

BROMHAM NEIGHBOURHOOD PLAN

Site Selection Assessment

Bedford Borough Council uses a four-step methodology for assessing whether sites are suitable for development. The four steps are –

1. **Suitability** - Identifying those sites in locations identified in its spatial strategy as being **suitable** for development. Criteria include -

- whether the site could accommodate five or more dwellings or comprises more than 0.25 ha of land;
- whether the site has overriding environmental or physical constraints; and
- if the site is in an urban area or a Group 1,2 or 3 village with access to supporting infrastructure?

2. **Availability** - This includes assessing whether there are any legal or ownership issues, and whether the site controlled by a developer willing to sell.

3. **Deliverability** - This requires an assessment of whether there a reasonable expectation that a site is viable based on the call for sites information, and at what point could the site be available for development?

4. The fourth step is an assessment of sites in relation to physical, environmental and other factors, including accessibility, as well as contribution sites would make to the wider (Borough Council) Plan.

An initial assessment of the sites in Bromham from the information submitted for both the 2014 and 2015 Call for Sites, using Bedford Borough Council's general approach. The assessment also reflects the Highway and Access Assessments made available in relation to each site. These assessments were conducted in 2015-16 and, in some cases, also in 2017.

The assessment below also sets out how each site fared in the 2015 village questionnaire and/or the 2016 issues and options consultation as these represent an important consideration in the context of the Localism Act 2012.

Call for Sites 2014

See Map at Appendix A for the locations of sites that came forward in response to the Call for Sites 2014, and the map at Appendix B for Call for Sites 2015.

Site 42 – Land in Grange Lane

Address and description	The site is north of Grange Lane, immediately east of Bowell's Wood. It was amalgamated with Site 55 to form Site 412 in the Call for Sites 2015. See Site 412 for a full assessment
Current Use	Paddock
Area and proposed number of dwellings	0.72hectare (ha) - 21-25 dwellings – 30-35 dwellings per hectare (dph). Would provide mixed housing types and tenures.
Adjoining land use	Agricultural land to the north and west; woodland to the east; housing to the south.
Environment	Sited immediately to the west of Bowels Wood, a fragment of ancient woodland.
Highways and access	Bedford Borough Council's highways 2016 survey recommended the proposal could be taken forward to Phase 2 assessment.
Suitability	See assessment of Site 412
Availability	See assessment of Site 412
Deliverability	See assessment of Site 412
Questionnaire outcome	145 in favour, 294 against, 52 no opinions
Overall assessment and recommendation	Not a preferred site. See assessment of Site 412

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East	Not discernible from Map but should be at least class 3.

	Region - Access to Evidence – publications.naturalengland.org.uk	Used as paddock in past.
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	None on site, but site is contiguous with Bowels Wood, a fragment of ancient woodland, which contains earthwork evidence of a hollow way and possibly a wood bank. See SMR no 13202 – MBD13202
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None on the site, but TPO 7/190/2/7 covers trees in Bowels and Molivers Wood and TPO 7/190/2/8 covers trees in Bowels Wood only. Bowels Wood forms the eastern border of the site.
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows to northern, southern and western borders. Eastern border is Bowels Wood.
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in the site	OS Maps and Env Agency Website	No
Land contamination	Call for Sites submission	'Unlikely given its historic use'. Was a paddock.
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/d	Eastern edge of site appears to be on or very close to a deposit of 'glacial sand and gravel resources at surface.'

	downloads/start.cfm?id=2564	
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	Recommended to be taken forward for Phase 2 assessment.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Yes. Footpaths on south side of Grange Lane connect with most services.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in the Call for Sites submission.
Relevant planning history or policies	Bedford Borough Council Website - planning	Appeal pending against refusal of planning permission in 2017 as part of a combined Site 412

Site 43 – Land South of Northampton Road

Address and description	The site is immediately south of Northampton Road, running approximately from its junction with Chestnut Avenue moving west to its junction with the A428 Bromham Bypass
Current Use	Agricultural
Area and proposed number of dwellings	17ha – dwellings dependent on requirement but could accommodate 300. Would provide mixed housing types and tenures and some small-scale employment space if required. Open space and recreational facilities.
Adjoining land use	Agricultural use to south and west; agriculture/housing to north and east.
Environment	No obvious environment constraints.
Highways	Bedford Borough Council's 2015 highways survey recommended that the proposal should not be taken to Phase 2. However, the 2017 survey suggested safe access points could be provided but warned of 'significant traffic impacts' in the village, particularly at the junction of Grange Lane and Northampton Road, if there were no access from Stagsden Road. The Northampton Road-A428 junction may need some consideration if more heavily used as a result of this development.
Suitability	This is a large site on the western margin of Bromham immediately inside Bromham By-pass. It is Grade 2 agricultural land, as is much of the agricultural land around Bromham. The site has sufficient land and planned dwellings to meet Bedford BC's suitability criteria. It has no immediately obvious environmental or physical constraints, with the exception of the access implications discussed above. There are some slopes at northern end of site and a public right of way crosses the site. It could make a logical extension of the existing built up area
Availability	Owners identified in the initial Call for Sites information – developers and land agent appointed. Subsequently changed land agents/developers, but still available. No known legal issues. The developers have an option of the site.
Deliverability	Site appears viable on the information provided for Call for Sites. Available in 1-5 years (in 2014)
Questionnaire outcome	265 in favour, 163 against, 73 with no opinion
Overall assessment	Initially a preferred site. The site itself meets most of the technical criteria for development and received strong support from residents in the Village Questionnaire. The

	Highway and Access assessments undertaken in 2016 and 2017 raised concerns about safe access points from Northampton Road because of the sweep and topography of the existing carriageway. The 2017 assessment concluded that although safe access could be provided, there would be 'significant traffic impacts' especially at the junction of Grange Lane and Northampton Road, if there were no access from the site to Stagsden Road. This would require access through Sites 49 and 51, which are immediately south of Site 49. Both of these sites were recommended for Phase 2 assessment by the Highway and Access assessments in 2015-16. Accordingly, it appears that safe access to Site 43, which avoided significant traffic impacts in the village, could only be achieved if Sites 49 and 51 were developed and provided access to Stagsden Road. Development should be subject to that caveat.
--	--

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	None on site
Trees and Planting		

TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows, including trees on all four boundaries.
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	OS Maps and Env Agency Website	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	No
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended should not be taken to Phase 2. However, the 2017 survey suggested safe access points could be provided but warned of 'significant traffic impacts' in village if there were no access from Stagsden Road. The Northampton Road-A428 junction may need consideration if more heavily used as a result of this development.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	Bridleway for c.120m in the south eastern corner of the site
Accessibility to services	Google Maps	Not at present but could be achieved by joining to pavements in Meadowfield Park.
Miscellaneous issues		
Affected by neighbouring	Call for sites submission and Google Maps	No

development and current use, noise, air pollution or contamination		
Visual and landscape impact	Call for Sites submission	None notified in the Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

Site 44 – Land North of Lower Farm Road

Address and description	The site is immediately north of Nos 5-29 Lower Farm Road. It was combined with Site 4 to create Site 414 in the Call for Sites 2015
Current Use	Agricultural
Area and proposed number of dwellings	4.45ha – 50 dwellings at 30 dwellings per acre (as per Call for Sites information). Mixed housing tenures and types.
Environment	No known environment constraints, other than the evidence of ridge and furrow.
Highways	Bedford Borough Council's 2016 highways survey recommended that the proposal should not be taken to Phase 2. The 2017 survey suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.
Adjoining land use	Agricultural use to north, east and west; agricultural/housing to the south.
Suitability	See assessment of Site 414
Availability	See assessment of Site 414
Deliverability	See assessment of Site 414
Questionnaire outcome	216 in favour, 202 against, 78 no view.
Overall assessment	Not a preferred site. See assessment of Site 414

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence –	Grade 2

	publications.naturalengl and.org.uk	
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Ridge and furrow – see SMR number 1777 – MBD1777
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	OS Maps and Env Agency Website	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/d ownloads/start.cfm?id=2 564	Yes. In an area of 'River gravel resources'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended should not be taken to Phase 2. The 2017 survey suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.

Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present. There are currently no pavements in Lower Farm Road.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	Impact on ridge and furrow.
Relevant planning history or policies	Bedford Borough Council Website - planning	Planning Appeal dismissed October 2017, reasons included that site contains ridge and furrow.

Site 45 – Molivers Field – East of Oakley Road

Address and description	The site is immediately to the east of Oakley Road until its junction with Church Lane (the road to Oakley Bridge)
Current Use	Agricultural
Area and proposed number of dwellings	24.18ha. Proposed as a school site and solar park. Not initially clear whether also for dwellings
Environment.	No known or obvious physical or environmental issues or constraints.
Highways	Bedford Borough Council's 2016 survey recommended that this proposal should not be taken forward to Phase 2. The 2017 survey suggests that if there were other development nearby triggered by its use as a school site, road infrastructure could be provided.
Adjoining land use	Not stated in the Call for Sites information, but agricultural use in all directions.
Suitability	The site is in the northern sector of Bromham and is Grade 2 agricultural land. It is currently outside the Settlement Policy Area and so is open countryside. The site meets Bedford BC's suitability criteria and there are no obvious overriding environmental or physical constraints. Some infill may be required for previous mineral extraction workings. There is some evidence of historic use on parts of the site (See Historic Environment comments below).
Availability	Owner identified in Call for Sites information, and land agent instructed.
Deliverability	Appears viable on the basis of the Call for Sites information. Available in 1-5 years (in 2014)
Questionnaire outcome	175 in favour, 270 against, 58 no opinion
Overall assessment	Not a preferred site. This is a large site of Grade 2 land in open countryside. When it became clear that this site was not intended for housing it no longer featured in our consideration of housing locations. There are no overriding technical constraints to development as a school site: access could be achieved. However, it was an unpopular site with residents, presumably because, as a school site located on the norther margin of the village, associated traffic would normally travel through the village up to four times a day

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	Call for sites submission refers to 'poorly restored mineral extraction' but there has been no previous built development.
Historic designations		
Listed buildings, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Crop marks show a series of post holes and an Iron Age rubbish pit. Also, an area of post-medieval linear ditches and quarry. See SMR numbers 9085 – MBD9085 and MBB21932
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows around site
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No

Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Yes. In an area of 'River grave resources' Some previous gravel extraction workings on the site
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended not be taken forward to Phase 2. The 2017 survey suggests that if nearby development triggered its use as a school site, road infrastructure could be provided.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None shown on map but there is/was a permissive path inside the western hedgerow.
Accessibility to services	Google Maps	Not at present. Limited pavement on the east side of Oakley Road, stops some way short of this site.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	Not indicated in Call for sites submission nor suggested by Google Maps
Relevant planning history or policies	Bedford Borough Council Website - planning	None known.

Site 46 – Bedford North Station – off Paula Radcliffe Way

Address and description	The site is between the railway line and Paula Radcliffe Way near the eastern boundary of the civil parish
Current Use	Vacant – a former local authority ‘rubbish tip’.
Area and proposed number of dwellings	23.5ha. The principal proposal is a railway station with some employment possibilities. There is no clarity in the Call for Sites submission about the extent of any housing.
Environment, access etc.	There are also great crested newts in the nearby Bromham Nature Reserve area (according to recent (2017) correspondence), which would need to be taken into account.
Highways	Bedford BC’s 2016 highways survey recommended the proposal should be taken forward top Phase 2 assessment – roundabout to station. Access to the station would have to be from Paula Radcliffe Way (A6). There should be no access via Lower Farm Road.
Adjoining land use	No data provided but agricultural to the north, south and east, with some amenity land to the west (Bromham Nature Reserve)
Suitability	This is a large site of Grade 3 agricultural land. The Call for Sites information suggests no problems, provided the number of proposed dwellings meet Bedford BC’s criterion. However, the site is some way out of Bromham village and Lower Farm Road is unsuitable for road traffic for such a large number of potential vehicles. Access would need to be to Paula Radcliff Way. There are clear concerns about its sustainability in transport terms. It is also not clear whether its former use would require further decontamination work on the site.
Availability	Owner identified in the Call for Sites information. Land Agent instructed. For a railway station, discussions would be needed between owner and National Rail. Other development would necessarily be contingent on a railway station being taken forward.
Deliverability	Appears viable on Call for Sites information. Could be in the 6-10 years category because of the need for discussions and development with National Rail
Questionnaire outcome	220 in favour, 130 against, 125 no view
Overall assessment	Not a preferred site. This site is in a very rural area remote from Bromham Village with some of the land in Flood Zones 2 and 3. The site appears technically suitable as a railway station site if it is acceptable given its former use. The number of proposed houses is unclear

	from the Call for Sites submission and the site is not sustainable in transport terms for housing if considered as a part of Bromham – over a mile from nearest bus stop in Bromham, and no safe cycle or pedestrian links. Access via Lower Farm Road would increase traffic in Bromham very substantially. Its proximity to the border of Clapham parish also seems to be counter to residents' wish not to merge with other parishes.
--	--

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No. It is adjacent to Bromham Local Nature Reserve but is separated by a four-track railway line
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 3
Previously developed land	Call for sites info and Google Maps	Call for Sites submission suggests previous development, but no visible signs on Google Maps. Could refer to previous use as a LA refuse tip/landfill site.
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Evidence of 20 th Century gravel extraction – See SMR number MBB21936
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	There is an area of mixed woodland almost enclosed in the north-western sector

		of the site.
Overhead power cables	OS maps and Google Maps	Very briefly in south-western corner of the site
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zones 2 and 3
Watercourses in site	OS Maps and Env Agency Website	No
Land contamination	Call for sites submission	None recorded. States elsewhere that was the site of an LA rubbish tip.
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Yes. In an area of 'River gravel resources'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended should be taken forward to Phase 2 assessment – roundabout to station
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	Bridleway on northern boundary of site.
Accessibility to services	Google Maps	No. Presumably very difficult to access Bromham services
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	Not indicated in Call for Sites submission. Was a landfill site – presumably safe in contamination terms now.
Visual and landscape impact	Call for sites submission and Google Maps	Not indicated in Call for sites submission nor suggested by Google Maps
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

Site 47 – Land adjacent to 164 Stagsden Road

THIS SITE WAS WITHDRAWN. See e-mail of 29 September 2016, from SG at Bedford Borough Council

Site 48 Hall Farm Stable Yard Redevelopment (originally listed as Bromham Park and Lower Farm Road South

Address and description	The site is on the south side of Lower Farm Road.
Current Use	Farmhouse, stabling and agricultural land. Part of the site (the farmhouse, stabling, barns and some hard-standing) has previously been developed. Counts as partial brownfield site, and so probably accords with NPPF para 17
Area and proposed number of dwellings	2.5–3ha – 22-35 dwellings at 15 dph. Mixed housing types and tenures.
Adjoining land use	No data supplied, but agriculture to north, south and east, housing to the west.
Environment.	No known environmental problems.
Highways	Bedford Borough Council's 2016 highways survey recommended that this proposal should not be taken forward to Phase 2 assessment. The 2017 survey suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures '<u>could possibly</u>' overcome the highways issues. Vehicle access would be via Lower Farm Road. Pedestrian and cycle route between the development and the village could be made through Bromham Park Estate land.
Suitability	The site is located on the edge of the built-up area to the south of Lower Farm Road. The site meets Bedford BC's suitability criteria. There are no known overriding environmental or physical constraints. The site is outside the current Settlement Policy Area and is Grade 3 agricultural land. There are no pavements on Lower Farm Road, but the owner of the site has agreed to put a pedestrian/cycle way from the site into the village through other Bromham Park estate land, creating a safe sustainable transport environment. The increased traffic on Lower Farm Road, at the junction with Oakley Road, and through the village could be mitigated by placing a maximum of 30 dwellings on the site. There is a historic environment site in the area of Site 48

	but it appears to be to the south and east of the site. A satisfactory connection with the existing built-up area should be achievable
Availability	Owners identified in Call for Sites. Planning consultants and potential developers instructed.
Deliverability	Appears viable based on the Call for Sites information. Available 1-5 years (2014)
Questionnaire outcome	The questionnaire response was 104 in favour, 373 against, with 42 no opinions. <u>Note</u> This was based on a Bedford BC map that showed the entirety of Bromham Park Estate, including what is locally called 'Bromham Park', rather than the actual area proposed for development. This misunderstanding was addressed at a public meeting and in our issues and options paper.
Overall assessment	A preferred site. This is a relatively small site on Grade 3 agricultural land in an area where the built-up zone meets the open countryside. The site meets Bedford BC's suitable, available and deliverable criteria. It also appears to meet the NPPF recommendation and Policy 47S of Bedford Borough Local Plan 2035: Plan for Submission, about using brownfield sites where possible. It could be made sustainable from a pedestrian and cycling perspective and impact on Lower Farm and its junction with Oakley Road could be mitigated to some extent if the development were limited to 30 dwellings. There would be some loss of Grade 3 agricultural land, but a relatively small area, and this is better than losing Grade 2 land, which much of the land is around Bromham.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengl	Grade 3

	and.org.uk	
Previously developed land	Call for sites info and Google Maps	Yes. Site includes a farmhouse, stabling, large modern barn and extensive hardstanding. At least 50% of the proposed site appears to have been previously developed.
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Earthworks, possibly signifying a medieval village site, running east to west centred on TL 018 515. and so could be in the southern part of the site or just to the south of it. See SMR number 1359 – MBD1359 SMR numbers MBB21938 a hollow way and MBB21939, a post medieval gravel pit are also close to Hall Farm, but both appear to be clear of the proposed site.
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Some trees on the western boundary. Trees just off site to the east.
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	OS Maps and Env Agency Website	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological	Yes. In an area of 'River gravel resources'

	Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended should not be taken forward to Phase 2. The 2017 survey suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present. There are currently no pavements in Lower Farm Road. However, the owner has proposed a pedestrian cycle way into the village through Bromham Park Estate land.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	No landscape or visual impact recorded in the Call for Sites submission.
Relevant planning history or policies	Bedford Borough Council Website - planning	None known

49 Land South of Northampton Road

Address and description	The site lies immediate west of the western end of Barker's Lane
Current Use	Agricultural
Area and proposed number of dwellings	12ha Up to 390 houses, taken together with Sites 51 and 52 Mixed housing types and tenures, community facilities, open space and recreational facilities.
Adjoining land use	Agricultural use to the south and west; agriculture and housing to the north and east.
Environment.	There is some sloping ground and Bromham Brook borders the site to the south east presenting some flood risk. Call for sites information suggests both constraints can be readily overcome.
Highways	Bedford Borough Council's 2016 survey recommended that the proposal should be taken forward to Phase 2 assessment.
Suitability	The site is located on Grade 2 agricultural land the western edge of Bromham, immediately inside Bromham Bypass. It is outside the current Settlement Policy Area in open countryside. It has sufficient land and proposed housing to meet Bedford BC suitability criterion. Flood risk, sloping land and public rights of way were all indicated in the Call for Sites submission but none are overriding environmental or physical constraints. In isolation, access would be through the Meadowfield Development only, but taken with other sites – 51 and/or 43 - there could be access to Stagsden Road and/or Northampton Road, subject to acceptable access solutions becoming available for the latter. There is scope to make sustainable transport options between the site and the existing village. The site makes a logical extension of the current built up area.
Availability	Ownership, land agent and developer identified in Call for Sites literature. Developers have an interest in the site and have taken an option on it.
Deliverability	Appears viable from the Call for Sites information.
Questionnaire outcome	248 in favour, 171 against, 71 no opinion
Overall assessment	A preferred site. It is a large site of rural character from which good access can be secured via Stagsden Road to the A428. The site could be made sustainable in terms

	of cycling, pedestrians and bus users. Flood mitigation measures will be needed as the south-eastern corner of the site is in Flood Zone 3. It is Grade 2 agricultural land but use of such land will be necessary if the proposed allocation is to be met. The site is contiguous with site 51, which lies next to Site 52 across Stagsden Road. These three sites are represented by the same developer and could provide a good proportion of Bromham's housing requirement, while providing good access to the A428, avoiding traffic impacts within the village.
--	---

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	None
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows
Overhead power cables	OS maps and Google Maps	No
Flooding and		

watercourses		
Designated flood zone	Environment Agency website	Zone 3 on the eastern border of the site. A flood assessment is required.
Watercourses in site	OS Maps and Env Agency Website	Yes. Bromham Brook forms eastern border
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	No
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	Recommended to be taken forward for Phase 2 assessment.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	Bridleway on northern and a short section of the western boundaries.
Accessibility to services	Google Maps	Not at present. But cycle and pedestrian access could be achieved if pavements connected to existing pavements in Meadowfield Park
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	No landscape or visual impacts are indicated in the Call for Sites submission. There will be some visual impact to residents living immediately to the east and south east of the site.
Relevant planning history or policies	Bedford Borough Council Website - planning	None known

Site 50 – Land North of Northampton Road

Address and description	This site is to the north of Northampton Road and Salem Thrift
Current Use	Agriculture and amenities
Area and proposed number of dwellings	19.4ha - 200 dwellings with open/landscaped areas. Assumes 10 dph. Mixed housing tenures and types with extensive open areas.
Adjoining land use	Stated as agricultural and housing. Certainly, agricultural to the west and north. Agricultural and amenity land to the east (football pitches). Agricultural and woodland (and possibly housing) to the south.
Environment.	Development would be immediately north and west of Salem Thrift, a fragment of ancient woodland. (see Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust survey report on Salem Thrift 2017.)
Highways	Bedford Borough Council's 2016 highways survey recommended not for Phase 2 assessment. The 2017 survey also suggested the site is not wholly acceptable for sustainable travel.
Suitability	This site lies at the north west boundaries of the civil parish and is Grade 2 agricultural land. It is outside the current Settlement Policy Area in open countryside. The site's size and proposed number of dwellings meet the Bedford BC suitability criteria but may be distant from existing infrastructure. However, there would be clear issues of transport sustainability, the highway and access assessment questioned the likelihood of providing safe access to the A428. The site is a considerable distance from the existing village and would not make a continuation with existing built-up areas.
Availability	Owner and land agent identified in Call for Sites literature.
Deliverability	Seems viable in Call for Sites literature. Would be available in 1-5 years (from 2014)
Questionnaire outcome	251 in favour, 171 against, 78 no opinion
Overall assessment	Not a preferred site. This is a large site on Grade 2 agricultural land. Notwithstanding the supportive questionnaire outcome, the access and sustainability issues identified in the Bedford BC's Highways report and the potential environmental issues identified in the wildlife trust's survey report make this site a low priority for

	development. Other sites can provide the same level of housing as this site without triggering similar concerns.
--	--

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	No buildings, monuments etc., but Salem Thrift, a fragment of ancient woodland runs immediately to the south of the site.
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows including some trees.
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	A small brook forms the northern border of the site

		but the main part of the site is on higher ground.
Land contamination	Call for Sites submission	No
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	No
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended not to be taken to Phase 2. The 2017 survey also suggested the site is not wholly acceptable for sustainable travel.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	Footpath through the site north-east to south-west.
Accessibility to services	Google Maps	No. Very difficult to achieve for pedestrians and cyclists.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	No landscape impact indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website - planning	None known

Site 51 – Land to the North of Stagsden Road

Address and description	The site lies immediately north of Stagsden Road between the most westerly dwelling and the A428 roundabout. Its northern boundary is contiguous with Site 49. It is opposite the western section of Site 52. It has the same developer as Sites 49 and 52.
Current Use	Agricultural
Area and proposed number of dwellings	3.8ha - 60 dwellings at 15 dpa. Mixed housing types and tenures.
Adjoining land use	Stated in Call for Sites info as agricultural and residential. Agree agricultural to north south and west, housing to the east.
Environment	No obvious environment issues.
Highways	Bedford BC's 2016 highways survey recommended taking forward to Phase 2 assessment.
Suitability	The site lies immediately north of Stagsden Road on the western edge of the village and is Grade 2 agricultural land. It is outside the existing Settlement Policy Area in open countryside. It lies immediately inside the A428 Bromham Bypass. It has sufficient land and proposed dwellings to meet Bedford BC's suitability criteria and is relatively close to existing infrastructure. It would have some visual impact on existing residents living immediately east of the site but makes a logical extension of the existing built-up section of Stagsden Road. However, it offers good potential access options to Stagsden Road
Availability	Ownership and land agent identified in the Call for Sites literature. No known legal issues.
Deliverability	Seems viable from available information. Would be available in 1-5 years. (from 2014)
Questionnaire outcome	234 in favour, 174 against, 79 no opinion
Overall assessment	A preferred site. It is a relatively small rural site on Grade 2 agricultural land but taken together with Site 49 (and Site 52) the site provides potential for a co-ordinated development with good access to the A428. It is grade 2 agricultural land, but there are no infrastructure, access or environmental issues indicated, and the site received good residents' support in the village questionnaire.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	No
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows, including some trees on northern and western boundaries.
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in	OS Maps and Env Agency	No

site	Website	
Land contamination		No
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	No
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	Recommended to be taken forward for Phase 2 assessment.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present, but pavements could be extended along Stagsden Road.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in the Call for Sites submission but residents in housing immediately to the east of the site would suffer visual impact
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

Site 52 – Land South of Stagsden Road 1

Address and description	The site lies immediately south of Stagsden Road east of the A428 roundabout
Current Use	Agricultural
Area and proposed number of dwellings	3.3ha – 50 dwellings at 15dpa. Mixed housing tenures and types.
Adjoining land use	Stated in Call for Sites info as residential and agricultural. Agricultural to east, south and west; agriculture and housing to the north.
Environment	Zone 3 flood risk but could be successfully mitigated.
Highways	Bedford Borough Council's 2016 highways survey recommended taking the proposal forward to Phase 2 assessment.
Suitability	The site lies opposite Site 51 and forms part of a proposed single development with Sites 51 and 4. It is Grade 2 agricultural land and is outside the existing Settlement Policy Area. The size of the site and number of houses proposed meets Bedford BC criterion. It is technically open countryside, but there are no overriding environmental or physical constraints declared in the Call for Sites submission, although the eastern margin of the site lies in Flood Zone 1 and will need mitigation measures. There is good potential for access to Stagsden Road and then the A428. It is Grade 2 agricultural land. Taken together with Site 53, it would make a logical extension of the built environment on the south of Stagsden Road
Availability	Owner and land agent identified in Call for Sites information. No known legal issues.
Deliverability	Site appears to be viable on the Call for Sites information. Available in 1-5 years (2014)
Questionnaire outcome	236 in favour, 174 against, 79 no opinion
Overall assessment	A preferred site. A medium sized site of rural character and Grade 2 agricultural land. The site is clearly technically suitable for development and has residents' support. Its location by the A428 means it provides good access potential and should avoid unnecessary traffic impacts in the village. Its treatment as a single development with Sites 49 and 51 provides scope for a co-ordinated approach to transport, access and other issues.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Possible Iron Age/Romano-British rectilinear enclosure – See ~SMR MBB21934
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows including some trees, particularly on boundary with A428
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 3 on eastern border of site
Watercourses in site	Call for sites submission	Yes – Bromham Brook
Land contamination	Call for Sites submission	No

Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	No
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	Recommended to be taken forward for Phase 2 assessment.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present, but pavements could be extended along Stagsden Road.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website - planning	None known

Site 53 – Land South of Stagsden Road 2

Address and description	The site is situated south of Stagsden Road immediately to the east of Site 52
Current Use	Agricultural
Area and proposed number of dwellings	4.15ha – 80 dwellings at 40 dph Mixed housing types and tenures, and public, landscaped open space
Adjoining land use	Housing to north and east; agricultural to the west; A428 and then agriculture to the south.
Environment, access etc.	Zone 3 flood risk and the site slopes both north to south and west to east but neither factor would impede development – see Call for Sites information.
Highways	Bedford Borough Council's 2016 highways survey recommended taking the proposal forward to Phase 2 assessment.
Suitability	The site is located south of Stagsden Road near other proposed developments and shares the same good access potential to the A428. The size of the site and number of dwellings proposed meet Bedford BC's suitability criteria. No overriding environmental or physical constraints, albeit that the western margin of the site is in Flood Zone 1. Access can be made from Stagsden Road and limited access through New Road, albeit we would seek to have this limited. The site makes a logical extension of the built-up area south of Stagsden Road.
Availability	Fairfield Partnership has a legal interest in the land. Planning consultants have been instructed. No known legal issues.
Deliverability	Appears viable on the Call for Sites information. Would be available 1-5 years (from 2014)
Questionnaire outcome	231 in favour, 173 against, 74 no opinion
Overall assessment	A preferred site. The site is technically suitable for development and has a good level of residents' support. It has good access potential because of its proximity to the A428. It is well located for sustainable transport options. It is Grade 2 agricultural land but some loss of such land in Bromham is inevitable. The flood risk should be mitigatable.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No. Hangar Wood SSSI lies immediately to the south but is separated from the site by the A428.
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Site of a quarry and lime kiln but much of the area is now under housing. See SMR number 3071 – MBD3071
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows including trees on all boundaries
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 3 on western border of site
Watercourses in site	Call for sites submission	Yes – Bromham Brook
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British	No

	Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	Recommended to be taken forward for Phase 2 assessment.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present, but pavements could be extended along Stagsden Road.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission, but some loss of visual amenity for residents in Stagsden Road.
Relevant planning history or policies	Bedford Borough Council Website -planning	Application made for outline planning permission in 2017. Still in train.

Site 54 – Land to the North of Lower Farm Road 2

Address and description	The site is located to the rear of 5-29 Lower Farm Road. It was joined with Site 44 to create Site 414 in the Call for Sites 2015. See the assessment of Site 414.
Current Use	Agricultural
Area and proposed number of dwellings	4.45ha – 133 Dwellings at 30 dph - Taken from the Call for Sites information but appears to relate to a joint proposal with Site 44 – also 4.45ha. Mixed housing styles and tenures
Adjoining land use	Residential south and west; agriculture north and east (with farmstead and farm house).
Environment	No adverse environmental impacts except impact on evidence of ridge and furrow cultivation.
Highways	Bedford Borough Council's 2016 Highways Survey recommended not taking this proposal forward to Phase 2 assessment. The 2017 survey suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.
Suitability	See assessment of Site 414
Availability	See assessment of Site 414
Deliverability	See assessment of Site 414
Questionnaire outcome	214 in favour, 206 against, 74 no opinion
Overall assessment	Not a preferred site. See assessment of Site 414

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to	Grade 2

	Evidence – publications.naturalengland.org.uk	
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Ridge and furrow – see 1SMR number 1777 – MBD1777
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Yes. In an area of 'River gravel resources'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended should not be taken to Phase 2. The 2017 survey suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.

Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present. There are currently no pavements in Lower Farm Road.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website - planning	Planning Appeal dismissed October 2017, reasons included that site contains ridge and furrow. See also site 44, with which this site has now been joined.

Site 55 – Land to the North of Grange Lane and Northampton Road

Address and description	The site lies north of Grange Lane and Northampton Road, immediately west of Site 42, with which it was joined to create Site 412 in the 2015 Call for Sites. See the assessment of Site 412
Current Use	Agricultural
Area and proposed number of dwellings	4.45ha – 90 dwellings plus 1ha of employment land plus open space to the 'required standard'. Assumes 30dph. Mixed housing types and tenures
Adjoining land use	No data provided. Housing to south and west; agriculture to north; largely woodland to east.
Environment	No known environmental issues. However, the site borders Bowels Wood, a large fragment of ancient woodland containing some historic environment sites.
Highways	Bedford Borough Council's 2016 highways survey recommended taking the proposal forward to Phase 2 assessment.
Suitability	See assessment of Site 414
Availability	See assessment of Site 414
Deliverability	See assessment of Site 414
Questionnaire outcome	167 in favour, 275 against, 53 no opinion
Overall assessment	Not a preferred site. See assessment of Site 414

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence –	Not clear from Map but contiguous with Grade 2 land and clearly farmed at present.

	publications.naturalengl and.org.uk	
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Cropmarks indicate a ring ditch and two linear features. Roman pottery dating from 1st-2 nd Century found nearby. See SMR number 3125 – MBD3125
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None on the site, but TPO 7/190/2/7 covers trees in Bowels and Molivers Wood and TPO 7/190/2/8 covers trees in Bowels Wood only. Bowels Wood forms the eastern border of the site.
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows on northern and southern boundaries, hedgerow with trees on southern section of western boundary
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	A small feeder brook to Bromham Brook forms the western boundary of the site.
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2	Eastern edge of site appears to be on or very close to a deposit of 'glacial sand and gravel resources at surface.'

	564	
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	Recommended to be taken forward for Phase 2 assessment.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Yes. Footpaths on south side of Grange Lane connect with most services
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission,
Relevant planning history or policies	Bedford Borough Council Website - planning	Appeal pending against refusal of planning permission in 2017

Site 56 – Land to the North of Molivers Lane and West of Oakley Road

Address and description	This site lies north of Molivers Lane and Molivers Wood, and west of Oakley Road. A revised proposal for the site was put forward as Site 413 in the 2015 Call for Sites. See the assessment of Site 413
Current Use	Agricultural
Area and proposed number of dwellings	23.8ha – 750 dwellings at 30 dph, plus 3.32ha for B1, B8 employment (possibly some retail) plus recreation and leisure. Open space to the 'required standard'. Housing of mixed type and tenure.
Adjoining land use	No data provided. Agriculture to north; agriculture and woodland to the west; agriculture and some housing to the west; housing and woodland to the south.
Environment	Access would be via Molivers Lane or Oakley Road. Site is bordered to the South by Molivers Wood a fragment of ancient woodland. See the Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust survey report 2017. The site is also adjacent to Bowels Wood, another fragment of ancient woodland, along part of its eastern boundary.
Highways	Bedford Borough Council's 2016 highways survey recommended not taking the proposal forward to Phase 2 assessment. No suitable access on Oakley Road and Molivers Lane a 'narrow residential road'.
Suitability	See assessment of Site 414
Availability	See assessment of Site 414
Deliverability	See assessment of Site 414
Questionnaire outcome	153 in favour, 311 against, 48 no opinion.
Overall assessment	Not a preferred site. See assessment of Site 414

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or	Nature on the Map,	No

local geological site?	Natural England Website	
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Cropmarks show probable presence of a large polygonal prehistoric enclosure – see SMR number 13975 – MBD13975 Also, possible later ditched rectilinear enclosure – See SMR number 16564 – MBD16518 Molivers Wood a fragment of Ancient Woodland forms part of the southern border of the site
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None but site borders Molivers Wood on its southern border and TPO 7/190/2/7 relates to trees in Molivers Wood (as well as Bowels Wood)
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows, including some trees on eastern, northern and southern boundaries.
Overhead power cables	OS maps and Google Maps	Yes – east to west across the site.
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No

Land contamination	Call for Sites submission	No
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Very south-west edge of site appears to be on or very close to a deposit of 'glacial sand and gravel resources at surface.'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended not taking forward to Phase 2. No suitable access on Oakley Road and Molivers Lane a 'narrow residential road'.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	Yes – one bridleway in the eastern sector of the site and another marking the site's western boundary.
Accessibility to services	Google Maps	Not at present, but connections to pavements in Molivers Lane could be made. There are currently only limited pavements on the eastern side of Oakley Road, but Oakley Road is more distant from services.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for Sites submission and Google Maps	Call for Sites submission states 'little impact'.
Relevant planning history or policies	Bedford Borough Council Website - planning	None known

CALL FOR SITES 2015

Site 404 – Land to the West of Oakley Road

Address and description	The site lies immediately north of the built-up area on the west of Oakley Road. It is contiguous on its north and western boundaries with Site 413
Current Use	Unused paddock
Area and proposed number of dwellings	0.5ha – 6 dwellings at 5 dwellings per acre. Would be owner occupied family homes.
Adjoining land use	Stated as Farmland to north and residential to south, east and west. But land to the west of the site is agricultural 0 it is site 56.
Environment,	No environmental issues identified.
Highways	Bedford Borough Council's 2016 highways survey recommended that the proposal should not be taken to Phase 2 assessment. However, the 2017 survey suggested a 90m visibility splay ' <u>may just</u> ' be achieved from a point near the middle of the site.
Suitability	The site is a small site currently covered in scrub and rough grassland. It is outside the current Settlement Policy Area. The site meets Bedford BC's criteria for site area (based on the figure given in the Call for Sites information) and the number of dwellings proposed. The site currently lacks pavement connections with the existing village. It would make a logical connection with the existing built-up area.
Availability	Owner appears to have responded to the Call for Sites. No land agent of developers identified. No known legal or ownership issues.
Deliverability	Site appears viable based on the information provided in the Call for Sites. Available in 1-5 years (2015)
Questionnaire outcome	Received after 2015 questionnaire completed. No specific support in Issues and Options paper findings.
Overall assessment	Not a preferred site. This small site is technically suitable for development <u>if</u> safe access to Oakley Road could be achieved. Most of the roadside border of the site is on a bend. However, there are more suitable sites with a lesser impact on traffic going through the village.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence –	Contiguous with Grade 2 land - but currently scrubland

	publications.naturalengland.org.uk	
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	None
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerow on eastern boundary with Oakley Road.
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	No
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2016 assessment recommended should not be taken to Phase 2 assessment. 2017 assessment suggested a 90m visibility splay 'may just' be achieved from a point near the middle of the site.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present but could be connected to pavement in Manor Close.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No

Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

Site 412 – Land to the North of Grange Lane and Northampton Road (See also sites 42 and 55 from 2014 Call for Sites – Sites now combined.)

Address and description	This site is to the north of Grange Lane and Northampton Road, immediately west of Bowell's Wood
Current Use	Agricultural
Area and proposed number of dwellings	10.7ha – circa 250 dwellings – 25dph density. Mixed housing types and tenures.
Adjoining land use	Agriculture to the north, housing to the south and west; woodland to the east.
Environment	The eastern border of the site is all contiguous with Bowell's Wood a fragment of ancient woodland. The combination of the two sites increases the length of the contiguity.
Highways	Bedford Borough Council's 2016 highways survey recommended that the proposal should be taken forward to Phase 2 assessment.
Suitability	The site is in the north western sector of the village on mostly Grade 2 agricultural land and meets Bedford BC's suitability criteria. It is outside the current Settlement Policy Area. Bowel's Wood on its eastern margin contains some TPOs and historic monuments. Safe access could be secured into Grange Lane and/or Northampton Road and but for the intervention of Bowel's Wood, the development would make a logical extension of the built environment on the north side of Grange Lane
Availability	No known ownership issues. New land agent and planning consultants instructed for the 2015 Call for Sites submission.
Deliverability	Appears to be viable in terms of Call for Sites information
Questionnaire outcome	Questionnaire completed before sites merged, but individually the two sites were the 3 rd and 4 th least supported sites.
Overall assessment	Not a preferred site. This is a large site of rural character including Grade 2 agricultural land. Highway access is not an issue, although traffic impacts in the village may be. Although the combined sites are technically suitable for development, they would have an environmental impact on the ancient woodland of Bowels Wood, and overlook the Scouting Campus, and were clearly not supported by residents. Accordingly, they were not selected as preferred sites, either singly or jointly

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.o	Not clear from Map but contiguous with Grade 2 land and clearly farmed at present.

	rg.uk	
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Cropmarks indicate a ring ditch and two linear features. Roman pottery dating from 1st-2 nd Century found nearby. See SMR number 3125 – MBD3125
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None on the site, but TPO 7/190/2/7 covers trees in Bowels and Molivers Wood and TPO 7/190/2/8 covers trees in Bowels Wood only. Bowels Wood forms the eastern border of the site.
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows on northern and southern boundaries, hedgerow with trees on southern section of western boundary
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Eastern edge of site appears to be on or very close to a deposit of 'glacial sand and gravel resources at surface.'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	Recommended to be taken forward for Phase 2 assessment.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Yes. Footpaths on south side of Grange Lane connect with most services
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	Appeal pending against refusal of planning permission in 2017

Site 413 – Land North of Molivers Lane and West of Oakley Road (See site 56 from 2014 Call for Sites – Same site.)

Address and description	This site lies north of Molivers Lane and Molivers Wood, and west of Oakley Road. The site was original proposed as Site 56 in the Call for Sites 2014
Current Use	Agricultural
Area and proposed number of dwellings	66ha – 1000+ dwellings – 20dph Mixed housing. No proposals for employment/retail, recreational/open space etc. as in previous response for the site.
Adjoining land use	Call for sites suggests open countryside to all sides. We suggest agriculture to north; agriculture and woodland to the west; agriculture and some housing to the east; housing and woodland to the south.
Environment	Access would be via Molivers Lane or Oakley Road. Site is bordered to the South by Molivers Wood a fragment of ancient woodland. See the Bedfordshire, Cambridgeshire and Northamptonshire Wildlife Trust survey report 2017. The site is also adjacent to Bowels Wood another fragment of ancient woodland, along part of its eastern border.
Highways	Bedford Borough Council's 2016 highways survey recommended not taking the proposal forward to Phase 2 assessment. No suitable access on Oakley Road and Molivers Lane a 'narrow residential road'.
Suitability	The site sits to the north of the village and is Grade 2 agricultural land. It is outside the current Settlement Policy Area and is open countryside. The site meets Bedford BC's suitability criteria and there appear to be no overriding environmental or physical constraints. There are high-voltage electricity cables running across the site requiring a cordon sanitaire, the southern boundary of the site abuts Molivers Wood, a fragment of ancient woodland and there are two historic monuments on the site as shown by cropmarks.
Availability	Owners identified in Call for Sites information. New land agents and planning consultants instructed since the 2014 Call for Sites. No known legal/ownership issue.
Deliverability	Site appears viable on the Call for Sites information. Available 1-5 years (2015)
Questionnaire outcome	The revised application came after the questionnaire was completed. The findings in relation to the original proposal (750 dwellings) were 153 in favour, 311 against, 48 no opinion.
Overall assessment	Not a preferred site. This is a very large tract of Grade 2 agricultural land, which is rural in character. Satisfactory highway access is clearly a problem as would be downstream traffic impacts in the village. Accordingly, although the site is technically suitable for development it is not a preferred site. The site would impact on Molivers Wood ancient woodland, and was the least popular site with residents (after the misunderstanding re Bromham Park – see Site 48 in 2014 Call for Sites)

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		

National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area, ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Cropmarks show probable presence of a large polygonal prehistoric enclosure – see SMR number 13975 – MBD13975 Also possible later ditched rectilinear enclosure – See SMR number 16564 – MBD16518 Molivers Wood a fragment of Ancient Woodland forms part of the southern border of the site
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows, including some trees on eastern, northern and southern boundaries.
Overhead power cables	OS maps and Google Maps	Yes – one east to west across the site, the other marking the western boundary of the site.
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Very south-west edge of site appears to be on or very close to a deposit of 'glacial sand and gravel resources at surface.'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2015 assessment recommended not taking forward to Phase 2. No suitable access on Oakley Road and Molivers Lane a 'narrow residential road'.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	Yes – one bridleway in the eastern sector of the site and another marking the site's western boundary.

Accessibility to services	Google Maps	Not at present, but connections to pavements in Molivers Lane could be made. There are currently only limited pavements on the eastern side of Oakley Road, but Oakley Road is more distant from services.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

Site 414 – Land to the North of Lower Farm Road (See sites 44 and 54 from the 2014 Call for Sites – sites combined)

Address and description	The site is located to the rear of 5-29 Lower Farm Road. It is a combination of Sites 44 and 54 from the Call for Sites 2014. .
Current Use	Agriculture
Area and proposed number of dwellings	4.35ha – circa 90 dwellings - 23 dph. This is a reduction of the combined total of 130 in the two individual sites. Mixed housing types and tenures.
Adjoining land use	Residential south and west; agriculture north and east (with farmstead and farm house).
Environment	No known environment except ridge and furrow is noted in the Call for Sites info. With suggestion that it could be retained.
Highways	No footpaths on Lower Farm Road. Bedford Borough Council's 2016 highways survey recommended the proposal should not be taken forward to Phase 2 assessment. The 2017 survey suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.
Suitability	This is a medium sized site of Grade 3 agricultural land, much of which is behind existing built up areas. It is outside the current Settlement Policy Area. Sufficient land and proposed dwellings to meet the suitability criteria. Road access could be achieved but the site contains ridge and furrow – see planning history below. There are currently no pavements in village road making pedestrian access and so sustainable travel options unsatisfactory. The development would be behind existing built-up areas.
Availability	Owner identified in Call for Sites information. Land agent and planners instructed. No known legal issues.
Deliverability	Appears viable on the basis of Call for Sites information. Available in 1-5 years (in 2014)
Village questionnaire outcome	The revised application came after the questionnaire was completed. The findings in relation to the original application were both marginally in favour of development – by 8 'votes' in one case and 14 in the other.
Overall assessment	Not a preferred site. The combined sites make a medium sized site of rural character on Grade 3 agricultural land containing ridge and furrow are technically suitable for development. Some sustainability concerns (pedestrian and cycle access). Residents in favour despite increase in traffic through village, but by a very small margin. We believe 90 dwellings would generate too much additional traffic for Lower Farm Road and its junction with Oakley Road, as well as impacting on the rest of the village. A planning appeal relating to the site in October 2017 was dismissed, partly because the site contains good evidence of ridge and furrow. There are sufficient sites of similar size within the village that drew greater residents' support.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		

National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area, ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Ridge and furrow – see 1SMR number 1777 – MBD1777
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Yes. In an area of 'River gravel resources'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2016 assessment recommended should not be taken forward to Phase 2. 2017 assessment suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None

Accessibility to services	Google Maps	Not at present. There are currently no pavements in Lower Farm Road.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	Call for Sites submission refers to 'limited ridge and furrow'.
Relevant planning history or policies	Bedford Borough Council Website -planning	Planning Appeal dismissed October 2017, reasons included that site contains ridge and furrow. See also site 44, with which this site has now been joined.

Site 417 – Land to the east of Paula Radcliffe Way on the border with Clapham Parish. Immediately north of Site 46 from Call for Sites 2014

Address and description	This site lies east of the railway line and Paula Radcliffe Way immediately north of Site 46
Current Use	Agricultural
Area and proposed number of dwellings	9.14ha – housing and commercial – no details of dwelling numbers
Adjoining land use	No data provided. Agricultural all around. Site 46 is adjacent to the south.
Environment	No known environmental issues, although there are great crested newts in the area.
Highways	Bedford Borough Council's 2016 highways assessment recommended that the proposal should not be taken forward to Phase 2 assessment. A 2017 survey suggested that the unless part of a larger development, the site is too remote from existing services and would not be sustainable in travel terms. Access described as unsuitable/requires improvement in the Call for Sites information.
Suitability	This is a remote site on the eastern fringe of the civil parish – it is Grade 3 agricultural land. The Call for Sites literature is not clear about numbers of dwellings – site big enough for circa.200 dwellings. The site is too remote to be sustainable in pedestrian and cycling terms and access would need to be to Paula Radcliffe way rather than to Lower Farm Road. It would not relate at all to the existing built-up section of `Bromham
Availability	Owner identified in Call for Sites information. No known legal disputes
Deliverability	Access would need to be from Paula Radcliffe Way – and would be dependent on whether Site 46 from the 2014 Call for Sites were adopted for development as a railway station.
Questionnaire outcome	Application received after the 2015 questionnaire but no specific support for the site.
Overall assessment	Not a preferred site. This is a medium sized site or rural – even remote – character on Grade 3 agricultural land. Unless the railway station went ahead on Site 46, and so created effectively a new mini settlement – and the Call for Sites submission is vague as to numbers - it is difficult to see how this would be a sustainable site in travelling terms. Not a sustainable site in terms of travel options.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence	Grade 3

	– publications.naturalengland.org.uk	
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Evidence of 20 th Century gravel extraction – See SMR number MBB21936
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	A belt of small trees on the northern boundary of the site
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Yes. In an area of 'River gravel resources'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2016 assessment recommended should not be taken forward to Phase 2. 2017 assessment suggested that the unless part of a larger development, site is too remote from existing services and not sustainable in travel terms.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	Bridleway at southern boundary, but could be in Site 46
Accessibility to services	Google Maps	No. Considerable distance from Bromham services and very few pavements.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

Site 418 – Land to the north of the eastern end of Lower Farm Road

Address and description	This site is north of Lower Farm Road immediately before the entrance to Bromham Nature Reserve
Current Use	Market garden
Area and proposed number of dwellings	3.15ha – housing and commercial – no specific details of dwelling numbers.
Adjoining land use	No data provided. Agriculture all around.
Environment, access etc.	No known environmental issues. Access is stated in the Call for Sites information as unsuitable/requiring improvement. Lower Farm Road in its current condition is not suitable for the traffic this development would generate. And its distance from the village suggests it would not be sustainable in travel terms.
Highways	Bedford Borough Council's 2016 highways survey considered that this site as 'not suitable for development'. The 2017 survey suggested that the site is too remote from existing services and would not be sustainable in travel terms, and that Lower Farm Road is unsuitable for additional traffic along the length required to access the [proposed] development.
Suitability	This medium sized site is located to the north of Lower Farm Road, near the railway line. The site meets Bedford BC's size criterion but no details of dwelling numbers are given in the Call for Sites submission. Large enough for up to 90 dwellings? There are no pavements in this part of Lower Farm Road which is also too narrow to take the higher density of traffic such a development would generate.
Availability	Owner identified in Call for Sites information. No known legal issues.
Deliverability	Not clear whether viable because of absence of data.
Questionnaire outcome	Application received after the 2015 questionnaire but no specific support for the site.
Overall assessment	Not a preferred site. The site is a relatively remote rural site is on Grade 3 agricultural land but does not have adequate highway access. The lack of details in the Call for Sites submission raise concerns about access and sustainability. The development would also not relate well to the existing built-up areas of Bromham

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org.uk	Grade 2/3

Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	No
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Some trees around northern, eastern and southern boundaries.
Overhead power cables	OS maps and Google Maps	Yes, north-west to south-east across the site.
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Yes. In an area of 'River grave resources'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2016 assessment considered site as 'not suitable for development'. 2017 assessment suggested site is too remote from existing services and not sustainable in travel terms, and that Lower Farm Road is unsuitable for additional traffic along the length required to access the development.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	No. Distant from Bromham services.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

Site 421 – Land to the north of Lower Farm Road contiguous with site 414 (or sites 44 and 54 from 2014 Call for Sites)

Address and description	The site is north of Lower Farm Road immediately north of Hall Farm (Site 48)
Current Use	Agricultural
Area and proposed number of dwellings	7.24ha – circa 150 dwellings – at 23 dwellings per acre? (See Call for Sites information). Mixed housing types and tenures.
Adjoining land use	Call for sites states 'surrounded by countryside'.
Environment, access etc.	No known environmental constraints. Access would be via Lower Farm Road which is narrow in the vicinity of the site and the road lacks footpaths, making pedestrian sustainability a problem.
Highways	Bedford Borough Council's 2016 highways survey recommended that the proposal should not be taken forward to Phase 2 assessment. The 2017 survey suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.
Suitability	This is a medium sized site of Grade 2 agricultural land. It is outside the current Settlement Policy Area. The size of site and number of dwellings meet Bedford Borough Council's suitability criteria. No known overriding environmental physical constraints. Highway access should be feasible but absence of pavements in Lower Farm Road make sustainable transport options difficult. The number of proposed dwellings would have a significant impact on traffic through the village
Availability	Owner identified in Call for Sites. Land agent and planning consultants instructed. No legal issues known.
Deliverability	Site appears viable from Call for Sites information. Available in 11-15 years (from 2015)
Questionnaire outcome	Application received after the 2015 questionnaire but no specific support for the site.
Overall assessment	Not a preferred site. The site is technically suitable for development, and is a partly brownfield site, but it shares many of the issues with site 414. It is Grade 2 agricultural land and given the number of dwellings proposed (150) would cause even more traffic to go through Bromham village than site 414. There are also sustainability issues for pedestrian and cycle travel. Other sites can provide the number and range of housing required without the traffic impacts within the village.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence –	Grade 2

	publications.naturalengland.org.uk	
Previously developed land	Call for sites info and Google Maps	Yes. A farmhouse and some barns are located on the site.
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	Cropmarks suggest two possible Bronze Age or Iron Age enclosures. See SMR number 10143
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows
Overhead power cables	OS maps and Google Maps	Yes – east to west across the site
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Yes. In an area of 'River grave resources'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2016 assessment recommended should not be taken forward to Phase 2. 2017 assessment suggests adequate visibility could be achieved at the LFR/Oakley Rd junction, which along with other measures ' <u>could possibly</u> ' overcome the highways issues.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present. There are currently no pavements in Lower Farm Road.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	None known.

Site 540 – Land at Parklands, east of Northampton Road

Address and description	This site is a mansion and surrounding grounds, which are extensively treed. It is the site of the former Bromham Hospital
Current Use	Residential – development would be in the gardens area.
Area and proposed number of dwellings	3.6ha – a 'minimum of 5' dwellings at a density of '30' (see Call for Sites information) No details of housing types other family homes. No information on tenures.
Adjoining land use	Call for sites states – agriculture to north and west; road to south; housing to east. Seems to overlook woodland to the north (Salem Thrift) and amenity land to south (Community Orchard).
Environment, access etc.,	Access from a spur of Northampton Road. The property has a very large numbers of Tree Protection Orders (TPOs) – more than the remainder of Bromham. The Call for Sites information suggests the TPOs would not prevent development on the scale proposed. (Scale not clear from the information provided)
Highways	Bedford Borough Council's 2016 highways survey report suggested 'no objection to the [] site proceeding to the Phase 2 assessment.
Suitability	This site is towards the western edge of the civil parish but is not currently agricultural land. The site meets Bedford BC's size criterion but there is no clarity about dwelling numbers in the Ca for Sites submission. The site has no known overriding physical or environmental constraints. It does have over 70 TPOs within the site. The relationship with the existing built up area would be satisfactory
Availability	Owner identified in Call for Sites information. Land agent instructed.
Deliverability	Site appears viable on the basis of the Call for Sites information. Available 1-5 years (2015)
Questionnaire outcome	Application received after the 2015 questionnaire. Some support for the site in responses to the Issues and Options Paper but small numbers.
Overall assessment	Not a preferred site. This medium sized site has an arboreal character. It is technically suitable for development, subject to the TPOs not being an issue. But it is not a preferred site because there are sufficient sites with safer access to the A428 (i.e. via the traffic-island mediated access to the A428 on Stagsden Road) and there is no clarity about the number of dwellings proposed.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence –	Non-agricultural land

	publications.naturalengland.org.uk	
Previously developed land	Call for sites info and Google Maps	Yes. Site of former Bromham Hospital
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	No
Trees and Planting		
TPO trees?	Bedford Borough Council Website	The site contains 63 trees with individual TPOs and eight groups of trees with TPOs. See TPO 7/190/2/380
Unprotected planting – hedges/trees etc.	Google Maps	No
Overhead power cables	OS maps and Google Maps	No
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	No
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2016 assessment had 'no objection to the [] site proceeding to the Phase 2 assessment'.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Yes. Pavement on eastern side of Northampton Road into village.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

Site 553 – Land to the west of Oakley Road (adjacent to 52 Oakley Road)

Address and description	The site lies immediately north of the most northerly dwelling in Oakley Road
Current Use	Agricultural
Area and proposed number of dwellings	3.56ha – circa. 70 dwellings at 20 dph. Mixed housing types and tenures.
Adjoining land use	Call for Sites info says agriculture to north, east and west; housing to the south. Note there is some agriculture to the south at the rear of the site.
Environment	No known overriding environmental issues. There is an electricity pylon in the centre of the site.
Highways	Bedford Borough Council's 2016 highways survey suggested the development would have a peak time impact on the local network that would need to be assessed through a Transport `assessment and that, subject to that, there were 'no objections to the proposal proceeding to the next stage'.
Suitability	This site is on the northern edge of the built-up area of the east side of Oakley Road on Grade 2 agricultural land. It is outside the current Settlement Policy Area and so is in open countryside. It meets Bedford BC's size and numbers criteria. No known overriding environmental or physical constraints. A 30m easement has been obtained either side of the electricity pylon on the site. No access concerns identified but there are no footways or cycle-ways accessing the site.
Availability	Owners identified in Call for Sites information. Land agents instructed
Deliverability	Appears viable from Call for Sites information. Available in 1-5 years (in 2015)
Questionnaire outcome	Application received after the 2015 questionnaire but no specific support for the site.
Overall assessment	Not a preferred site. This medium sized site on Grade 2 agricultural land has a rural character but is technically suitable for development. Its location in the north-eastern part of the village means that almost all of the traffic generated would have to travel via a number of the village through-roads to access the A428. An application for outline planning permission on the site was refused in January 2018 – See application number 17/02753/MAO There are sites within the village that would provide the scope for a development this size without the significant impact on traffic in the village that this site would cause.

Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence	Grade 2

	publications.naturalengland.org.uk	
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	No
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows on all four boundaries including trees in eastern boundary
Overhead power cables	OS maps and Google Maps	Yes – east to west across the site.
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	OS Maps and Env Agency Website	No
Land contamination	Call for Sites submission	'Unlikely given its historic use'
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	Yes. In an area of 'River gravel resources'
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2016 assessment suggested the development would have a peak time impact on the local network that would need to be assessed through a Transport `assessment and that, subject to that, there were 'no objections to the proposal proceeding to the next stage'.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	None
Accessibility to services	Google Maps	Not at present. Pavement on east side of Oakley Road stops short of site.
Miscellaneous issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No
Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	An outline planning application was refused in January 2018. -See 17/02753/MAO

Site 680 – Land to the rear and east of Molivers Lane

Address and description	The site lies to the east of the track extending north from Molivers Lane, to the north of Bowels Wood.
Current Use	Agricultural
Area and proposed number of dwellings	21ha – 500+ dwellings at 25-30 dph + some form of B1 employment plus 'possible extension to school premises for parking, playing fields and built facilities'. Call for Sites information also refers to 'necessary extension for Bromham School ...' Mixed housing types and tenures.
Adjoining land use	Agriculture to north, east and west; agriculture and housing to the south.
Environment, access etc.	No known overriding environment issues. There is an overhead power cable and pylons on one corner of the site.
Highways	Bedford Borough Council's 2016 highways survey concluded that in highways/transport terms, the site was not suitable for development. The 2017 survey also raised doubts about the site's suitability in highways terms.
Suitability	This large site is in the northern sector of the village on Grade 2 agricultural land but is somewhat remote from the existing built-up area. It is outside the current Settlement Policy Area. The site meets Bedford BC's size and numbers criteria and there are no overriding environmental or physical constraints. However, there are clear highway and access constraints.
Availability	Owner identified in Call for Sites information. Land agent instructed. No known legal issues
Deliverability	Appears viable on the Call for Sites information.
Questionnaire outcome	Application received after the 2015 questionnaire but no specific support for the site in the Issues and Options responses
Overall assessment	Not a preferred site. It is a large tract of Grade 2 agricultural land and development on the site would be remote from the existing built-up areas. It is technically viable as a development site but highway access is problematic. Unless there is a radical proposal for traffic access, traffic would be routed through Molivers Lane and then Village through roads. Other sites avoid that issue.

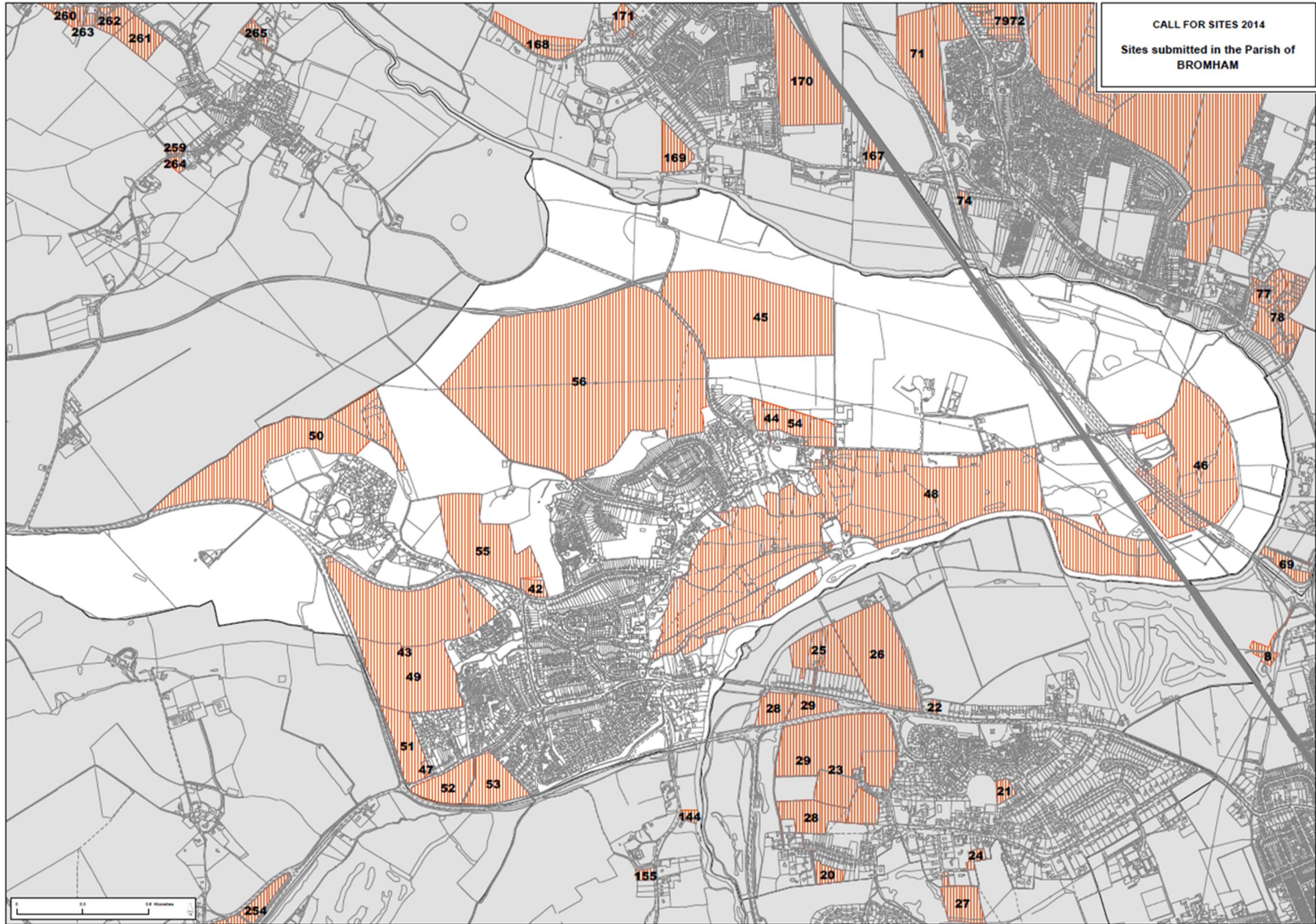
Site Assessment – Key Considerations

Topic	Source	Information
Natural Designations		
National environmental designation?	Nature on the Map, Natural England Website	No
Local nature reserve or local geological site?	Nature on the Map, Natural England Website	No
Classified agricultural land	Agricultural land classification map, East Region - Access to Evidence – publications.naturalengland.org .	Grade 2

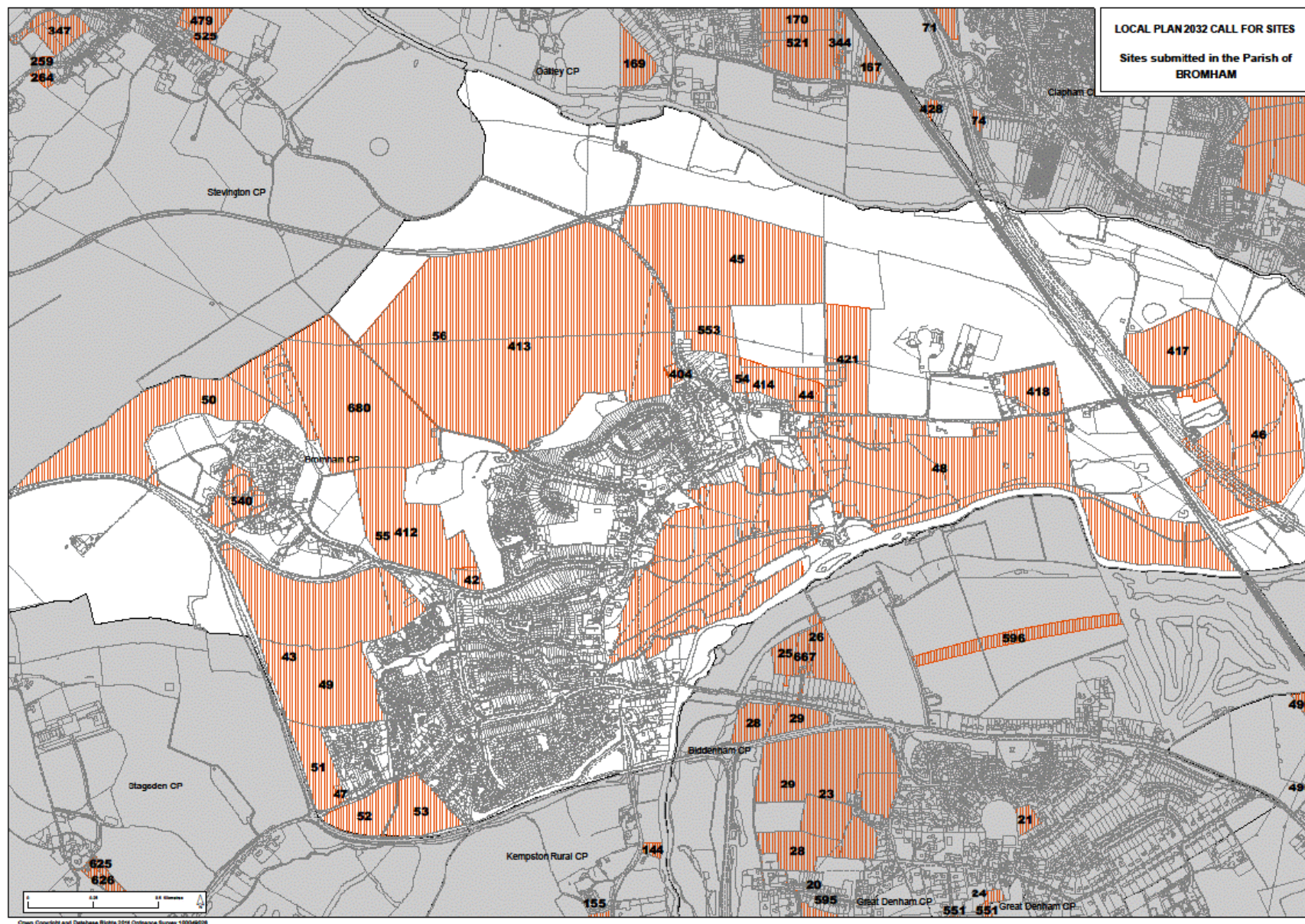
	uk	
Previously developed land	Call for sites info and Google Maps	No
Historic designations		
Listed buildings, ancient monuments, conservation area. ancient woodland etc.	Bedford Borough Council Historic Environment Record Data	No
Trees and Planting		
TPO trees?	Bedford Borough Council Website	None
Unprotected planting – hedges/trees etc.	Google Maps	Hedgerows on southern and western borders – adjoins trees area on south western boundary.
Overhead power cables	OS maps and Google Maps	Yes – in north eastern corner of site.
Flooding and watercourses		
Designated flood zone	Environment Agency website	Zone 1
Watercourses in site	Call for sites submission	No
Land contamination	Call for Sites submission	None recorded
Mineral resources on site	Mineral Resources Map for Bedfordshire – British Geological Survey https://www.bgs.ac.uk/downloads/start.cfm?id=2564	No
Highway access to site	Bedford Borough Council Highway and Transport Access Assessments	2016 assessment concluded that in highways/transport terms, the site was not suitable for development. The 2017 assessment also raised doubts about the site's suitability in highways terms.
Footpaths, RoW, Byways	Bedford Borough Maps/OS Maps.	Bridleway along eastern boundary – but in Site 56?
Accessibility to services	Google Maps	No. Bridleway into village is only current route.
Misc issues		
Affected by neighbouring development and current use, noise, air pollution or contamination	Call for sites submission and Google Maps	No

Visual and landscape impact	Call for sites submission and Google Maps	None indicated in Call for Sites submission
Relevant planning history or policies	Bedford Borough Council Website -planning	None known

APPENDIX A



APPENDIX B



This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.
This page will not be added after purchasing Win2PDF.