St Cuthbert's Street	0.216	AH	14	14	0	0	0	Site has planning permission	FUL	05/02197/FUL
22	HM	Elstow, off Romsey Way	0.625	AH	36	28	0	0	0	Site has planning permission	OUT	05/02645/OUT
23	HM	Bedford, Lincoln's PH, Goldington Green	0.799	AH	23	6	0	0	0	Site has planning permission	FUL	06/01473/COU
24	HM	Renhold, Land off Norse Road	12.679	AH	320	220	101	0	0	Site has planning permission	OUT	05/03325/OUT
25	HM	Bedford, Riverside Square, Horne Lane	0.58	AH	149	0	0	0	0	Site has planning permission	FUL	07/02221/MAF
26	HM	Wixams, New Settlement	336.753	AH	2250	1154	750	149	0	Site is under construction	OUT, REM	99/01645/OUT
27	HM	Bedford, Britannia Works E, Kempston Road	1.97	AH	255	255	0	0	0	Site has planning permission	S106	05/00642/MAF

28	HM	Bedford, Church Lane Local Centre	0.332	AH	25	0	48	0	0	Site has planning permission	FUL	07/01148/MAF
29	HM	Bedford, 15 Shakespeare Road	0.126	AH	11	0	11	0	0	Site has planning permission	FUL	07/02972/MAF
31	HM	Eastcotts, land r/o Hangars, Shortstown	10.719	AH	425	400	0	0	0	Site has resolution to grant to grant planning permission	S106	07/00756/MAO
32	HM	Bedford, Britannia Works F, Kempston Road	1.507	DP	100	105	0	0	0	Plan allocation	LP	
33	HM	Bedford, 8-12 The Broadway	0.375	AH	90	0	0	0	0	Site has resolution to grant planning permission	S106	08/00129/MAF
34	HM	Elstow, land off Abbeyfields	0.225	AH	12	12	0	0	0	Site has resolution to grant planning permission	S106	07/02430/MAF
35	HM	Wilstead, North End Farm, Bedford Road	0.953	AH	39	39	0	0	0	Site has resolution to grant planning permission	S106	07/00820/MAF
36	HM	Bedford, Town Centre West	6.554	AH	38	0	0	0	0	Site has resolution to grant planning permission	S106	07/00129/MAO
37	HM	Bedford, Station north, Ashburnham Rd	1.709	PD	12	12	0	0	0	Plan Allocation	TCAAP	
40	HM	Bedford, land r/o 120 Goldington Road	0.526	AH	28	28	0	0	0	Site has resolution to grant planning permission	S106	08/00129/MAF
41	HM	Stewartby, Hostel Site, Ampthill Road	2.2	AH	75	80	0	0	0	Site has planning permission	OUT	00/1945/MAO
44	UCS	Bedford, 10-12 Bunyan Road/2-4 Muswell Road	0.102	AH	6	6	0	0	0	Potential contamination	Refused, Appeal	07/03644/MAF
55	NLUD	Bedford, St Bedes School, Bromham Road	0.871	PD	80	106	0	0	0	Potential contamination, AQMA, Built environment		
64	CFS	Bedford, Land south of	4.945	PD	200	250	0	0	0	Contamination		

		Ford End Road										
67	CFS	Bedford, Landsdowne Road	2.3	PD	180	248	0	0	0	Built environment, AQMA, Proposer's estimate of capacity dismissed on appeal		
70	CFS	Bedford, RFC, Goldington Rd	2.69	PD	154	0	0	0	0	AQMA, policy restriction		
73	CFS	Bedford, 16 Linden Road	0.049	PD	1	1	0	0	0	Built Environment, AQMA		
74	CFS	Bedford, 19 Linden Road	0.21	PD	8	8	0	0	0	Built Environment, AQMA		
75	CFS	Bedford, 22 Linden Road	0.22	PD	8	8	0	0	0	Built Environment, AQMA		
76	CFS	Bedford, 33 Shakespeare Road	0.115	PD	4	4	0	0	0	Built Environment, AQMA		
77	CFS	*Bedford, Bedford High School, main site	1.58	PD	63	0	0	0	0	Built Environment, AQMA		
81	CFS	*Bedford, Harpur House	0.16	PD	24	0	0	0	0	Built Environment, flood risk		
88	CFS	*Kempston, The Bury	1.25	PD	20	0	0	0	0	Built environment		
96	CFS	Elstow, Lynn Farm, High Street	1.09	PD	4	4	0	0	0			
97	CFS	Elstow, Village Farm and adj 192 High Street	2.31	PD	3	3	0	0	0	Policy restriction		
118	CFS	Wootton, Land at Hall End Road	7.27	PD	125	50	0	0	0	Open countryside		
117	CFS	Wootton, Cranfield Road	19.78	PD	240	0	0	200	0	Open Countryside, Contamination		
120	CFS	Wootton, South east of Cranfield Road (Phase 2)	21.53	PD	500	0	0	500	0	Open countryside, contamination		
123	CFS	Wootton, Land west of Wootton	15.72	PD	330	220	110	0	0	Open countryside, contamination		
125	CFS	Wixams, 173 Bedford Road	0.332	PD	10	8	0	0	0	Contamination		
12	CFS	Wixams, Northern	30	PD	1050	200	800	0	0			

6		Expansion Area										

* These sites have a number of constraints which need to be resolved before an estimate of the housing potential can be reached.

RURAL POLICY AREA												
ID	**Site source**	**Site Address**	**Site Area (ha)**	**Source of site capacity**	**Net units**	**2010 - 2016**	**2016 - 2021**	**2021 - 2026**	**Post 2026**	**Actions needed to overcome delivery constraints**	**Planning status**	**Application no.**
127	HM	various small sites < 10 units		AH	126	126	0	0	0	Site has planning permission	FUL	
131	HM	Cardington, adj Summerhill Farm, Cople Rd	0.35	AH	5	3	0	0	0		REM	08/00977/REM
132	HM	Great Barford, New Road	2.83	AH	58	27	0	0	0	Site has planning permission	REM	06/01360/REM
133	HM	Clapham, Land at Clapham Folly	0.11	AH	5	5	0	0	0	Site has planning permission	FUL	06/01652/FUL
136	HM	Willington, Warren Farm, Station Road	0.74	AH	18	24	0	0	0	Site has planning permission	FUL	04/00294/S73
138	HM	Wymington, 87-89 Rushden Road	0.65	AH	17	16	0	0	0	Site has planning permission	FUL	04/00621/FUL
141	HM	Eastcotts, r/o 115 High Road, Cotton End	0.265	AH	12	12	0	0	0	Site has planning permission	FUL	07/01569/MAF
150	CFS	Bromham Park Estate	0.7	DS	13	13	0	0	0	Open countryside, biodiversity, contamination, policy restriction, wildlife		
152	CFS	Bromham, Land off Northampton Road and Bypass	32	DS	576	450	126	0	0	Open countryside, flood risk		
153	CFS	Bromham, Land west of Peacock Road	11.5	DS	207	100	0	0	0	Open countryside, flood risk		
156	CFS	Bromham, Land r/o 5-29 Lower Farm Road	4.45	DS	80	50	0	0	0	Open countryside		

175	CFS	Clapham, Land r/o 108-146 Milton Rd, Twinwood Rd	6.3	DS	113	60	129	0	0	Open countryside		
178	CFS	Clapham, Land r/o 136-142a Milton Road, Twinwood Road	0.7	DS	13	22	0	0	0	Open countryside		
198	CFS	Great Barford, Depot site, Roxton Road	0.36	DS	6	12	0	0	0	Open countryside, contamination		
199	CFS	Great Barford, Land at Bedford Road	2.1	DS	38	50	0	0	0	Open countryside		
201	CFS	Great Barford, Land north of Roxton Road (Bath)	13.77	DS	248	600	0	0	0	Open countryside		
212	CFS	Harrold, r/o Peach's Close	0.31	DS	6	12	0	0	0	Flood risk		
265	CFS	Riseley, Land at Hill View Farm, Keysoe Road	1.33	DS	23	10	0	0	0	Part open countryside, contamination		
279	CFS	Sharnbrook, Colworth Park	1.54	DS	28	60	0	0	0	Open countryside, contamination		
283	CFS	Sharnbrook, Land southwest of school, Odell Rd	5.3	DS	95	150	0	0	0	Open countryside		
286	CFS	Sharnbrook, Yelnow Lane	2.19	DS	39	45	0	0	0	Open countryside		
292	CFS	Stagsden, Land at Bunyan Farm, High Street	0.97	DS	16	20	0	0	0	Part Open countryside		
324	CFS	Wilstead, Land off Whitworth Way	2.83	DS	51	51	0	0	0	Open countryside		
330	CFS	Wilstead, Village Farm, Cotton End Road	2.3	DS	40	10	0	0	0	Open countryside, policy restriction		
331	CFS	Wilstead, Land off Luton Road	3.18	DS	57	45	0	0	0			
346	CFS	Stevington, Land North of Park Road	2.50	DS	46	46	0	0	0	Open Countryside		

APPENDIX 7

Site Changes made in SHLAA Update 2009/10

Sites removed from 2009/10 SHLAA Update

GROWTH AREA						
ID	**Address**	**Area of Site (ha)**	**Planning status**	**Application no.**	**Total dwellings (net)**	**Reason for Deletion**
30	Kempston, 4 St John's Walk	0.257	FUL	07/03514/MAF	9	Site Completed
54	Bedford, 115 Midland Road	0.066	Expired pp	05/02779/FUL	20	PP expired
79	Bedford, Dame Alice High School (Lower)	0.88			10	Site withdrawn from A & D Process
94	Elstow, Land at Bunyans Mead	0.46			10	Site Withdrawn from A&D process
RURAL POLICY AREA						
137	Wilstead, 1 Cotton End Road	0.11	Expired OUT	05/00291/OUT	10	PP expired 13/3/10

New Sites Added to 2009/10 SHLAA Update

RURAL POLICY AREA					
ID	**Address**	**Area of Site (ha)**	**Site Source**	**Total dwellings (net)**	**Actions needed to overcome delivery constraints**
346	Stevington, Land North of Park Road	2.58	CFS	46	Open Countryside

APPENDIX 8

Criteria and their effect on site specific assessments carried out in stage 7a the 'second sift' of the sites

Criteria	Indicator	Action
Sustainable Communities	site isolated or separated from existing community	evaluate and eliminate
AQMA	potential risk to public health or local amenities	evaluate and consider impact on site capacity if cannot be mitigated
Area of flood risk	site within flood zone 3b	evaluate and eliminate or consider impact on site capacity
Contaminated land	potential risk to public health or local amenities	evaluate and eliminate or consider impact on site capacity if cannot be mitigated
Conservation Area	harm to character or appearance of conservation area	evaluate and consider impact on site capacity
Historic Park / Garden	effect on historic park or garden	evaluate and eliminate or consider impact on site capacity
Listed building	effect on listed building or its setting	evaluate and eliminate or consider impact on site capacity
Policy restriction	- loss of employment land with potential continued economic role - loss of designated open space - development within Area of Special Restraint which would compromise settlement identity and lead to coalescence - loss of land required for a designated transport scheme	evaluate and eliminate if there is a policy conflict
Scheduled Ancient Monument	impact on Ancient Monument or its setting	evaluate and eliminate or consider impact on site capacity
Designated wildlife site	impact on protected habitat or species	evaluate and eliminate or consider impact on site capacity if cannot be mitigated