

Great Barford Neighbourhood Plan

Site Assessment Support Final Report

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Quality information

Prepared by Checked by Verified by Approved by

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Revision History

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Abbreviations used in the report

Abbreviation

BBC	Bedford Borough Council
DPD	Development Plan Document
DpH	Dwellings per Hectare
На	Hectare
GBPC	Great Barford Parish Council
NA	Neighbourhood Area
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
MHCLG	Ministry of Housing, Communities and Local Government
PDL	Previously Developed Land
PPG	Planning Policy Guidance
SEA	Strategic Environmental Assessment
SHELAA	Strategic Housing and Employment Land Availability Assessment

Executive Summary

Great Barford Parish Council is in the process of producing a draft Neighbourhood Development Plan and is looking to ensure that key aspects of its proposals will be robust and defensible.

The Great Barford Neighbourhood Development Plan, which will cover the whole of Great Barford Parish, is being prepared in the context of the emerging Bedford Borough Local Plan, which was submitted for Examination at the end of 2018. It is the intention of Great Barford Parish Council to allocate sites for development in the Neighbourhood Development Plan. The Local Plan states a housing requirement of 500 homes for Great Barford over the Local Plan period, but delegates the decision on the location of these homes to the Great Barford Neighbourhood Development Plan.

Bedford Borough Council, through the work being undertaken to prepare the emerging Local Plan, has undertaken a comprehensive site appraisal of all sites that came forwards as a result of previous "calls for sites" consultation. This work identified 15 suitable, available and achievable sites for development. Great Barford Parish Council has asked AECOM to take this work further by refining the Bedford Borough Council assessment to identify the best options for meeting the housing requirement in line with a set of local criteria to create a shortlist of options that would meet the Neighbourhood Development Plan objectives.

This report, therefore, revisits the Bedford Borough Council assessments, including the Strategic Housing and Economic Land Availability Assessment and Site Assessments and Potential Options for Allocation (2017)¹, and looks again at all the sites that have been assessed as suitable, available and achievable. This report also assesses these sites against specific criteria that are important to Great Barford Parish Council, in order to narrow down the best options for meeting the housing need and the Neighbourhood Development Plan criteria and objectives.

Site selection and allocation is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, developers and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

It is clear from the work that Bedford Borough Council have done, and from this assessment, that no group of sites are free from constraints. However, of the individual sites, three are considered to best meet the Neighbourhood Development Plan's objectives and a further 12 sites which potentially meet the Neighbourhood Development Plan's objectives, but are more constrained. The report presents a number of options for consideration in deciding which sites to allocate to meet the housing requirement.

The site selection process should include consultation with Bedford Borough Council and with all site promoters to understand how each option or/and sites could help the Parish Council fulfil the objectives of the emerging Great Barford Neighbourhood Development Plan.

¹ Site Assessments and Potential Options for Allocation, Bedford Borough Council, April 2017 was provided by GBPC by email (02/10/18)

1. Introduction

Background

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

The NDP, which will cover the Parish of Great Barford within the Borough of Bedford (**Figure 1.1**), is being prepared in the context of the emerging Bedford Borough Local Plan. The Parish Council intends the NDP, when adopted, to include allocations for housing.

Great Barford is within the administrative area of Bedford Borough Council (BBC), whose adopted Development Plan includes the Core Strategy & Rural Issues Plan² 2008 and the Allocations and Designations Local Plan³ 2013. The emerging Local Plan is the Local Plan 2030⁴, which was submitted to the Planning Inspectorate for Examination in December 2018.

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

The emerging Local Plan defines Great Barford as a Rural Key Service Centre and allocates a housing requirement of 500 homes to be delivered by 2030. It states that all sites to meet this housing requirement will be allocated in the NDP and reserves the right to allocate sites if the NDP does not do so, or if there is a shortfall.

BBC, through the work being undertaken to prepare the emerging Local Plan, has undertaken a comprehensive site appraisal of all sites (25 in total) that came forward as a result of previous "call for sites" consultations. They have identified 15 sites that they consider suitable, available and deliverable. In this context, the Parish Council has asked AECOM to undertake an independent and objective comparison of all sites that have been assessed as suitable by BBC to recommend which sites best meet the NDP's objectives. All sites considered have been assessed as suitable, available and deliverable for the development proposed. The site appraisal is therefore intended to guide decision making and provide evidence for the eventual site selection to help ensure that the NDP can meet the Basic Conditions⁵ considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

This site appraisal has therefore considered the fifteen sites, as identified by BBC, which were considered as suitable, available and deliverable. All of the existing work has been reviewed and site visits have been undertaken to verify the findings.

² Available at https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/core-strategy-rural-issues/

³ Available at https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/allocations-and-designations/

⁴ Available at https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/local-plan/

⁵ Available at https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum

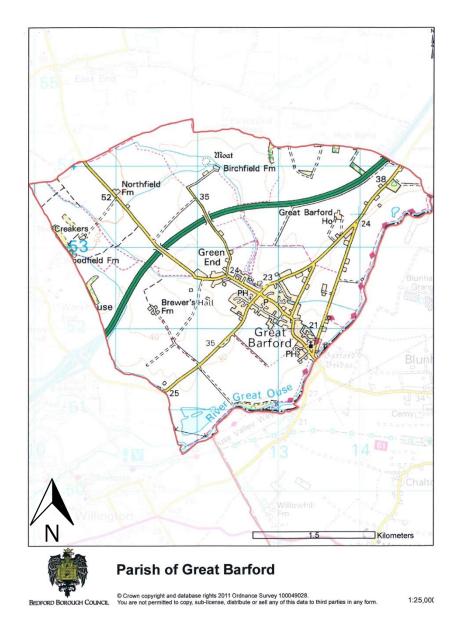


Figure 1.1 - Map of the Great Barford Neighbourhood Area (Source: Bedford Borough Council) Crown Copyright and Data Base Rights 2019 Ordnance Survey 100049028)

Documents reviewed

A number of sources have been reviewed in order to understand the history and the context for the NDP site allocations. These comprise:

- Local Plan 2030: Plan for Submission, 2018;
- Allocations and Designations Local Plan, July 2013;
- Core Strategy and Rural Issues Plan, April 2008;
- Bedford Strategic Housing and Employment Land Availability Assessment (SHELAA), 2018;
- Bedford Borough Landscape Sensitivity Study Group 1 and Group 2 Villages, September 2018;
- Information provided verbally and in writing by GBPC; and,
- Google Maps and Google Street View.

Planning Policy

NDP policies and allocations must be in accordance with the strategic policies of the Local Plan; in cases where NDPs are being developed before or at the same time as the Local Planning Authority is producing its Local Plan, the NPPF and PPG explain that particular regard should be paid to the evidence base and direction of travel for the emerging Local Plan.

Local Plan 2030: Plan for Submission (2018)

The policies of relevance include:

Policy 2S, Spatial Strategy – majority of rural growth will be achieved through NDPs.

Policy 3S, Amount and distribution of housing development – Great Barford is designated as a Key Service Centre. 500 homes are required to be allocated in Great Barford, and their location will be determined through the NDP. The Council will support the relevant local council and other representatives from local communities to identify the most appropriate means of meeting this requirement through the NDP.

Policy 38, Landscape character – Development proposals will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the Bedford Borough Landscape Character Assessment May 2014 (or as subsequently amended).

Allocations and Designations Local Plan (July, 2013)

The Allocations and Designations Local Plan (2013) made one allocation in the Parish of Great Barford, of Land at Bedford Road. The policy referring to this allocation is set out below. None of the sites considered in this report overlap with this allocation. A planning permission (Reference 16/00873/MAF, Alternative Reference PP-04926754) has since been approved for 54 dwellings on this site. The 54 dwellings have now been built out. It is assumed that regardless of this saved policy and subsequent planning permission, GBPC will still need to allocate for 500 homes. However this should be confirmed with BBC.

Policy AD20, Land at Bedford Road, Great Barford – Land here will be developed for a primary care facility and residential use. Key principles of the development include:

- Residential development of approximately 1.4ha;
- Land to provide a site for a primary care facility of approximately 0.4 hectares, on the frontage to Bedford Road; and
- Improvements to transportation networks including a new footway on Bedford Road, provision for a
 potential pedestrian link to Silver Street, exploring the opportunity for a school bus stop and drop-off
 parking, new junction with right turn lane and improvements to pedestrian and cycle networks including
 crossing of Bedford Road.

Core Strategy & Rural Issues Plan (April, 2008)

The BBC Core Strategy and Rural Issues Plan was adopted by the council in 2008 and is now quite dated – preceding the NPPF. If there are instances where a policy contained within the Core Strategy and Rural Issues Plan is no longer consistent with the NPPF, greater weight will be given to the NPPF.

The policies of relevance include:

Policy CP12, Settlement Policy Areas - defines settlement boundaries for villages with a built up character to protect the countryside for its own sake and focus's development to the built-up areas of villages. *Definition to be transferred to Local Plan 2030.*

Policy CP13, The Countryside and Development within it - land outside of settlement boundaries is countryside; development in the countryside will only be permitted in accordance with PPS7 (now extinct). This policy will be replaced by Local Plan 2030 Policy 6.

Policy CP14, Location of Development in the Rural Policy Area - where there is a proven need for development in the rural policy area, development will be focussed around the key service centres (including Great Barford). *This policy will be replaced by Local Plan 2030 Policies 4, 5 & 6.*

Policy CP15, Rural Key Service Centres - identifies Great Barford as a rural service centre. This policy will be replaced by Local Plan 2030 Policy 3S.

Policy CP16, Housing in the Rural Policy Area - allocates 1,300 dwellings to the rural policy area over the plan period. *This policy will be replaced by Local Plan 2030 Policy 3S*.

Policy CP17, Affordable Housing to meet Local Needs in the Rural Policy Area - rural exceptions, cascade policy. This policy will be replaced by Local Plan 2030 Policy 70.

2. Site Assessment Method

The site assessment method is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (updated September 2018)⁶, Neighbourhood Planning (updated September 2018)⁷, and the Neighbourhood Planning Site Assessment Toolkit⁸. These all help in determining whether a site is appropriate for allocation in a Development Plan based on whether it is suitable, available and achievable (or viable).

The methodology for carrying out the site assessment is presented below.

Task 1: Identify sites to be included in the assessment

As this report builds on previous work, it includes the findings of this previous work where appropriate. All sites assessed as suitable, available and deliverable by the BBC SHELAA 2018 have been included in this report. The conclusions of the sites rejected in the SHELAA were also reviewed to consider if any of these rejected sites should be reconsidered in a Neighbourhood Planning context.

Task 2: Consolidation of SHELAA results

GBPC requested the consolidation of the SHELAA assessment results for each of the sites. In particular, for the results of the SHELAA assessment to be reviewed against a list of key factors provided by GBPC. These key factors can be seen in **Appendix A** (GBNP AECOM Site Assessment Support Criteria). These factors are constraints and opportunities that are of particular importance to GBPC in their site selection decision making and are central to the NDP objectives. Also, by compiling what has already been produced by BBC, a useful summary of each site's existing evidence is made.

A table has been used to present this information, with each key factor assessed against each site considered in this assessment. This allows for an easy comparison and contrast of the site's key factors. The majority of the key factors have already been addressed in the BBC's Site Assessment. Therefore the table was populated by extracting the relevant information from this evidence base. For some of the key factors a high level assessment had to be conducted by AECOM as these were missing from the evidence, such as distance from existing green/open space. The sources of all the information has been provided in the table to distinguish between BBC existing evidence base and AECOM produced work.

Task 3: Local criteria assessment

GBPC produced a set of local criteria (eight in total) that they requested the sites were assessed against. All sites have been assessed in the SHELAA as suitable, available and deliverable. By producing this local criterion assessment, the sites that are more suitable in meeting the NDP's vision and objectives will be highlighted. This will assist GBPC in its site selection for allocation.

A tier rating of the sites has been established based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan; Tier 1 sites perform the best in meeting the local criteria, Tier 2 sites perform fairly well in meeting the local criteria but do have some constraints and Tier 3 sites perform poorly in terms of meeting the local criteria (but nevertheless are still considered suitable for allocation as concluded by BBC).

⁶ https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment

⁷ https://www.gov.uk/guidance/neighbourhood-planning--2

 $^{{\}color{red}^{8}} \underline{\text{https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/2}}$

Task 4: Consolidation of assessment

The three potential allocation options produced by BBC have been visited at this stage, as well as other options identified by AECOM, to help guide decision making on which collection of sites can be allocated for Great Barford to meet its housing requirement.

3. Identified Sites

This section sets out sites identified in the BBC SHELAA 2018, comprising sites submitted by landowners and developers in response to the call for sites exercises associated with the Local Plan 2030.

Table 1.1 - Sites identified at Great Barford in the Bedford SHELAA 2018

Site Ref.	Site Name	Performance	Summary of reason(s) given for rejection	Assessed capacity (dwellings)
114	Brewers Hall Farm, New Rd	Site suitable, available and deliverable		200
115	Bridge Farm, High St	Rejected	Over two-thirds of the site is within Flood Zone 3 because it is adjacent to the River Great Ouse, including the potential site access.	
116	Coalville Farm, Bedford Rd	Site suitable, available and deliverable		220
118	College Farm North	Site suitable, available and deliverable		104
119	Great Barford Lakes	Rejected	Greater than 0.5m from SPA. Also promoted for tourism/recreation use, not residential.	
120	Roxton Road Depot	Rejected	Highway constraint. Also promoted for employment use, not residential.	
121	Penwrights Land, Roxton Rd	Rejected	The site was excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities.	
122	Trinity College Farm, Bedford Rd	Rejected	The site was excluded from further assessment at Stage 2 because it does not relate well to the structure of the settlement and existing facilities	
123	Land at Addingtons Rd, Roxton Rd	Site suitable, available and deliverable		100
124	Land at Birchfield Rd	Rejected	Highway constraint – the site is inaccessible from the strategic road network.	
125	Land at Green End	Site suitable, available and deliverable		20-30
126	Land at High St	Rejected	Compromises open space and views – the site is a designated Village Open Space.	
127	Land at Home Farm	Site suitable, available and deliverable		70
128	Land at Roxton Rd	Site suitable, available and deliverable		240
129	Land at Silver St	Site suitable, available and deliverable		10
130	Land north of Roxton Rd	Site suitable, available and deliverable	Currently subject to planning permission, therefore is already considered part of the housing land supply for Great Barford and not taken forward in this report. However GBPC should confirm with BBC if this counts towards the allocation of 500 homes.	80
131	The Nurseries	Rejected	Existing business park	
495	Land between Addingtins Rd and New Rd	Site suitable, available and deliverable		350
526	Land at Roxton Rd	Site suitable, available and deliverable		100-120

Site Ref.	Site Name	Performance	Summary of reason(s) given for rejection	Assessed capacity (dwellings)
532	Land north of Roxton Rd	Site potentially suitable, available and deliverable		500
535	Land at New Rd	Site suitable, available and deliverable		300-350
603	College Farm	Site suitable, available and deliverable		350
604	Depot Site, Roxton Rd	Rejected	Highway constraint – width of existing access cannot be upgraded to adoptable standards. Site can therefore accommodate a maximum of only 5 dwellings.	
605	Land between Addingtins Rd and Roxton Rd	Site suitable, available and deliverable		8-10
670	Land at Green End	Site potentially suitable, available and deliverable		210

Figure 3-1 below illustrates the layout and relationship of 25 sites considered in the SHELAA.

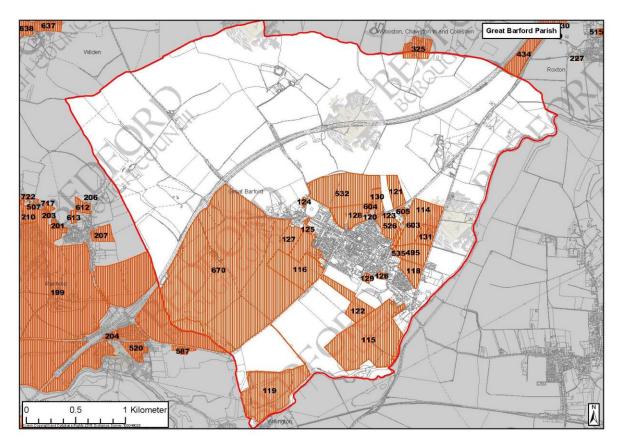


Figure 3.1 – Map of all 25 submitted SHELAA sites (Source: Bedford Borough Council)

A number of sites were discounted in the SHELAA for a variety of reasons. These conclusions have been reviewed and are considered sound. Therefore, these discounted sites have not been taken forward for assessment.

All sites taken forward in this report were assessed as suitable in the SHELAA 2018. Site 130 has not been taken forwards because planning permission has been approved on the site and, therefore, it does not need to be assessed in this report. These sites are mapped in **Figure 3-2** below. This report aims to avoid duplicating work that has already been undertaken by BBC and builds upon the existing information.

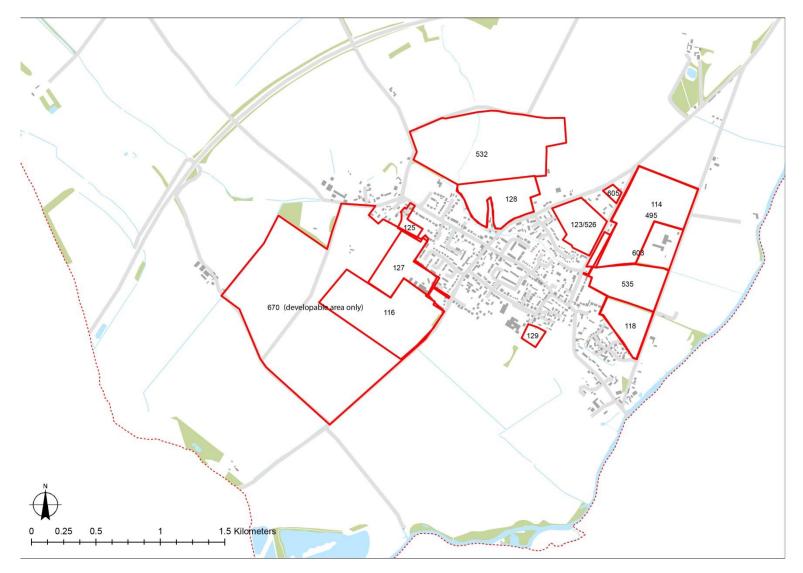


Figure 3.2 – Sites considered in this Site Assessment (Source: AECOM)

4. Site Assessment

Key Factors Assessment

The key factors assessment table below (**Table 4.1**) is a summary of the assessment of the fifteen potential development sites against the key factors listed in pages 2 and 3 of the Great Barford NDP AECOM Site Assessment Support Criteria document. **Table 4.1** has been populated by using existing information in the evidence base for BBC's Local Plan, for example the 2018 SHELAA. For any factors not already considered by BBC as part of the suitability assessment for development, a high level assessment has been conducted by AECOM, unless this is covered in the local criteria assessment further on in this report.

The following factors were put forward for consideration by the steering group (AECOM notes in italics):

GBPC Key Criteria	Application of criteria in Key Factors Site Assessment
Site size / capacity	SHELAA 2018 information has been used
Density	SHELAA 2018 information has been used
Visual influence	Not included in BBC's Site Assessment evidence. Not covered at this stage, will be assessed as part of the Local Criteria Assessment (see page 20).
Landscape sensitivity	SHELAA 2018 information has been used
Flood risk	SHELAA 2018 information has been used
River and brook	There is some evidence available within the BBC Level 1 SFRA Report (June 2015) for surface water flooding risk. However, this includes a caveat that the uFMfSW maps are not suitable for identifying whether an individual property will flood, neither are they intended to be definitive. In addition, the ground water flooding risk is too high level to be used in this assessment.
Conservation / heritage	SHELAA 2018 information has been used.
Settlement character	SHELAA 2018 information has been used.
Green space / open space, impact on use / views of	Not included in BBC's Site Assessment evidence. Not covered at this stage, will be assessed as part of the Local Criteria Assessment (see page 20).
Minerals	SHELAA 2018 information has been used.
Public Right of Way (PRoW)	SHELAA 2018 information has been used.
Walkability	SHELAA 2018 information has been used.
Transport	SHELAA 2018 information has been used.
Vehicle access	SHELAA 2018 information has been used.
Traffic, impact of extra movements on existing village through roads and feeding into the strategic road network	Not included in detail in BBC's Site Assessment evidence. Not covered at this stage, will be assessed as part of the Local Criteria Assessment (see page 20).
Type of housing	SHELAA 2018 information has been used.
Logistics (single large site or	This is something that will be considered once the local criteria site assessment has

distributed smaller sites)	been completed.
Infrastructure and community assets	SHELAA 2018 information has been used.
Business units	AECOM own high level assessment.
Leisure	AECOM own high level assessment
Green / open space	AECOM's own high level assessment based on distances from designated Village Open Spaces as per adopted Policies Map 2014.
Landscaping	This can be influenced by NDP policies and at the planning application stage. Not appropriate to decide between sites, therefore, not included.
Infrastructure / facility loading	The NDP should ensure that there is adequate infrastructure planned to deliver the level of housing proposed. This should be set out in the BBC Local Plan Infrastructure Delivery Plan.

Table 4.1 has been split into two parts, (a) and (b), to make it more legible. **Table 4.1** (a) shows the key factors assessment for Site 114 through to Site 129. **Table 4.1** (b) shows the key factors assessment for Site 495 through to Site 670.

Table 4.1(a): High Level Review of Key Criteria (as listed in pages 2 and 3 of the GBNP AECOM Site Assessment Support Criteria)

Site	114	116	118	123	125	127	128	129
Capacity (dwellings) (taken from the SHELAA)	200	220	104	100	20-30	70	240	10
Density - dwellings per hectare (dph) (taken from the SHELAA)	17	17	30	23	25	9	40	14
Landscape sensitivity – shallow valley / higher ground (taken from the SHELAA)	No issues identified in SHELAA	No issues identified in SHELAA.	No issues identified in SHELAA.	No issues identified in SHELAA.	Opportunity to enhance the edge of the settlement with suitable landscaping.	No issues identified in SHELAA	Opportunity to enhance the edge of the settlement with suitable landscaping.	Opportunity to enhance the edge of the settlement with suitable landscaping
Flood risk (taken from the SHELAA)	No flood risk identified.	No flood risk identified.	No flood risk identified.	No flood risk identified.	No flood risk identified.	No flood risk identified.	No flood risk identified.	No flood risk identified.
River and Brook – impact from surface and ground drainage from site(s) (Bedford Borough Council Level 1 SFRA Report (June 2015))	Low (1 in 1000 year) risk of surface water flooding.	No risk of surface water flooding.	Low (1 in 1000 year) risk of surface water flooding.	No risk of surface water flooding.	No risk of surface water flooding.	No risk of surface water flooding.	No risk of surface water flooding.	No risk of surface water flooding.
Conservation / heritage (taken from the SHELAA)	Moderate impact on heritage assets. The site is adjacent to Great Barford Conservation Area.	Moderate impact on heritage assets.	Moderate impact on heritage assets. Potential setting impact on Barford Bridge Scheduled Monument. Numerous listed buildings at 100-200m distance. 50m away from Great Barford Conservation Area.	Limited impact on heritage assets.	Moderate impact on heritage assets. Several listed buildings within 50- 150m. Site is partially within Great Barford Conservation Area.	Limited impact on heritage assets.	Moderate impact on heritage assets. Several listed buildings within 100m of the site.	Moderate impact on heritage assets. Several listed buildings within 100m and adjacent to Great Barford Conservation Area.

Site	114	116	118	123	125	127	128	129
Settlement character – influence on open views around and within village (taken from the SHELAA)	The site is contained by main roads to the east and west and by a footpath /bridleway to the north. On its own it does not relate well to the settlement character however this improves if considered with other sites.	The site projects out into the countryside.	The site is contained by New Road to the east, residential development to the west and south and by existing field boundaries to the north / north-east.	The site is contained by roads that provide a clear boundary to development.	There is no clear boundary to the development. The site is in the countryside.	The site projects out into the countryside. There are no clear boundaries to development.	The site is located on gently rising ground but does not impact on key views. There is no clear boundary to the north of the site and it projects out into the countryside.	The site is in the open countryside. The site is contained by development to the north and west and by a public path to the south west.
Minerals – safeguarding (taken from the SHELAA)	Not within mineral safeguarding zone.	Site is within 300m of the Bridge Farm Strategic mineral site for sand and gravel extraction.	Site is within 300m of a mineral safeguarding area.	Not within mineral safeguarding zone.	Not within mineral safeguarding zone.	Site is within 300m of a mineral safeguarding area.	Not within mineral safeguarding zone.	Site is within 300m of a strategic mineral site and is within a mineral safeguarding area.
PRoW (taken from the SHELAA)	Footpath within site.	None.	None.	None.	None.	None.	Footpath within site.	Footpath within site.
Walkability – how does the site relate to access / distance to key services (taken from the SHELAA)	Poorly to moderately located to key services.	Favourably located to key services.	Moderately located to key services.	Favourably located to key services.	Moderately located to key services.	Favourably located to key services.	Favourably located to key services.	Favourably located to key services.
Transport – how does the site relate for access to bus stops (taken from the SHELAA)	Moderately located.	Moderately located.	Favourably located.	Moderately located.	Moderately located.	Moderately located.	Favourably located.	Favourably located.

Site	114	116	118	123	125	127	128	129
Vehicle access (taken from the SHELAA)	Suitable existing access.	Access not suitable as left hand visibility splay cannot be achieved.	Suitable existing access.	Suitable existing access.	Suitable existing access.	Suitable existing access.	Suitable existing access.	Suitable existing access.
Type of housing site can accommodate (taken from the SHELAA)	Developer proposed owner occupied and affordable rental. Family houses.	Developer proposed owner occupied and affordable rental. Family houses.	Developer proposed owner occupied, affordable rental and shared ownership. Family houses.	Developer proposed owner occupied, private rented housing, affordable rental and shared ownership. Family houses, self-build and older person housing.	Developer proposed owner occupied, affordable rental and shared ownership. Family houses, self- build and older person housing.	Developer proposed owner occupied, private rented housing, affordable rental and shared ownership. Family houses, self-build and older person housing.	Developer proposed owner occupied, private rented housing, affordable rental and shared ownership. Family houses and self-build.	Developer proposed owner occupied, private rented housing, affordable rental and shared ownership. Family houses, self-build and older person housing.
Infrastructure and community assets – can site(s) provide new / enhance existing? (taken from the SHELAA)	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.
Business units – can site accommodate? (AECOM's own high level assessment)	If it can be demonstrated that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The site is	If it can be demonstrated that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The site is	If it can be demonstrated that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The site is	If it can be demonstrated that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The site is	If it can be demonstrated that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The site is	The site appears to have existing business/agriculture use on it and therefore should be suitable for allocation for mixed use.	If it can be demonstrated that there is a need for business use is potentially suitable for business use or a mix of business and other uses including residential. The site is	This site may not be suitable for employment use as it is relatively small and the main access is off a relatively small residential road.

Site	114	116	118	123	125	127	128	129
	adjacent to Roxton Road that links to the A421 and A1, is moderately near the centre of Great Barford and appears to be adjacent to existing business use.	adjacent to Bedford Road that links to the A421 and A1, and it is moderately located to the centre of Great Barford.	adjacent to New Road, and is moderately located to the centre of Great Barford but is located further away from the strategic road network.	adjacent to Roxton Road that links to the A421 and A1, and it is moderately located to the centre of Great Barford.	adjacent to Green End Road and is moderately located to the centre of Great Barford.		adjacent to Roxton Road that links to the A421 and A1, and it is favourably located to the centre of Great Barford.	
Leisure – can site accommodate? (AECOM's own high level assessment)	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential, as it has good road access and is moderately located to the centre of Great Barford.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	This site may not be suitable for leisure use as it is relatively small and access is off a relatively small residential road.
Green / open space – ease of access from site? (AECOM's own high level assessment based on distances from designated Village Open Spaces as per adopted Policies Map 2014)	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.
Overall Conclusion of High Level Review	Moderate impact on heritage assets. Site in isolation would not be well related to the settlement but could be considered as part of a larger development. These	· ·	Moderate impact on heritage assets including potential impact on the setting of Barford Bridge Scheduled Monument. These conclusions	No significant constraints identified. These conclusions relate solely to the selected criteria considered in this table.	Moderate impact on heritage assets and there is no clear boundary for development. These conclusions relate solely to the selected criteria	The site projects out into the open countryside with no clear boundaries to development but no other significant constraints identified. These conclusions relate solely to the selected criteria considered in this table.		Moderate impact on heritage assets but no other significant constraints identified. These conclusions relate solely to the selected criteria

Site	114	116	118	123	125	127	128	129
	conclusions relate		relate solely to the		considered in this		relate solely to the	considered in this
	solely to the selected		selected criteria		table.		selected criteria	table.
	criteria considered in		considered in this				considered in this	
	this table. table.				table.			

Table 4.1 (b): High Level Review of Key Criteria (as listed in pages 2 and 3 of the GBNP AECOM Site Assessment Support Criteria)

Site	495	526	532	535	603	605	670
Capacity (dwellings) (taken from the SHELAA)	350	100-120	500	300-350	350	8-10	2,200
Density - dwellings per hectare (dph)	20	35	35-40	25	10-20	25	10-20
Landscape sensitivity – shallow valley / higher ground (taken from the SHELAA)	The site may impact on key views of All Saints Church and Great Barford Bridge.	No issues identified in SHELAA.	SHELAA made no comment, therefore assumed not to be an issue.	The site may impact on key views of All Saints Church and Great Barford Bridge.	The site may impact on key views of All Saints Church and Great Barford Bridge.	No issues identified in SHELAA.	No clear boundaries for development.
Flood risk (taken from the SHELAA)	Some flood risk identified.	No flood risk identified.	Some flood risk identified.	No flood risk identified.	Some flood risk identified.	No flood risk identified.	No flood risk identified.
River and Brook – impact from surface and ground drainage from site(s) (taken from the SHELAA)	Largely within Low (1 in 1000 year) but some areas of High (1 in 30 year) risk of surface water flooding.	No risk of surface water flooding.	Small area of High (1 in 30 year) risk of surface water flooding.	Some Low (1 in 1000 year), some Medium (1 in 100 year) and some High (1 in 30 year) risk of surface water flooding.	Largely within Low (1 in 1000 year) but some areas of High (1 in 30 year) risk of surface water flooding.	Low (1 in 1000 year) risk of surface water flooding.	Small areas of Low (1 in 1000 year), Medium (1 in 100 year) and High (1 in 30 year) risk of surface water flooding.

Site	495	526	532	535	603	605	670
Conservation / heritage (taken from the SHELAA)	Moderate impact on heritage assets. Site is in known area of extensive prehistoric activity, listed buildings and Conservation Area in vicinity. Great Barford Bridge scheduled monument nearby.	Moderate impact on heritage assets.	Moderate impact on heritage assets. Mid-Saxon remains and prehistoric cropmark enclosures on site. May have some important hedgerows present. Northwest and northeast of Conservation Area. Potential impact on setting of scheduled monuments at Birchfield Farm and Palace Yard would need assessing. Number of listed buildings within vicinity.	Moderate impact on heritage assets. Known area of prehistoric activity.	Moderate impact on heritage assets. Known area of extensive prehistoric activity. Conservation Area in immediate vicinity. Potential impact on setting of Great Barford Bridge Scheduled Monument. Small number of listed buildings within 500m.	Moderate impact on heritage assets. Ring ditches and enclosures visible as cropmarks in the east. Bronze Age and middle Iron Age pits and ditches uncovered. Small number of listed buildings within 500m.	Moderate impact on heritage assets. Extensive cropmarks of prehistoric /Roman enclosures and ring ditches. Known Iron Age occupation. Small area of ridge and furrow and part of medieval roadside settlement of Green End. Adjacent to a Conservation Area, number of listed buildings within 500m and Howbury Ringwork Scheduled Monument within 70m of boundary.
Settlement character – influence on open views around and within village (taken from the SHELAA)	The site is contained by main roads which provide a clear boundary to development. The site projects out into the countryside.	The site is contained by roads that provide a clear boundary to development.	The site is located on gently rising ground but does not impact on key views. There is no clear boundary to the north of the site and it projects out into the countryside.	The site does not relate particularly well to the settlement character but this could be reduced with the allocation of adjacent site 118. The site is contained to the east by a road and to the north by a watercourse. The site projects out into the countryside.	The site is contained by main roads which provide a clear boundary to development. The site projects out into the countryside.	The site does not relate well to the structure of the settlement on its own however this could be mitigated through the allocation of site 526. The site is contained by main roads and existing development which provide a clear boundary to development.	No comment by BBC.
Minerals – safeguarding (taken from the SHELAA)	Site is within 300m of a mineral safeguarding area in the southern section.	Not within mineral safeguarding zone.	Not within mineral safeguarding zone.	Not within mineral safeguarding zone.	Southern part of site is within 300m of a mineral safeguarding area.	Not within mineral safeguarding zone.	Site within 300m of bridge farm mineral site for sand and gravel extraction, adjacent to a mineral safeguarding area and within 300m of the Dairy Farm mineral extraction site.

Site	495	526	532	535	603	605	670
PRoW (taken from the SHELAA)	None.	None.	Footpath within site.	None.	None.	None.	Footpath within site.
Walkability – how does the site relate to access / distance to key services (taken from the SHELAA)	Favourably located to key services.	Moderately located to key services.	Favourably located to key services.	Moderately located to key services.	Moderately located to key services.	Moderately located to key services.	Moderately located to key services.
Transport – how does the site relate for access to bus stops (taken from the SHELAA)	Moderately located.	Moderately located.	Moderately located.	Moderately located.	Moderately located.	Moderately located.	Moderately / Poorly located.
Vehicle access (taken from the SHELAA)	Existing access would need improving.	Existing access would need improving.	Suitable existing access.	Existing access would need improving.	Existing access would need improving.	Suitable existing access.	Existing access would need improving.
Type of housing site can accommodate (taken from the SHELAA)	Developer proposed owner occupied, affordable rental and shared ownership. Family houses.	Developer proposed owner occupied, affordable rental, shared ownership and starter homes. Family houses.	Developer proposed owner occupied and low cost housing. Family homes and starter homes.	Developer proposed owner occupied, private rented housing, affordable rental and shared ownership. Family houses and starter homes.	Developer proposed owner occupied, private rented housing, affordable rental and shared ownership. Family houses, self-build and older person housing.	Developer proposed owner occupied, family homes and older people housing.	Developer proposed owner occupied, private rented housing, affordable rental and shared ownership. Family houses, self-build homes, older people housing and starter homes.

Site	495	526	532	535	603	605	670
Infrastructure and community assets – can site(s) provide new / enhance existing? (taken from the SHELAA)	Site can offer new space for allotments. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	Site can offer new community centre and doctor's surgery. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	Public amenity provisions, community and education facilities as necessary as part of a comprehensive scheme. This can be discussed with landowner/developer once sites have been shortlisted.	None suggested by developer. This can be discussed with landowner/developer once sites have been shortlisted.	Public amenity provision as necessary as part of a comprehensive development. This can be discussed with landowner/developer once sites have been shortlisted.
Business units – can site accommodate? (AECOM's own high level assessment)	that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The	If it can be demonstrated that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The site is adjacent to Roxton Road that links to the A421 and A1, and it is moderately located to the centre of Great Barford.	mixed use by the promoter, which the Council have accepted. Therefore if it can be demonstrated that there is a need for business	If it can be demonstrated that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The site is moderately located to the centre of Great Barford and appears to be adjacent to an existing business use.	mixed use by the promoter, which the Council have accepted. Therefore if it can be demonstrated that there is	If it can be demonstrated that there is a need for business use, this site is potentially suitable for business use or a mix of business and other uses including residential. The site is adjacent to Roxton Road that links to the A421 and A1, is moderately located to the centre of Great Barford and appears to be adjacent to existing business use.	mixed use by the promoter, which the Council have accepted. Therefore if it can be demonstrated that there is a need for business use,
Leisure – can site accommodate? (AECOM's own high level assessment)	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential. The site has good road access and is moderately located to the centre of Great Barford.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	The site is proposed as to include public amenity provision by the promoter, which the Council have accepted. Therefore if it can be demonstrated that there is a need for leisure use, this site could be allocated for mixed use.	If it can be demonstrated that there is a need for leisure use, this site is potentially suitable for leisure use or a mix of leisure and other uses including residential.	The site is proposed as to include public amenity provision by the promoter, which the Council have accepted. Therefore if it can be demonstrated that there is a need for leisure use, this site could be allocated for mixed use.

Site	495	526	532	535	603	605	670
Green / open space – ease of access from site? (AECOM's own high level assessment based on distances from designated Village Open Spaces as per adopted Policies Map 2014)	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.	Site is in walkable distance to green / open space.
Overall Conclusion of High Level Review	The site may impact on key views of All Saints Church and Great Barford Bridge. Some flood risk is identified and existing access would need improving. These conclusions relate solely to the selected criteria considered in this table.	Moderate impact on heritage assets. SHELAA states that access would be a constraint. These conclusions relate solely to the selected criteria considered in this table.	Some flood risk identified, moderate impact on heritage assets and there is no clear boundary to the north of the site which projects out into the open countryside. These conclusions relate solely to the selected criteria considered in this table.	The site may impact on key views of All Saints Church and Great Barford Bridge and existing access would need improving. These conclusions relate solely to the selected criteria considered in this table.	The site may impact on key views of All Saints Church and Great Barford Bridge, some flood risk identified and existing access would need improving. These conclusions relate solely to the selected criteria considered in this table.	Moderate impact on heritage assets including possible archaeology remains. These conclusions relate solely to the selected criteria considered in this table.	Moderate impact on heritage assets including possible archaeology remains, and existing access would need improving. These conclusions relate solely to the selected criteria considered in this table.

Great Barford Local Criteria Assessment

GBPC have produced a set of local criteria (eight in total) that they wish to be considered to refine the site allocation options in Great Barford from the sites that have already been assessed as suitable, available and achievable in the SHELAA. By producing this local criteria assessment, the sites that are more appropriate to meet the NDP's vision and objectives may be identified.

This exercise has resulted in a tier rating of the sites based on how well the site meets the local criteria; Tier 1 sites perform the best in meeting the local criteria, Tier 2 sites perform fairly well in meeting the local criteria but do have some constraints and Tier 3 sites perform poorly in meeting the local criteria (but nevertheless are still considered suitable for development as concluded by BBC).

The following list sets out the 'local criteria' provided by GBPC (from the GBNP Support Criteria in Appendix A):

- Avoid any adverse visual impact on the local character, and preserve the openness and long views
 across gently rising slopes of the Renhold Clay Farmlands (1e), to the north and north-west of the
 village (taken from Landscape Sensitivity Study Group 1 and Group 2 Villages, Bedford and Kempston
 Urban Edge September 2018).
- 2. Development to be kept below the 25m contour.
- 3. Conserve the open setting and views of the distinctive Medieval Bridge and nearby Church Tower.
- 4. Be sympathetic to, complement and enhance the established rural village setting.
- 5. Views seen on entering the village from all directions are important. New development beyond the current built envelope should retain the rural character, and not adversely affect the visually open aspect of farmland blending into the village environment. There should be a soft transition to conserve the tranquil setting of a rural community.
- 6. New developments should not harm the heritage assets and their settings.
- 7. Consideration to traffic routes from new development sites. Generation of additional traffic flows should avoid the already narrow and congested High Street, Silver Street, Addingtons Road and Green End Road, and should feed into the local and wider network with minimal impact⁹.
- 8. Any development within Flood Risk zones will have to accommodate flood mitigation measures. This may limit development on some proposed sites, and reduce their potential for available housing density.

Figures 4-1 to 4-3 below illustrates the main landscape, heritage, traffic and flood risk constraints in Great Barford.

The local criteria assessment for each site is shown in **Tables 4-2** to **4-15** below. The Key Factors Assessment above (**Table 4.1 a & b**) provided the consolidation and analysis of BBC's existing assessment, while the Local Criteria Assessment below builds on this information and provides more focus and detail on key constraints in Great Barford. This will assist GBPC in narrowing down their site allocation options.

Table 4.1 (a) and **(b)** were, for the majority, based on BBC's SHELAA work, the local criteria assessment below is a new assessment, based on the following sources:

- Bedford Borough Landscape Sensitivity Study Group 1 and Group 2 Villages, September 2018;
- BBC Local Plan policy documents (see policy review in Chapter 1);
- Information provided verbally and in writing by GBPC;
- Google Maps and Google Streetview;
- Environment Agency Flood Mapping¹⁰;

⁹ This assessment is only able to provide a high level view on potential traffic impacts. A traffic survey for the assessment or traffic modelling as part of individual planning applications would be able to provide a more accurate assessment of the traffic impacts of new development.

- Magic Maps¹¹; and
- Views and observations from AECOM's site visit.

¹⁰ https://flood-map-for-planning.service.gov.uk/ 11 https://magic.defra.gov.uk/MagicMap.aspx

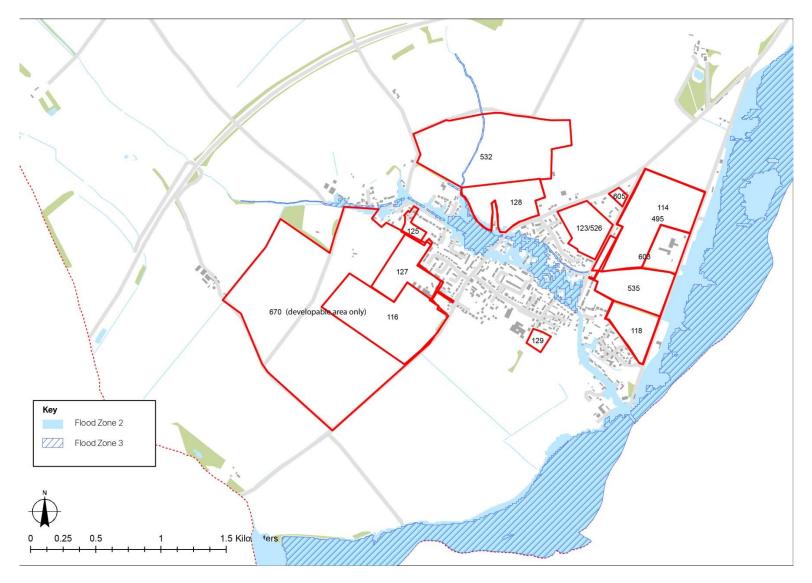


Figure 4.1 – Flood constraints in Great Barford (Source: AECOM)

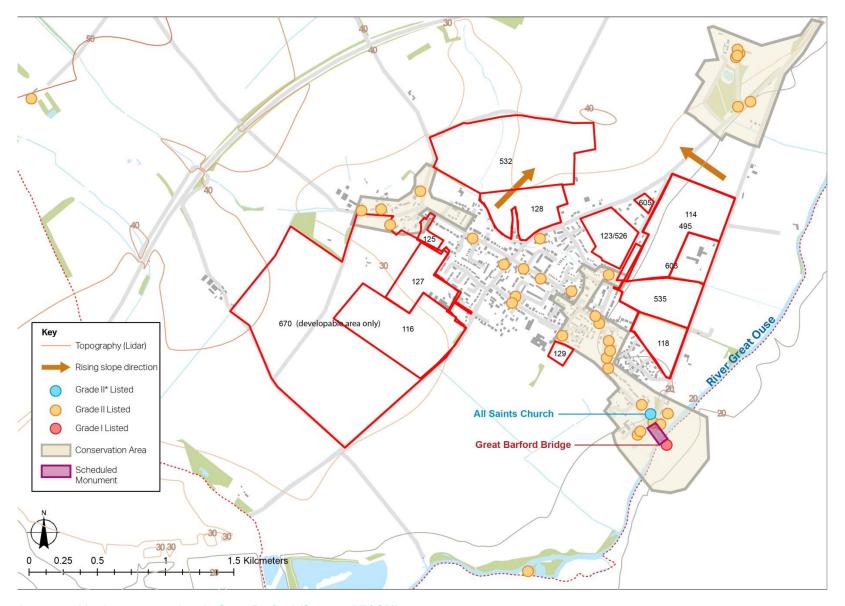


Figure 4.2 –Landscape and heritage constraints in Great Barford (Source: AECOM)

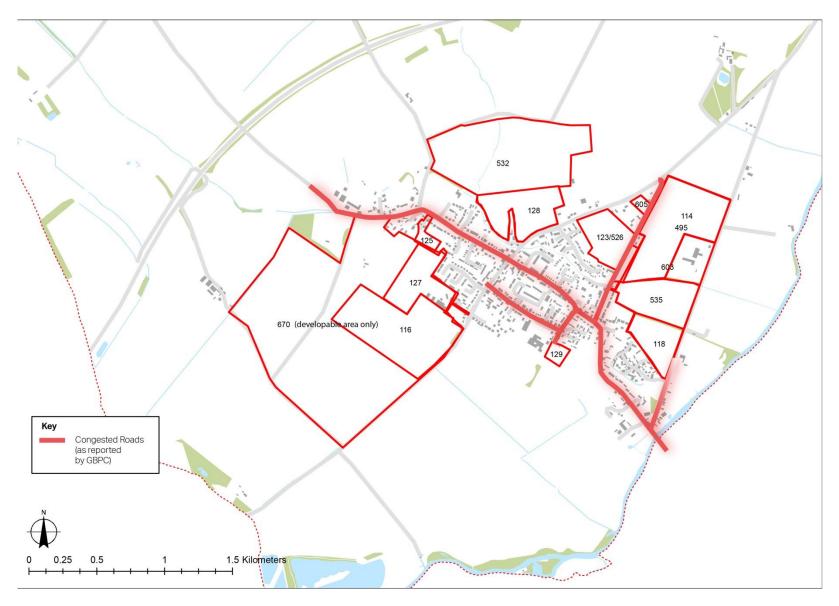


Figure 4.3 –Traffic constraints in Great Barford (as reported by GBPC) (Source: AECOM)

Table 4.2 - Site 603 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The site is mainly flat land with existing moderate screening. Although the River Great Ouse is located close to the site. Good design and appropriate screening would help reduce any visual impact of development on the nearby river corridor.
2.	Contour level	Between 15 and 25m – below recommend contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The designated Church Spire is visible from this site and it is within the setting of Barford Bridge Scheduled Monument. Maintaining the open setting of these heritage assets is an important consideration in the Landscape Sensitivity Study (2018). However new housing on Woodpecker Close has created a precedent for housing within the setting of these heritage assets. Therefore development on this site cannot be ruled out because of this criterion but good design and appropriate screening would be required to reduce any visual impact of development.
4.	Scale and nature of development sympathetic to rural setting	The site is adjacent to the settlement boundary but development here would be a large extension to Great Barford and could significantly change the existing settlement pattern. This could be mitigated if there was a smaller developable area being considered.
5.	Views seen on entering the village	The natural low topography of the site and the existing vegetation on the boundaries of Roxton Road and New Road result in there being fairly limited views seen from and to the village. Good design and appropriate screening would help reduce any visual impact of development.
6.	Heritage impacts	The site is adjacent to the Conservation Area and is close to a number of Grade II listed buildings. Development may impact these heritage assets and therefore there should be good design and appropriate screening to mitigate any impact of development.
7.	Traffic routes	The adjacent site is a light to medium industrial site that has planning permission for heavier industry. This would increase traffic on New Road, which is reported by GBPC to experience congestion. This congestion is reported to be exaggerated in the weekend due to the community/recreational facilities located on New Road. Traffic generated from this site could also affect Barford Bridge which is a single lane signal controlled and therefore very constrained.
8.	Flood Risk	The site is within Flood Zone 1 but does have a small watercourse running across it in the centre. The site does suffer from a low risk of surface water flooding. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Other		A key constraint that falls outside the local criteria is the location of a sewage works directly opposite the site. It is screened from the site but there may be an odour and it could affect the viability of the site.
		The site is next to an existing industrial use which has planning permission for intensification of industrial uses which may cause noise and pollution. The impact of the operations on prospective residents should be taken into account and mitigation measures considered e.g. buffer landscaping and screening.
Capacity	(dwellings)	350 (taken from the BBC 'call for sites')
Conclusi	on	There are significant landscape impacts if the entire site was built out. Traffic impacts would need to be tested and mitigation measured proposed before the site could be allocated. The large scale of the site means that the impacts are more significant and the site performs less well against the criteria.
Overall ti	ier rating of site to meet local criteria	







Views of Site 603 from New Road

Table 4.3- Site 114 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The site is mainly flat land with existing moderate screening. Due to the slope located to the west of the site, development here would have limited impact on the openness and long views across the landscape.
2.	Contour level	15-20m contour – below recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The site will have limited impact on the setting and views of these heritage assets due to its natural topography and the distance from these assets.
4.	Scale and nature of development sympathetic to rural village setting	The site is only just adjacent to the settlement boundary and without the development of Sites 123/526 or/and 118/535, development here would not relate well to the village. If the site was considered as part of a collection of sites providing infrastructure, including green infrastructure, to support a new population this could constitute a more rational extension to Great Barford.
5.	Views seen on entering the village	The natural low topography of the site and the existing vegetation on the boundaries of Roxton Road and New Road result in there being fairly limited views of this site outside of the village. Good design and appropriate screening would help reduce any visual impact of development.
6.	Heritage impacts	The south-western corner is adjacent to the Great Barford Conservation Area. There is also a Grade II listed building to the south-west of the site but there is sufficient screening to mitigate the visual impact of development. Due to the adjacent Conservation Area, the site could have a low to moderate impact on heritage assets.
7.	Traffic routes	The adjacent site is a light to medium industrial site that has planning permission for heavier industry. This would increase traffic on New Road, which is reported by GBPC to experience congestion. Traffic generated from this site could also affect Barford Bridge which is single lane signal controlled and therefore very constrained. However there is potential to connect with the strategic road network and the A1.
8.	Flood Risk	The site is within Flood Zone 1 but there is a small watercourse running along the southern boundary. The site has a low risk of surface water flooding. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Other		The site is next to an existing industrial use which has planning permission for intensification of industrial uses which may cause noise and pollution. The impact of the operations on prospective residents should be taken into account and mitigation measures considered e.g. buffer landscaping and screening.
Capacity	(dwellings)	200 (taken from the BBC 'call for sites')
Conclusi	ion	The impact of development on landscape is considered to be minimal when considered against the visual sensitivities identified in the Landscape Sensitivity Study (2018). The site is visually separated from Great Barford Bridge and All Saints Church Tower. Impact on the Conservation Area and traffic network are more likely. Sensitive design and traffic mitigation measures would be needed to mitigate these impacts. Without the development of the adjoining sites, development here would not relate well to the settlement pattern.
Overall ti	ier rating of site to meet local criteria	2





Views of Site 114 from New Road

Table 4.4 - Site 118 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The land is flat and low and therefore the site is screened from the surrounding area. Although the River Great Ouse is located close to the site. Good design and appropriate screening would help reduce any visual impact of development on the nearby river corridor.
2.	Contour level	20m – below recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The designated Church Spire is visible from this site and it is within the setting of Barford Bridge Scheduled Monument. Maintaining the open setting of these heritage assets is an important consideration in the Landscape Sensitivity Study (2018). However new housing on Woodpecker Close has created a precedent for housing within the setting of these heritage assets. Therefore development on this site cannot be ruled out because of this criterion but good design and appropriate screening would be required to reduce any visual impact of development.
4.	Scale and nature of development sympathetic to rural setting	Development here would relate well to the village.
5.	Views seen on entering the village	The natural low topography of the site and the location of the site mean views seen on entering the village are limited. Good design and appropriate screening would help reduce any visual impact of development.
6.	Heritage impacts	The site is 200m from the Great Barford Conservation Area but there is sufficient screening to mitigate the visual impact of development. There are no listed buildings adjacent to the site. Therefore there should be minimal impact on heritage assets.
7.	Traffic routes	New Road has a light to medium industrial site that has planning permission for heavier industry. This would increase traffic on New Road, which is reported by GBPC to experience congestion. This congestion is reported to be exaggerated in the weekend due to the community/recreational facilities located on New Road.
		Traffic generated from this site could also affect Barford Bridge which is single lane signal controlled and therefore very constrained. Development at this site could significantly increase traffic on these congested roads.
8.	Flood Risk	The site is within Flood Zone 1 but there is a low risk of surface water flooding. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Other		A key constraint that does not fall into the local criteria is a sewage works less than 300m from the site. It is screened from the site but there may be an odour and it could affect the viability of the site.
Capacity	(dwellings)	104 (taken from the BBC 'call for sites')
Conclusion	on	The site performs well in terms of landscape impact and could be accommodated without causing significant harm to the village character. Sensitive design would be needed to minimise the impact on heritage assets. The site could significantly increase traffic on already congested roads. This reduces the site's suitability in this local criteria assessment.
Overall ti	er rating of site to meet local criteria	2





Views of Site 118 from New Road looking southwards (the Church Spire can be seen in this view) and northwards

Table 4.5 - Site 495 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The site is mainly flat land with existing moderate screening. Development here would have limited impact on the openness and long views of the Renhold Clay Farmlands. Good design and appropriate screening could be needed to mitigate impacts on the nearby River Great Ouse to take account of the visual sensitivity identified in the Landscape Sensitivity Study (2018).
2.	Contour level	Between 15 and 25m – below recommend contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The designated Church Spire is visible from this site and it is within the setting of Barford Bridge Scheduled Monument. Maintaining the open setting of these heritage assets is an important consideration in the Landscape Sensitivity Study (2018). However new housing on Woodpecker Close has created a precedent for housing within the setting of these heritage assets. Therefore development on this site cannot be ruled out because of this criterion but good design and appropriate screening would be required to reduce any visual impact of development.
4.	Scale and nature of development sympathetic to rural setting	The site is adjacent to the settlement boundary but development here would be a large extension and would not relate well to Great Barford. This could be mitigated if there was a smaller developable area being considered.
5.	Views seen on entering the village	The natural low topography of the site and the existing vegetation on the boundaries of Roxton Road and New Road result in there being fairly limited views from and to the village. Good design and appropriate screening would help reduce any visual impact of development.
6.	Heritage impacts	The site is adjacent to the Conservation Area and is nearby to a number of Grade II listed buildings. Sensitive design and appropriate screening would help reduce any impact of development.
7.	Traffic routes	New Road has a light to medium industrial site that has planning permission for heavier industry. This would increase traffic on New Road, which is reported by GBPC to experience congestion. This congestion is reported to be exaggerated in the weekend due to the community/recreational facilities located on New Road.
		Traffic generated from this site could also affect Barford Bridge which is single lane signal controlled and therefore very constrained. Development at this site could significantly increase traffic on these congested roads.
8.	Flood Risk	The site is within Flood Zone 1 but there is a small watercourse running across the centre. The site has a low risk of surface water flooding. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Other		A sewage works is directly opposite the southern portion of the site. It is screened from the site but there may be an odour and it could affect the viability of the site.
		The site is next to an existing industrial use which has planning permission for intensification of industrial uses which may cause noise and pollution. The impact of the operations on prospective residents should be taken into account and mitigation measures considered e.g. buffer landscaping and screening.
Capacity	(dwellings)	350 (taken from the BBC 'call for sites')
Conclusi	on	There are likely to be significant heritage impacts if the entire site was built out. Traffic impacts would need to be tested and mitigation measured proposed before the site could be allocated. The large scale of the site means that the impacts are more significant and the site performs less well against the criteria.
Overell	ier rating of site to meet local criteria	•







Views of Site 495 from New Road

Table 4.6 - Site 535 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The site is mainly flat land with existing screening. Development here would have limited impact on the openness and long across the landscape.
2.	Contour level	Between 15 to 20m – below recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The designated Church Spire is visible from this site and it is within the setting of Barford Bridge Scheduled Monument. Maintaining the open setting of these heritage assets is an important consideration in the Landscape Sensitivity Study (2018). However new housing on Woodpecker Close has created a precedent for housing within the setting of these heritage assets. Therefore development on this site cannot be ruled out because of this criterion but good design and appropriate screening would be required to reduce any visual impact of development.
4.	Scale and nature of development sympathetic to rural setting	Development here would be sympathetic to the existing settlement pattern if combined with Site 118. If the site was considered as part of a collection of sites providing infrastructure, including green infrastructure, to support a new population this could constitute a more rational extension to Great Barford.
5.	Views seen on entering the village	The natural low topography of the site results in there being fairly limited views to and from the village. Good design and appropriate screening would help reduce any visual impact of development.
6.	Heritage impacts	The site is adjacent to the Great Barford Conservation Area and there is a Grade II listed building opposite. Sensitive design would be required to minimise impacts on these heritage assets.
7.	Traffic routes	The adjacent site is a light to medium industrial site that has planning permission for heavier industry. This would increase traffic on New Road, which is reported by GBPC to experience congestion. This congestion is reported to be exaggerated in the weekend due to the community/recreational facilities located on New Road. Traffic generated from this site could also affect Barford Bridge which is a single lane signal controlled and therefore very constrained.
8.	Flood Risk	A watercourse runs along the northern boundary and there is some risk of surface water flooding. However the site is within Flood Zone 1. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Other		A key constraint that falls outside the local criteria is the location of a sewage works directly opposite the site. It is screened from the site but there may be an odour and it could affect the viability of the site.
		The site is next to an existing industrial use which has planning permission for intensification of industrial uses which may cause noise and pollution. The impact of the operations on prospective residents should be taken into account and mitigation measures considered e.g. buffer landscaping and screening.
Capacity	r (dwellings)	300-350 (taken from the BBC 'call for sites'). The site boundary and the site area in the call for sites do not align with each other. It is considered that the site area is incorrect and should be approximately 5.81 hectares. The capacity at 25 dph (recommended density from the landowner in the 'call for sites') at this site area would be 108 dwellings.
Conclusi	ion	The site performs well in terms of landscape impact but sensitive design would be needed to take account of heritage impacts. Furthermore the site could significantly increase traffic on already congested roads. The site performs moderately well on this criteria.
Overall t	ier rating of site to meet local criteria	2



View of Site 535 from New Road

Table 4.7 - Site 670 Local Criteria Assessment

This is a very large site south-west of Great Barford. BBC considers only approximately 65 hectares in the north-eastern corner of this site to be suitable for development. It is the smaller portion of the site that has been considered in this assessment.

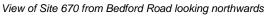
Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 1E (Renhold Clay Farmland) and 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in these character areas are the views and settings of the historic assets, the tranquil views across open water bodies and long the river corridors and "the landscape would be sensitive to change from the expansion of the village with small scale development at its edges and also from small scale infill development." They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained, preserve the openness and long views across the gently rising slopes and the settlement edge should be enhanced through for example woodland planting.
		The site rises north-east to south-west. This results in the south-western part of the site having long and open views across the surrounding area, which decreases in the part of the site closer to the settlement boundary. These long and open views are an important visual sensitivity identified in the Landscape Sensitivity Study (2018). Development would have a lower impact on views if it is restricted to the northern half of the site. Development should also be given a strong boundary through for example woodland planting.
2.	Contour level	Between 20 to $40m$ – only a small section of the northern part of the site is within the recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The existing vegetation on Bedford Road provides sufficient screening of the site from these heritage assets and therefore there will be minimal impact. Although development should be restricted to the northern portion to limit potential impact higher up on the hill.
4.	Scale and nature of development sympathetic to rural setting	The site is adjacent to the settlement boundary but this would be a large extension to Great Barford if fully built out. Any proposed development would also extend the existing village form in an unsympathetic direction.
5.	Views seen on entering the village	The south-western part of the site, furthest from the existing settlement, is hidden from the village because of the slopes. Development here would therefore be physically and visually separated from the settlement. This would also adversely affect views to the village from Bedford Road.
		The south-eastern part of the site has long and open views to Great Barford and therefore development should be limited in this part of the site.
		The north-eastern part of the site is adjacent to the built settlement. The site lies on a slope and due to its angle existing views would be protected from the surrounding countryside. However the slope also means any development here would be open to the rest of Great Barford. Therefore development should be kept to the area of land nearest the existing settlement to reduce impact.
		The north-western part of the site connects with Barford Road on the western entrance to the village. Again because of the slope, development here could impact views. Therefore development here should be sensitively designed.
6.	Heritage impacts	The northern part of the site is adjacent to the Conservation Area. There are a number of Grade II listed buildings in close proximity. Sensitive design would be required to limit impact of development.
7.	Traffic routes	The site is accessed from less congested roads reported by GBPC, Bedford Road and Barford Road, which offer more direct routes out of the village. They also have direct links to the A421 and Bedford. Development here would have a lesser impact on traffic compared to other sites.
8.	Flood Risk	The site is in Flood Zone 1 but there is some risk of surface water flooding. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Capacity	(dwellings)	2,200 as well as small business units, retail provision, community and education facilities and transport infrastructure. However this exceeds the

Criteria	Comment
	required housing figure of 500. A smaller portion of this site would be more appropriate.
Conclusion	There a significant landscape impacts if the entire site was built out. However such a large allocation would also make it easier to provide the necessary supporting infrastructure. The site also has relatively few other constraints; therefore the site performs moderately well in meeting the criteria. However this conclusion relates to the smaller portion of the site within BBC boundary rather than the wider site, to meet the 500 homes requirement.

Overall tier rating of site to meet local criteria









View of Site 670 from Bedford Road looking westwards

Table 4.8 - Site 116 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	significant visual sensitivities in this character area are "the landscape would be sensitive to change from the expansion of the village with small scale development at its edges and also from small scale infill development." They recommend to conserve the views to the stone churches, preserve the openness and long views across the gently rising slopes and consider planting new woodlands to screen the urban boundary of north east Bedford in views from the open countryside to the north. The site is on a slight slope that rises in the west. Development here would
		somewhat impact the openness of the village and long views across the gently rising slopes but the impact of this site compared to the wider 670 site is considerably less.
2.	Contour level	30-35m – above recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The existing vegetation on Bedford Road provides sufficient screening of the site from these heritage assets and therefore there will be minimal impact.
4.	Scale and nature of development sympathetic to rural setting	The site is adjacent to the settlement boundary but this would be a large extension to Great Barford if fully built out. Any proposed development would also extend the existing village form in an unsympathetic direction.
5.	Views seen on entering the village	This site is adjoining the current built settlement. The site lies on a slope and due to its angle; existing views would be protected on entering the village. However the slope could also result in visual impact of development on Great Barford. Overall, the visual impact of this site compared to the wider 670 site is considerably less.
6.	Heritage impacts	There are no historic assets in close proximity to the site.
7.	Traffic routes	The site is accessed from Bedford Road which is reported to be less congested and offers a direct route out of the village avoiding the settlement. It also has good links to the A421 and Bedford. Therefore development here would have a lower impact on traffic compared to other sites.
8.	Flood Risk	The site is within Flood Zone 1 and has very small areas at risk of surface water flooding, primarily located in the south-east. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Other		The site is within 300m of the Bridge Farm Strategic mineral site for sand and gravel extraction. A planning application here may require further investigation to rule this out as a constraint.
Capacity	(dwellings)	220 (taken from the BBC 'call for sites')
Conclusion		Development of the site is likely to have minimal impact on heritage and traffic. The site is above the 25m contour line which results in a moderate impact on the landscape, when considered against the visual sensitives listed in the Landscape Sensitivity Study (2018). Good design and appropriate screening would be required to help reduce any visual impact of development. Therefore the site is considered potentially suitable for allocation if constraints can be mitigated.
Overall ti	er rating of site to meet local criteria	2



View of Site 116 from Bedford Road looking northwards



View of Site 116 from Bedford Road looking westwards

Table 4.9 - Site 127 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The site is lower lying and is less visible to the surrounding Renhold Clay Farmlands. The site is not in close proximity to any waterbodies, which is a key visual sensitivity as stated in the Landscape Sensitivity Study (2018). Therefore impact on the local character would be more minimal compared to other sites in the assessment.
2.	Contour level	Between 20 and 30m - northern section of site within recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The distance between the site and these heritage assets is far enough for there to be no impact.
4.	Scale and nature of development sympathetic to rural setting	The site is adjacent to the settlement boundary but would be a large extension to Great Barford if fully built out. The site projects out into the open countryside with no clear boundaries to development. On this criterion the site does not perform as well.
5.	Views seen on entering the village	This site is lower lying on the slope and is adjacent to Great Barford. Development here would have a minimal effect on the views from and to the village.
6.	Heritage impacts	The site is 150m in distance from the Conservation Area. Good design and appropriate screening would help reduce any visual impact of development.
7.	Traffic routes	The site is accessed from Bedford Road which is reported to from GBPC to suffer from less congestion and offers a direct route out of the village. It also has direct links to the A421 and Bedford. Therefore development here would have a lesser impact on traffic compared to other sites.
8.	Flood Risk	The site has some low risk potential of surface water flooding. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Capacity	(dwellings)	70 (taken from the BBC 'call for sites')
Conclusion	on	Overall, the site is considered to perform well against the local criteria but does have some constraints that would need to be mitigated or resolved. The site projects slightly into the open countryside. A more defined boundary could be created by, for example woodland planting, which would mitigate this impact and follow the recommendations set out in the Landscape Sensitivity Study (2018). Sensitive design would also be required to minimise impacts on the nearby Conservation Area.
Overall ti	er rating of site to meet local criteria	2





Views of Site 127 from Chapel Field looking Northwest and West

Table 4.10 - Site 123 / 526 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		This site is mostly flat land. Due to the sites location on the valley floor and it being surrounded by development on three boundaries, it does not have long or open views to the surrounding area. Therefore development here would have a limited visual impact.
2.	Contour level	20 to 25m - below recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The existing vegetation on Addingtons Road and Roxton Road provides sufficient screening of the site from these heritage assets and therefore there would be limited impact.
4.	Scale and nature of development sympathetic to rural setting	In planning terms the site would constitute as an urban extension but growth here would be very similar to infill development as the site is surrounded on all sides by existing development. Therefore the site would be a more rational extension to Great Barford.
5.	Views seen on entering the village	Vegetation along Addingtons Road provides sufficient screening in this direction. Mitigation may be required for views seen on entering the village from Roxton Road.
6.	Heritage impacts	100m from the Great Barford Conservation Area. Listed building to the south-east of the site. Good design and appropriate screening would help reduce any visual impact of development.
7.	Traffic routes	The site has links to both Roxton Road and Addingtons Road. Roxton Road is reported to by GBPC to suffer from less congestion and offers northern and southern routes out of the village. Therefore development here would have a lesser impact on traffic compared to other sites.
8.	Flood Risk	Very small areas at low risk of surface water flooding in southern section of the site. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Capacity	(dwellings)	100 (taken from the BBC 'call for sites')
Conclusi	on	The site relates well to the exisitng village. It would link isolated housing on Roxton Road and Addingtons Road to the village. The site is contained by roads which provide a clear boundary to development. Overall there are relatively few constraints.
Overall to	ier rating of site to meet local criteria	1



View of Sites 123/526 from Addingtons Road

Table 4.11 - Site 125 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The site is on the valley floor and has existing screening. Development here would have limited impacts on the visual sensitivities noted in the Landscape Sensitivity Study (2018).
2.	Contour level	Between 20 and 25m - below recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The site will have minimal impact of the setting and views of these heritage assets due to the site's location.
4.	Scale and nature of development sympathetic to rural setting	The site relates well to Great Barford as it is surrounded by development on three sides.
5.	Views seen on entering the village	The existing housing to the west of the site screens it from views entering the village.
6.	Heritage impacts	The site is adjacent to the conservation area and is 170m from a Grade II Listed Building, although this is behind housing which provides sufficient screening. Good design and appropriate screening would help reduce any impact of development.
7.	Traffic routes	The site is accessed from the western side off Green End Road which offers a direct route out of the village, minimising additional traffic through the settlement. It also has direct links to the A421 and Bedford. Development here would have a lesser impact on traffic compared to other sites.
8.	Flood Risk	Very small areas at low risk of surface water flooding in northern eastern sections of the site. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Capacity	(dwellings)	20-30 (taken from the BBC 'call for sites')
Conclusion	on	Despite some heritage constraints, the site performs well against the local criteria. As the site is relatively small, sensitive design would mitigate any potential impacts on nearby heritage assets.
Overall ti	er rating of site to meet local criteria	1



View of Site 125 from Green End Road

Table 4.12 - Site 129 Local Criteria Assessment

Criteria	Comment

Visual impact on the openness and The site is within the Landscape Character Area 4A (Great Ouse Clay long views across gently rising slopes Valley). BBC's Landscape Sensitivity Study (2018) notes that the most of the Renhold Clay Farmlands (1e) significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and $% \left(1\right) =\left(1\right) \left(1$ large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting. The site is well screened and is on relatively low ground. Therefore development here would have a limited visual impact on the Renhold Clay Farmlands. In between 20-25m – below recommended contour level. Contour level Impact on the setting and views of the The designated Church Spire is visible from this site and it is within the Medieval Bridge and Church Tower setting of Barford Bridge Scheduled Monument. Maintaining the open setting of these heritage assets is an important consideration in the Landscape Sensitivity Study (2018). However fairly new housing on Goodwins Yard may have created a precedent for housing within the setting of these heritage assets. Therefore development on this site cannot be ruled out because of this criterion but good design and appropriate screening would be required to reduce any visual impact of development. Scale and nature of development The site is of a small scale and therefore development here would relate sympathetic to rural setting well to the village. Views seen on entering the village The site is well screened from and to the village. Heritage impacts The site is adjacent to the Conservation Area. There is also a Grade II listed building to the north of the site. Development at this site could have a moderate impact on heritage. Good design and appropriate screening would help reduce any impact of development. Traffic routes Access to the site is from a narrow lane adjacent to the Primary School and GP Practice. It is reported by GBPC that these services result in a lot of congestion in the immediate vicinity of the site. Traffic generated from development could increase this congestion. The lane would also need upgrading to accommodate development. Flood Risk The site is in Flood Zone 1 but there is some risk of surface water flooding in the western portion of the site. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS). Capacity (dwellings) 10 (taken from the BBC 'call for sites') Conclusion The site's most significant constraints are the nearby heritage assets and the local traffic concerns in vicinity of the site. Good design and appropriate screening may reduce the impact of development. Overall the site performs

Overall tier rating of site to meet local criteria

2

moderately well against the local criteria.







Table 4.13 - Site 532 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 1E (Renhold Clay Farmland) and 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in these character areas are the views and settings of the historic assets, the tranquil views across open water bodies and long the river corridors and "the landscape would be sensitive to change from the expansion of the village with small scale development at its edges and also from small scale infill development." They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained, preserve the openness and long views across the gently rising slopes and the settlement edge should be enhanced through for example woodland planting.
		The site is near the crest of the slope to the north of Great Barford. Views of this site are not only prominent to Great Barford, but also the surrounding open countryside. Development of the whole site would have a significant negative visual impact on the openness and long views of the Renhold Clay Farmlands, which is assessed as a key visual sensitivity for the village in the Landscape Sensitivity Study (2018).
2.	Contour level	Between 20 to 40m - majority of the site is above the recommended contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The site is a moderate distance from these heritage assets but it is assumed that there will be some impact due to the topography of the site. Good design and appropriate screening would help reduce the impact of development.
4.	Scale and nature of development sympathetic to rural setting	The site would form a large urban extension to the village and therefore would be significant change to the local character.
5.	Views seen on entering the village	The site is near the crest of the slope to the north of Great Barford. There are long views to and from this site, therefore there could be a significant visual impact on views entering the village.
6.	Heritage impacts	The site is 150m away from the Conservation Area but there is sufficient screening to mitigate the visual impact of development. There is a Grade II listed building opposite the site although existing trees provide some screening. Development here could have a moderate impact on heritage. Good design and appropriate screening would help reduce visual impact of development.
7.	Traffic routes	The site is accessed from Roxton Road which is reported by GBPC to experience less congestion. Access is also available from Birchfield Road which is a narrow lane. This lane would appear to be less suitable to handle large volumes of traffic. If the whole site was built out this could generate a large amount of new traffic.
8.	Flood Risk	A watercourse runs across the site and there are some small areas of Flood Zone 2 in the southern part. There are also small areas at risk of surface water flooding. Any development would need appropriate flood mitigation, such as Sustainable Urban Drainage Systems (SUDS).
Capacity	(dwellings)	500 plus community uses (taken from the BBC 'call for sites')
Conclusi	on	There are significant landscape impacts if the entire site was built out. Traffic impacts would need to be tested and mitigation measured proposed before the site could be allocated. The large scale of the site means that the impacts are more significant and the site performs less well against the criteria.
Overall ti	er rating of site to meet local criteria	3



Views of Site 532 in the distance from New Road. Image shows the long views of the site onto the rest of Great Barford.



Views of Site 128 from Penwrights Lane (western portion) and Roxton Road (eastern portion)

Table 4.14 - Site 128 Local Criteria Assessment

Criteria		Assessment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The site is on a gently rising slope that forms one of the valley sides for Great Barford. The site is split into two by a couple of dwellings and hedgerows. Views of the eastern portion of the site can be seen as far as New Road. Development on the eastern portion of the site would not have a significant impact to the openness and long views of the Renhold Clay Farmlands, as long as the site is <u>not</u> built up to the northern boundary and tall buildings are avoided, as set out in the Landscape Sensitivity Study (2018). A design parameter on height could be suggested in the policy allocation if GBPC take this site forward as an allocation. The western portion of the site does not have long/open views so development on this part of the site should not cause any adverse impacts. The Landscape Sensitivity Study (2018) also recommends woodland planting on the northern boundary of this site to enhance this settlement edge.
2.	Contour level	Between 20 to $30m$ – southern portion of this site is more in line with the recommended contour height.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	The distance between the site and these heritage assets would indicate minimal impact but caution would be recommended for development in the northern portion due to the topography of the site.
4.	Scale and nature of development sympathetic to rural setting	The site would constitute as a large urban extension for the village. If development was limited to the southern portion of the site development would relate better to the settlement.
5.	Views seen on entering the village	The Outline Planning Permission on the land directly adjacent to the east of the site will result in adequate screening of the site into and out of the village.
6.	Heritage impacts	The site is 150m away from the Conservation Area but existing vegetation provides sufficient screening. There is a Grade II listed building opposite the site which is partially screened from the site. The site could have a moderate impact on heritage. Good design and appropriate screening would help reduce this impact from development.
7.	Traffic routes	The site is accessed from Roxton Road which is reported by GBPC to experience less congestion. Traffic generated from this site would have a lesser impact. However existing access would need upgrading. The western portion of the site has access from Penwrights Lane which is a single lane. For development to be feasible in this part of the site either Penwrights Lane would need significant upgrade or access would need to be created around the hedgerows separating the two sections of the site.
8.	Flood Risk	There is some Flood Zone 2 and surface water flooding risk in the southern portion of the site. Due to the small land area that this affects, this should be able to be mitigated (such as through Sustainable Urban Drainage Systems (SUDS)).
Capacity	(dwellings)	240 (taken from the BBC 'call for sites')
Conclusi	ion	The site has a number of constraints that would need to be mitigated or resolved before being considered for allocation. These include Flood Zone 2 in the southern portion of the site, the lack of suitable access in the western portion of the site and views on the crest of the hill at the north of the site. Restricting development to the southern portion of the site could mitigate landscape and heritage impacts, which takes account of the visual sensitives identified in the Landscape Sensitivity Study (2018). Overall the site performs moderately well against the local criteria.





Views of Site 128 from Penwrights Lane (western portion) and Roxton Road (eastern portion)

Table 4.15 - Site 605 Local Criteria Assessment

Criteria		Comment
1.	Visual impact on the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e)	The site is within the Landscape Character Area 4A (Great Ouse Clay Valley). BBC's Landscape Sensitivity Study (2018) notes that the most significant visual sensitivities in this character area are the views and settings of the historic assets and the tranquil views across open water bodies and long the river corridors. They recommend that tall structures and large scale buildings should be avoided, the open setting of Great Barford Bridge and All Saints Church Tower should be maintained and the settlement edge should be enhanced through for example woodland planting.
		The site is mainly flat land with limited long and open views. Therefore it would have limited landscape impacts on the Renhold Clay Farmlands and takes account of the visual sensitives listed in the Landscape Sensitivity Study (2018).
2.	Contour level	Between 20 and 25m - below recommend contour level.
3.	Impact on the setting and views of the Medieval Bridge and Church Tower	These heritage assets cannot be seen from this site and therefore there would be minimal impact on the setting and views.
4.	Scale and nature of development sympathetic to rural setting	Even though the site is outside of the settlement boundary, in spatial terms, it would be infill development as it would join up two groups of housing on Addingtons/Roxton Road. The scale of the site would relate well with the rest of Great Barford.
5.	Views seen on entering the village	Existing mature vegetation along both Addingtons and Roxton Roads mean the site is well screened from views to and from the village. If this vegetation is maintained, then development here should have minimal impact on these views.
6.	Heritage impacts	There are no heritage assets in close proximity to the site. However the BBC assessment indicates potential archaeological significance. Therefore further investigation would be needed.
7.	Traffic routes	The site is adjacent to both Roxton Road and Addingtons Road. Roxton Road is reported to experience less congestion and offers northern and southern routes out of the village. Development here would have a lesser impact on traffic compared to other sites.
8.	Flood Risk	The site is within Flood Zone 1 and therefore not at risk of flooding.
Capacity	(dwellings)	8-10 (taken from the BBC 'call for sites')
Conclusion	on	The site performs well against the local criteria. However a rating of 1-2 has been given because of the potential archaeology in the local area which would require further investigation.

1-2

Overall tier rating of site to meet local criteria



View of Site 605 from Roxton Road

Summary of the Site Assessment

Table 4.16 below summarises the local criteria assessment. All sites assessed have already been assessed as suitable, available and deliverable in the 2018 BBC SHELAA, therefore, this exercise has been to narrow down the options for meeting the housing target by considering a set of local criteria that tie back to the emerging NDP objectives.

BBC's emerging Local Plan will allocate a housing requirement of 500 homes, to be delivered by 2030 in Great Barford. The 500 homes are required to be allocated through the NDP. There are various ways this housing requirement can be met. This can be either through:

- · Allocating groups of sites that together form large extensions to Great Barford; or
- Allocating a number of smaller more dispersed sites to spread the growth more evenly.

There are benefits and drawbacks of each of these approaches, which should be considered, including:

- Ease of delivery / landownership;
- · Ability to deliver the necessary infrastructure; and
- · Landscape, traffic, heritage and other impacts.

The summary of local criteria assessment considers the spatial options for sites that best meet the local criteria (**Table 4.17**). This is followed by a consideration of this option against the options already provided by BBC.

Overall, sites assessed as Tier 1, sites performing the best in meeting the local criteria, have capacity for 128 to 140 dwellings (this includes Site 605 which is assessed as Tier 1 - 2). Tier 2, sites performing fairly well in meeting the local criteria but do have some constraints, have capacity for 1,144 to 1,194 dwellings (this excludes Site 605). Therefore, there are enough sites categorised as Tier 1 and Tier 2 to meet the required housing figure of 500 dwellings.

Table 4.16 - Summary of Local Criteria Assessment

Site Number	Capacity (dwellings)			
123 / 526	100	The site is a logical extension to Great Barford. It would link isolated housing on Roxton and Addingtons Roads to the village. The site is contained by roads which provide a clear boundary to development. Overall there are relatively few constraints.	1	
125	20-30	Despite some heritage constraints, the site is assessed as being suitable to meet the local criteria. As the site is relatively small, sensitive design would mitigate any potential impacts on nearby heritage assets.		
605	8-10	The site has very few constraints for development (against the local criteria) and is considered suitable for allocation. However a tier rating between 1 and 2 has been given because of the potential archaeology in the local area which would require further investigation in a planning application.	n	
114	200	The site's landscape impact is minimal but impact on the Conservation Area and traffic network are more likely. Sensitive design would be needed to mitigate these potential impacts. Without the development of the adjoining sites, development here would not relate well to the settlement character. Therefore the site is considered more suitable for allocation if considered with other nearby sites.		
116	220	The site would have minimal impact on heritage and traffic but it is above the recommended contour line which would therefore result in a moderate impact on landscape. Sensitive design would be needed to mitigate this potential impact.		

		Therefore the site is considered potentially suitable for allocation if constraints can be mitigated.	
118	104	The site does well in landscape criterion and would be sympathetic development but sensitive design would be needed to take account of heritage impacts. Furthermore the site could significantly increase traffic on already congested roads. This reduces the site's suitability in this local criteria assessment.	2
127	70	Overall, the site is considered potentially suitable to meet the local criteria but does have some constraints that would need mitigating or resolving. The site projects out into the open countryside. A more defined boundary could be created by, for example by woodland planting, which would mitigate this constraint. Sensitive design would also be required to minimise impacts on the nearby Conservation Area.	2
128	240	The site has a number of constraints that would need mitigating or resolving in a planning application. These include Flood Zone 2 in the southern portion of the site, the lack of suitable access in the western portion of the site and views on the crest of the hill at the north of the site. Restricting development to the southern portion of the site should mitigate landscape and heritage impacts, and therefore the site is potentially suitable to meet the local criteria.	2
		This site is being actively promoted by a developer and an indicative masterplan has been developed. This would indicate that the site is deliverable if a masterplan has been formed.	
129	10	The site's most significant constraints are the nearby heritage assets and the local traffic concerns in vicinity of the site. If these constraints can be mitigated or resolved then the site is considered potentially suitable for allocation.	
535	108	The site does well in landscape criterion but sensitive design would be needed to take account of heritage impacts. Furthermore the site could significantly increase traffic on already congested roads. This reduces the site's suitability in this local criteria assessment.	
670	500	There a significant landscape impacts if the entire site was built out. However such a large allocation would also make it easier to provide the necessary supporting infrastructure. The site also has relatively few other constraints; therefore the site performs moderately well in meeting the criteria. However this conclusion relates to the smaller portion of the site within BBC boundary rather than the wider site, to meet the 500 homes requirement.	2
		This site is being actively promoted by a developer and an indicative masterplan has been developed. This would indicate that the site is deliverable if a masterplan has been formed.	
495	350	There are significant traffic and heritage impacts if the entire site was built out. As a result, because smaller parts of the site are also being considered in this assessment, the site is considered unsuitable for allocation when considered against the local criteria.	3
		This site is being actively promoted by a developer and an indicative masterplan has been developed. This would indicate that the site is deliverable if a masterplan has been formed.	
532	500	There are significant landscape impacts if the entire site was built out. As a result, because a smaller part of the site is also being considered in this assessment, the site is considered unsuitable for allocation when considered against the local criteria.	3
		This site is being actively promoted by a developer and an indicative masterplan has been developed. This would indicate that the site is deliverable if a masterplan has been formed.	

603 350

There are significant traffic and heritage impacts if the entire site was built out. As a result, because smaller parts of the site are also being considered in this assessment, the site is considered unsuitable for allocation when considered against the local criteria.

3

Options/Site Selection

This section consolidates the site assessment above to produce a set of recommendations for GBPC to use in selecting sites to meet the 500 home requirement.

Figure 4-4 below maps the sites rated as Tier 1 (shown in green) and Tier 2 (shown in amber) in the site assessment.

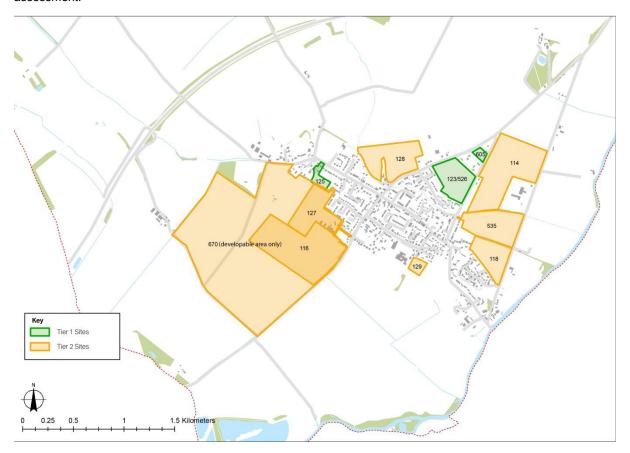


Figure 4.4 - Sites more suitable for allocation in the Great Barford Neighbourhood Plan (Source: AECOM)

Sites assessed as Tier 1, performing the best in meeting the local criteria, do not provide enough capacity to meet the required housing need. The location of the Tier 1 sites indicate that the allocation of sites could be distributed across Great Barford, particularly in the north and south-west. This could help mitigate many of the concerns, including distributing new traffic across the village so it is not focused on a small number of roads. This could also mitigate potential landscape and heritage impacts, which is a major constraint for Great Barford.

Therefore, a potential site option is to distribute growth across Great Barford, as stated in Table 4.17 below.

Table 4.17 – Potential Site Allocation Options 1(a) and 1(b) (AECOM)

Site Option	Site Reference	Capacity (dwellings)	
	Site 123/526	100	
	Site 125	20-30	
	Site 605	8-10	
	Site 127	70	
Option 1	Site 128 (the southern portion of the site)	Between 70 and 93 (based on between 30 to 40 dph. Majority of the other sites being considered in Great Barford have been put forward by developers at a lower dph, approximately 30, but this site was submitted at 40 dph and the adjacent planning permission is also at approximately 40 dph. Therefore it is recommended that discussions are had with the developer and BBC to decide on an appropriate density.)	
	AND		
Ontion 1/a)	Site 118	104	
Option 1(a)	Site 535	108	
	OR		
Option 1(b)	Site 116	220	
Total Capacity for Option 1(a)		480-515	
Total Capacity for Option 1(b)		488-523	

Table 4.17 above lists two potential options for allocation (1a and 1b). Both options include the three Tier 1 sites (123/526, 125 and 605), Site 127 in the south-west of Great Barford which could be a logical expansion to Site 125, and the southern portion of Site 128 in the north of Great Barford (to take account of landscape concerns on this site) which would further help distribute growth and could complement the new development on Bedford Road.

To meet the remaining housing requirement two different options have then been suggested; either allocate Sites 118 and 535 in the north-east of Great Barford, which represents a logical extension to the village but may increase traffic concerns in this part of the village, or Site 116 which could result in less traffic concerns but would be a large extension to Great Barford in the south-west. Both of these options would require the cooperation of the landowners to secure the necessary infrastructure improvements. However, the distribution of sites and the range of sizes of these could help give a greater range of new development in Great Barford.

Figures 4.5 and 4.6 below illustrate these potential two options.

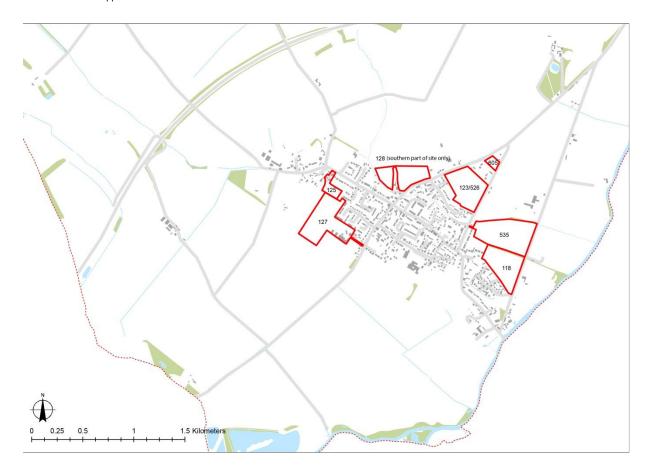


Figure 4.5 – AECOM Option 1 (a) (Source: AECOM)

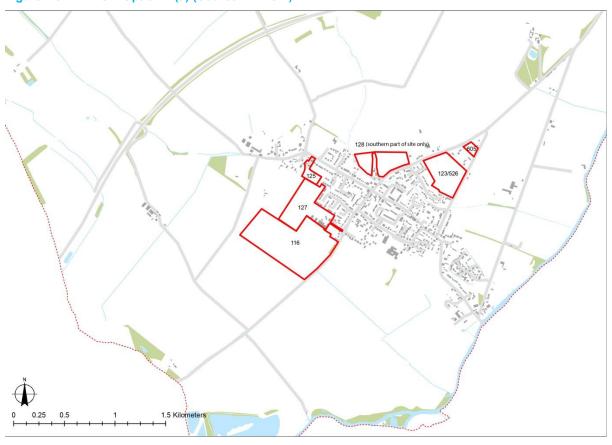


Figure 4.6 – AECOM Option 1 (b) (Source: AECOM)

Any combination of the above sites assessed as Tier 1 or 2 could be allocated for housing, and therefore GBPC should not feel limited to selecting one of the two AECOM options.

Alternatively, one of the three site selection options suggested by BBC¹² could be selected. **Table 4.18** below summaries these three options.

Table 4.18 – Potential Site Allocation Options 1, 2 and 3 (BBC)

Site Reference	Capacity (dwellings)

BBC O	BBC Option 1, North and East Great Barford				
Sites 532, 128	100				
Site 123, 526	100				
Site 605	10				
Sites 114, 118, 495, 535, 603	350				
Total BBC Option 1 Capacity	560				
В	BC Option 2, East Great Barford				
Site 125	20				
Site 129	10				
Sites 123, 526	100				
Site 605	10	_			
Sites 114, 118, 495, 535, 603	350	_			
Total BBC Option 2 Capacity	490				
ВВС	Option 3, South West Great Barford				
Sites 670, 116, 127	500	_			
Total BBC Option 3 Capacity	500				

¹² Taken from Local Plan 2035 Consultation Paper (April 2017), available here https://www.bedford.gov.uk/planning-and-building/planning-policy-its-purpose/local-plan/closed-consultations/

BBC Option 1 (illustrated in **Figure 4.7** below) concentrates development to the north and east of the village and has a capacity of 560 dwellings. Although this option may have a limited landscape impact, it is AECOM's opinion that this option has a greater detrimental impact on heritage assets, including the setting of the Conservation Area, the Medieval Bridge (Scheduled Monument) and Church Spire (Grade II* Listed Building). Developing all the site options along New Road could also significantly increase the already congested Barford Bridge.

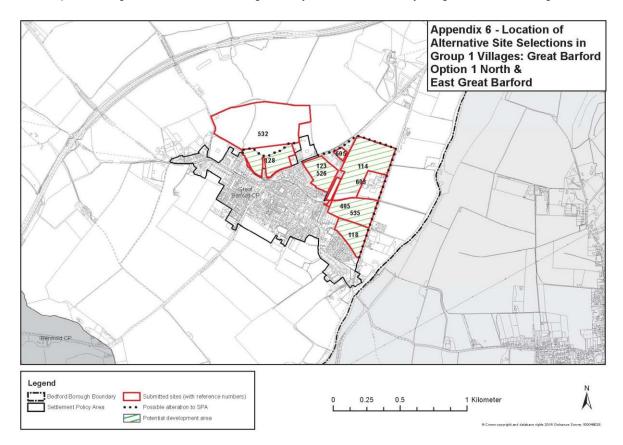


Figure 4.7 – BBC Option 1 (Source: Bedford Borough Council)

BBC Option 2 (illustrated in **Figure 4.8** below) concentrates development to the east of the village (and also includes Site 125 in the south-west) and has a capacity of 490 dwellings. Again, this could have limited landscape impacts, but similar to BBC Option 1, there could be greater detrimental impacts with respect to heritage assets and traffic. In addition, the 500 housing requirement would not be met and, therefore, there could be a need to increase the density on one or more of the sites, or an additional site for the outstanding 10 dwellings would need to be allocated.

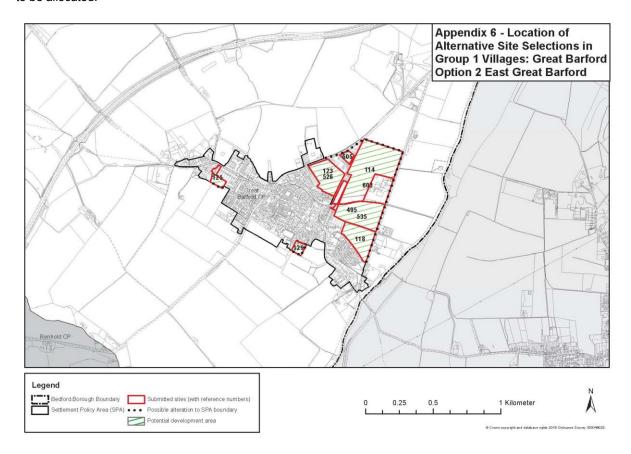


Figure 4.8 – BBC Option 2 (Source: Bedford Borough Council)

BBC Option 3 (illustrated in **Figure 4.9** below) concentrates development to the south west of the village and has a capacity of 500 dwellings. Focussing all of the development in one part of the village could have more adverse landscape impacts and increase traffic in this section of the village. However, the site has relatively few constraints in terms of heritage and, as the option only requires a single site to be developed, it should be easier to secure the delivery of necessary infrastructure.

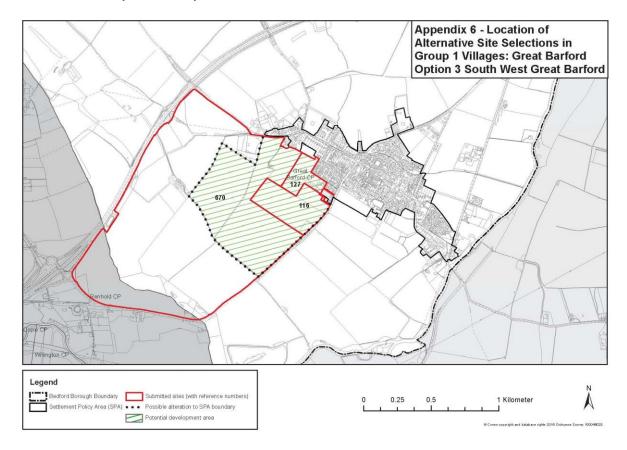


Figure 4.9 – BBC Option 3 (Source: Bedford Borough Council)

At this stage, and on the basis of the available information, it would appear that either AECOM Options 1(a) or 1(b) or BBC Option 3 could provide the greatest contribution to the NDP's objectives.

AECOM Options 1(a) and 1(b) disperse growth in the village to a number of small sites. The allocation of a number of smaller sites across the village may reduce the visual, heritage and highways network impacts because the scale of each allocation would be smaller and the impacts spread across a wider area. However, there could be less opportunity to capture planning gain through Section 106 contributions.

BBC Option 3 concentrates growth in the village in one location. The advantages of concentrating growth include it being easier to secure the delivery of necessary infrastructure, greater potential to provide affordable housing and greater potential for the delivery of community benefits, such as open space. However, these opportunities would depend on the specific site and scheme and there may be more visual, heritage, highways and other impacts because the scale of the allocation.

5. Conclusions

GBPC have asked AECOM to undertake an assessment of all sites cosidered in the BBC 2018 SHELAA to be suitable, available and deliverable, in order to understand which of the sites or groups of sites best meet the NDP objectives and locally important criteria. The results of the SHELAA assessment were reviewed and a summary of each site was produced using BBC's existing evidence base. An assessment was undertaken that focused on 'local criteria' produced by GBPC and potential allocation options were considered.

This report has concluded that Sites 123/526, 125 and 605 perform the best against the NDP's objectives and could deliver between 128 to 140 homes. Sites 114, 116, 118, 127, 128, 129, 535, 495, 532, 603, 605 and 670 are suitable for allocation (and have a combined potential capacity for 1,452 homes) but do have constraints that would need to be investigated further before they could be allocated.

In terms of groups of sites that could collectively meet the housing requirement three options have been identified: Options 1(a), Option 1(b) or BBC Option 3.

Next Steps

GBPC are advised to use this report together with spatial options already provided by BBC to consult with the community over the preferred option to meet the housing requirement. The options should also be discussed with BBC and with landowners and site promoters to understand how each option could help the Parish Council fulfil the emerging objectives of the Great Barford NDP.

It is also advised that a Strategic Environmental Assessment (SEA) is undertaken to test these options and their environmental impact.

To confirm, the site selection process should be based on the following:

- The findings of this site assessment;
- Discussions with BBC;
- · The views and opinions of the local community;
- The extent to which the sites support the vision and objectives for the NDP; and
- The potential for the sites to meet identified infrastructure needs of the community.

Viability

As part of the site selection process, it is recommended that GBPC discusses site viability with BBC and with landowners to ensure that the proposed development is achievable. Viability appraisals for the sites may already exist.

Appendix A – GBPC Support Criteria

GBNP AECOM Site Assessment Support Criteria

The BBC has already done a lot of work on **Sustainability Appraisal** and **Site Assessment** in support of their "**Consultation Paper 2017**". This was where they eliminated 10 of the 25 submitted "GB call-for-sites" and proposed 3 Options to combine the remaining "preferred" sites [number].

Option 1: [532+128], [123+526], [605], [114+118+495+535+603]
 Option 2: [125], [129], [123+526], [605], [114+118+495+535+603]

• Option 3: [670+116+127]

After BBC elimination, the remaining preferred sites were shown in the **Consultation Paper 2017**, and the relevant extracts can be found in files:

- 06b BBC ConsultPaper2017 P24-25a BBC preferred sites table.pdf
- 06b BBC_ConsultPaper2017 P51-53 BBC preferred sites map.pdf

These sites are also shown highlighted green in file:

• 06b 03 Map 6 2014+2015 GB BBC Assessed 2017.pdf

We should respect the work BBC has already undertaken to evaluate these preferred sites, and take **ONLY** these sites forward to be assessed by AECOM.

The BBC assessment notes from April 2017 on all 25 sites can be found in file:

• 06b BBC G SiteAss&PotOptForAlloc - Apr2017 - GB.pdf

This is laid out in an alternative format in file:

06b #SiteAssessment.xlsx

The landscape sensitivity study gives character assessment of the local topography. It also gives recommendation of landscape management and development guidelines. Adherence to these guidelines must be considered when arriving at potential site allocations. With the main built area nestling in a shallow valley, particular thought must be given to the visual impact of any development on the surrounding rising slopes, as outlined in file:

 06b BBC Tech 47 Landscape Sensitivity Study - Group 1 and Group 2 Villages, -Sept2018 - GB.pdf

When further assessing the preferred sites, it should be remembered the BBC has already applied the criteria in the table over page. However, the comments collated in file:

• 06b #SiteAssessment.xlsx

should now be reviewed, in the light of "local knowledge", and emphasis placed on key factors to include:

- Site Size number of dwellings
- Density number of units per hectare
- Visual influence impact on approach to village, and views from within
- Landscape sensitivity shallow valley / higher ground
- Flood risk to site and influence elsewhere
- River and Brook impact from surface and ground drainage from site(s)
- Conservation / Heritage impact on listed buildings / scheduled monuments / church
- Settlement Character influence on open views around and within village
- Green space / Open space impact on use / views of
- Minerals safeguarding (not NP, but cannot develop on future extraction zone)
- RoW are there Public RoW within or bounding the site?
- Walkability how does the site relate for to access / distance to key services?
- Transport how does the site relate for access to bus stops?
- Vehicle access ease of access to / egress from site to existing roads
- Traffic impact of extra movements on existing village through-roads
- Traffic impact on extra movements feeding into strategic road network

GBNP AECOM Site Assessment Support Criteria.docx

- **Type of housing** can site accommodate 1, 2, 2.5 storey affordable rental rural exception self build?
- Logistics single large site, or distributed smaller sites?
- Infrastructure and Community Assets can site(s) provide new / enhance existing?
- **Business units** can site accommodate?
- Leisure can site accommodate?
- Green / Open space ease of access from site?
- Landscaping will strategic planting be needed to soften adverse visual impact?
- Infrastructure / Facility loading how will development impact on: Schools, Medical Centre, Shop/PO, Butcher, Utilities and other Community Facilities?

Further questions

- **Timescale for development** how long to build out? Are there prior requirements affecting the timescale?
- Timescale for AECOM when will final Assessment / Report be available?

BBC Site Assessment Criteria –

as used in the "35 - Local Plan Site Assessments" Technical Paper Sept 2018, and featured in the "06b #SiteAssessment" spreadsheet compiled by GJP from Apr 2017 Consultation paper.

Site description

Site reference

Address of site

Parish/ ward

Proposal

Site selection process step 1 - Initial appraisal to identify which sites will be taken forward for further assessment

Is the site proposed to accommodate fewer than 5 dwellings or provide less than 0.25ha land for employment?

Site threshold

Does the site have overriding environmental or physical constraints?

Nature Conservation

Flood Risk

Is the site located within or adjacent to the urban area or group 1 or 2 villages or in close proximity to the settlement boundary and with good access to supporting infrastructure and services?

Description of location

Site selection process step 1 - Conclusions and reasons

Step 1 conclusion

Site selection process step 2 - Assessing the suitability and availability of each potential site

Is the site suitable for development?

Suitability

Site selection process step 2 - Conclusions and reasons

Step 2 conclusion

Site selection process step 3 - Assessing the deliverability of each site including viability considerations

Council's viability assessment

Viability

Site selection process step 3 - Conclusions and reasons

Step 3 conclusion

Site selection process step 4 - Assessing how each site will contribute to meeting the objectives of the plan and identifying those which perform most strongly against key criteria

Sustainability (efficient use of resources and accessibility)

Land use

Contamination

Source protection zone

Walkability - GP

Walkability - primary school

Walkability - food store

Public transport access to major employer

Flood risk

Contribution to improving housing supply through broadening the range of site sizes and site types which are available

Gross site area (ha)

The type of housing proposed

GBNP AECOM Site Assessment Support Criteria.docx

Ability to deliver necessary infrastructure and services
Education
Community and other benefits offered
Constraints
Heritage
Nature Conservation
Rights of way
Access constraints
Any other constraints
Minerals and Waste
Highways DC comments
Overall conclusions
Education
Key objectives of the plan
Sustainability
Contribution to housing supply
Infrastructure
Constraints
Landscape
Settlement character
Allocation principles
Key considerations include:

Additional Local Criteria for Site Assessment

Great Barford nestles in the bowl of a shallow valley, with gently rising slopes to adjacent farmlands. There is a strong rural character over much of the earlier linear settlement, with minor roads, the stone Church and Medieval Bridge over the River Great Ouse. The gently undulating topography means that tall structures and large scale buildings are highly visible.

- Avoid any adverse visual impact on the local character, and preserve the openness and long views across gently rising slopes of the Renhold Clay Farmlands (1e), to the north and northwest of the village, see Fig 3 – Great Barford Landscape Sensitivity Study [taken from LANDSCAPE SENSITIVITY STUDY - GROUP 1 AND GROUP 2 VILLAGES, BEDFORD & KEMPSTON URBAN EDGE - SEPTEMBER 2018].
- Development to be kept below the 25m contour. This level is closely mirrored by being approximately 5m below the extent of the Great Ouse Clay Valley (4a) region, as illustrated in Fig 3 Great Barford Landscape Sensitivity Study [taken from LANDSCAPE SENSITIVITY STUDY GROUP 1 AND GROUP 2 VILLAGES, BEDFORD & KEMPSTON URBAN EDGE SEPTEMBER 2018].
 - Where new development has been previously allowed above this contour, there is a resulting unacceptable adverse impact on the landscape and rural character/setting of the village, eg at the new Linden Homes "Hare Meadow" development [BBC Planning Application Ref 16/00873/MAF].
- 3. Conserving the open setting and views of the distinctive Medieval Bridge and nearby Church Tower are of paramount importance.
- 4. The BBC emerging Local Plan 2030 is proposing 500 houses to Great Barford. The Parish Council consider this figure to be too high given the existing characteristics of the village, restricted services and facilities, and recent developments. An objection has been lodged to the Local Plan consultation. Any site, or combination of sites, identified to accommodate this level of growth should be sympathetic to, complement and enhance the established rural village setting.
- 5. Views seen on entering the village from all directions are important. New development beyond the current built envelope should retain the rural character, and not adversely affect the visually open aspect of farmland blending into the village environment. There should be a soft transition to conserve the tranquil setting of a rural community.
- 6. Respect must be acknowledged for the 3 parts of the Conservation Area, 3 Scheduled Monuments, 37 Listed Buildings and 12 Tree Preservation Areas. New developments should not harm these important heritage assets and their settings. Areas of archaeological interest and find points may also need to be considered.

GBNP AECOM Site Assessment Support Criteria.docx

The main settlement evolved as linear development along the High Street and Green End Road, and also along the Bedford Road and Roxton Road (C44, old A421/A428), that bisects them at the cross-roads. Minor through-roads of Silver Street and Addingtons Road link the mid High Street to Bedford Road and Roxton Road respectively. The only other through-route, New Road, links the High Street/Bridge to Roxton Road, giving a south to east "bypass" of the main built area.

7. Consideration must be given to traffic routes from new development sites. Generation of additional traffic flows should avoid the already narrow and congested High Street, Silver Street, Addingtons Road and Green End Road, and should feed into the local and wider network with minimal impact. The suitability of site feeder roads must also account for choice of direction of travel from sites without compromising the congested roads.

The close proximity of the river presents Flood Risk Level 2 (1 in 100 yr) bounded by alignment with New Road. Flood Risk Level 1 (1 in 1000 yr) closely approximates the 20m contour, covering most of the land between New Road and Addingtons Road, and continuing up the High Street.

8. Any development within Flood Risk zones will have to accommodate flood mitigation measures. This may limit development on some proposed sites, and reduce their potential for available housing density.