

Turvey Neighbourhood Plan

Site Assessment Report

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Quality information

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Abbreviations used in the report

Abbreviation

BBC	Bedford Borough Council
BF	Brown Field
MHCLG	Ministry of Housing Communities and Local Government
GF	Green Field
Ha	Hectare
TNPSG	Turvey Neighbourhood Plan Steering Group
TPC	Turvey Parish Council
SHELAA	Strategic Housing and Employment Land Availability Assessment

Executive Summary

The Turvey Neighbourhood Plan Steering Group (TNPSG) is in the process of producing a draft Neighbourhood Plan and seeking to ensure that key aspects of its proposals will be robust and defensible.

The Turvey Neighbourhood Plan, which will cover the whole of Turvey Parish, is being prepared in the context of the current Bedford Core Strategy (2008)¹ and the emerging Bedford Local Plan 2035, which is currently in draft form² and due for adoption in December 2018. It is the intention of Turvey Parish Council to allocate sites for development in the Neighbourhood Plan to meet a housing requirement of 25-50 homes over the Neighbourhood Plan period, which is the target allocated to Turvey within the Bedford Draft Local Plan (2018).

Through the work being undertaken to prepare the emerging Local Plan, Bedford Borough Council (BBC) has undertaken a site appraisal of a total of 11 sites within Turvey that came forward within previous 'call for sites' exercises in 2015 and 2017. After an initial sifting exercise, BBC identified 5 sites which it considered to have potential to accommodate the housing requirement for Turvey.

In this context, Turvey Parish Council has requested that AECOM undertake an independent and objective assessment of the sites identified within the initial 'call for sites' plus three further sites identified. This assessment takes account of the work undertaken by BBC and Turvey Parish Council, with the aim of providing recommendations on the best site or sites that meet the identified housing requirement..

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 process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties, ensuring transparency.

The findings of this site assessment are that the most suitable sites to meet the identified housing need would be one or more of the following: a reduced Site 1, site 2, Site 4a or b, 5 or 8. However most of these sites have constraints that would need to be resolved or mitigated. Site 5 appears to be the only site that is currently suitable for allocation and could make a significant contribution to the housing requirement – approx 50%. The remaining sites are not considered to be appropriate for allocation through the Neighbourhood Plan due to significant constraints that include adverse impacts on the character and setting of the village and issues of scale and accessibility.

¹ Adopted Bedford Core Strategy (2008)

https://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy_its_purpose/core_strategy_rural_issues.aspx

² Emerging Draft Local Plan (2018)

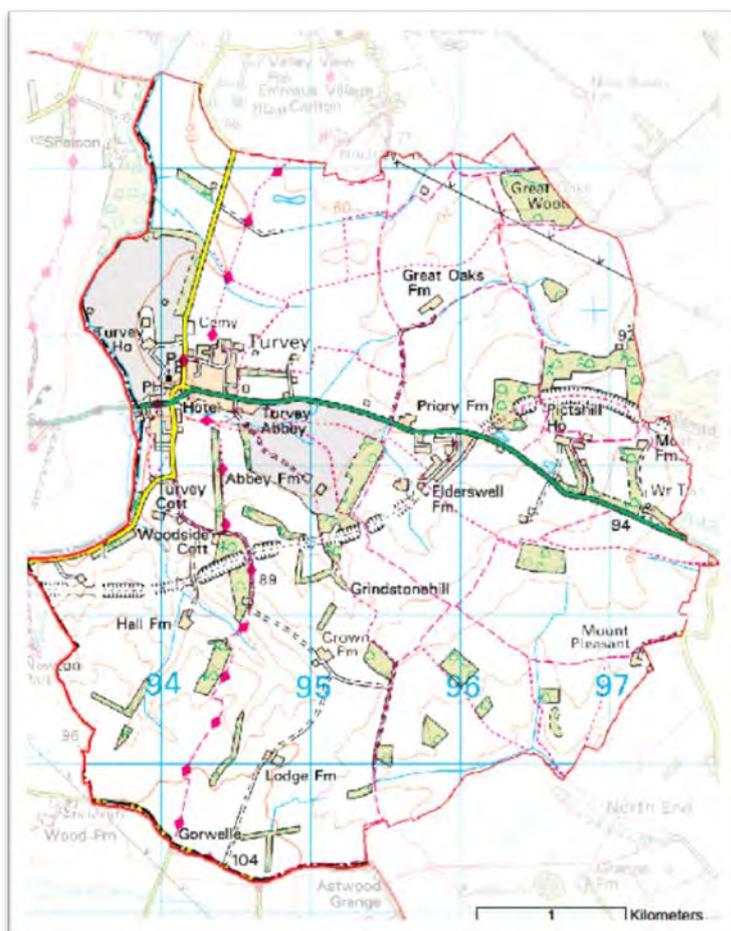
https://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/planning_policy_its_purpose/local_plan_2035.aspx

1. Introduction

1.1 Background

This site assessment report is an independent assessment of allocation options for the Turvey Neighbourhood Plan on behalf of Turvey Parish Council (TPC) carried out by AECOM planning consultants. The work undertaken was agreed with TPC and the Ministry of Housing, Communities and Local Government (MHCLG) in early 2018.

The Turvey Neighbourhood Plan, which will cover the parish of Turvey within the administrative area of Bedford Borough Council (BBC) (**Figure 1**), is being prepared in the context of BBC's adopted Core Strategy (2008) and emerging Local Plan 2035, which was published for a second consultation in its draft form in January 2018. It is anticipated that the emerging Local Plan will be submitted to the Secretary of State for Examination in October 2018 with adoption in June 2019.



Error! Reference source not found. **Turvey**

Neighbourhood Area, which covers the parish of Turvey (Source: Turvey Parish Council)

Neighbourhood Plans will form part of the development plan for Bedford, alongside but not as a replacement for the emerging Local Plan. Neighbourhood plans are required to be in conformity with the strategic policies of the development plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the emerging Local Plan to provide a clear overall strategic direction for development in Bedford, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate. BBC has acknowledged that neighbourhood plans can be used to allocate sites in the same way as the local plan which allows local residents to decide where development should take place. Where Parish Councils have made significant progress in writing a Neighbourhood Plan and want to deliver the amount of development required by the local plan's strategy, the borough council intend to leave the selection of sites to the neighbourhood plan groups such as in the case of Turvey.

The emerging Local Plan, based on the findings from the Bedford Strategic Housing Market Assessment Update 2016 (SHMA)³, concludes that the housing need for Bedford is 19,000 up to 2035 which equates to 950 new homes per year. However, more than half of this target is already met by existing planning permissions or allocations. The emerging Local Plan therefore needs to allocate land for 8,103 dwellings up to 2035.

The preferred growth strategy included within the emerging Local Plan seeks to direct development to new settlement, then to brownfield sites within the urban centres, followed by sustainable urban extensions of Bedford and Kempston and then to proportionate growth which has been allocated to Group 1 Villages, referred to as Key Service Centres. It envisages lesser growth allocated to smaller villages, or Rural Service Centres. Through this strategy, Turvey is designated a Rural Service Centre and has been allocated 25-50 dwellings over the plan period (2015-2035).

BBC, through the work being undertaken to prepare the emerging Local Plan, has completed a comprehensive site appraisal of all sites that came forward as a result of previous 'call for sites' exercises in 2015 and 2017. This includes a total of 11 sites that were identified as options that could achieve the allocated housing target for Turvey.

In this context, Turvey Parish Council has asked AECOM to undertake an independent and objective review of these sites, in addition to a further three sites that have since come forward, and explore any other alternatives to ensure that key aspects of the Neighbourhood Plan will be robust and defensible.

Of the 11 sites submitted through the Local Plan Call for Sites, a total of 10 sites have already been assessed through the Bedford Strategic Housing and Employment Land Availability Assessment (SHELAA) (April, 2017), of which 5 sites were discounted in the first round of assessment. Following the SHELAA Assessment, and additional site has been added to the Call for Sites list (Site 5), one sites has since been withdrawn (Site 7), and an additional three sites have since come forward and have been identified by the Steering Group for assessment (Sites 10, 11, 12). Therefore, in order to avoid duplicating work already completed, AECOM has carried out a full independent assessment of a total of 8 sites. This includes the 4 sites discounted by the SHELAA and the additional 4 sites that have since come forward (**Figure 3**). Nevertheless, all of the existing work done by both BBC and TPC has been reviewed and site visits have been undertaken to verify the findings.

The purpose of this site appraisal is therefore to produce a clear assessment as to whether the identified sites are appropriate for allocation in the Neighbourhood Plan, in particular whether they comply with both National Planning Policy Guidance and the strategic policies of the adopted Core Strategy (2008) and have regard for the emerging Draft Local Plan (2018). In this context it is anticipated that the Neighbourhood Planning site selection process, aided by this report, will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

³ Available at <https://www.bedford.gov.uk/pdf/SHMA%20update%202016%20FINAL.pdf>

2. Planning Policy

The Neighbourhood Plan policies and allocations must be in accordance with the strategic policies of the Bedford Core Strategy (2008). Given the advanced progression of the Draft Local Plan (2018) it is also important to accord with its emerging policies as they form matters for material consideration.

2.1.1 Documents Reviewed

A number of sources have been reviewed, in addition to key policy documents, in order to understand the history and the context of the Neighbourhood Plan site allocations. These comprise:

- Adopted Bedford Core Strategy (2008);
- Consultation paper for the first round of consultation of the draft Bedford Local Plan (2017);
- Bedford Strategic Housing and Employment Land Availability Assessment (April 2017);
- Draft Local Plan 2035 (2018);
- Information provided verbally and in writing by Turvey Parish Council; and
- Google Maps, Google Street View and DEFRA Magic Maps Software.

2.1.2 Emerging Bedford Local Plan 2035 (2018)

The purpose of the Local Plan 2035 is to plan for Bedford Borough's growth needs to 2035 and to rationalise many of the current policy documents within the Development Plan. Between April and June 2017 the council published a consultation paper which sought views on the preferred growth strategy, green spaces and various evidence documents with regard to the first draft of the Local Plan. At the time of writing, the emerging Local Plan 2035: Plan for Submission is currently out for consultation, following approval for consultation by the council's Executive in January 2018.

The draft Local Plan 2035 contains the following emerging policy that is relevant to Turvey:

Policy 2S: Spatial Strategy - To deliver sustainable development and growth that enhances the vitality of the borough's urban and rural communities. This includes delivering the majority of rural growth through neighbourhood plans and limiting strategic residential development in key urban and rural service centres. Turvey is designated a rural service centre.

Policy 3S: Amount and distribution of housing development - A minimum of 7,820 new dwellings will be allocated, with 225 dwellings allocated in rural service centres. It will be necessary to identify sites to meet levels of development, generally in and around defined Settlement Policy Area boundaries. Sites will be allocated in Neighbourhood Development Plans. Turvey is allocated 25-50 homes.

Policy 4: Development in villages with a Settlement Policy Area - Within Settlement Policy Area boundaries, development or redevelopment will be acceptable in principle provided that it is consistent with the other policies of the development plan.

Policy 5: Development in small settlements - 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 as a whole.

Policy 6: Development in the countryside - Development outside defined Settlement Policy Areas and the built form of Small Settlements will be permitted if it is in accordance with Policy 68 - Reuse and replacement of rural buildings in the countryside, Policy 69 - The replacement and extension of dwellings in the countryside, Policy 70 - Affordable housing to meet local needs in the rural area, Policy 71 - Accommodation for rural workers, and Neighbourhood Development Plans which have been 'made' by Bedford Borough Council. In addition, development proposals will be supported where it can be demonstrated that it responds to an identified community need, its scale is appropriate to serve local needs 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. All development in the countryside must protect 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.

2.1.3 Bedford Core Strategy & Rural Issues Plan (2008)

The BBC Core Strategy and Rural Issues Plan was adopted by the council in 2008. It sets out a range of policies governing development within the Borough of Bedford, with the following of most relevance to development in Turvey. The Core Strategy, however, is dated – preceding the NPPF and therefore if there are instances where a policy contained within the Core Strategy and Rural Issues Plan is no longer consistent with the NPPF, greater weight will be given to the NPPF.

Policy CP1: Spatial Strategy - Sustainable levels, locations and forms of development will be sought in accordance with the stated objectives and policies of this Plan.

Policy CP3: The Location of Development in the Growth Area - The locations for growth will be within the urban area boundary and within the defined limits of Growth Area key service centres.

Policy CP6: The Scale and Pace of Housing Development in the Growth Area - Provision will be made for 16,270 additional dwellings in the Bedford Growth Area between 2001 and 2021

Policy CP7: Meeting Housing Needs - New housing developments will be expected to provide a mix of dwelling size and type to meet the identified housing needs of the community. Larger sites should provide a broad mix of housing suitable for different household types. On smaller sites, the mix of housing should contribute to the creation of mixed communities. This policy also applies outside the Growth Area

Policy CP12: Settlement Policy Areas - Settlement Policy Areas are defined for villages with a built-up character. The Settlement Policy Area boundary encloses the main built-up part of the village but excludes undeveloped areas or more loosely knit development. This policy also applies in the Growth Area.

Policy CP13: The Countryside and Development Within It - All land outside the Settlement Policy Areas is defined as countryside. Development in the countryside will only be permitted if it would be consistent with national policy, particularly that in PPS7: Planning and the Countryside. This policy also applies in the Growth Area.

Policy CP14: Location of Development in the Rural Policy Area - In circumstances where there is a proven need for development to be located in the Rural Policy Area, most new development will be focused in or around the edge of key service centres where employment, housing (including affordable housing), services and other facilities can be provided close together. In rural settlements defined by a Settlement Policy Area boundary which are not designated as Key Service Centres, such development will be restricted to that which is required to meet local business and community needs and to maintain the vitality of those communities.

Policy CP16: Housing in the Rural Policy Area - The Rural Policy Area of the borough will provide for a net increase of 1300 dwellings in the period 2001-2021. A mix of dwelling type and size will be provided in accordance with Policy CP7 and affordable housing will be provided in accordance with Policies CP8 and CP17.

Policy CP21: Designing in Quality - All new development should be of the highest design quality in terms of both architecture and landscape, have regard to good practice in urban design and fully consider the context within which it will sit and the opportunities to enhance the character and quality of an area and local distinctiveness. It should preserve and, where appropriate, enhance conservation areas, listed buildings and their settings, be fully accessible by all members of the community, incorporate measures to promote crime prevention and address sustainable design principles.

Policy CP23: Heritage - Development will be required to protect and where appropriate enhance the character of conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings and other important historic or archaeological features, and the borough's cultural assets, including its landscape, in order to underpin sense of place, cultural identity and promote quality of life.

These strategic policies are further supported by Bedford Policies Map. **Figure 3** illustrates some of the policies relevant to Turvey.

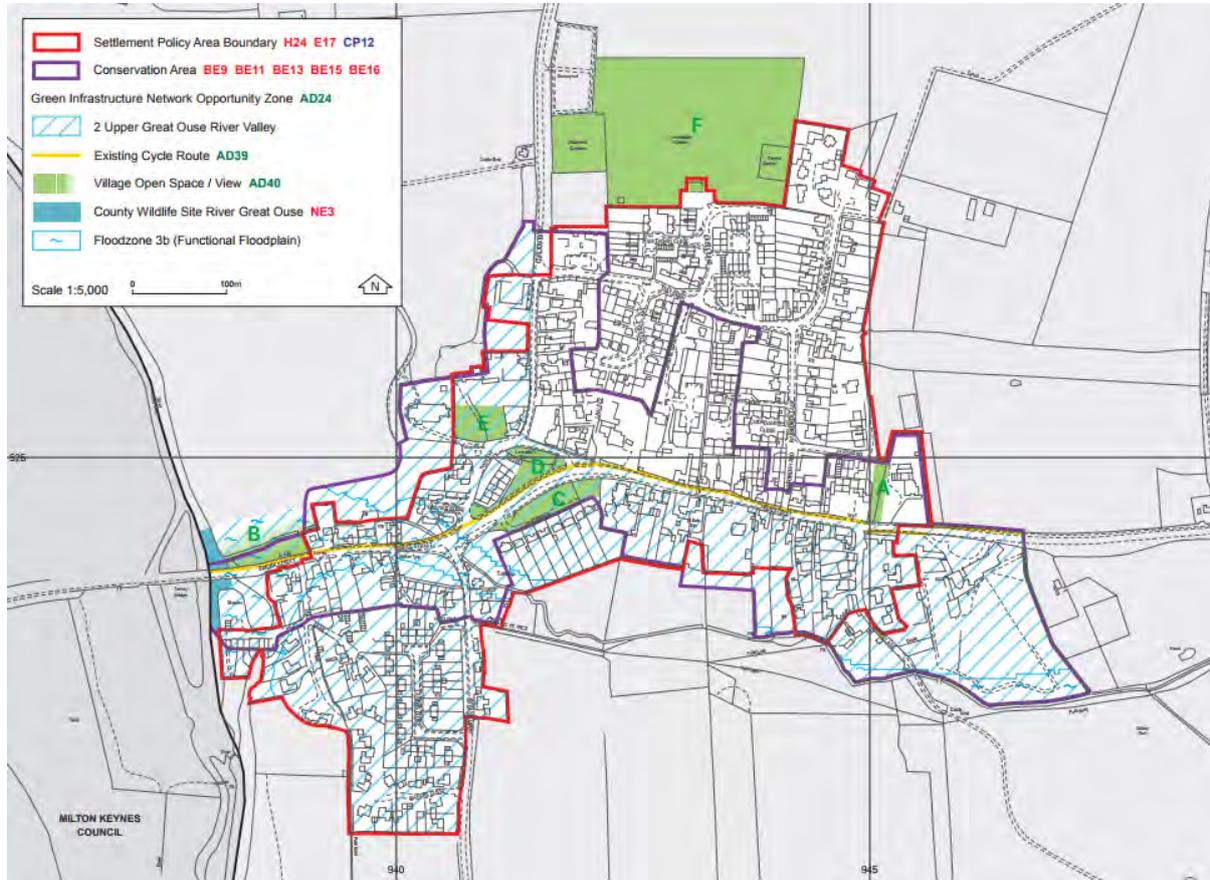


Fig 3: Bedford Policies Map - extract for Turvey (Source: Bedford Borough Council)

3. Site Assessment Method

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (Assessment of Land Availability) published in 2014 with ongoing updates. This contains guidance on the assessment of land availability and the production of a Strategic Housing Employment and Land Availability Assessment (SHELAA) as part of a local authority's evidence base for a Local Plan.

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.

In this context, the methodology for carrying out the site appraisal is presented below.

3.1 Task 1: Identify Sites to be included in Assessment

The first task is to identify which sites should be considered as part of the assessment.

This includes:

- All SHELAA sites that were assessed as being suitable, available and achievable for development; and
- All Sites identified through Neighbourhood Plan Call for Sites and Parish Council survey.

With reference to Turvey, a total of 5 sites submitted for this site assessment had already been assessed through the Council's SHELAA, with 5 sites discounted in the first stage of assessment and an additional 4 sites coming forward later on. Whilst work will not be duplicated for the 5 sites assessed within the SHELAA, it is considered that all 11 sites identified are to be assessed for their potential suitability as part of this site assessment report, with the exception of Site 7 which has since been withdrawn.

All sites included in the assessment and their relationships to the initial SHELAA assessment are shown in **Figure 3**.

3.2 Task 2: Development of Site Appraisal Pro-Forma

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 Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) 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.

The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:

- General information:
 - Site location and use;
 - Site context and planning history;
- Context:
 - Type of site (greenfield, brownfield etc.);
 - Planning history;
- Suitability:
 - Site characteristics;
 - Environmental considerations;
 - Heritage considerations;
 - Community facilities and services;
 - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders); and
- Availability.

3.3 Task 3: Complete Site Pro-formas

The completion of site pro-formas is undertaken for any sites not previously discounted by the SHELAA. The completion of pro-formas is done through a combination of desk top assessment and information gathered from site visits. The desk top assessment involves a review of the conclusions of the existing evidence base and uses other sources including google maps/streetview and DEFRA MAGIC maps to judge whether a site is suitable for

the use proposed. Site visits allow the team to consider aspects of the site assessment that can only be done visually. A site visit was carried out by AECOM in March 2018 and reviewed a total of 12 sites. Sites 7 and 9 were not reviewed during the site visit. The site visit is also an opportunity to gain a better understanding of the context and nature of the Neighbourhood Area.

3.4 Task 4: Consolidation of Results

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.

A 'traffic light' rating of all sites has been produced 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. whether a site is **suitable, available and achievable**.

The conclusions of the SHELAA were revisited to consider whether our assessment conclusions would change as a result of local criteria and recent planning history.

3.5 Indicative Housing Capacity

Where sites were previously included in the SHELAA assessment, indicative housing capacity shown in this document has been used.

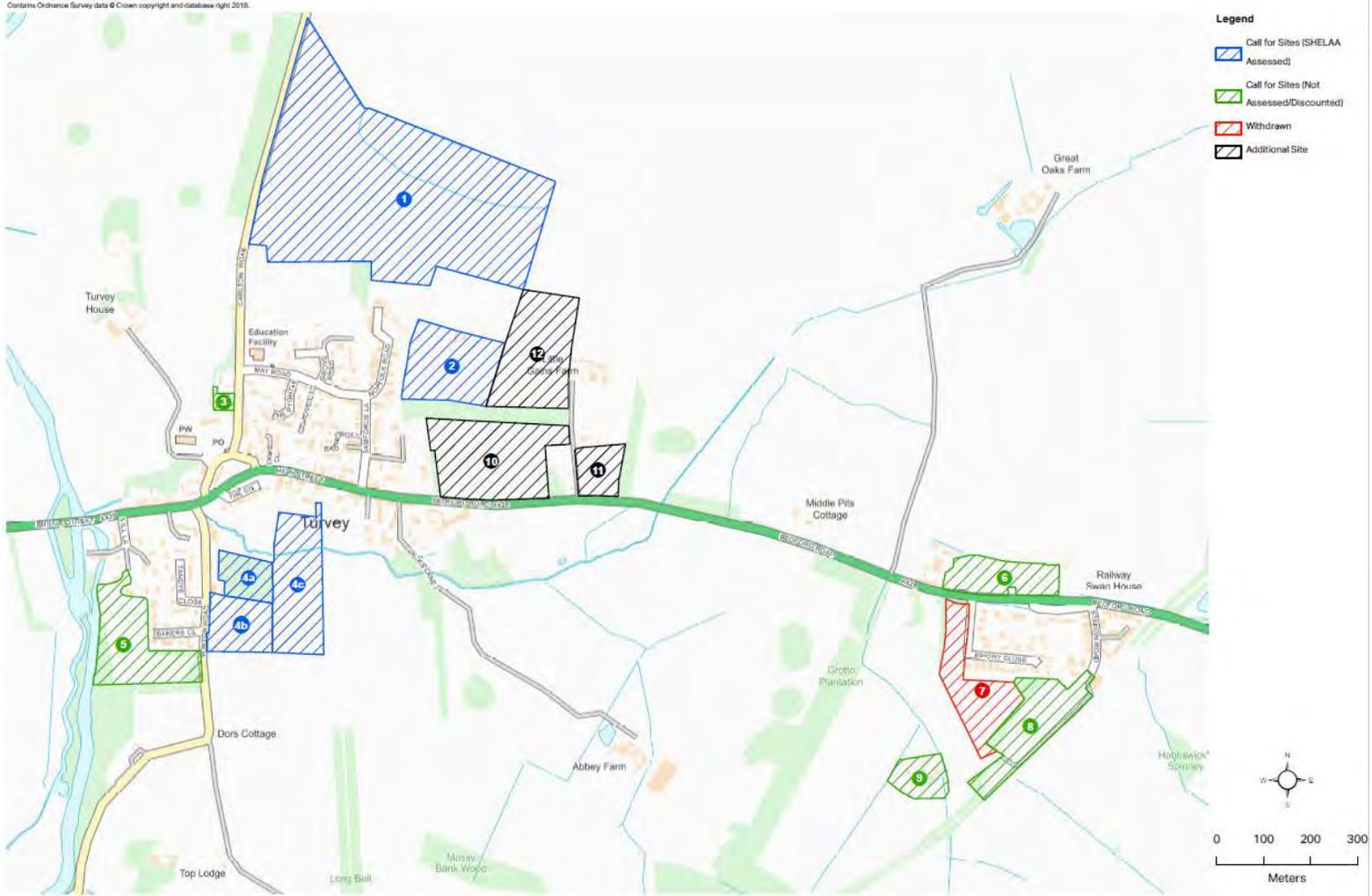
If landowners/developers have put forward a housing figure, this has been reviewed and applied if appropriate.

4. Site Assessment

4.1 Identified Sites

This section sets out sites identified in the Bedford Strategic Housing and Employment Land Availability Assessment (SHELAA) (April, 2017), comprising sites submitted by landowners and developers in response to the call for sites exercises associated with the Local Plan 2035 (2014, 2015 and 2017). It also identifies additional sites submitted by TNPSG for assessment that were not included in the SHELAA (**Figure 3**).

Table 1.1 summarises the findings of the initial site assessments from the SHELAA. The 6 sites excluded from further assessment will form part of the full assessment carried out by AECOM, while the other 4 sites will be reviewed so as not to duplicate work already undertaken by BBC but build upon this existing, available information.



Turvey Call for Sites
 Turvey Neighbourhood Plan

Figure 4: Sites Assessment – Identified Sites (Source: AECOM)

Table 1 Sites identified at Turvey in the Bedford SHELAA 2017

SHELAA Site Ref.	Site Name	Performance	Summary of reason(s) given	Assessed capacity (dwellings)
277	Chantry Walled Garden, Turvey	Site excluded from further assessment.	The site was excluded from further assessment at Stage 1 as the proposal is for less than 5 dwellings.	<5 (2)
278	Elderswell Farm, Turvey	Site excluded from further assessment.	The site was excluded from further assessment at Stage 1 as the proposal is for less than 5 dwellings and is more than 0.5 miles from the SPA boundary.	<5 (3)
279	Land off Priory Close, Turvey	Site withdrawn.		
280	Land at Newton Lane, Turvey	Site deemed potentially suitable	Allocation subject to resolution of access and highways concerns.	30*
<i>*Note: Site 280 is within the boundary of site 631 below. To avoid double counting its capacity has not been included in the calculation of indicative capacity in Site Assessment Summary Table.</i>				
631	Land at Newton Lane, Turvey	Site deemed potentially suitable	Allocation subject to resolution of access and highways concerns and heritage statement.	150
632	Land at Newton Lane, Turvey	Site deemed potentially suitable	Allocation subject to resolution of access and highways concerns and heritage statement.	70**
<i>**Note: site 632 is within the boundary of site 631 above. To avoid double counting its capacity has not been included in the calculation of indicative capacity in the Site Assessment Summary Table.</i>				
282	Land to the north of Turvey, off Carlton Road	Site suitable, available and deliverable	Recommended that the site is included for allocation. It is capable of contributing up to 50 dwellings as only part of the site is required.	380
283	Priory Farm, off Bedford Road, Turvey	Site excluded from further assessment.	The site was excluded from further assessment at Stage 1 as the site is more than 0.5 miles from the SPA boundary.	40
462	Meadow House, off May Road, Turvey	Site excluded from further assessment.	The site was excluded from further assessment at Stage 2 as it was deemed unsuitable due to an overriding highway constraint.	75
633	Land off Station Road, Turvey	Site excluded from further assessment.	The site was excluded from further assessment at Stage 1 as the site is more than 0.5 miles from the SPA boundary.	49

The findings of the AECOM site assessment work are set out in the following section.

5. Summary of Site Appraisals

All 14 sites shown in **Figure 3** were assessed by AECOM to consider whether they would be appropriate for allocation in the Turvey Neighbourhood Plan. **Table 2** sets out a summary of the site assessments. This includes a brief summary of BBC's SHELAA conclusions. This is followed by the conclusions drawn from AECOM's assessments.

The final column within the Table is a 'traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable, or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.

The summary table shows that site 5 is best suited for allocation in the Neighbourhood Plan. Sites 1, 2, 4a, 4b and 4c and 8 are potentially suitable for allocation, however there are constraints that would need to be resolved or mitigated. The remaining sites are not considered to be appropriate for allocation through the Neighbourhood Plan due to significant constraints that include adverse impacts on the character and setting of the village.

Table 2 should be read alongside the completed pro-formas presented in **Appendix A**.

Table 2 Site Assessment Summary Table

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
1	Land north of Turvey off Carlton Road	GF	BBC Call for Sites (2015) Draft Local Plan 2035	19.5	380	<p>SHELAA Site 282</p> <p>The SHELAA concludes that the site would contribute to housing land supply by providing approximately 380 dwellings of family housing and older persons housing including owner occupied, private rented housing, affordable rent and shared ownership. The site is large enough to meet the strategy requirement on its own.</p> <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation principles: The site is capable of contributing up to 50 dwellings as only part of the site is required to meet the development strategy.</p>	<p>Site 1 as submitted is a very large site that could deliver up to 380 dwellings. This is a far higher number than is required for Turvey and as it would almost double the village in size it would require commensurate provision of infrastructure to support the rising population. The call for sites submission includes proposals for a smaller portion of land (90-120 homes) which is higher than the amount of housing needed, but would have less impact on the character of the village. It is this portion of the site that is considered a potential candidate for allocation.</p> <p>It is possible the NP could allocate an even smaller portion of this site for housing (up to 50) to meet the entire requirement for Turvey; however a smaller site would not relate as well to the existing village as other options and the landowner may not be willing to develop a smaller portion of the site only.</p> <p>There may also be adverse impact on landscape setting, depending on extent and location of development. Landscape mitigation would be required. In addition, a small part of the site is within Flood Zones 2 and 3, which would restrict the developable area of the site, however through considered urban design could be mitigated. The site is also contained within the Mineral Safeguarding Area and so assessment of</p>

⁴ To be read alongside **Figure 3**

⁵ Greenfield (GF) is land that has never been developed; Brownfield (BF) is defined as previously developed land.

⁶ Sites have been identified through either the BBC 2015/2017 Call for Sites and Sites identified by TPC in 2017

⁷ As indicated in the SHELAA.

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>minerals on the site would be required.</p> <p>Whilst there are no heritage or archaeological constraints or nature conservation designations; the site is close to listed buildings and assessment of the heritage impact on the adjoining listed buildings would be required.</p> <p>Access is achievable off Carlton Road however consideration of the siting of the access points and conservation and enhancing of the character of the rural roads and lanes will be required through a detailed highways scheme.</p> <p>The site does provide the opportunity to deliver the full quota of development for the village with scope for additional future growth however is outside the settlement boundary and therefore a review of the SPA would be in order to accommodate housing at the site.</p> <p>In summary, in line with the SHELAA conclusion, partial development of the site, contributing up to 50 dwellings would be of appropriate scale for development. However, development of this site would extend the village into open countryside to the north and does not appear to relate as well to the village as other options.</p>
2	Meadow House (off May Road)	GF	BBC Call for Sites (2015) Draft Local Plan 2035	2.75	75	<p>SHELAA site 462.</p> <p>The site is excluded from further assessment at Stage 2 due to an overriding highway constraint.</p>	<p>Site 2 is determined to be potentially suitable for allocation in the Neighbourhood Plan. However, due to a number of restrictions with regard to access constraints, considerable access and highways mitigation would be required at the site to support any significant development. Currently there is poor access</p>

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>via heavily parked residential roads and Carlton Road is narrow and access to the main highway network would need to be improved if more development were provided. Direct access to the site is currently provided by a single track off Norfolk Road. This however could be improved to accommodate increased vehicular access, similar to the access provided for the Norfolk Road development located to the west of the site.</p> <p>Nevertheless, impacts on the immediate road network would need to be mitigated in order to support development. It is recommended that Local Authority highways officers are contacted to comment on whether access issues mean this site would be undeliverable. If not, a Transport Assessment would be required to address the access and road design capacity for any development proposal.</p> <p>It is concluded that development would not adversely impact townscape or landscape settings. In general the site is in a central location in the village with good access to village amenities and bus stops, and so would minimise additional car journeys and contribute to sustainable development. The site is however outside the settlement boundary and therefore a review of the SPA would be necessary to accommodate housing at the site.</p>
3	Chantry Walled Garden (off Carlton Road)	GF	BBC Call for Sites (2015) Draft Local Plan 2035	0.18	<5	<p>SHELAA Site 277</p> <p>The site has been excluded from further assessment at Stage 1 because the proposal is for less than 5 dwellings.</p>	<p>It is concluded that this site is not suitable for development due to a number of significant constraints.</p> <p>There are significant access and plot size constraints at the site which determine the site as unsuitable for</p>

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
							development. Development at the site is also restricted by surrounding historic features, including a historic park and Grade II listed buildings.
4a	Land at Newton Lane	GF	BBC Call for Sites (2015) Draft Local Plan 2035	1.02	30	<p>SHELAA Site 280 – Site is within SHELAA site 631.</p> <p>Assessment conclusions are that the site would contribute to housing land supply by providing approximately 30 dwellings of family housing with owner occupied, shared ownership and affordable rent. It is considered that the site can meet the strategy requirement in combination with site 632 and 631.</p> <p>It is recommended that the site is included on the shortlist for potential allocation.</p> <p>Allocation is subject to resolution of highways concerns (currently indicated for 30 units). This site on its own is unable to provide an access to required standards; however as part of a larger development in combination with Site 631 the site is suitable for development.</p>	<p>Site 4a can be determined as potentially suitable for allocation in the Neighbourhood Plan; however a number of issues would need to be addressed.</p> <p>The site currently has a pending outline planning application pertaining to the wider development area of Sites 4a, 4b and 4c for up to 80 dwellings with associated access, landscaping, open space, parkland and drainage infrastructure currently being considered by BBC. The application is a resubmission of an outline application previously considered and refused under application reference 16/03688. The main reasons for refusal were cited as:</p> <ul style="list-style-type: none"> • Principle of development, given the site is located within the Rural Policy Area (RPA) and outside the Settlement Policy Area (SPA). • Development of such scale would erode the open rural character of the area and detract from the visual amenity of the area, particularly from the main unobstructed viewpoints from the north and south of the site. <p>Since this refusal, the site has been submitted for consideration for inclusion in the Local Plan 2035.</p> <p>The site is outside the existing settlement boundary and therefore a review of the SPA would be in necessary to</p>

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accommodate housing at the site. This could be done through the neighbourhood plan but would need to be discussed and supported by BBC.

The site is in a good location close to the village centre with good access to village amenities and bus stop so would minimise additional car journeys, however access and highway improvements would be required at the site to support any significant development. Current access to this site alone appears to be sub-standard in width and it would be a challenge to satisfactorily widen access at this point off Newton Lane. Access potentially would be required within the curtilage of the area shown as Site 4b on **Figure 3**.

The site is within an area of archaeological interest and close to listed buildings. A heritage assessment would likely be needed to determine any potential impact of proposed development upon surrounding heritage assets. In addition, the site is heavily vegetated and adjacent to a brook and so would require an ecological assessment.

Whilst it is considered that the site can meet the strategy requirement in combination with sites 632 and 631 (Sites 4b and 4c), it is considered that together they would have an adverse impact on the village in terms of the landscape setting, impact on the village character and traffic flow.

It is considered that development within Site 4a alone would contribute to a large portion of housing and have the least adverse impact than if combined with Sites 4b

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							<p>and 4c. Nevertheless, if Site 4a were to be developed with adjacent sites 4b and 4c, it is considered that partial development of these additional sites would have least detrimental impact. Development of Site 4a with the northern half of parcel 4b and the middle part of parcel 4c, (the land adjacent to Site 4a), would be of a reasonable scale and would not extend the village any further than the existing building line. Provided it was well designed and well related to the existing village, development at a smaller scale across these two sites would be a positive contribution to the area.</p> <p><i>*In the event that the current application for the Sites 4a/b/c is granted permission, they can still be allocated within the Neighbourhood Plan and policies relating to detailed design for reserved matters applications can be applied.</i></p>
4a+b	Land at Newton Lane	GF	BBC Call for Sites (2015) Draft Local Plan 2035	2.6	70	<p>SHELAA Site 632 – Site is within SHELAA Site 631</p> <p>The site would contribute to housing land supply by providing approximately 70 units of family houses with owner occupied, affordable rent and shared ownership. The site is large enough to meet the strategy requirement on its own.</p> <p>It is recommended that the site is included in the shortlist for potential allocation.</p> <p>The site is capable of contributing up to 50 dwellings as only part of the site is required</p>	<p>The site currently has a pending outline planning application pertaining to the wider development area of Sites 4a, 4b and 4c for up to 80 dwellings with associated access, landscaping, open space, parkland and drainage infrastructure currently being considered by BBC. The application is a resubmission of an outline application previously considered and refused under application reference 16/03688. The main reasons for refusal were cited as:</p> <ul style="list-style-type: none"> • Principle of development, given the site is located within the Rural Policy Area (RPA) and outside the Settlement Policy Area (SPA). • Development of such scale would erode the open rural character of the area and detract from the visual amenity of the area, particularly from the main unobstructed viewpoints from the north and south of

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
						to meet the development strategy.	<p>the site.</p> <p>The site is outside the settlement boundary and therefore a review of the SPA would be in order to accommodate housing at the site.</p> <p>Access and highway improvements would be required at the site to support any significant development. Current access to this site alone is sub-standard and any development would intensify the use of the High St/Bridge St junction and Newton Lane is narrow. A Transport Assessment would need to be provided to address the access and road design capacity. It is in a good location close to the village centre with good access to village amenities and bus stop so would minimise additional car journeys.</p> <p>The site is within an area of archaeological interest and close to listed buildings. A heritage assessment would likely be needed to determine any potential impact of proposed development upon surrounding heritage assets.</p> <p>Whilst it is considered that the site can meet the strategy requirement, it is noted that development within Site 4a+b, particularly toward the south of the site, would have greater adverse impact on townscape and landscape setting due to the increasing gradient and open landscape value. Elevated development would have greater impact on the landscape views and townscape setting as there are existing long distance views from the surrounding rural area toward the site. These views also frame the existing Turvey townscape. The Bedford Borough Landscape Character</p>

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>Assessment (2014) identifies the site being within the 'Pavenham Wooded Wolds Landscape Character Area' where priority is given to conserving the rural landscape of rolling arable farmland. Development of Site 4a+b alone would also extend the settlement boundary further south and would not relate as well to the village and existing building line as development of Site 4a alone.</p> <p>It is considered that development on site 4a+b would meet housing provision and could be accommodated with sufficient landscape, heritage and transport mitigation.</p> <p><i>*In the event that the current application for the Sites 4a/b/c is granted permission, they can still be allocated within the Neighbourhood Plan and policies relating to detailed design for reserved matters applications can be applied.</i></p>
4a+b+c	Land at Newton Lane	GF	BBC Call for Sites (2015) Draft Local Plan 2035	5.5	150	<p>SHELAA Site 631</p> <p>The site would contribute to housing land supply by providing 150 units of family houses, self-build homes and older persons housing. The site is large enough to meet the strategy requirement on its own.</p> <p>The site is within an area of archaeological interest, includes a small area of ridge and furrow and is close to listed buildings. It is recommended that the site is included on the shortlist for potential allocation.</p>	<p>The site currently has a pending outline planning application pertaining to the wider development area of Sites 4a, 4b and 4c for up to 80 dwellings with associated access, landscaping, open space, parkland and drainage infrastructure currently being considered by BBC. The application is a resubmission of an outline application previously considered and refused under application reference 16/03688. The main reasons for refusal were cited as:</p> <ul style="list-style-type: none"> • Principle of development, given the site is located within the Rural Policy Area (RPA) and outside the Settlement Policy Area (SPA) • Development of such scale would erode the open rural character of the area and detract from the

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
						<p>The site is capable of contributing up to 150 dwellings as only part of the site is required to meet the development strategy.</p>	<p>visual amenity of the area, particularly from the main unobstructed viewpoints from the north and south of the site.</p> <p>The site is outside the settlement boundary and therefore a review of the SPA would be necessary to allow an allocation at the site.</p> <p>In addition, access and highway improvements are a constraint as there is no existing access. However access could be provided off Newton Lane through parcel 4b. In this case, a Transport Assessment would be required to identify the impact on the highway and mitigation measures given the proposed number of dwellings across Site 4a+b+c would intensify the use of the existing narrow Newton Lane.</p> <p>The site is within an area of archaeological interest and close to listed buildings therefore pre-determination archaeological evaluation would be required as well as a heritage statement to describe the impact on heritage assets including their setting. In addition, the northern part of the site is heavily vegetated and adjacent to a brook and so would require an ecological assessment. The northern section of parcel 4c is also within Flood Zone 3 and so would reduce the developable area to the southern part of the site only.</p> <p>The gradient of the site is also a note for consideration as it increases north to south. The site also changes in character slightly as it widens to open fields in the south with minimal screening. Consequently, any development would potentially have an adverse impact on the landscape setting as well as townscape setting. This is</p>

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							<p>particularly the case when approaching Turvey from the south as any development at a higher gradient could obstruct views of the settlement and townscape setting.</p> <p>It is considered that development within Site 4a+b+c could be delivered if the considerable constraints at the northern and southern ends of parcel c are taken into account. However, this large scale of development is likely to have a significant impact on the character of the village.</p> <p>Site 4c would not be suitable as a site allocation in isolation due to the apparent lack of access.</p> <p><i>*In the event that the current application for the Sites 4a/b/c is granted permission, they can still be allocated within the Neighbourhood Plan and policies relating to detailed design for reserved matters applications can be applied.</i></p>
5	Land to west of Turvey (off Bakers Close)	GF	BBC Call for Sites (2017) Draft Local Plan 2035	1.5	-	Not Assessed.	<p>A reduced site area has been determined as suitable for development with only minor constraints in the site assessment process. These constraints concern the location of the site outside the settlement boundary and the need to review the SPA in order to accommodate housing at the site. The development area would need to be reduced to exclude any land in Flood Zone 3 at the western edge.</p> <p>The varying topography of the site may also present an issue as the site is of a steep gradient and slopes downward at its western edge, forming an embankment to the River Great Ouse. However, the majority of the</p>

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>site is on flat land and outside of designated flood zones and so it is considered that through landscaping and appropriate design partial development of the site is an option.</p> <p>In general, the site is in a good location close to the village centre with good access to village amenities and bus stop so would minimise additional car journeys. Access also is not of major concern as it could be provided off Newton Lane or Bakers Close. However, depending on the number of dwellings provided a Transport Assessment would be required to identify the impact on the highway and mitigation measures required.</p>
6	Land east of Priors Farm, north of Bedford Road	GF	BBC Call for Sites (2015) Draft Local Plan 2035	1.6	40	<p>SHELAA Site 283</p> <p>The site has been excluded from further assessment at Stage 1 because it is more than 0.5 miles from the SPA boundary.</p>	<p>The site has been determined as unsuitable for allocation in the Neighbourhood Plan.</p> <p>The site is located outside the SPA and within the Small Settlement of Turvey Station. It is considered that development here would not be sustainable given the distance from local facilities and amenities. It is considered that other sites closer to the village of Turvey provide more sustainable options.</p> <p>Access onto Bedford Road is also a constraint. Whilst access can be provided off Bedford Road, a Transport Assessment would be required to identify the impact on the highway and mitigation measures required, specifically in respect of junction locations and speed restrictions. Landscaping would also have to be considered in order to minimise any visual impacts on the open rural setting.</p>

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
7	Land off Priory Close	GF	BBC Call for Sites (2015) Draft Local Plan 2035	2.3	50	SHELAA Site 279. SITE WITHDRAWN FROM ASSESSMENT	
8	Land off Station Road	GF	BBC Call for Sites (2015) Draft Local Plan 2035	2.6	49	SHELAA Site 633 The site has been excluded from further consideration at Stage 1 because it is more than 0.5 miles from the SPA boundary.	<p>Although the SHELAA excluded the site from further assessment due to its location, the AECOM assessment determines the site to be potentially suitable for allocation in the Neighbourhood Plan with constraints noted for review.</p> <p>The site is brownfield land which helps to ensure sustainable development, however this needs to be balanced with the site location which is outside of the existing settlement boundary. Although located on the edge of the Small Settlement of Turvey Station, the location is not close to village amenities or facilities. Other sites closer to Turvey therefore do provide more sustainable development options. However, with a review of the SPA, the site could be suitable for development, especially as there has been previous planning permission for development on the site.</p> <p>This site has a long planning history, including permission in 2014 for 64 assisted living residential units and associated open space (Ref:14/01566/MAR). The most recent application for residential dwellings however was dismissed on appeal (Ref: 16/00039/REF). The main issues cited as:</p> <ul style="list-style-type: none"> the effect of the proposed development on the character and appearance of the area; bearing in mind it would be within the settings of the grade II listed Station House and the grade II listed

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>Elderswell Farmhouse;</p> <ul style="list-style-type: none"> whether the proposed development would amount to sustainable development having regard to the development plan and the National Planning Policy Framework (the Framework). <p>The landscape and townscape setting of the site would not be adversely impacted by development and sufficient landscape mitigation would not have any adverse impact on nearby listed buildings.</p> <p>Access to the site is also not considered to be an issue; however a Transport Assessment would be required to identify the impact on the highway and mitigation measures required for Bedford Road.</p> <p>The site is therefore considered potentially suitable for allocation if the principle of development accepted previously is carried forward and the SPA boundary is reviewed to address the issues of sustainability. It is advised that these issues are discussed with BBC to establish if there is support for development in this area.</p>
9	Elderswell Farm	GF	BBC Call for Sites (2015) Draft Local Plan 2035	0.89	<5	<p>SHELAA Site 278</p> <p>The site has been excluded from further assessment at Stage 1 because the proposal is for less than 5 dwellings and the site is more than 0.5 miles from the SPA boundary.</p>	<p>The site has been determined as unsuitable for allocation with major constraints. Development would need to consider its impact on the adjacent Grade II listed farmhouse. Access is a major constraint to development as there is no existing direct access to the site.</p> <p>In addition, the site is located outside of the existing SPA boundary.</p>
10	Land adjacent to Bedford Road	GF	BBC Call for Sites (2017)	3.8	25-50	Not Assessed.	<p>The site has been determined as unsuitable for allocation in the Neighbourhood Plan due to a number</p>

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
			Draft Local Plan 2035				<p>of constraints.</p> <p>The site located at the eastern 'gateway' of the village within walking distance of village amenities. However the site has significant constraints, particularly the impact on the character of the village and landscape setting. Views of development from the surrounding area would adversely impact the on the character of the village, its rural setting and open parkland character. Development of this site would change the character of the settlement considerably at a scenic gateway to the village</p> <p>In addition, the site is adjacent to the Turvey Conservation Area. Any development would have to consider sensitive design to mitigate impacts on built heritage in accordance with Local Plan policy.</p> <p>The site is located outside of the existing settlement boundary and therefore a review of the SPA would be needed to accommodate development.</p>
11	Land south of New Gains Farm	GF	BBC Call for Sites (2017) Draft Local Plan 2035	1.0	25-30	Not Assessed.	<p>The site has been determined as unsuitable for allocation in the Neighbourhood Plan. The site is beyond the SPA boundary and not connected to the village. It therefore would not relate well to the existing settlement and is in open countryside and therefore not in a suitable location for new housing.</p> <p>This distance from the village boundary would also impact the rural character of the area. Furthermore, the site is adjacent to a large area of land within Flood Zones 2 and 3 and raises ecological constraints due to</p>

AECOM Site Ref. ⁴	Site Address	Site Type (GF / BF) ⁵	Site Source ⁶	Developable Site Area (Ha)	Indicative Site Capacity (no. dwellings proposed) ⁷	SHELAA Findings	AECOM Site Assessment Conclusions
							<p>the majority of the site being part of the Woodland Priority Habitat Network, categorised as high spatial priority. The eastern edge of the site also borders deciduous woodland.</p>
12	Land north west of New Gains Farm	GF	BBC Call for Sites (2017) Draft Local Plan 2035	3.32	25-50	Not Assessed.	<p>The site has been determined as unsuitable for allocation in the Neighbourhood Plan with significant constraints to development.</p> <p>The site is isolated private farmland surrounded by protected hedgerows; therefore development would significantly impact the remote rural character of the area. The site is also located outside of the SPA boundary and is separated from the main village by agricultural land. It therefore would be considered backland development and would not relate well to the existing settlement or the surrounding open countryside.</p> <p>Access is another major constraint that would require permission to cross private land further south in order to connect to Bedford Road.</p>

6. Conclusions

6.1 Site Assessment Conclusions

Fourteen sites were included in the Neighbourhood Plan Site Assessment to consider whether any would be appropriate for allocation in the Turvey Neighbourhood Plan.

The selection of sites for development should take into account the context of Turvey's Conservation Area, built heritage, important open spaces and other designations and the existing Settlement Policy Area (SPA). The majority of land within the settlement is now developed and, therefore, to meet housing need of approximately 25-50 homes for the parish of Turvey, additional land needs to be allocated that is presently outside the settlement boundary.

Table 2 sets out a summary of the site assessment and includes both the SHELAA conclusion (where applicable) and the conclusions of the Neighbourhood Plan site assessment.

The summary table shows that the most suitable sites to meet the identified housing need would be one or more of the following: a reduced Site 1, site 2, Site 4a or b, 5 or 8. Site 5 is currently the only site that is suitable for allocation with no significant constraints that would need to be resolved or mitigated. Site 5 appears to be the only site that is currently suitable for allocation and could make a significant contribution to the housing requirement – approximately 50%. The remaining sites are not considered to be appropriate for allocation through the Neighbourhood Plan due to significant constraints that include adverse impacts on the character and setting of the village.

All sites assessed, with the exception of Site 3, are currently outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). A settlement boundary change would have to be implemented through the Neighbourhood Plan to allocate any sites currently outside the boundary within the Neighbourhood Plan.

The assessment shows that there are a number of options for meeting the identified housing requirement for Turvey. There are sites that could potentially meet the requirement in one go, and other smaller sites or smaller portions of identified sites that could accommodate a smaller amount of development each. Spreading new development across multiple suitable sites would reduce any potential adverse impact upon the existing townscape and local views. However, development on one site could deliver more infrastructure benefits to the village.

We recommend that the Steering Group, in consultation with the community, the landowners/site promoters and BBC, select the sites from the shortlist of sites presented in **Table 2** that meet both the housing requirement and the overall objectives of the neighbourhood plan.

The full details of the individual site assessments, not previously assessed by the SHELAA are presented in **Appendix A**.

6.2 Next steps

This report is intended to be used to guide decision making on the site selection process in the Neighbourhood Plan, and to use as evidence to support the Neighbourhood Plan submission if required. It is recommended that proposed site allocations are discussed with the Local Planning Authority at an early stage. Site allocations and associated policies within the Neighbourhood Plan need to be in general conformity with strategic policies within the Local Plan in order for it to meet the four Basic Conditions at examination.

6.3 Viability

The Parish Council should be able to demonstrate the sites are viable for development, i.e. they are financially profitable for the developer. It is recommended that the Parish Council discusses site viability with the Local Planning Authority. However, the site that has been assessed as most favourable in this assessment has had developer interest and has been shown to be 'deliverable' in the SHELAA which indicates the sites are likely to be viable.

Appendix A AECOM Site Appraisal Pro-Formas

Site Assessment Proforma

General information

Site Reference / name	2
Site Address (or brief description of broad location)	Meadow House (off May Road)
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	2.75
SHLAA site reference (if applicable)	462
Method of site identification (e.g. proposed by landowner etc.)	2017 Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None apparent			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Review of access and highways required. Access would be required off May Road and Norfolk Road which are existing residential streets with no through access. Development would intensify the use of these roads and the junction with Carlton Road.
Is the site accessible? Provide details of site's connectivity	Site is on located on the north-eastern boundary of Turvey, within walking distance of the village centre and bus stops.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	There could be potential for protected species; ecological survey would be required ahead of any planning application.
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium landscape sensitivity</p> <p>Medium visual impact</p>	<p>The Bedford County Council Landscape Character Assessment classifies the site as 'clay farmlands'.</p> <p>Development of the farmland at the site can be classified as medium sensitivity as development would have a moderate impact on the existing land, views and adjacent properties. Development on the site may affect the area's existing rural character.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	None	Developing on the site will lead to loss of agricultural land. However, the land is not designated within the agricultural land classification.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p>	<p>Limited or no impact or no requirement for mitigation</p>	The site is located to the north of the settlement boundary and does not have any heritage designations on or adjacent to the site.

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Favourably Located</p>	<p>Observations and comments</p> <p>The site is located to the north-east of the village, but in a favourable, accessible location to local village amenities and services.</p> <p>The area provides bus services to surrounding towns and cities from the nearest bus stop in the village, 750m south from the site.</p> <p>There is a primary school in the village, recreational and open space, and health facilities nearby.</p> <p>Turvey also provides bus services to the larger towns of Bedford, Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low / Unknown	<p>There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders that would constrain development on the site. However, the southern boundary of the site has high spatial priority within the Woodland Habitat Network due to the presence of deciduous woodland.</p> <p>A detailed ecological assessment should be carried out before the submission of any planning application.</p>	
Public Right of Way	No		
Existing social or community value (provide details)	No	The site has a public right of way that could be used as a recreational amenity by villagers.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there

			is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Low-lying
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No – The site adjoins the existing settlement boundary at the north-east corner. Though development would extend the current SPA, it would be sufficiently contained and not have an adverse impact on the overall size and character of settlement.
Any other comments?	The site is outside the settlement boundary and so proposed development would conflict with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008) with regard to permitting residential development in open countryside; however the site is adjacent to this boundary.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity:	75
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is located on north-eastern edge of the village, however within walking distance of village amenities. The site is suitably located for residential development. • Site is located on a low-lying gradient. • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). • A settlement boundary review would have to be undertaken to allocate Site 2 within the Neighbourhood Plan. • The impact that new development may have upon the existing road network should be further investigated.

Site Assessment Proforma

General information	
Site Reference / name	3
Site Address (or brief description of broad location)	Chantry Walled Garden, Carlton Road
Current use	Private Land
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.18
SHLAA site reference (if applicable)	277
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites Allocation

Context				
<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The site is considered a long-term vacant but previously developed site.				
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	<p>Application No: 01/00620/FUL (Land at Carlton Road, Turvey) – Full application for erection of one dwelling, detached double garage and new vehicular access. Application refused. Decision: 4/7/2001.</p> <p>Application No: 01/00871/LBC (Land at Carlton Road, Turvey) – Listed building consent for alterations to boundary wall to form new access. Application refused. Decision: 4/7/2001.</p> <p>Application No: 04/02553/FUL (Land at Carlton Road, Turvey) – Full application for erection of detached dwelling and creation of new vehicular access. Application Withdrawn. Decision: 4/11/2004.</p> <p>Application No: 07/02046/FUL (Land at Carlton Road, Turvey) – Full application for erection of detached dwelling with attached garage, construction of new boundary wall and alterations to access. Application Withdrawn. Decision: 7/9/2007</p> <p>Application No: 07/02031/LBC (Land at Carlton Road, Turvey) – Listed building consent for alterations to existing wall and erection of new wall. Application Withdrawn. Decision: 7/9/2007</p>			

Suitability

Site Characteristics

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>Review of access and highways required. No existing vehicular access to site. Suitable access off Carlton Road may not be achievable.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>The site is located in the village centre.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Conservation Area</p>	<p>The site sits within the Turvey Conservation Area and is surrounded by Grade II listed buildings, boundary wall and the Grade II Historic Park and Garden to Turvey House.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p>	<p>Medium landscape sensitivity</p> <p>High visual impact</p>	<p>The development would have an adverse impact on the surrounding townscape due to its central village location and siting adjacent to Grade II listed buildings and historic parkland.</p>

High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.		
Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	None	Developing on the site will not lead to loss of agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	High impact with mitigation required	<p>The site is located within the settlement boundary to the west of the village. It is surrounded by heritage designations; included Grade II listed buildings and a Grade II Registered Park and Garden and sits within the Turvey Conservation Area.</p> <p>Any proposals would need to include measures to protect or enhance heritage assets.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Favourably Located	<p>Observations and comments</p> <p>The site is located on the western edge of the village, within the SPA and would be easily incorporated within the existing pattern of development. It is located within walking distance of local village amenities and services.</p> <p>The area provides bus services to surrounding towns and cities from the nearest bus stop in the village, 200m south from the site. There is a primary school, recreational and open space between 100-200m north of the site, and health facilities nearby.</p> <p>Turvey also provides bus services to the larger towns of Bedford, Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	None		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low / Unknown	There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders that would constrain development on the site. A detailed ecological assessment however should be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Low lying, townscape
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Any other comments?	The site is constrained on all boundaries and development access may be challenging.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

development (if known)? Please provide supporting evidence.			
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity	~2 dwellings
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is located within the settlement boundary but located within Turvey Conservation Area; • Site has very limited options for access. The site is on Carlton Road but is bounded by a high brick wall preventing direct access onto the road. Carlton road is also very narrow; • Site is constrained by Grade II listed buildings, boundary wall and historic parkland that surround the site. • Size of site is suitable for less than 5 dwellings.

Site Assessment Proforma

General information

Site Reference / name	5
Site Address (or brief description of broad location)	Land to west of Turvey (off Bakers Close)
Current use	Agricultural/Private Gardens
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.9ha
SHLAA site reference (if applicable)	707
Method of site identification (e.g. proposed by landowner etc.)	2017 Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No applications for this specific site. Adjacent site to north, off Newton Lane received planning permission in 1998 for the erection of 16 dwellings with access, roads and garages (now Bakers Close).			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No current access. Review of access and highways required, however access off Newton Lane or through Bakers Close is achievable.
Is the site accessible? Provide details of site's connectivity	The site is located at the south western edge of the village, just outside the settlement boundary.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
Is the site within or adjacent to the following		

<p>policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Site of Importance for Nature Conservation</p>	<p>Site sits within the Green Infrastructure Opportunity Zone (Policy AD24).</p> <p>The western and southern part of the site is designated County Wildlife Site of local importance (Policy NE3).</p> <p>The western edge runs along the River Great Ouse and falls into Flood Zones 2 and 3, restricting slightly the developable area of the site.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low landscape sensitivity</p> <p>Low visual impact</p>	<p>A series of TPOs are located along the eastern boundary of the site at Newton Lane.</p> <p>The site is well screened by surrounding development and adjacent trees. Although the site is located at a higher gradient above the river, it is well screened by mature vegetation and therefore less visible from surrounding locations, having little impact on townscape.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>None</p>	<p>Developing on the site will not lead to loss of agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p>	<p>Low impact some mitigation required</p>	<p>The site is located outside of the settlement boundary.</p> <p>South of the site is designated as part of</p>

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		<p>the Woodland Priority Habitat Network with high spatial priority.</p> <p>Part of the site bordering Bakers Close development is designated as Priority Habitat Inventory - Traditional Orchards, however of low category.</p>
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Favourably Located</p>	<p>Observations and comments</p> <p>The site is located on the south western edge of the village, just outside of the SPA, close to local village amenities and services.</p> <p>The area provides bus services to surrounding towns and cities from the nearest bus stop in the village, 350m north of the site. There is a primary school, recreational and open space approximately 750m north of the site, and health facilities nearby.</p> <p>Turvey also provides bus services to the larger towns of Bedford, Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	Yes	A series of TPOs are located along the eastern boundary of the site at Newton Lane.	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low	There are some designated nature assets, dedicated woodlands, and tree protection orders however through mitigation and given the location of these assets, they would not heavily constrain development on the site. A detailed ecological assessment however should be carried out before the submission of any planning application.	
Public Right of Way	Yes	There is a public right of way that runs through the middle of the site north to south and an additional public right of way that runs from the eastern edge of the site at Newton lane to the southern edge.	
Existing social or community value (provide details)	No	The site has a public right of way that could be used as a recreational amenity by villagers.	
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there

			is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	A large portion of the site is flat however the western edge of the site slopes steeply downward from east to west as it falls away down to the River Great Ouse below.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Potential – if the whole site were to be developed it would slightly increase the size of the settlement, extending its boundary south. Partial development of the site would have less impact.
Any other comments?	Development would extend the settlement boundary; therefore a review of the boundary would be required prior to development.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

		Please tick a box
The site is appropriate for allocation		<input checked="" type="checkbox"/>
This site has minor constraints		<input checked="" type="checkbox"/>
The site has significant constraints		<input type="checkbox"/>
The site is not appropriate for allocation		<input type="checkbox"/>
Potential housing development capacity	20-25	
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is located on southern edge of the village, however within walking distance of village amenities. • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). • A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan. • Minor considerations with regard to landscape assets and topography would need to be considered and mitigation addressed. • Due to the location of the western edge of the site within Flood Zone 3, this area would need to be excluded from development. 	

Figures 1, 2 and 3 are site images of site 5, and its context within the village. Figures 2 and 3 show the existing rural and undeveloped character of the area, and figure 1 provides context of the location of the development in proximity to the existing settlement.



Figure 1: Site 5: Land to the West of Turvey (off Bakers Close)



Figure 2: Site 5: Land to the West of Turvey (off Bakers Close)



Figure 3 Site 5: Land to the West of Turvey (off Bakers Close)

Site Assessment Proforma

General information

Site Reference / name	6
Site Address (or brief description of broad location)	Priory Farm
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.6
SHLAA site reference (if applicable)	283
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	No applications. Site not previously developed and not within or adjoining the urban area or a defined settlement policy area.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	No current access. Review of access and highways required, however access should be achievable off Bedford Road.
Is the site accessible? Provide details of site's connectivity	The site is located approx. 1.4km to the east of Turvey in the small settlement of Station End, off the A428 Bedford Road. It is therefore located at a distance from local amenities and facilities.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	<p>Any proposal is unlikely to have a direct impact on natural features and distinctive local environment designations.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium landscape sensitivity</p> <p>Medium visual impact</p>	<p>Development of the site would lead to a moderate impact on surrounding landscape character as the site is located on the edge of the existing settlement of Station End, Turvey within an open landscape setting.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Medium</p>	

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument 	<p>No</p>	

<ul style="list-style-type: none"> Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly Located</p>	<p>Observations and comments</p> <p>The site is located on the northern edge of Bedford Road, opposite the small settlement of Turvey Station, built around the old Grade II listed railway station. This is located approximately 1.4km east of the Turvey Village SPA.</p> <p>The area provides bus services into Turvey Village as well as to surrounding towns and cities from the nearest bus stop. This is situated on Bedford Road, adjacent to the site. There is a primary school and recreation ground and village amenities in Turvey, and health facilities nearby, however these are not within a walkable distance.</p> <p>Bus services from the existing bus stop also serve the larger towns of Bedford and Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	No		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low	A detailed ecological assessment however should be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there

			is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Low lying agricultural land with a gentle downward slope toward Bedford Road.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Potential – if the whole site were to be developed it would increase the size of the settlement, extending its boundary. However, partial development of the site would have less impact.
Any other comments?	Development would extend the settlement boundary.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity	25-30
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008) • A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan. • Site is may have adverse visual impacts on the open rural setting if not heavily landscaped and mitigated.

Figures 1, 2 and 3 show site 5 from a viewpoint at Bedford Road. Figure 1 shows the rural character of the site and the surrounding hedges. Figure 2 shows the view of the existing houses located directly opposite the site. Figure 3 shows the site in relation to Bedford Road and the nearby houses.



Figure 1: Site 6: Priory Farm (View from Bedford Road)



Figure 2 Site 6: Priory Farm (view from Bedford Road, housing opposite the site)



Figure 3: Site 6: Priory Farm (view from Bedford Road)

Site Assessment Proforma

General information

Site Reference / name	8
Site Address (or brief description of broad location)	Land off Station Road
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	2.6
SHLAA site reference (if applicable)	633
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
Site planning history Have there been any previous applications for development on this land? What was the outcome?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application No: 02/02330/OUT (Former Grain Storage Depot Station Road, Turvey) – Outline application for residential development. Application refused. Decision: 30/12/2002 Application No: 05/03029/FUL (Former Grain Storage Depot Station Road, Turvey) – Full application for 47 dwellings and 3 business units. Application refused. Decision: 3/2/2006 Application No: 06/02284/MAF (Former Grain Storage Depot Station Road, Turvey) – Full application for demolition of existing buildings and silos and the construction of 39 dwellings and 4 business units. Application refused. Decision: 23/1/2007 Application No: 07/00022/REF (Former Grain Storage Depot Station Road, Turvey) – Appeal. Demolition of existing buildings and silos and the construction of 39 dwellings and 4 business units. Application refused. Dismissed on appeal. Decision 10/1/2007. Application No: 10/02406/MAO (Former Grain Storage Depot Station Road, Turvey) – Outline application. Continuing care retirement community (C2 use class) comprising (i) full application for care home and comprehensive suite of supporting welfare and administrative facilities including 38 special care bedrooms, 30 close care units and 14 linked assisted living units and (ii) outline application for 64 assisted living residential units				

	<p>and associated open space (all matters reserved except for siting and access). Permitted subject to planning obligations. Decision: 28/09/2011. Numerous conditions discharged.</p> <p>Application No: 14/01566/MAR (Former Grain Storage Depot Station Road, Turvey) – Reserved Matters Application for 64 assisted living residential units and associated open space- Reserved matters submission with respect to appearance, landscaping, layout and scale pursuant to outline planning permission 10/02406/MAO. Application permitted. Decision: 4/11/2014</p> <p>Application No: 16/00616/MAO (Land off Station Road, Turvey) – Outline application with all matters reserved except access for development of site for up to 49 dwellings, 1 commercial unit and associated infrastructure. Application refused. Decision: 21/7/2016</p> <p>Application No: 16/00039/REF (Land off Station Road, Turvey) – Appeal. Development of site for up to 49 dwellings, 1 commercial unit and associated infrastructure. Outline application with all matters reserved except access. Refused permission. Dismissed on appeal. Decision: 7/11/2017</p> <p>Application No: 17/02867/COU (Land off Station Road, Turvey) – Change of use of site to temporary storage of vehicles and lorry trailers. Permission refused. Decision: 6/3/2018</p>
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Suitability

Site Characteristics

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	<p>Access to the site can be achieved at its north eastern corner, off Station Road which links to Bedford Road.</p>
<p>Is the site accessible?</p> <p>Provide details of site's connectivity</p>	<p>The site is located approx. 1.4km to the east of Turvey in the small settlement of Station End, Turvey which can be accessed off the A428 Bedford Road. Public transport linkages are also located on the A428.</p>

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature 	<p>No</p>	<p>The site represents an area of previously developed brownfield land.</p>

<p>Conservation</p> <ul style="list-style-type: none"> • Site of Geological Importance • Flood Zones 2 or 3 		
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium landscape sensitivity</p> <p>Medium visual impact</p>	<p>The site has some vegetation at its borders and since the demolition of the former grain store has been left to regenerate. The current vegetation on site however is of poor quality.</p> <p>With regard to landscape and character setting, the appeal decision of 7/1//2017 refused permission due to the effect of the proposed development on the character and appearance of the area.</p> <p>However, the site boundaries offer a mix of dense screening, with trees and hedgerows running along all boundaries and limiting views into and out of the site. To the east, south and west of the site is open agricultural land, with existing residential land bounding the site to the north. To the north-east of the site, adjoining the entrance of the development scheme is Station House, a Grade II Listed Building. The south-eastern edge of the site runs parallel to a track presently serving as access to Elderswell Farm.</p> <p>Further mitigation on landscape impact could be achieved through additional landscaping and design.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>None</p>	<p>Developing on the site will not lead to loss of agricultural land.</p>

<i>Heritage considerations</i>		
Question	Assessment guidelines	Comments

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Low impact with some mitigation required</p>	<p>The site is situated between two Grade II listed buildings, the former railway station to the north and Elderswell Farmhouse to the south. It is considered that these two buildings are of sufficient distance that development would have minimal impact.</p>
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly Located</p>	<p>Observations and comments</p> <p>The site is located at the southern end of Station Road, at the boundary of the small settlement of Station End, built around the Grade II listed railway station. This is located approximately 1.4km east of the Turvey Village SPA.</p> <p>The area provides bus services into Turvey Village as well as to surrounding towns and cities from the nearest bus stop. This is situated on Bedford Road, adjacent to the site. There is a primary school and recreation ground and village amenities in Turvey, and health facilities nearby, however these are not within walking distance.</p> <p>Bus services from the existing bus stop also serve the larger towns of Bedford and Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>
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Other key considerations

<p>Are there any Tree Preservation Orders on the site?</p>	<p>No</p>	
<p>Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?</p>	<p>Low</p>	<p>A detailed ecological assessment however should be carried out before the submission of any planning application.</p>
<p>Public Right of Way</p>	<p>Yes</p>	<p>A public footpath intersects the west, south-western portion of the site, linking the development site to Turvey Village.</p>
<p>Existing social or community value (provide details)</p>	<p>No</p>	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Largely flat site with some gentle sloping east to west.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Potential – if the whole site were to be developed it would increase the size of the settlement of Station End, extending its boundary south. However, partial development of the site would have less impact.
Any other comments?	Development would extend the settlement boundary.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input checked="" type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is not appropriate for allocation	<input type="checkbox"/>
Potential housing development capacity	25-30
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). • A settlement boundary review would have to be undertaken to allocate the site within the Neighbourhood Plan. • The site is unlikely to have any adverse environmental, heritage or landscape setting impacts. • The site is considered brownfield land and previous planning permission on the site has been granted. Review of principle of development is to be considered.

Figures 1, 2 and 3 present Site 8, land located off Station Road. The images give a visual impression of the site, its existing use and its surrounding context. Site 3 shows the existing access point to the site from Station Road, providing good access for pedestrians and vehicles to the site.



Figure 1: Site 8: Land off Station Road



Figure 2: Site 8: Land off Station Road



Figure 3: Site 8: Land off Station Road (Access)

Site Assessment Proforma

General information

Site Reference / name	9
Site Address (or brief description of broad location)	Elderswell Farm
Current use	Agricultural
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	0.89
SHLAA site reference (if applicable)	278
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Not known.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Current access to the site is along a track that runs along the eastern edge of Site 8 and onto Station Road, linking to Bedford Road.
Is the site accessible? Provide details of site's connectivity	The site is located to the south of Station End settlement. Approx. 1.4km to the east of Turvey Village. This can be accessed off the A428 Bedford Road. Public transport linkages are also located on the A428. The site is located a further 500m south of Bedford Road.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Low</p>	<p>The site falls within the Green Infrastructure Network Opportunity Zone 2 (Policy AD24). There are no further policy or environmental designations within or adjacent to the site.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High landscape sensitivity</p> <p>High visual impact</p>	<p>The site is surrounded by greenfield and isolated from existing settlements.</p> <p>Any development on the site could have an adverse impact on the existing landscape and views across the site and affect the area's existing rural character.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Medium</p>	<p>Developing the site would lead to loss of agricultural land. Good to Moderate/Very Good.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument 	<p>High impact</p>	<p>The farmhouse onsite is a Grade II listed building. Development would have an adverse impact on the setting of this building.</p>

<ul style="list-style-type: none"> Registered Park and Garden Registered Battlefield Listed building Known archaeology Locally listed building 		
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> Town centre/local centre/shop Employment location Public transport School(s) Open space/recreation/ leisure facilities Health facilities Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Poorly Located</p>	<p>Observations and comments</p> <p>The site is located to the south of Station End settlement, with access from Station Road and along the east side of Site 8. Turvey Station settlement is located approximately 1.4km east of the Turvey Village SPA. Whilst the site is outside of the defined settlement boundary, it does provide a sustainable location.</p> <p>The area provides bus services into Turvey Village as well as to surrounding towns and cities from the nearest bus stop. This is situated on Bedford Road, adjacent to the site. There is a primary school and recreation ground and village amenities in Turvey, and health facilities nearby.</p> <p>Bus services from the existing bus stop also serve the larger towns of Bedford and Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	No		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Low	There are no designated nature assets, wildlife sites, dedicated woodlands, or tree protection orders that would constrain development on the site however a detailed ecological assessment should be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be

Ground Contamination			undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Gentle slope east to west.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No – The site is not large enough to accommodate sufficient dwellings to significantly change the size of the existing settlement.
Any other comments?	Development would extend the settlement boundary.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity	<5
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). • A settlement boundary review would have to be undertaken to allocate Site 1 within the Neighbourhood Plan. • Site contains a Grade II listed farmhouse and development would have an adverse impact on the heritage and landscape character and setting.

Site Assessment Proforma

General information

Site Reference / name	10
Site Address (or brief description of broad location)	Land adjacent to Bedford Road
Current use	Open Space/Private Land
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	4.3 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites – Late addition

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	None apparent.			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access to the site could be achieved at its southern edge, off Bedford Road.
Is the site accessible? Provide details of site's connectivity	The site is located approx. 400m east from the centre of Turvey. It can be accessed off the A428 Bedford Road. Public transport linkages are also located on the A428.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Moderate</p>	<p>The southern edge of the site falls within the Green Infrastructure Network Opportunity Zone 2 (Policy AD24).</p> <p>The northern half of the site and part of the southern boundary are part of the Woodland Priority Habitat Network, categorised as high spatial priority. A small area in the north is also designated as part of a Farm Wildlife Package Area.</p> <p>The site has some large mature trees and has the appearance of natural parkland.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High landscape sensitivity</p> <p>High visual impact</p>	<p>The site has some vegetation at its borders, with designated deciduous woodland running along the northern edge of the site. There are numerous mature trees scattered across the site.</p> <p>The southern boundary is marked by a low stone wall which marks the entrance to the village of Turvey. Adjacent to the west of the site is a Grade II Listed residential dwelling.</p> <p>The site sits just outside the SPA boundary, with a small part in the south-western corner falling within the SPA.</p> <p>From the southern edge of the site, the aspect from Bedford Road is one of high quality open parkland. Development on the site would significantly detract from the visual character of the area and the setting of the eastern approach to Turvey village.</p>

Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)	None	Developing on the site will not lead to loss of agricultural land.
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Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	High impact	<p>The site is situated adjacent to a Grade II listed residential dwelling.</p> <p>While the site is not a registered park, the visual aspect and landscape character of the site and surrounding townscape, including the Grade II listed Turvey Abbey and associated grounds opposite the site, is of high quality.</p>

Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	Favourably Located	<p>Observations and comments</p> <p>The site is located just outside the SPA boundary on the eastern edge of Turvey. It therefore in close proximity to local village amenities and services.</p> <p>The area provides bus services to surrounding towns and cities from the nearest bus stop in the village, 150m west of the site. There is a primary school, recreational and open space approximately 500m northwest of the site, and health facilities nearby.</p> <p>Turvey also provides bus services to the larger towns of Bedford, Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	No	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	High	Parts of the site pertain to the Green Infrastructure Network Opportunity Zone 2 (Policy AD24) and the Woodland Priority Habitat Network. There are also numerous mature trees located across the site. Whilst there are no designations that

		would constrain development on the site, a detailed ecological assessment should be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – development would increase the size of the settlement, extending the SPA boundary and impact on the character of the settlement, particularly the listed buildings within the immediate vicinity of the site.
Any other comments?	Development would extend the settlement boundary.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
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4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

Please tick a box

The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity	25-30
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is located on eastern edge of Turvey settlement; • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). • A settlement boundary review would have to be undertaken to allocate Site 1 within the Neighbourhood Plan. • Development would have a strong impact on townscape and landscape setting and heritage assets.

Figures 1, 2 and 3 below are images of Site 10 from a viewpoint at Bedford Road. Figure 2 shows the location of the site in relation to the village. The rural and undeveloped character of the area is evident from these images. If large scale development were to occur at the site, it is likely to have a strong impact upon the landscape setting, character and the townscape.



Figure 1: Site 10: Bedford Road



Figure 2: Site 10: Bedford Road Context



Figure 3: Site 10: View from Bedford Road

Site Assessment Proforma

General information

Site Reference / name	11
Site Address (or brief description of broad location)	Land south of New Gains Farm
Current use	Private Farmland
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	1.0 Ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites – late addition.

Context

Is the site: Greenfield: land (farmland, or open space, that has not previously been developed) Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site planning history Have there been any previous applications for development on this land? What was the outcome?	Application No: 13/01131/FUL (New Gains Farm, Bedford Road) – Full application for erection of stable block and change of use of paddock to equestrian uses. Application permitted. Decision: 30/7/2013			

Suitability

Site Characteristics

Is the current access adequate for the proposed development? If not, is there potential for access to be provided?	Access to the site could be achieved at its southern edge, off Bedford Road. There is currently a single privately-owned track that runs from Bedford Road to Little Gains Farm (north of the site).
Is the site accessible? Provide details of site's connectivity	The site is located approx. 700m east from the centre of Turvey. It can be accessed off the A428 Bedford Road. Public transport linkages are also located on the A428.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
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<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>High</p>	<p>The southern edge of the site falls within the Green Infrastructure Network Opportunity Zone 2 (Policy AD24).</p> <p>The majority of the site is part of the Woodland Priority Habitat Network, categorised as high spatial priority. The eastern edge of the site borders deciduous woodland.</p> <p>Located adjacent to land within Flood Zones 2 and 3.</p>
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	<p>Unknown</p>	<p>There could be potential for protected species; ecological survey would be required ahead of any planning application.</p>
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium landscape sensitivity</p> <p>Medium visual impact</p>	<p>The site is enclosed by deciduous woodland to the east and various smaller hedges to the north and along the southern border to Bedford Road. Visibility of the site from surrounding locations is therefore marginal; however the development would be located in a relatively isolated site beyond the immediate settlement boundary which could have some adverse visual impact on the rural landscape setting of the site.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>None</p>	<p>Developing on the site will not lead to loss of agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p>	<p>Medium impact with some mitigation required</p>	<p>Development of the land can be classified as medium sensitivity as development</p>

<ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 		would have a moderate impact on the existing land and views across the site. Development on the site may affect the areas existing rural character.
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Moderately Located</p>	<p>Observations and comments</p> <p>The site is located outside of the SPA boundary on the eastern edge of Turvey, 400m from the SPA. It is not connected to the existing settlement.</p> <p>The area provides bus services to surrounding towns and cities from the nearest bus stop in the village, 450m west of the site. There is a primary school, recreational and open space approximately 1km from the site, and health facilities nearby.</p> <p>Turvey also provides bus services to the larger towns of Bedford, Northampton, providing locals with town centre shopping and services within a 30 minute journey. The nearest health centre is located in Bedford. Milton Keynes is accessible by bus via Olney (40 mins), providing city centre services and attractions.</p>
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Other key considerations

Are there any Tree Preservation Orders on the site?	No		
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Medium	Parts of the site pertain to the Green Infrastructure Network Opportunity Zone 2 (Policy AD24) and the Woodland Priority Habitat Network. Whilst there are no designations that would constrain development on the site, a detailed ecological assessment should be carried out before the submission of any planning application.	
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	<i>Comments</i>
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. An assessment would need to be undertaken; however it is unlikely that there is significant ground contamination given that

			the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – development would increase the size of the settlement, extending the SPA boundary and impact on the rural setting.
Any other comments?	Development would extend the settlement boundary.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability

	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions

	Please tick a box
The site is appropriate for allocation	<input type="checkbox"/>

This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity	20-25
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is located on eastern edge of Turvey Village, outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). • A settlement boundary review would have to be undertaken to allocate Site 1 within the Neighbourhood Plan. • Development would have some impact on landscape setting and rural character. • The site is not connected to the village and so would not relate well to the existing settlement.

Site Assessment Proforma

General information

Site Reference / name	12
Site Address (or brief description of broad location)	Land Northwest of New Gains Farm
Current use	Private Farmland
Proposed use	Housing
Gross area (Ha) Total area of the site in hectares	3.32ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by landowner etc.)	Call for Sites 2017

Context

<p>Is the site: Greenfield: land (farmland, or open space, that has not previously been developed)</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome?</p>	No planning history directly at the site. Little Gains Farm located to the East of the Site has had planning applications approved for various agricultural buildings.			

Suitability

Site Characteristics

<p>Is the current access adequate for the proposed development? If not, is there potential for access to be provided?</p>	Review of access and highways is required. No existing vehicular access is currently available at site. There is currently a single privately-owned road that runs from Bedford Road to Little Gains Farm (East of the site) and New Gains Farm (South-East of the site) where vehicle and pedestrian access to the site is limited and would need to be negotiated with private landowners.
<p>Is the site accessible? Provide details of site's connectivity</p>	The site is located approximately 750m from Turvey Village Centre. It can be accessed off the A428 at Bedford Road. The area is served by regular bus services to surrounding towns and cities including Bedford and Milton Keynes.

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Ancient Woodland • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	Moderate	The site is located within an SSSI Impact Risk Zone; therefore any new development at the site should be considerate of the nearby SSSI. Stevington marsh SSSI and Hanger Wood SSSI are in closest proximity to the site.
<p>Ecological value? Could the site be home to protected species such as bats, great crested newts, badgers etc.?</p>	Unknown	There could be potential for protected species; ecological survey would be required ahead of any planning application.
<p>Landscape and Visual Impact</p> <p>Is the site low, medium or high sensitivity in terms of landscape and visual impact?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>High landscape sensitivity</p> <p>High visual impact</p>	<p>The site is enclosed by hedges, trees and woodland on all sides and partially exposed to the private road connecting Bedford Road to Little Gains Farm to the East where access to the site could be developed.</p> <p>The site is bordered by agricultural land and fields; therefore visibility of the site from surrounding locations is marginal. However, it is likely that significant new development at this site would have a large impact upon the character of the area due to the existing rural and remote character of the site.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	Medium impact	Developing at the site would lead to loss in agricultural land.

Heritage considerations

Question	Assessment guidelines	Comments

<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Medium impact with some mitigation required</p>	<p>The site lies outside the boundary for the Turvey Conservation area and is located a suitable distance away from any listed buildings.</p> <p>Despite the location of the site away from any existing historic features, it is likely that development on this site would adversely affect the character of the surrounding rural area and may impact upon local views. Development of the land can therefore be classed as medium sensitivity.</p>
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Community facilities and services

<p>Is the site, in general terms, close/accessible to local amenities such as (but not limited to):</p> <ul style="list-style-type: none"> • Town centre/local centre/shop • Employment location • Public transport • School(s) • Open space/recreation/ leisure facilities • Health facilities • Cycle route(s) <p>Where a site is poorly located if > 800m, moderately located if 400m to 800m, and favourably located if < 400m from services.</p>	<p>Moderately Located</p>	<p>Observations and comments</p> <p>The site is located outside of the SPA boundary, and lies in an undeveloped rural area to the east of the main settlement. The site is located approximately 530m east of the village centre.</p> <p>The area is within reasonable proximity to the village and its local amenities and community facilities such as local shops, Turvey Primary School and community recreational spaces. The site is within reasonable walking distance to the village centre.</p> <p>There is a cycle route running through the village and a regular bus service connecting the village to surrounding larger towns and cities. The nearest bus station is located within a reasonable walking distance, approximately 0.3 miles from the site. Bedford Railway station is approximately 10km away from the centre of Turvey, providing access to regular rail services. Bedford station is approximately a 30 minute bus journey from the site.</p> <p>The nearest health centre is in Bedford, which is easily accessible by car or bus. Bedford or Milton Keynes serves as the main employment locations in suitable commuting distance from Turvey.</p>
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Other key considerations

<p>Are there any Tree Preservation</p>	<p>No</p>	<p>There are no known TPO's existing on the site. It is likely</p>
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Orders on the site?		that protected hedgerows exist at the site, due to the presence of hedgerows exceeding 20m in length to the North and West of the site.	
Would development lead to the loss of habitats with the potential to support protected species, for example mature trees, woodland, hedgerows and waterbodies?	Medium	It is unlikely that any development at the site would lead to any significant loss of habitats of protected species. However, a detailed ecological assessment should be carried out before the submission of any planning application.	
Public Right of Way	No	The site is private agricultural land.	
Existing social or community value (provide details)	No	As the site is private agricultural land, it is unlikely that it provides any social or community value to the village. However, the undeveloped, rural character of the area is likely to be considered valuable to residents of the village.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. A ground contamination survey should be carried out if development is to be considered at the site. It is unlikely that there is significant ground contamination given that the land is greenfield.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input type="checkbox"/>	Unknown. Powerlines are not directly visible but further investigation is recommended.

Characteristics	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ gentle slope/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – development would increase the size of the settlement, extending the existing SPA boundary and presenting an impact upon the rural setting. The rural character of the area would change significantly and would lead to a loss in agricultural land.
Any other comments?	Development would extend the settlement boundary and have an adverse impact upon the rural countryside character of the area. The site is bordered by hedgerows to the North and West. These hedgerows exceed 20m in length and are adjacent to agricultural land. Due to these circumstances, it is likely that these hedgerows are protected.

3.0. Availability

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, covenants, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown.

4.0. Summary

Assessing the suitability of the site will give an indication of whether the site has any constraints to development. It should consider aspects such as infrastructure, planning policy, local services, heritage and other considerations.

Conclusions	
Please tick a box	
The site is appropriate for allocation	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is not appropriate for allocation	<input checked="" type="checkbox"/>
Potential housing development capacity:	20-25
Key evidence (3-4 bullet points) for decision to accept or discount site.	<ul style="list-style-type: none"> • Site is outside the settlement boundary, whereby the principal of development is not permitted in accordance with Policy H24 of the Bedford Local Plan (2002) and CP12 of the Core Strategy and Rural Issues Plan (2008). • A settlement boundary review would have to be undertaken to allocate Site 1 within the Neighbourhood Plan. • Development would lead to a loss of over 3 hectares of agricultural land, and have an adverse impact upon views of the countryside from surrounding areas. • It is likely that protected hedgerows border the site; therefore any development at the site would need to carefully consider any negative impact upon surrounding hedgerows. • Access to the site would need to consider neighbouring

land parcels and rights of way.

- The site is an isolated parcel and would be considered backland development and not relate well to the existing settlement.
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