



# **Local Plan 2040**

Have Your Say on the Future of Your Borough

**SITE ASSESSMENT PRO FORMAS**

**JUNE 2021**

## Site assessment pro formas

1. Alongside the 2020 issues and options consultation the Council invited landowners, developers and their consultants to submit information about sites that could be available to meet the borough's growth needs.
2. In response over 430 sites were submitted and information about them is published on the Council's website at <https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/local-plan-review/>
3. The site selection process involves four stages to establish which sites best fit the local plan's strategy (when chosen) to provide a basis for making a decision about which sites should be allocated. The Council's thinking on where development might take place in the borough is set out in the [Development Strategy Topic Paper](#). Further details of the way in which sites will be selected are given in the [Housing & Employment Land Availability Assessment Methodology](#) (HELAA) and the [Site Selection Methodology, June 2021](#).
4. At this stage, factual and technical information is being gathered about the site submissions and it is important to note that this site assessment work is not yet complete. We have published where we have got to in relation to each site and this is recorded in a series of site pro formas which follow this section. You will see that the assessment criteria used come from the Site Selection Methodology (link above). It would be useful to have that document to hand when you read the assessments as it provides an explanation of the notation used (++ , + , 0 , ? , x , xx).
5. In relation to the historic environment and transport criteria there is additional detail available which you can look up – you will need to know the ID / number of the site you are interested in.

[Historic Environment assessments](#)  
[Transport access assessments](#)

6. You can also view the site assessment work completed to date by looking at the individual site forms which are linked through the Council's [interactive call for sites map](#). When you select a site you will see that an additional tab called 'site assessment' has been created. More information will be added as it becomes available.

7. If you have any comments on the sites or the assessment that has been carried out to date, please let us know by accessing the 'Site Assessment Pro formas' document on the Council's Opus Consult Consultations [home page](#). You can leave comments against the site or sites you are interested in. If you have any queries about how to use this system, please see the [help guide](#).
8. The assessment of sites is also available as a PDF document and you can use this if you prefer. Please make sure you give the site reference number if you choose this option and wish to comment on a site.
9. When added together, the sites which have been submitted for potential housing development total far more dwellings than need to be allocated in this plan, and therefore many of them will not be required for development. However, specific site allocations can only be fixed once consultation comments have been considered and the strategy is firmed up.

ID 236

**a) Address of site** Land on the East side of  
Luton Road, Wilstead

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
6.66	185	No answer given.	Above



**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

x The site is within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

x Protected species could be affected.

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**Site assessment conclusions**

No answer given.

**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

**15e. Connect highway without constraint?**

+ No access constraints

**15f. Highway or junction capacity issues**

? Potential capacity problem requiring mitigation

**Highway comments**

Access proposed to the site directly off Luton Road, no obvious constraints. Some traffic congestion at peak times along Luton Rd, and the size of this development may contribute to this. Nearest bus stop is approx 180m to the south along Luton Rd, which features an hourly service to Bedford. A reasonable footway is situated directly outside the site. This could be expanded and improved as part of the development. No cycle routes nearby however given its width, cycling is possible along the road surface. Given the scale of the development, a Transport Assessment will be required to assess the impact on surrounding transport networks and propose any mitigation (if necessary). Improve footway adjacent to the site and consider marking on-road cycle lanes.

**Contaminated Land**

No answers chosen.

**Environmental Health**

no noise concerns

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

No answers chosen.

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.

ID 369

**a) Address of site** 127 Cotton End Road,  
Wilstead, Bedford, Beds, MK45 3DD

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
0.37	4 or 5	No answer given.	Above



**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

x The site is within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

x Protected species could be affected.

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

**15e. Connect highway without constraint?**

+ No access constraints

**15f. Highway or junction capacity issues**

+ No capacity issues

**Highway comments**

The site is located at the property no. 127 Cotton End Road (North side) between the junctions of Chapel Lane and Northwood Lane. Cotton End Road is a single carriageway road with footways of approximately 1.2m in width on either side at this location and carriageway width of approximately 5.5m. The existing vehicle access is suitable for up to 5 dwellings. Cotton End Road and the surrounding area have moderate/high traffic congestion during peak hours. The current eastbound and westbound bus service to Wilstead operating Monday to Saturday (exc Bank holidays) is no. 44 by Grant Palmer Limited. In addition, Stagecoach also operates no. 81 between Bedford, Elstow, Clophill, Silsoe, Barton-le-Clay and Luton. There is also limited Sunday service in operation for both services. There is no provision for cyclists, however given the 30mph speed limit and built environment with frontages on-road cycling is possible. The footways on either side of Cotton End Road are 1.2m approximate in width and verge at the rear of footway. This would need to be upgraded to at least 1.8m given that there will be an increase in pedestrian activity.

**Contaminated Land**

No answers chosen.

**Environmental Health**

no noise concerns

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

No answers chosen.

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.

**Site assessment conclusions**

No answer given.

ID 535

**a) Address of site** The Vicarage 15  
Vicarage Lane Wilstead MK45 3EU

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
0.45	6	No answer given.	Above

#### Site selection criteria

**1a. Within or adjoining UAB SPA or built form of a small settlement**

No answers chosen.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

+ The site is not within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

x Protected species could be affected.

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

#### Site assessment conclusions

No answer given.



**9a. On previously developed land?**

+ All or a majority of the site is previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

**15e. Connect highway without constraint?**

? Potential access requiring mitigation

**15f. Highway or junction capacity issues**

+ No capacity issues

#### Highway comments

Pedestrian access already in place at the end of Vicarage Lane. Moderate congestion peaks in nearby Luton Road and A6. The closest bus stop is located 230m from the site, on Luton Road, with route 44 and 81 providing 2 buses per hour overall. Vicarage Lane has a footpath on only one side of the street, which is roughly 1m width. Once on Luton Road, the footpath gets slightly wider, but there is room for a potential expansion providing pedestrian and/or cycle path.

#### Contaminated Land

No answers chosen.

#### Environmental Health

no noise concerns

#### Minerals & Waste

No answer given.

#### Natural England Risks Opportunities

No answers chosen.

#### Mineral Safeguarding Area

Site does not fall within the boundary of a MSA.

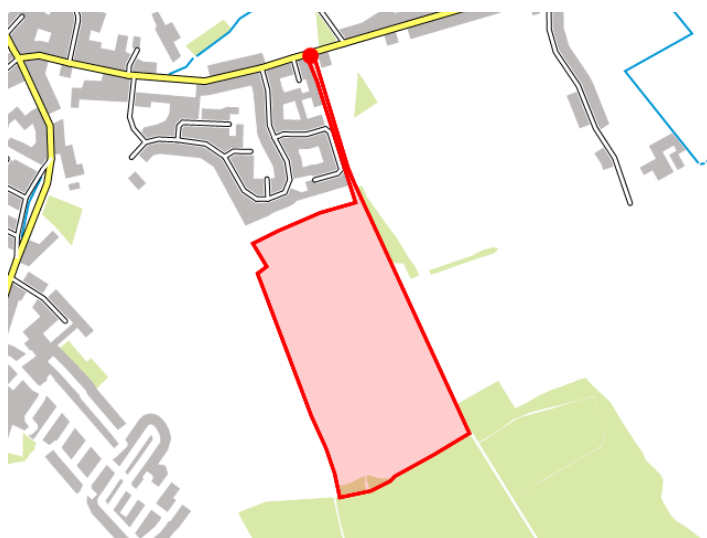


ID 704

**a) Address of site** Land at Cotton End Road, Wilstead, Bedfordshire 11.8 ha

**a) What is the primary use you propose for the site?**  
Housing

<b>Site size (ha)</b> 12.30	<b>The number of dwellings the site could provide.</b> 354	<b>The gross floor space the site could provide.</b> No answer given.	<b>Site size threshold</b> Above
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### Site selection criteria

#### 1a. Within or adjoining UAB SPA or built form of a small settlement

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

#### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

#### 2a. Within or adjoining site of nature conservation importance

x The site is within or adjoining a site of nature conservation importance

#### 2b. In an area where protected species are known or likely to exist?

xx Protected species recorded on the site

#### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

#### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

#### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

#### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

#### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

#### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

#### 8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

#### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

#### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

#### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

#### 11a. At risk of flooding?

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

#### 15e. Connect highway without constraint?

+ No access constraints

#### 15f. Highway or junction capacity issues

x Serious capacity constraint

#### Highway comments

The site is located at the rear of properties fronting onto Armstrong Close and the rear of properties fronting onto Whitworth Way, in the village of Wilstead approximately 6 miles south of Bedford town centre. Cotton End Road is a single carriageway road with footways of approximately 1.2m in width on either side of the carriageway and a carriageway width of approximately 5.5m. There is no cycling provision serving the site. Cotton End Road can at times have moderate traffic congestion. Cotton End Road is a bus route and both eastbound and westbound bus stops are present and accessible on Cotton End Road between junctions with Ivy Lane and Elms Lane. The distance between the extremity of the boundary of the site and the bus stop on Cotton End Road is less than 400m walking distance; however, there are no footways for this section. The current eastbound and westbound bus service to Wilstead operating Monday to Saturday (exc Bank holidays) is no. 44 by Grant Palmer Limited. This service runs every hour. In addition, Stagecoach also operates no. 81. Whilst vehicle access is provided, the access route is most likely not sufficient for the proposed scale of development. The site would benefit from it's own bus stop or public transport route.

#### Contaminated Land

No answers chosen.

#### Environmental Health

no noise concerns

#### Minerals & Waste

No answer given.

#### Natural England Risks Opportunities

Does not pose risk

#### Mineral Safeguarding Area

Site does not fall within the boundary of a MSA.

### Site assessment conclusions

No answer given.

ID 706

**a) Address of site** Land at Ivy Lane,  
Wilstead, Bedfordshire. 4.4 ha

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
4.35	132	No answer given.	Above

**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

x The site is within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

? Uncertain or insufficient information.

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

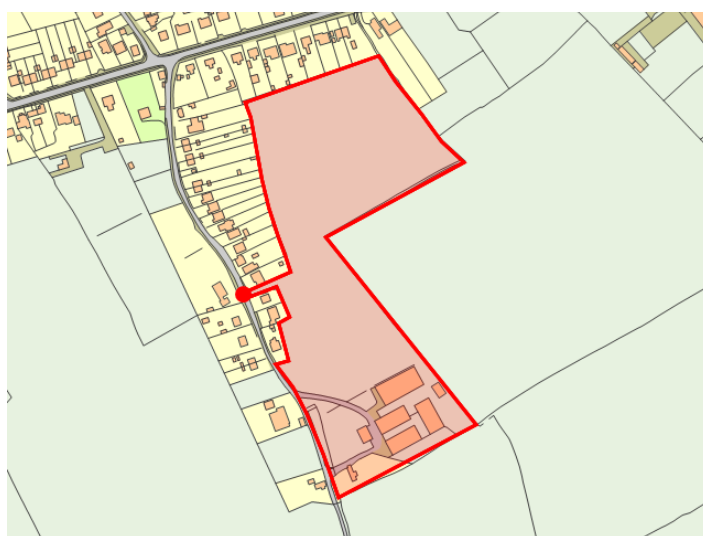
No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**Site assessment conclusions**

No answer given.



**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

**15e. Connect highway without constraint?**

+ No access constraints

**15f. Highway or junction capacity issues**

? Potential capacity problem requiring mitigation

**Highway comments**

Ivy Lane is an adopted and an unclassified road off Cotton End Road. Ivy Lane is very much a rural road with no kerbs, no footways but verges either side. The width of the carriageway is approximately 4.5m. Cotton End Road can at times have moderate traffic congestion. Multiple potential access points are available from a new access at the southern end of Ivy Lane and / or utilisation of the existing farm access further north. Both of these would require substantial work for the intended use.

**Contaminated Land**

No answers chosen.

**Environmental Health**

no noise concerns

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

Does not pose risk

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.



**ID 714**      **a) Address of site** Land At Luton Road,  
Wilstead

**a) What is the primary use you propose for the site?**  
Housing

<b>Site size (ha)</b> 9.13	<b>The number of dwellings the site could provide.</b> Extra 65 over ID 236	<b>The gross floor space the site could provide.</b> No answer given.	<b>Site size threshold</b> Above
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#### Site selection criteria

##### 1a. Within or adjoining UAB SPA or built form of a small settlement

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

##### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

##### 2a. Within or adjoining site of nature conservation importance

x The site is within or adjoining a site of nature conservation importance

##### 2b. In an area where protected species are known or likely to exist?

x Protected species could be affected.

##### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

##### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

##### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

##### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

##### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

##### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

##### 8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

##### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

##### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

##### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

##### 11a. At risk of flooding?

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

##### 15e. Connect highway without constraint?

+ No access constraints

##### 15f. Highway or junction capacity issues

? Potential capacity problem requiring mitigation

**Highway comments**

The site is located on the east side of Luton Road and at the rear of properties fronting onto Howard Close. The potential access fronting Luton Road is opposite the junction with Pollards Close. Luton Road is a classified road of 30mph speed limit and continues north, linking with the cross road junction Church Lane to the west and Cotton End Road to the east. The area (and Luton Road especially) have moderate traffic congestion during both AM and PM peaks. Luton Road and Bedford Road are both bus service routes. The nearest bus stops are located on Luton Road, approximately 160m to the south of the site. Passengers travelling northbound have a bus shelter. There are also bus stop facilities on Bedford Road approximately 320m north of the junction with Church Lane. Both bus stops are within the maximum 400m walking distance. The carriageway has hatched markings outside the site. Pedestrian crossing refuge islands are located on the south side with only a refuge island on the north side on Luton Road. Outside the site is a verge with 1m footway and at the back of the grass verge, a slabbed water course running along Luton Road. The current bus service to Wilstead operating Monday to Saturday (exc Bank holidays) is route no. 44 by Grant Palmer Limited. This service runs every hour. The proposed access is directly from Luton Road. This will require some tree/orchard removal, which will be relocated on the land itself as part of any development. Given the number of dwellings proposed, an access road to adoptable standards would be required in accordance with Bedford Borough Council's highway standards and the required radius kerbs. Geometry of the adoptable road must be accommodated within the limits of the site frontage. Given the length of the site frontage, it appears that an adoptable access road junction can be accommodated with the curtilage. Although footways are present outside the site, the width of the footway is sub-standard however given the wide verges there is scope to widen them to current standards of at least a width of 2m. There is no provision for cyclists, however given the 30mph speed limit and the scale of the development, the TA shall introduce measures to provide and improve facilities for cyclists. The frontage of the site appears to be of sufficient width for an adoptable road off Bedford Road, and the required 2.4m x 90m visibility splays can be achieved on both sides, provided that the footway is widened to at least 2.0m and any hedging set back behind the visibility splays. However the visibility splay in the Y direction will depend on the 85th percentile speeds to be determined from a speed survey along Luton Road in the vicinity of the site.

**Contaminated Land**

No answers chosen.

**Environmental Health**

no noise concerns

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

Does not pose risk

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.

**Site assessment conclusions**

No answer given.

**ID 819**      **a) Address of site** Luton Road, Wilstead  
3.18 ha

**a) What is the primary use you propose for the site?**  
Housing

<b>Site size (ha)</b> 3.19	<b>The number of dwellings the site could provide.</b> 69	<b>The gross floor space the site could provide.</b> No answer given.	<b>Site size threshold</b> Above
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#### Site selection criteria

##### 1a. Within or adjoining UAB SPA or built form of a small settlement

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

##### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

##### 2a. Within or adjoining site of nature conservation importance

x The site is within or adjoining a site of nature conservation importance

##### 2b. In an area where protected species are known or likely to exist?

? Uncertain or insufficient information.

##### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

##### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

##### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

##### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

##### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

##### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

##### 8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

#### Site assessment conclusions

No answer given.

##### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

##### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

##### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

##### 11a. At risk of flooding?

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

##### 15e. Connect highway without constraint?

+ No access constraints

##### 15f. Highway or junction capacity issues

+ No capacity issues

#### Highway comments

The Applicant claims that access to the public highway can be safely provided onto Luton Road with adequate forward visibility as demonstrated by a Road Safety Audit. Traffic congestion in the surrounding area is low/moderate. The closest bus stop is over 800m North of the site on Bedford Road. It serves bus routes 44 and 81, both with hourly services. There is no cycling infrastructure or routes in the area. Vehicle access appears to be feasible, but would require road works and removal of foliage. The site access is on a section of Luton Road that does not have any footway. This can be mitigated by providing one that would tie into the existing footpath just a few hundred metres north.

#### Contaminated Land

No answers chosen.

#### Environmental Health

A6 road noise

#### Minerals & Waste

No answer given.

#### Natural England Risks Opportunities

No answers chosen.

#### Mineral Safeguarding Area

Site does not fall within the boundary of a MSA.

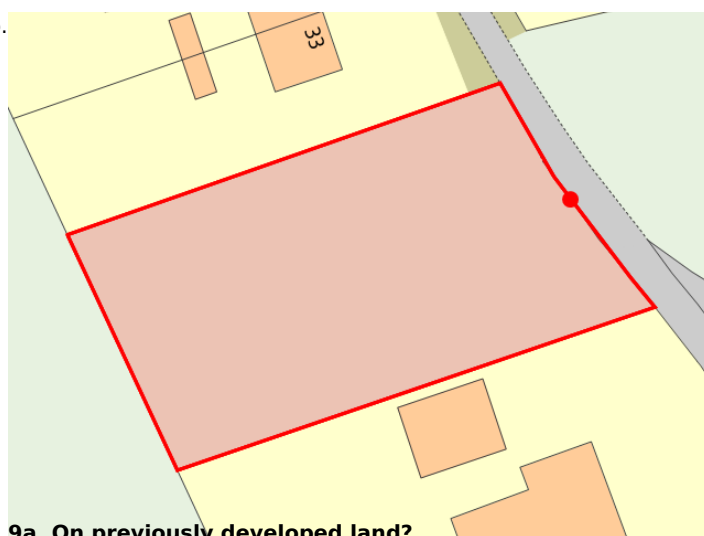
ID 877

**a) Address of site** Land to the South of No. 33 Ivy Lane (West of Ivy Lane), Wilstead 0.1 ha

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
0.1	1	No answer given.	Below



**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

+ The site is not within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

? Uncertain or insufficient information.

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

0 The proposal appears to have no impact on heritage assets and their significance.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

No answers chosen.

**11a. At risk of flooding?**

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

**15e. Connect highway without constraint?**

? Potential access requiring mitigation

**15f. Highway or junction capacity issues**

+ No capacity issues

**Highway comments**

There is an existing access serving the site from the corner adjacent to Ivy Lane No. 33 to the South, though vehicle access would require work. The area and Cotton End Road have low/moderate traffic peak conditions, but no significant impact expected from one additional dwelling. The bus stop is 230m from the site, at the corner of Ivy Lane and Cotton End Road, with service of 1 bus per hour - route 9. Ivy Lane has no footway and it is not wide enough to introduce a footway. The location and cul de sac nature of the road would allow for pedestrian trips to the bus stops on Cotton End Rd. Scale of development unlikely warrants cost of mitigations/improvements

**Contaminated Land**

No answers chosen.

**Environmental Health**

no noise concerns

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

No answers chosen.

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.

**Site assessment conclusions**

No answer given.

ID 879

**a) Address of site** Land to the South of 30 Ivy Lane (West of Ivy Lane), Wilstead. 0.2 ha.

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
0.20	2	No answer given.	Below

**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

+ The site is not within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

? Uncertain or insufficient information.

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

0 The proposal appears to have no impact on heritage assets and their significance.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

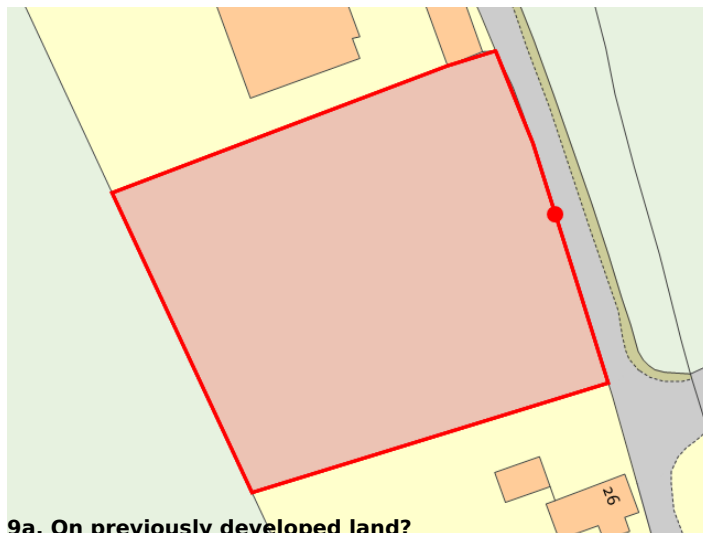
No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**Site assessment conclusions**

No answer given.



**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

**15e. Connect highway without constraint?**

? Potential access requiring mitigation

**15f. Highway or junction capacity issues**

+ No capacity issues

**Highway comments**

See Site 877, located in close proximity. There is an existing access serving the site from the corner adjacent to Ivy Lane No. 33 to the South, though vehicle access would require work. The area and Cotton End Road have low/moderate traffic peak conditions, but no significant impact expected from one additional dwelling. The bus stop is 230m from the site, at the corner of Ivy Lane and Cotton End Road, with service of 1 bus per hour - route 9. Ivy Lane has no footway and it is not wide enough to introduce a footway. The location and cul de sac nature of the road would allow for pedestrian trips to the bus stops on Cotton End Rd. Scale of development unlikely warrants cost of mitigations/improvements

**Contaminated Land**

No answers chosen.

**Environmental Health**

No answer given.

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

No answers chosen.

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.



**ID** 904      **a) Address of site** Land off Vicarage Lane, Wilstead

**a) What is the primary use you propose for the site?**

Housing

<b>Site size (ha)</b>	<b>The number of dwellings the site could provide.</b>	<b>The gross floor space the site could provide.</b>	<b>Site size threshold</b>
3.73	40	No answer given.	Above

**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

+ The site is not within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

xx Protected species recorded on the site

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**Site assessment conclusions**

No answer given.



**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

? Part of a site is within flood zone 2 or 3 but the area proposed for development is in flood zone 1.

**15e. Connect highway without constraint?**

? Potential access requiring mitigation

**15f. Highway or junction capacity issues**

+ No capacity issues

**Highway comments**

This site overlaps with Site ID 535. Pedestrian access already in place at the end of Vicarage Lane. Moderate congestion peaks in nearby Luton Road and A6. The closest bus stop is located 230m from the site, on Luton Road, with route 44 and 81 providing 2 buses per hour overall. Vicarage Lane has a footpath on only one side of the street, which is roughly 1m width. Once on Luton Road, the footpath gets slightly wider, but there is room for a potential expansion providing pedestrian and/or cycle path.

**Contaminated Land**

No answers chosen.

**Environmental Health**

A6 road noise

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

No answers chosen.

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.



ID 1229

**a) Address of site** Bedford Road, Wilstead  
9.5ha

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
9.07	250	No answer given.	Above

**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

x The site is within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

xx Protected species recorded on the site

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**Site assessment conclusions**

No answer given.



**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

? Part of a site is within flood zone 2 or 3 but the area proposed for development is in flood zone 1.

**15e. Connect highway without constraint?**

+ No access constraints

**15f. Highway or junction capacity issues**

? Potential capacity problem requiring mitigation

**Highway comments**

The site is located about 0.4 miles north of the centre of Wilstead village and approximately 4.6 miles south of Bedford town centre. The access arrangement is indicated to be on Bedford Road, adjacent to Duck End Lane. The area and the site's specific section of Bedford Road has little to no traffic congestion. However a few hundred metres south of the site lies Cotton End Road, which experiences higher congestion, especially at the junction with Bedford Road. The closest bus stop is just 100m from the proposed access, with hourly services for routes 44 and 81. There is no cycling provision in the area. The proposed access points on Bedford Road would require foliage removal in order for a suitable vehicle access as well as pedestrian infrastructure to cross and tie into the existing footway on the south of Bedford Rd. The Bedford Road footway opposite the site's proposed access could potentially be widened.

**Contaminated Land**

No answers chosen.

**Environmental Health**

no noise concerns

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

Does not pose risk

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.

**ID 1230**      **a) Address of site** Duck End Lane, Wilstead.

**a) What is the primary use you propose for the site?**  
Housing

<b>Site size (ha)</b> 13.99	<b>The number of dwellings the site could provide.</b> (TBC) > 150	<b>The gross floor space the site could provide.</b> No answer given.	<b>Site size threshold</b> Above
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#### Site selection criteria

##### 1a. Within or adjoining UAB SPA or built form of a small settlement

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

##### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

##### 2a. Within or adjoining site of nature conservation importance

+ The site is not within or adjoining a site of nature conservation importance

##### 2b. In an area where protected species are known or likely to exist?

x Protected species could be affected.

##### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

##### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

##### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

##### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

##### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

##### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

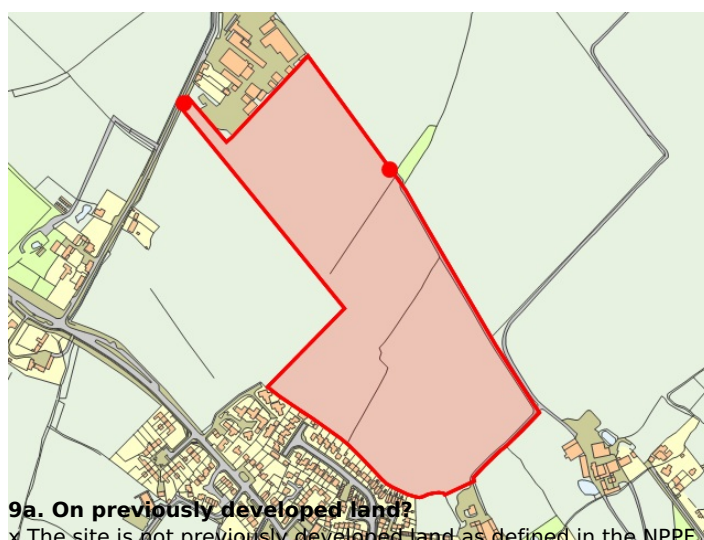
No answers chosen.

##### 8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

#### Site assessment conclusions

No answer given.



##### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

##### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

##### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

##### 11a. At risk of flooding?

? Part of a site is within flood zone 2 or 3 but the area proposed for development is in flood zone 1.

##### 15e. Connect highway without constraint?

? Potential access requiring mitigation

##### 15f. Highway or junction capacity issues

? Potential capacity problem requiring mitigation

#### Highway comments

The site is located about 0.4 miles north of the centre of Wilstead village and approximately 4.6 miles south of Bedford town centre. The access point is east of Duck End Lane. The area and the site's specific section of Bedford Road experiences little to no traffic congestion. The closest bus stop is just 400m from the proposed access. There is no footway or cycling provision in the area. Cycling is feasible on-road. A Transport Assessment will be required to identify the impact of traffic from the proposed development. The access point is very tight for the proposed development and therefore another access point should be examined. Given the proposal, an access road to adoptable standards would be required in accordance with Bedford Borough Council's highway standards and the required radius kerbs. Geometry of the adoptable road must be accommodated within the limits of the site frontage.

#### Contaminated Land

No answers chosen.

#### Environmental Health

industrial to the north would need to be considered

#### Minerals & Waste

No answer given.

#### Natural England Risks Opportunities

Does not pose risk

#### Mineral Safeguarding Area

Site does not fall within the boundary of a MSA.

ID 1473

**a) Address of site** Land to the rear of  
no.85 Cotton End Road, Wilstead, Bedford  
MK45 3DP

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
2.33	65	No answer given.	Above

**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

+ The site is not within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

x Protected species could be affected.

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

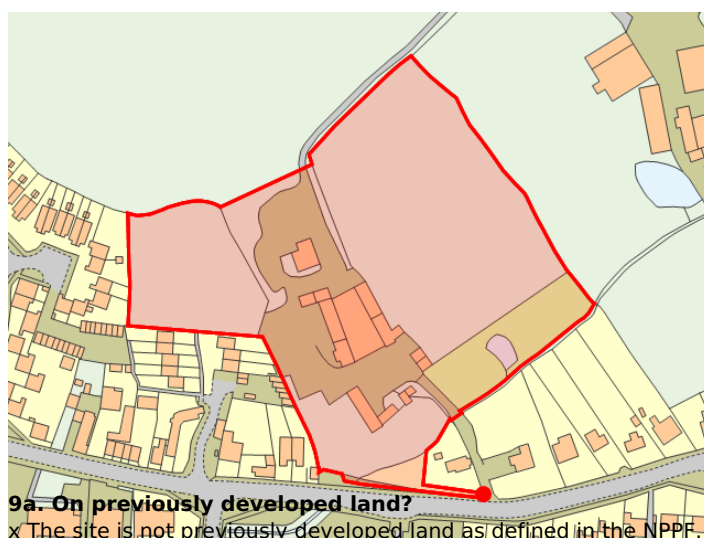
No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**Site assessment conclusions**

No answer given.



**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

**15e. Connect highway without constraint?**

+ No access constraints

**15f. Highway or junction capacity issues**

? Potential capacity problem requiring mitigation

**Highway comments**

The site is located north of Cotton End Road in the village of Wilstead approximately 6.0 miles south of Bedford town centre. The access arrangements are indicated to be between properties 77 - 83 Cotton End Road. Some moderate congestion in the vicinity. The access road is directly opposite a bus stop with bus layby and will also affect the bus stop and bus shelter immediately outside the site. Cotton End Road is a single carriageway road with footways of approximately 1.2m in width on either side at this location. Cyclist can use the road surface and other quiet roads in the vicinity, however there are no dedicated facilities. An access road would need to be provided which is in accordance with Bedford Borough Council's highway standards. The preferred position for the new access road needs to be determined in order to comply with required visibility splays. The bus stop/shelter will be affected by the access road and it will need to be relocated at a position agreed with Bedford Borough Council as the highway authority. Real-time bus information should be considered in order to maximise the use of the bus service. A Transport Assessment (TA) will be needed to support any planning application for the proposal.

**Contaminated Land**

No answers chosen.

**Environmental Health**

no noise concerns

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

No answers chosen.

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.

ID 1875

**a) Address of site** Land Between 46 And Long Thatch 58 Cotton End Road Wilstead Bedfordshire 6.8ha

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
6.44	100	No answer given.	Above

**Site selection criteria**

**1a. Within or adjoining UAB SPA or built form of a small settlement**

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

**1e. Outside, adjoining or within the air quality management area?**

+ The site is not within or adjoining the air quality management area.

**2a. Within or adjoining site of nature conservation importance**

x The site is within or adjoining a site of nature conservation importance

**2b. In an area where protected species are known or likely to exist?**

xx Protected species recorded on the site

**2c. Potentially able to achieve a net gain in biodiversity?**

? Uncertain or insufficient information

**2d. Able to link into the green infrastructure opportunity network?**

No answers chosen.

**3a. Proposing a renewable energy scheme or extra energy efficiency standards?**

No answers chosen.

**4a. Likely to impact on designated or nondesignated heritage assets or their settings?**

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

**5a. Likely to increase future economic and employment opportunities?**

No answers chosen.

**6a. Proposing a main town centre use in, on the edge or outside of a town centre?**

No answers chosen.

**8b. Within the existing settlement form?**

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

**Site assessment conclusions**

No answer given.



**9a. On previously developed land?**

x The site is not previously developed land as defined in the NPPF.

**9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?**

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

**10a. Within a groundwater source protection zone?**

+ The site is not located in a source protection zone.

**11a. At risk of flooding?**

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

**15e. Connect highway without constraint?**

+ No access constraints

**15f. Highway or junction capacity issues**

? Potential capacity problem requiring mitigation

**Highway comments**

There is an existing access point on Cotton End Road. The traffic peaks on Cotton End Road and Wilstead are moderate, but 100 additional dwellings directly on Cotton End Road are likely to have an impact. There is a bus stop less than 100m to the East of the site, serving route 9 with infrequent daily service. Cotton End Road has narrow 1m wide footpaths on either side. There is not much room for these to be widened. Additional bus capacity/frequency along Cotton End Road could benefit Wilstead and the surrounding area. Similarly, a rural bike trail could be introduced, perhaps parallel to Cotton End Road, to the South of the site.

**Contaminated Land**

No answers chosen.

**Environmental Health**

no noise concerns

**Minerals & Waste**

No answer given.

**Natural England Risks Opportunities**

Does not pose risk

**Mineral Safeguarding Area**

Site does not fall within the boundary of a MSA.

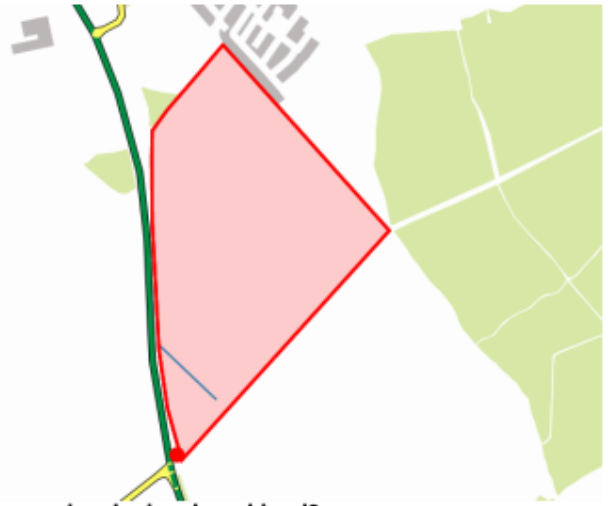


ID 686

**a) Address of site** Land at West Park Farm  
Adjoining Wilstead MK45 3RD Please see  
attached drawing: ref APL046-1. c.21 ha.

**a) What is the primary use you propose for the site?**  
Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold Above
19.94	525 Dwellings	c.335,000sqm	



#### Site selection criteria

##### 1a. Within or adjoining UAB SPA or built form of a small settlement

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

##### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

##### 2a. Within or adjoining site of nature conservation importance

x The site is within or adjoining a site of nature conservation importance

##### 2b. In an area where protected species are known or likely to exist?

xx Protected species recorded on the site

##### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

##### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

##### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

##### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

##### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

##### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

##### 8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

#### Site assessment conclusions

No answer given.

##### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

##### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

##### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

##### 11a. At risk of flooding?

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

##### 15e. Connect highway without constraint?

x Serious access constraint wider impacts

##### 15f. Highway or junction capacity issues

? Potential capacity problem requiring mitigation

#### Highway comments

While the A6 experiences little to no traffic congestion in the site area, the nearby Chapel End Road and Church End Road both have moderate congestion during peak hours. No formal cycling provision in the area. The closest bus stop is 1.2km south of the site on the A6, however there is no pedestrian access, so effectively there is no public transport provision. The proposed access to the site would, if possible, be taken directly from the A6, requiring significant works. The applicant suggests that the scheme could provide a strategic expansion of Wilstead delivering a new roundabout on A6 to improve the junction at Chapel End Road. Realignment of access from Wilstead through the site to improve access at Luton Road/A6 junction is also suggested. The site would benefit from it's own bus stop or flexible public transport service.

#### Contaminated Land

No answers chosen.

#### Environmental Health

noise from A6 road

#### Minerals & Waste

No answer given.

#### Natural England Risks Opportunities

Does not pose risk

#### Mineral Safeguarding Area

Site does not fall within the boundary of a MSA.

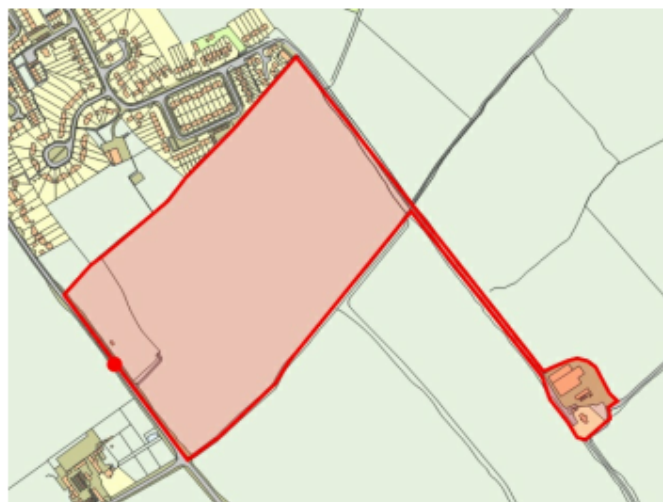
ID 607

**a) Address of site** Land south of Cotton End and at Exeter Wood Farm, Elstow

**a) What is the primary use you propose for the site?**

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
16.88	450	No answer given.	Above



#### Site selection criteria

##### 1a. Within or adjoining UAB SPA or built form of a small settlement

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

##### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

##### 2a. Within or adjoining site of nature conservation importance

+ The site is not within or adjoining a site of nature conservation importance

##### 2b. In an area where protected species are known or likely to exist?

? Uncertain or insufficient information.

##### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

##### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

##### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

##### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

##### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

##### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

##### 8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

#### Site assessment conclusions

No answer given.

##### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

##### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

##### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

##### 11a. At risk of flooding?

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

##### 15e. Connect highway without constraint?

+ No access constraints

##### 15f. Highway or junction capacity issues

+ No capacity issues

#### Highway comments

W boundary / High Road. 2 buses per hour. Width of footway on High Road is approx. 1m, so not sufficient for wheelchairs or prams. Cycle route 500m from site. Widen footway and ensure vegetation is controlled on the A600 and or provide pedestrian link within site north to Cotton End.

#### Contaminated Land

No answers chosen.

#### Environmental Health

activity farm unlikely to casue insurmountable noise issues, no concerns

#### Minerals & Waste

No answer given.

#### Natural England Risks Opportunities

Does not pose risk

#### Mineral Safeguarding Area

Site does not fall within the boundary of a MSA.



ID 634 a) Address of site Wilstead Road, Elstow

a) What is the primary use you propose for the site?  
Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
76.18	Up to 1400	No answer given.	Above



#### Site selection criteria

##### 1a. Within or adjoining UAB SPA or built form of a small settlement

+ The site is within or adjoining the urban area UAB.

##### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

##### 2a. Within or adjoining site of nature conservation importance

x The site is within or adjoining a site of nature conservation importance

##### 2b. In an area where protected species are known or likely to exist?

xx Protected species recorded on the site

##### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

##### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

##### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

##### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

##### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

##### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

##### 8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

##### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

##### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

+ The site is not on best and most versatile agricultural land as defined in the NPPF.

##### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

##### 11a. At risk of flooding?

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

##### 15e. Connect highway without constraint?

? Potential access requiring mitigation

##### 15f. Highway or junction capacity issues

? Potential capacity problem requiring mitigation

#### Highway comments

Access using Wilstead Road and the A6. The A6 access will likely require a new connection to the existing A6 roundabout near the south of the site, whilst the Wilstead Rd access will likely require widening works as well as a better managed junction (e.g. signals) to cater for this level of development. The site is well served by the A6 dual carriageway, but Wilstead Road is narrow so action should be taken to make sure that traffic is guided along the A6 and does not use Wilstead Road as a cut-through to Bedford. There are two bus services passing through Elstow (44 & 81) providing a service to Bedford once an hour each. With the size of this development, these could be redirected to travel through the development. There is a cycle/pedestrian path on Wilstead Road however it is narrow and formed of gravel so will need paving and widening. Primary access for the site would be best as a new arm onto the existing southern A6 roundabout. Several measures should be considered to prevent traffic from the site accessing Bedford via Wilstead Road, instead traffic should be pushed onto the A6 and A421. The current shared path on Wilstead Rd will need significantly upgrading, specifically widening and paving.

#### Contaminated Land

No answers chosen.

#### Environmental Health

noise from A6 is main issue on this site

#### Minerals & Waste

Development proposed to the east of the site across the A6 road. Possible impact from operation of Waste Transfer Station owned by Bedford Borough Waste Services. Elstow North is an allocated waste treatment site in M&W local plan.

#### Natural England Risks Opportunities

Does not pose risk

#### Mineral Safeguarding Area

Part of the site falls within the boundary of a MSA.

#### Site assessment conclusions

No answer given.

ID 1004

**a) Address of site** Land south of Wixams and west of A6

**a) What is the primary use you propose for the site?**

Housing

<b>Site size (ha)</b>	<b>The number of dwellings the site could provide.</b>	<b>The gross floor space the site could provide.</b>	<b>Site size threshold</b>
53.5	415	No answer given.	Above



#### Site selection criteria

##### 1a. Within or adjoining UAB SPA or built form of a small settlement

X The site is not within or adjoining the urban area or a defined settlement policy area, or within the built form of a small settlement

##### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

##### 2a. Within or adjoining site of nature conservation importance

+ The site is not within or adjoining a site of nature conservation importance

##### 2b. In an area where protected species are known or likely to exist?

xx Protected species recorded on the site

##### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

##### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

##### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

##### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

##### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

##### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

##### 8b. Within the existing settlement form?

x The site is separated from a defined settlement policy area or the built form of a small settlement.

#### Site assessment conclusions

No answer given.

##### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

##### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

? The classification of the site is not known or it is not clear whether is classified as grade 3a or 3b.

##### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

##### 11a. At risk of flooding?

+ The site is within flood zone 1 (areas that have been shown to be at less than 0.1% chance of flooding in any year).

##### 15e. Connect highway without constraint?

? Potential access requiring mitigation

##### 15f. Highway or junction capacity issues

? Potential capacity problem requiring mitigation

#### Highway comments

THIS SITE REQUIRES MORE DETAILED REVIEW DUE TO ITS SCALE AND POSITIVE/NEGATIVE IMPACTS ON SURROUNDINGS. Main vehicular access proposed from a new roundabout off the A6 to the east of the site. Emergency access from Bedford Road to the north. Pedestrian access at various points. All accessibility considerations are thoroughly described in the Transport Assessment. The A6 would require investment in order to be provide for improved pedestrian and/or cycle access. There are bus stops on Luton Rd, less than 400m from the site. Stakeholder discussion with bus providers to provide new routes or extensions to serve the site. Wixams has a small cycle infrastructure network, which could potentially be expanded.

#### Contaminated Land

No answers chosen.

#### Environmental Health

road noise from the A6

#### Minerals & Waste

No answer given.

#### Natural England Risks Opportunities

Does not pose risk

#### Mineral Safeguarding Area

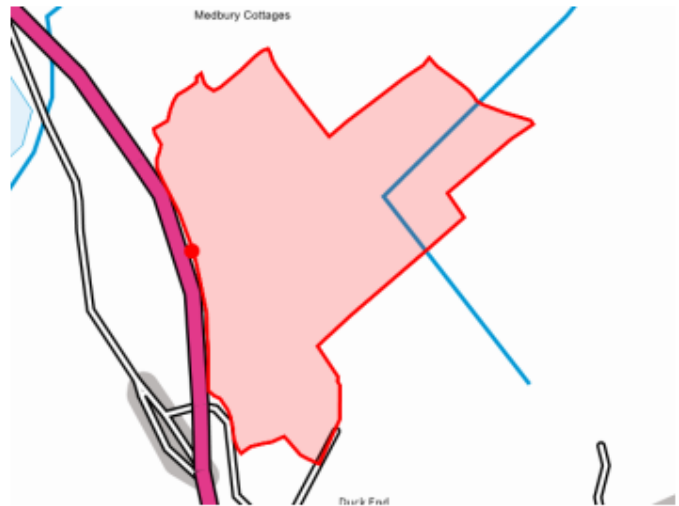
Site does not fall within the boundary of a MSA.

ID 3233

**a) Address of site** Land East of Wixams.  
109ha.

**a) What is the primary use you propose for the site?** No answers chosen.

<b>Site size (ha)</b>	<b>The number of dwellings the site could provide.</b>	<b>The gross floor space the site could provide.</b>	<b>Site size threshold</b>
114.25	2000 overall	No answer given.	Above



#### Site selection criteria

##### 1a. Within or adjoining UAB SPA or built form of a small settlement

X The site is not within or adjoining the urban area or a defined settlement policy area, or within the built form of a small settlement

##### 1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

##### 2a. Within or adjoining site of nature conservation importance

+ The site is not within or adjoining a site of nature conservation importance

##### 2b. In an area where protected species are known or likely to exist?

x Protected species could be affected.

##### 2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

##### 2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

##### 3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

##### 4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

##### 5a. Likely to increase future economic and employment opportunities?

No answers chosen.

##### 6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

##### 8b. Within the existing settlement form?

x The site is separated from a defined settlement policy area or the built form of a small settlement.

#### Site assessment conclusions

No answer given.

##### 9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

##### 9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

x All or a majority of the site is best and most versatile agricultural land as defined in the NPPF.

##### 10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

##### 11a. At risk of flooding?

? Part of a site is within flood zone 2 or 3 but the area proposed for development is in flood zone 1.

##### 15e. Connect highway without constraint?

? Potential access requiring mitigation

##### 15f. Highway or junction capacity issues

x Serious capacity constraint

#### Highway comments

The proposed development is to the East of the A6, opposite Wixams. The proposed access taken directly from the A6 would require significant further assessment and likely serious mitigation works. The relevant section of A6 has relatively low traffic congestion conditions. The two roundabouts at the north end and at the south end of Wixams tend to form slight pinch points during AM and PM weekly peaks. There are no bus stops along the A6, but there are several within Wixams. 2000 additional dwellings are likely to put strain the road network and these two roundabouts would need to be modelled and possible mitigation put in place. This should be done as part of a full transport assessment for the site. The size of the development will require a new street network which can be built to required pedestrian and cycling standards. It is noted however, that the current submission does not include details for these. This development would definitely require Wixam's bus network to be extended to the other side of the A6, by extending existing bus lines.

#### Contaminated Land

No answers chosen.

#### Environmental Health

A6 road noise

#### Minerals & Waste

No answer given.

#### Natural England Risks Opportunities

Does not pose risk

#### Mineral Safeguarding Area

Site does not fall within the boundary of a MSA.