

Appendix VIIc: SA of Non-Strategic Site Options

Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development encouraged as would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Potential sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	+	SA Objectives 2 considers more than one sub-topic such that more than more than one significant effect may be predicted with two symbols.
		No 2 Communities – first symbol refers to in/out of Green Belt; second symbol refers to community & settlement identities

ARLESEY														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities – Green Belt; Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP279 Land at 44 London Row Size: 0.6ha Dwellings: 15	+	0 0	+	0	+	-?	+	0	0?	+	-	0	-	0
ALP441 Land South East of Arlesey Size: 31ha Dwellings: 558	++	0 -	+	0	+	-?	-	0	0?	+	--	+	-	0
NLP223 Land adjoining Lewis Lane Size: 2.8ha Dwellings: 50	+	0 0	+	0	+	-?	+	0	0?	+	--?	0	0	0
NLP251 Land South East of Arlesey Size: 31-58ha Dwellings: 1062	++	0 -	+	0	+	-?	-	0	0?	+	--	+	-	0
NLP318 Land at 214-216 High Street Size: 0.61ha Dwellings: 15	+	0 0	+	0	+	-?	+	0	0?	+	--	0	0	0
NLP403 Land adjoining Lewis Lane Size: 2.8ha Dwellings: 50	+	0 0	+	0	+	-?	+	0	0?	+	--?	0	0	0

Key Positive Effects:

- All site options will have positive effects on housing, these are major for ALP441 and NLP251 where over 500 homes could be delivered.
- Positive effects for all site options on services/facilities due to good access and good provision.
- All site options are within walking distance of public/recreational spaces, with minor positive effects on health.
- ALP279, NLP223, NLP318, NLP403 have good access to sustainable transport, with a minor positive effect.
- None of the site options are within a Flood Zone, with a minor positive effect.
- AL441, NLP251 have the potential for enhancements to biodiversity, with potential minor positive effects.

Key Negative Effects & Potential Mitigation Measures:

- All site options (except ALP279) will result in the loss of best and most versatile agricultural land, with major negative effects. Some uncertainty for NLP223 and NLP403 as the sub-grade of grade 3 is not known.
- ALP41 and NLP251 will contribute towards the coalescence of Arlesey and Fairfield, with a minor negative effect.
- All site options will have a cumulative increase on traffic in the local area, where issues of congestion have been identified, with potential long-term minor negative effects. However, transport studies are on-going, so uncertainty remains at this stage of assessment.
- ALP279 will result in the loss of greenfield land, with a minor negative effect.
- ALP279, ALP441, NLP251 and NLP419 will have a cumulative minor negative effect on the landscape, including the loss of open arable land which is a visually sensitive feature for the landscape.
- ALP441 and NLP251 are not within walking distance to a well serviced bus stop, with a minor negative effect.

Inter-relationships, Synergistic & Cumulative Effects:

- If all options are progressed there is the potential for a cumulative negative effect on landscape and visual amenity to the east of the town.
- There is the potential for a cumulative negative effect on traffic within the High Street, an area that already experiences congestion, with concomitant effects on air quality as a result of vehicle emissions.
- There are potential cumulative positive effects on biodiversity to the west of the town, as development can provide habitat linkages and wildlife corridors across site options and between County Wildlife Sites, with benefits for wildlife movement and local biodiversity.
- Potential for cumulative effects with the Arlesey Cross allocation of 1300 homes, and the East Arlesey Strategic Allocation. There is the potential for both positive and negative cumulative effects, including biodiversity and GI enhancements and traffic increases.

Aspley Guise														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities – Green Belt; Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP168- Meadow View Size: 2ha Dwellings: 36	+	- 0	-	0	+	-?	+	0	0?	+	-	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site option will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. The site option is within walking distance to public/recreational spaces, with a long-term minor positive effect on health. The site option is within 800m of Aspley Guise train station, with a minor positive effect on sustainable transport. The site option is not within Flood Zone 2 or 3. There are no existing biodiversity constraints for the site option, and the site option can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. No landscape constraints, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site option is within the Green Belt, however this parcel has been identified as only making a moderate contribution, and therefore a minor negative effect is considered through the loss of Green Belt land. The site option is not within walking distance to a number of key services/facilities, with a minor negative effect. Potential for an increase on the local road network. Some uncertainty as transport studies are on-going. The site option does not contain best and most versatile agricultural land, but will result in the loss of greenfield land with a minor negative effect. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Potential for long-term cumulative effects beyond the Plan Period if the Aspley Guise Broad Location is taken forward in the next Plan period. 														

BARTON le CLAY														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt; Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP252- Manor Road Size: 0.53ha Dwellings: 13	+	- 0	+	0	+	-?	+	0	0?	+	--?	+	0	0
NLP123- Luton Road Size: 5.7ha Dwellings: 103	+	- 0	+	0	-	-?	+	0	0?	+	--?	+	-	-?
NLP158- Land to the East of Barton le Clay 158ha Dwellings: 805	+	- -	+	0	+	-?	-	0	0?	+	--?	+	-	-?
NLP382/ALP418- Land at Higham Rd/Bedford Rd 75ha Dwellings: 750 – 1,321	++	- -	+	0	+	-?	+	0	0?	+	--?	+	0	-?
Key Positive Effects:														
<ul style="list-style-type: none"> All site options will have long-term positive effects on housing, these are major for NLP382 potentially able to accommodate over 1,000. Positive effects for all site options on services/facilities due to reasonable access to Barton le Clay and its good provision. Apart from Green Belt there are no other national or local protective environmental designations on any of the sites. It is assumed that there may be potential for biodiversity enhancements on the larger sites, including retention and enhancement of features on site e.g. hedgerows, resulting in a long-term minor positive effect. None of the site options are within a Flood Zone (apart from parts of NLP382, however development can avoid these areas), with a minor 														

positive effect.

- All site options (except NLP158) have access to a bus stop with a frequent service, and a minor positive effect.
- None of the sites would cause coalescence with other settlements.

Key Negative Effects:

- All sites would result in loss of greenfield land within Green Belt although the contribution to Green Belt functions at NLP158, ALP252 and NLP123 is identified as being relatively weak), with loss of Grade 3 best and most versatile agricultural land and soils. Some uncertainty until sub-grade (3a or 3b) is known.
- NLP123 loss of football pitches (green infrastructure) resulting in minor negative effect on health.
- NLP158 and NLP382 have the potential to alter the character of the settlement through creating large extensions and substantially increasing the population but would not lead to coalescence
- NLP158 and NLP382 would result in large scale loss of green field land and affect the appearance and character of the landscape.
- NLP123 is within setting of AONB while NLP158 abuts and is within the setting of the AONB with potential adverse effects – identified as minor but dependent on-site layout and design, and suitable mitigation.
- ALP123 is within the historic core of the settlement, NLP158 has archaeological potential, and therefore there is potential for minor adverse effects.
- NLP382 is within the setting of a Grade II listed building and SAM and so there could be a negative effect on heritage.
- A small part of NLP382 is within flood plain but likely that this can be avoided in site layout and design.
- All site options will have a cumulative increase on traffic in the local area, with potential long-term minor negative effects particularly for the larger sites (NLP158 and NLP382). However, transport studies are on-going, so uncertainty remains at this stage of assessment.
- None of the sites are within easy walking distance of a well serviced bus stop, or 1km from train station, with minor negative effects against sustainable transport.

Inter-relationships, Synergistic & Cumulative Effects:

- If all options are delivered there would be a major positive cumulative effect on delivery of housing potentially making a major contribution to addressing local needs depending on types and mix.
- If all options are progressed there is the potential for a cumulative negative effect on landscape and character of the settlement and surrounding area, including on the setting of the AONB.
- There is the potential for a cumulative negative effect on traffic, with concomitant effects on air quality as a result of emissions.
- There are potential cumulative positive effects on biodiversity to the east of the settlement, as development can provide habitat linkages and wildlife corridors across site options and between County Wildlife Sites, with benefits for wildlife movement and local biodiversity.

BIGGLESWADE														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities – G Belt; Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP258/ALP194 -Land North of Biggleswade 47.28ha Dwellings: 499	+	0 0	+	0	+	-?	-	0	0?	+	--	+	-?	0
NLP271/ALP474/ALP244 - Home Farm, Dunton Lane 3.46ha Dwellings: 62	+	0 +	+	0	+	-?	+	0	0?	+	-	+	+	-
NLP407/ALP204 - Land east of Saxon Drive 7.3-9.3ha Dwellings: 131	+	0 0	+	0	+	-?	+	0	0?	+	--	-?	-?	-
NLP494 - Albone Way Industrial Estate 5.66ha Dwellings: 100	+	0 +	+	-?	+	-?	++	0	0?	+	+	+	+	0
Key Positive Effect														
<ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. None of the sites are covered by protective designations, not within Green Belt or setting of AONB and are not within Flood Zone 2 or 3, although NLP407 and NLP494 are adjacent to floodplain. Part of NLP271 and all of NLP494 is PDL and so long-term positive effects on landscape and communities. NLP271, NLP407 and NLP494 have access to sustainable transport options (bus service) and NLP494 is proximate to bus service and railway station. NLP258 proximate to Biggleswade Common and so may have a negative effect on biodiversity, but has potential for this to be mitigated 														

and for enhancement of biodiversity and green infrastructure through design and development of this large site.

Key Negative Effects:

- NLP271 and NLP407 are within the setting of a Scheduled Monument, and so development on either site would need to consider this and include suitable mitigation
- Development at NLP258 and NLP407 are green field sites that would result in adverse effect on BMV agricultural soils and may have negative effect on local landscape
- NLP407 involves loss of allotments and the site abuts a County Wildlife Site, and so potentially negatively affects green infrastructure and biodiversity.
- Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all of the sites would make a positive contribution to housing provision.
- All site options (except NLP407/ALP204) offer potential for enhancement of green infrastructure and biodiversity, with a potential overall net-gain.
- Careful design and landscaping likely to be required to avoid harm to the setting of the Scheduled Monument for site options NLP271 and NLP407.
- Development of all of the sites would be likely to increase traffic generation and effects on local roads and emissions.
- The Biggleswade settlement area has had recent development projects with Kingsreach and North of Potton Road (approx. 1800 dwellings); if all the site options were taken forward, there is a risk of cumulative effects including a significant increase in traffic and associated negative effects on air quality, and potential capacity issues for local services/facilities. However, there is the potential for positive cumulative effects with proposed development through additional infrastructure and biodiversity and green infrastructure benefits.
- Further potential cumulative effects may arise from the Biggleswade East Strategic Housing Allocation and the Biggleswade Strategic Employment Allocation.

BLUNHAM														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities- G Belt; Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP216- Land north of The Barns 1.2ha Dwellings: 29	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-?	0
ALP376- Land West of Station Rd 4.6ha Dwellings: 81	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-?	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. Both site options are within walking distance of areas of public opens space in Blunham, with some scope for additional space facilities through development contributions. Both site options have access to a bus stop, and although services do not run every half hour, they are regular. The site options also have access to the PRoW network, and ALP376 is within 100m of National Cycle Route 12. Neither site option is within Flood Zone 2 or 3. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> Both site options will result in the loss of Grade 1 best and most versatile agricultural land, with a long-term major negative effect on soil resources. Although both site options are within walking distance to some services/facilities in Blunham, there is a lack of provision for some key services/facilities and identified capacity issues for the school, with a potential minor negative effect with some uncertainty. Potential for an increase on the local road network which could include an increase on the A1 where congestion issues have been 														

identified. Some uncertainty as transport studies are on-going.

- Both site options have access to a bus stop, however services are infrequent. The site options have access to the PRoW network, and ALP376 is within 100m of National Cycle Route 12. Potential for a minor negative effect.
- The site options are both considered to have local landscape value, and may result in the loss of the existing rural edge for the settlement, with potential minor negative effects. Some uncertainty until site level assessments are completed.

Inter-relationships, Synergistic & Cumulative Effects:

- Development at both sites would make a positive contribution to provision of housing and addressing of housing need.
- Development at both site options may have a cumulative negative effect on the capacity of local services/facilities, and therefore development contributions may be required.
- Potential for a cumulative positive effect on GI and biodiversity as both site options can provide enhancements, with a potential overall net gain.

CADDINGTON														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities – G Belt; Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP439- Caddington Park Size: 1 ha Dwellings: 24-35	+	- 0	-	0	-	-?	+	0	0?	+	--?	+	-	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site option will have a long-term positive effect on housing. The site is not within Flood Zone 2 or 3. Opportunities for enhancement of green infrastructure and biodiversity, with a long term positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site would involve the loss of Green Belt land resulting in a negative effect on communities – NLP439 makes a weak contribution to Green Belt purposes and so a minor negative effect is considered. The site option is within the setting of the AONB. NLP439 has access to a bus stop so has potential for sustainable transport, but access to the guided busway is not available and it is distant from services and separated from Luton by the rail line, likely to result in reliance on the car and resultant effects on highways and air quality. The site option would also involve loss of best and most versatile agricultural land resulting in a major negative effect on soils. Some uncertainty until the sub-grade (3a or 3b) is known. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Potential for long-term cumulative effects beyond the Plan Period if the Luton West Broad Location is taken forward in the next Plan period. This could include a cumulative increase in traffic, but potential positive cumulative effects on services/facilities and sustainable transport through potential improved provision at the broad location. 														

CAMPTON & CHICKSANDS														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities – G Belt; Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP287- Land north of Greenway 21.49ha Dwellings: 38	+	0 0	-	0	+	-?	-	0	0?	+	--	+	+	-
NLP082- Land on the South East of Greenway 4.5ha Dwellings: 38	+	0 0	-	0	+	-?	-	0	0?	+	--	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. Both site options are within walking distance of areas of public opens space in Campton, with some scope for additional space facilities through development contributions, and long term positive effects for health. Neither site option is within Flood Zone 2 or 3. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. Development at the site options is not considered likely to have negative effects on landscape as mitigation is available and the proposed development level is small, with a potential positive effect. Some uncertainty until site level assessments are completed. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> Both site options will result in the loss of Grade 2 best and most versatile agricultural land, with a long-term major negative effect on soil resources. Both site options are within walking distance of a bus stop however services are infrequent with a minor negative effect on sustainable transport. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty 														

remains as transport assessments are on-going.

- The site options are not within walking distance to some key services/facilities, including healthcare, and there are identified capacity issues at Campton Lower School. Potential for a minor negative effect.
- ALP287 is located within historical pasture land and is adjacent to a registered park, with a potential minor negative effect.

Inter-relationships, Synergistic & Cumulative Effects:

- Development at both sites would make a positive contribution to provision of housing and addressing of housing need.
- Development at both site options may have a cumulative negative effect on the capacity of local services/facilities, and therefore development contributions may be required.
- Potential cumulative increase in car use as some services/facilities are not accessible, and sustainable transport services are infrequent.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.

CHALTON															
Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt; Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
NLP435- Chapel Farm Size: 1.6ha Dwellings: 50	+	-	0	-	0	-	-?	-	0	0?	+	--?	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site option will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. The site option is not within Flood Zone 2 or 3, with a minor positive effect. There are no existing biodiversity constraints for the site option, and the site option can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. No landscape constraints, with a minor positive effect. Close proximity to M1 J11a. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site option is within the Green Belt, and the parcel has been identified as making a strong contribution, and therefore a major negative effect is considered through the loss of Green Belt land. The site option is not within walking distance to a number of key services/facilities, with a minor negative effect. The site option is not within walking distance to public/recreational spaces, with a long-term minor negative effect on health. Potential for an increase on the local road network. Some uncertainty as transport studies are on-going. The site is not within walking distance to a bus stop with a regular service, with a minor negative effect on sustainable transport. The site option contains Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Potential for long-term cumulative effects with the Houghton Regis North Urban Extension and North Luton housing allocation and the Sundon RFI employment land. This could include negative cumulative effects on traffic but positive effect on sustainable transport and services/facilities. 															

LIFTON															
Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
NLP297/ALP149/ALP213- Size: 4.2ha Dwellings: 103	+	0	0	+	0	+	-?	+	0	0?	+	--	+	+	-
NLP361 -Land to the North of Shefford Road 1.72ha Dwellings: 41	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	-?	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. NLP297/ALP149/ALP213 is within walking distance to the majority of keys services/facilities, with a minor positive effect. Both site options are within walking distance of areas of public opens space in Clifton, with some scope for additional space facilities through development contributions. Potential long-term positive effects on health. Both site options are within walking distance to a bus stop with a regular service and a strategic footpath. Neither site option is within Flood Zone 2 or 3. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. NLP297/ALP149/ALP213 does not have a significant landscape value, with a positive effect on landscape. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> Site option NLP297/ALP149/ALP213 will result in the loss of Grade 2 best and most versatile agricultural land, with a long-term major negative effect on soil resources. NLP361 contains Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known. 															

- NLP361 is not within walking distance to the majority of key services/facilities, with a minor negative effect.
- Both site options will have an increase in traffic on the local road network, with a potential minor negative effect, although uncertainty remains as transport modelling is on-going.
- NLP361 has landscape character which contributes to the setting of the River Ivel Navigation canal, and development here has the potential for a negative effect on local landscape character. Potential for a long-term negative effect, although some uncertainty remains until site level assessments are completed.
- NLP297/ALP149/ALP213 is adjacent to the Conservation Area for the settlement, and development here could have a minor negative effect on the setting of the heritage asset.

Inter-relationships, Synergistic & Cumulative Effects:

- Development at both sites would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- Potential for a cumulative increase in traffic on the local road network as a result of development at both site options, with associated negative effects on air quality and traffic.
- Potential cumulative long-term positive effect on biodiversity and Green Infrastructure if both site options provide enhancements

CLOPHILL															
Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
ALP405- Land west of Jacques Lane Size: 1.55ha Dwellings: 26	+	0	0	-	0	+	-?	-	0	0?	0	--	+	+	0?
NLP149- 66a High Street Clophill 1.77ha Dwellings: 18	+	0	0	+	0	+	-?	-	0	0?	0	--	+	+	-?
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. NLP149 is in walking distance to several key services/facilities, with a positive effect. Both site options are in walking distance to a range of accessible public open spaces within Clophill, with a long-term minor positive effect on health. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. Neither site option would result in a loss or degradation of landscape character, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> Both site options will result in the loss of Grade 2best and most versatile agricultural land, with a long-term major negative effect on soil resources. ALP405 is not within walking distance to the majority of key services/facilities, with a minor negative effect. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. Both site options are in walking distance to a bus stop however the bus services are not frequent, with a minor negative effect on 															

sustainable transport.

- NLP149 is adjacent to Clophill Conservation Area, approx. 100m from several Listed Buildings and partially within an Archaeological Notification Area. Development at the site option therefore has the potential for negative effects on the setting of the heritage assets. Some uncertainty until site level assessments are completed.

Inter-relationships, Synergistic & Cumulative Effects:

- Development at both sites would make a positive contribution to provision of housing and addressing of housing need.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, including positive effects for the NIA, if enhancements are made at all site options.
- Development of both sites would be likely to cumulatively increase traffic generation and effects on local roads and emissions.

CRANFIELD														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP139- Land West of Lodge Road 0.61ha Dwellings: 14	+	0 0	-?	0	+	-?	-	0	0?	+	--?	0	0	0
NLP315/ALP109- East End Farm 4ha Dwellings: 72	+	0 0	+	0	+	-?	-	0	0?	+	--?	+	-	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. Neither of the sites is covered by protective designations, not within Green Belt or setting of AONB and are not within Flood Zone 2 or 3. Potential for enhancement of biodiversity and green infrastructure at NLP315, with long-term positive effects. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> NLP139 is small and on the edge of the main settlement (adjacent to new development) and services would be less accessible. The sites are green field sites that would result in adverse effect on best and most versatile agricultural soils, some uncertainty until however the sub-grade (3a or 3b) is known. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. NLP139 potential negative effect on protected species (great crested newt colonisation), but mitigation would be possible. NLP139 has potential negative effect on local landscape and character. 														

Inter-relationships, Synergistic & Cumulative Effects:

- Development of both of the sites would make a positive contribution to housing provision.
- Cumulative loss of soils and effect on local landscape, but opportunities to enhance biodiversity at NLP315.
- Development of all of the sites would be likely to increase traffic generation and effects on local roads and emissions.
- The Cranfield area has seen a number of recently approved planning applications; if all the site options were taken forward, there is a risk of cumulative effects including an increase in traffic and associated negative effects on air quality, and potential capacity issues for local services/facilities. However, there is the potential for positive cumulative effects for biodiversity and green infrastructure.

DUNSTABLE

Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
NLP192- Pedrables Land Size: 1.2ha Dwellings: 29	+	+	+	++	0	+	-?	+	0	0?	+	++	+	+	0
NLP193- Land at West Street 2.65ha Dwellings: 54	+	+	+	++	0	-	-?	+	0	0?	+	-	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> Both sites, although small, would have a long-term minor positive effect on housing supply if developed. Neither site is constrained by any protective designation and would not have negative effects on the character of the area, landscape or biodiversity – although protected trees would need to be protected. Both sites are within the settlement, would not affect coalescence, and have access to services including bus stops with a frequent service. NLP192 is previously developed land and there is potential to enhance its quality and wider value e.g. GI as part of development. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> Although bus services are readily accessible, neither site is close to a rail station development would be likely to generate additional car use. NLP193 is currently allotments and access would be through a park and so there could be loss of soils, green infrastructure that would need to be mitigated. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Small scale positive and negative effects due to modest size of each site and their location within the settlement. 															

DUNTON

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: Green Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP323- Land south of Biggleswade Road 1.5ha Dwellings: 36	+	0 0	-	0	+	-?	-	0	0?	+	--	+	0	0
NLP324- Land south of Biggleswade Road 2ha Dwellings: 48	+	0 0	-	0	+	-?	-	0	0?	+	-	+	0	0
<p>Key Positive Effect</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. Neither site is covered by protective designations, not within Green Belt or setting of AONB or heritage features, and are not within Flood Zone 2 or 3, with long-term positive effects. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The settlement is small with limited facilities – and has 'low' capacity to accommodate growth. Bus services from the settlement are infrequent, with a minor negative effect on sustainable transport. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. Development at either site would negatively affect BMV agricultural soils, with a long-term major negative effect on soil resources. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> If both sites were developed this could have a larger negative affect on the character of the village and on local landscape, although mitigation in design of the development could reduce impacts and deliver benefits. Potential cumulative increase in car use as some services/facilities are not accessible, and sustainable transport services are infrequent Development at both site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made. 														
EATON BRAY														

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP192- Land Adjacent to 25-57 Bower Lane 0.5ha Dwellings: 13	+	- 0	-	0	+	-?	+	0	0?	+	--?	+	+	0
NLP483- Land off Eaton Park Size: 2.7ha Dwellings: 48	+	- 0	-	0	+	-?	+	0	0?	+	--?	+	+	0

Key Positive Effects:

- The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect.
- Both site options are within walking distance of areas of public opens space and sports facilities in Eaton Bray. Potential long-term positive effects on health.
- The site options are within walking distance to a bus stop with regular services, with a minor positive effect on sustainable transport. Both site options are also within 100m of a key pedestrian route.
- The site options are not within Flood Zone 2 or 3, with a minor positive effect.
- There are no existing biodiversity constraints for the site options, and the site option can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect.
- No landscape constraints, with a minor positive effect.

Key Negative Effects:

- The site option is within the Green Belt, however the parcel of land does not make an overall strong contribution to Green Belt purposes, and therefore a minor negative effect is considered through the loss of Green Belt land.
- The site option contains Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known.
- The site option is not within walking distance to a number of key services/facilities, with a minor negative effect.
- Potential for an increase on the local road network. Some uncertainty as transport studies are on-going.

Inter-relationships, Synergistic & Cumulative Effects:

- Development at both sites would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- Potential for a cumulative increase in traffic on the local road network as a result of development at both site options, with associated negative effects on air quality and traffic.
- Potential cumulative long-term positive effect on biodiversity and Green Infrastructure if both site options provide enhancements

EVERTON

Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
ALP094- Green Lane Size: 0.96ha Dwellings: 23	+	0	0	-	0	+	-?	-	0	0?	+	--?	+	+	0
NLP165- Land at Manor Farm 0.8ha Dwellings: 19	+	0	0	-	0	+	-?	-	0	0?	+	--?	+	+	0?
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. Both site options are within walking distance to the recreational spaces within Everton, with a long-term minor positive effect on health. Neither of the site options are located in Flood Zones 2 or 3. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. The site options are not expected to have a negative effect on the landscape, with mitigation available through Local Plan Policy, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site options will result in the loss of Grade 3 agricultural, however the sub-grade (3a or 3b) is not known. Potential for a long-term major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known. The provision of services/facilities within the settlement are limited, and the site options are not within the specified walking distance to most keys services and facilities, with a minor negative effect. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. Both site options have access to a nearby bus stop, however services are infrequent, with a minor negative effect on sustainable transport. 															

Inter-relationships, Synergistic & Cumulative Effects:

- Development at both sites would make a positive contribution to provision of housing and addressing of housing need.
- Development of both sites would be likely to cumulatively increase traffic generation and effects on local roads and emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.

FLITTON & GREENFIELD

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP127- Land to the rear of High Street, Flitton 1.6ha Dwellings: 31	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-?	-
NLP172- Land off Sand Road 5ha Dwellings: 90	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-?	-
NLP203/ ALP240- Land at Flitton Hill 2.1ha Dwellings: 43-54	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-?	-
NLP272- Land to rear of 7-8 Moat Farm Close 0.89ha Dwellings:21	+	0 0	-	0	+	-?	-	0	0?	+	--	+	+	0
NLP449- 96 Greenfield Road and Land Behind 1.7ha Dwellings: 41	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-?	0
Key Positive Effects:														
<ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. The site options are all within the specified walking distance to areas of public and recreational spaces, which will have long-term positive effects on health. None of the site options are located in Flood Zones 2 or 3, with a positive effect. There are SSSIs and County Wildlife Sites to the north of the site options, however any potential negative effects are mitigated against by Local Plan Policies. All site options are considered likely to be able to provide enhancements to biodiversity and Green Infrastructure in the local area and achieve a net gain, with potential long-term positive effects. 														

- NLP272 is not considered to have a negative effect on the landscape, with a long-term minor positive effect.

Key Negative Effects:

- All site options will result in the loss of Grade 2 best and most versatile agricultural land, with a long-term major negative effect on soil resources.
- The site options are not within walking distance to the majority of key services/facilities, this includes healthcare facilities and retail services. Potential for a minor negative effect.
- All site options will have a cumulative increase on traffic in the local area, where issues of congestion have been identified, with potential long-term minor negative effects. However, transport studies are on-going, so uncertainty remains at this stage of assessment.
- All site options are within walking distance to a bus stop; however services are not regular and therefore a minor negative effect is considered for sustainable transport.
- All site options (except NLP272) have the potential for a negative effect on the local landscape, with a degradation of rural landscape character to the south of the settlement. Potential minor negative effect, although uncertainty remains until site level assessments are completed.
- Site options NLP127, NLP172 and NLP203/ ALP240 are either adjacent or less than 100m from the Conservation Area and associated Listed Buildings, such that development may have a negative effect on the setting of the heritage assets.

Inter-relationships, Synergistic & Cumulative Effects:

- If all site options are progressed they would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- There would likely be a significant cumulative increase in traffic on the local road network if all site options are progressed due to the need for residents to access services/facilities in neighbouring settlements, with long-term negative effects on traffic and air quality.
- Developing all site options in the west of the area could result in cumulative negative effects on landscape character, as well as on the setting of the Conservation Area and Listed Buildings, with long-term negative effects.
- There is the potential for a cumulative contribution to biodiversity and green infrastructure if all sites are progressed, as development can provide habitat linkages and wildlife corridors across site options and between County Wildlife Sites and SSSIs to the north, and improvements to the NIA, with benefits for wildlife movement and local biodiversity.

FLITWICK														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP039 - Steppingley Road Size: 6.07ha Dwellings: 109	+	-- 0	+	0	+	-?	+	0	0?	+	--	+	+	-?
NLP492 - Site next to Flitwick Allotments 0.98ha Dwellings: 24	+	0 0	+	0	-?	-?	+	0	0?	+	--	+	+	+
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> Both sites would have a long-term positive effect on housing supply if developed. Both sites are well located in terms of accessibility to the main settlement and to services, including bus and rail, and would not result in coalescence with other settlements. NLP492 is not affected by any protective environmental designation and would not have negative effects on the character of the area, landscape or biodiversity. NLP039 is Green Belt but not covered by other protective designations. Both site options offer opportunities to enhance green infrastructure and biodiversity (within NIA). <p>Key Negative Effects:</p> <ul style="list-style-type: none"> NLP039 in Green Belt with some Roman remains on site and so minor negative effect on communities and historic environment Both sites are green field (agricultural) sites and development would involve loss of open space and best and most versatile Grade 2 agricultural land. NLP492 would result in loss of allotments and green infrastructure. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Although sustainable transport options (bus and rail) are accessible to both sites, an increase in car use would be likely and resultant 														

negative effects.

- Potential for a cumulative positive effect on GI and biodiversity as both site options can provide enhancements, with a potential overall net gain.
- A development of 420 homes is allocated in the north of Flitwick; if all the site options were taken forward, there is a risk of cumulative effects including an increase in traffic and associated negative effects on air quality, and potential capacity issues for local services/facilities. However, there is the potential for positive cumulative effects for biodiversity and green infrastructure. Also, potential cumulative effects with development to the east of Steppingley.

GRAVENHURST															
Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
ALP243- Land at Barton Road 1.5ha Dwellings: 36	+	0	0	-	0	+	-?	-	0	0?	+	--	+	+	0
NLP101/ALP467- The Pyghtle/ Upper Gravenhurst 1.5ha Dwellings: 36	+	0	0	-	0	+	-?	-	0	0?	+	--	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. The site options are in close proximity to open space areas within Gravenhurst, including a recreation ground, with long-term positive effects on health. Neither of the site options are located in Flood Zones 2 or 3. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. The site options are not expected to have a negative effect on the landscape, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site options will result in the loss of Grade 2 best and most versatile agricultural land, with a long-term major negative effect on soil resources. The site options are not within walking distance to keys services/facilities, with a minor negative effect on SA Objective 3. The site options are within walking distance of local bus stops however services are irregular, with a minor negative effect on sustainable transport. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty 															

remains as transport assessments are on-going.

Inter-relationships, Synergistic & Cumulative Effects:

- Development at both sites would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- Potential cumulative increase in car use as some services/facilities are not accessible on foot, with associated negative effects on air quality.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.

HARLINGTON														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP117 - Land West of Midland Mainline Railway 17ha Dwellings: 306	+	-- 0	+	0	+	-?	+	0	0?	+	--	+	0	0
ALP123/NLP303 - Land off Goswell End Road 8.9ha Dwellings: 160-225	+	-- +	+	0	+	-?	-?	0	0?	+	--	+	0	0
NLP107/ALP181 - Land West of Sundon Road 6.5ha Dwellings: 115-192	+	- +	+	+	+	-?	+	0	0?	+	--	+	-	0
NLP381 - Land West of Harington 50ha Dwellings: 900	++	-- +	+	0	+	-?	-?	0	0?	+	--	+	-	-?
ALP355/NLP379 – Land North of Goswell End Road 2.5ha Dwellings: 44-80	+	-- +	+	0	+	-?	-?	0	0?	+	--	+	-?	0
NLP470 – Land North of Goswell End Road (Parcel 1) 0.82ha Dwellings: 19	+	-- +	+	0	+	-?	-?	0	0?	+	--	+	0	0
NLP471 – Land North of Goswell End Road (parcel 2) 0.8ha Dwellings: 19	+	-- +	+	0	+	-?	-?	0	0?	+	--	+	0	0
Key Positive Effects:														

- All sites would have a positive effect on housing provision, with major effect at NLP381 due to its potential and size.
- All sites have reasonably good accessibility to the settlement and its services including for ALP181, ALP117 and NLP107 reasonable proximity to the train station, although access to existing bus services at ALP117, ALP123, NLP107 and NLP381 is poor, and so additional car use is likely to result from any development;
- No site is covered by protective environmental designations other than Green Belt, and development would not result in coalescence.
- Development at any site could be accommodated without adversely affecting the character of the settlement (identified as having Medium-High capacity), although ALP117 would involve development to the west of the railway line and so extend the settlement boundary in this direction and cumulatively if all sites were developed then there would be likely to be a negative cumulative effect.
- All sites have potential for green infrastructure and biodiversity enhancements, which would be particularly important in NLP381 given proximity to the County Wildlife Site and ALP123 to protect the woodland to the north.
- ALP117, ALP123 and NLP107 are not within Flood Zone 2 or 3, although a part of NLP381 is, but site layout and design could avoid this area and potentially enhance flood risk management through green infrastructure/wetland habitat creation and management.
- NLP381 includes commercial and employment development and so has the potential for a positive effect on employment.

Key Negative Effects:

- All sites are green field and within Green Belt, although in ALP181 and NLP107 this is identified as making a weak contribution to Green Belt purposes.
- All sites would involve loss of best and most versatile, much of it Grade 2, and so would have a major negative effect on soils, particularly as they are large sites.
- ALP181 and NLP379 are within the setting of the AONB and so may have a negative effect on landscape although this could be mitigated through site design and landscaping. NLP381 is a large site and development would extend the built envelope to the west of the railway and involve large-scale loss of green field land with a negative effect on local landscape character.
- While ALP123, NLP470, NLP471 and NLP379 are considered outside of reasonable walking distance of the train station (1200m) and so scored negatively, commuters may well be prepared to walk further for access to mainline rail services to London. NLP381 is more distant but its scale could result in new bus services being provided to link to the station.
- NLP381 could affect the setting of a Grade II listed building which would need to be considered in the site's design and development.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all sites would make a substantial contribution to provision of housing and addressing of housing need.
- Development of all sites may alter the character of the settlement through expansion to the north, south and west.
- Although sustainable transport options (bus and rail) are accessible to all sites, an increase in car use would be likely and resultant negative effects.
- Potential for a cumulative positive effect on GI and biodiversity as both site options can provide enhancements, with a potential overall net gain.
- Potential for cumulative effects with development to the east of Toddington and south of Westoning.

HAYNES															
Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
NLP299- Hill Farm Size: 1.8ha Dwellings: 43	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	+	0
NLP502- South of Northwood End Road 3.14ha Dwellings: 56	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. The site options are in close proximity to open space areas within Haynes, with long-term positive effects on health. The site options are within walking distance of a bus stop which has regular services, and both are within 100m of a key pedestrian route, with a minor positive effect on sustainable transport. Neither of the site options are located in Flood Zones 2 or 3. Both site options can contribute to local biodiversity and green infrastructure enhancements, which can have an overall positive effect on the NIA. There is mitigation through Local Plan Policy to protect the nearby (approx. 800m to 1km) County Wildlife Sites. Potential for a long-term minor positive effect. Neither site option is considered to result in the loss of key landscape features or significantly affect the local landscape character, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site options will result in the loss of Grade 3 agricultural, however the sub-grade (3a or 3b) is not known. Potential for a long-term major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known. Both site options are beyond walking distance to a number of key services/facilities. This includes healthcare and supermarkets. Minor 															

negative effect for SA Objective 3.

- Potential for a cumulative increase in traffic on the local road network. Some uncertainty as transport studies are on-going.

Inter-relationships, Synergistic & Cumulative Effects:

- Development at both sites would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- Potential cumulative increase in car use as some services/facilities are not accessible on foot, with associated negative effects on air quality
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.

HENLOW

Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
ALP001 - Land adjacent to 1 Clifton Road 1.65ha Dwellings: 40	+	0	0	+	0	+	-?	+	0	0?	+	--	+	0	0
NLP126 - Land at Oldfield Farm 7.2 Dwellings: 130	+	0	0	+	0	+	-?	+	0	0?	+	-	+	-	0
NLP220/ALP178/NLP183 - Land off Arlesey Road 1.6ha Dwellings: 29	+	0	0	+	0	+	-?	+	0	0?	0	--	+	0	0
NLP234 - Land South of Clifton Road 0.83ha Dwellings: 20	+	0	0	+	0	+	-?	+	0	0?	+	--	+	0	0
NLP268 - Land adjacent to Derwent Lower School 5.59ha Dwellings: 101	+	0	0	+	0	+	-?	+	0	0?	+	--	+	0	0
Key Positive Effects:															
<ul style="list-style-type: none"> ▪ All sites would have a long-term positive effect on housing provision, with NLP126 and NLP268 having greatest potential given their scale. ▪ All sites have reasonably good accessibility to the settlement and its services including for the ALP001, NLP220, NLP234 easy access to bus services, with a minor positive effect. ▪ No site would result in coalescence, and are likely to be able to be accommodated without adversely affecting the character of the settlement. ▪ No sites are covered by any protective designations or would affect heritage assets and so are relatively unconstrained. ▪ There is the potential for enhancements to local biodiversity and Green Infrastructure for all site options, with long-term minor positive effects. 															

Key Negative Effects:

- All sites are green field and all except NLP126 would involve loss of BMV, much of it Grade 2 or Grade 1, and so would have a long-term major negative effect on soils.
- NLP126 would result in the loss of greenfield land with a long-term minor negative effect on soils.
- Development would lead to increased traffic and associated negative effects. Some uncertainty remains as transport assessments are on-going.
- NLP220/ALP178/NLP183 are partially within Flood Zone 2& 3, however development could avoid this area with a likely residual neutral effect.
- NLP126 could have negative effects on local landscape.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all sites would make a substantial contribution to provision of housing and addressing of housing need.
- Although sustainable transport options (bus) are accessible to most sites, and may be improved for the large sites with the worst current accessibility to a bus service, an increase in car use would be likely and resultant negative effects.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.

HOCKLIFFE														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP327 - Land South West of A5 18-22.2ha Dwellings: 120-450	+	-- ?	-	0	+	-?	-	0	0?	+	--	+	-?	-
ALP125/NLP413 – Land off Leighton Road 0.98ha Dwellings: 24-125	+	-- 0	-	0	+	-?	-	0	0?	+	--	+	0	0
ALP184/NLP259 – Land R/O Manor Avenue 1.9ha Dwellings: 46-56	+	-- 0	-	0	+	-?	-	0	0?	+	--	+	0	0
NLP298 – Land South of Leighton Road 2.71ha Dwellings: 49	+	-- ?	-	0	+	-?	-	0	0?	+	--	+	-?	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> All sites could make a long-term positive contribution to delivery of housing, particularly NLP327. Development of the sites would not lead to coalescence but development of NLP327 and NLP298 could negatively effect on the character of the village and the local landscape. None of the site options are within Flood Zone 2 or 3. None of the sites are covered by protective environmental designations but are within Green Belt, and development could help enhance biodiversity and green infrastructure with a long-term positive effect. <p>Key Negative Effects:</p>														

- Development would result in loss of Green Belt land, with potential long-term major negative effects.
- NLP327 could have a negative effect on communities, and given the potential scale and effect on the character of the village. All sites are green field and development would involve loss of best and most versatile agricultural land.
- The village has limited services and there is poor accessibility to public transport.
- Development NLP327 may be within the setting of a number of Grade II listed buildings and potentially of the Scheduled Monument to the north west

Inter-relationships, Synergistic & Cumulative Effects:

- Development would make a positive contribution to housing provision and depending on the scale of development and site design could enhance green infrastructure and mitigate some of the potentially negative effects on heritage and landscape.
- Development would be likely to result in an increase in traffic and congestion, particularly given relatively poor accessibility and proximity to public transport.

HOUGHTON CONQUEST	
Site Option	SA Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP313- Land south of Houghton Conquest 3ha Dwellings: 46	+	0 0	+	0	+	-?	+	0	0?	+	--?	+	0	0
ALP314- Land north and south of The Grove 2ha Dwellings: 45	+	0 0	+	0	+	-?	+	0	0?	+	--?	+	0	0
ALP197- corner of Chapel End Road and London Lane 1.3ha Dwellings: 31	+	0 0	+	0	+	-?	+	0	0?	+	--?	+	-	0
<p>Key Positive Effect</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. All sites have reasonable accessibility to the settlement and its services, and all site options have reasonable access to a bus stop with an hourly service. None of the sites are covered by protective designations, not within Green Belt or setting of AONB and are not within Flood Zone 2 or 3. Potential for enhancement of biodiversity and green infrastructure on both sites as part of development that could mitigate potential negative effects on the village character. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> All sites are greenfield sites that would result in adverse effect on best and most versatile agricultural soils, although some uncertainty until the sub-grade (3a or 3b) is known. Potential negative effect on protected species (great crested newt colonisation areas), but mitigation and enhancement would be possible. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. 														

Inter-relationships, Synergistic & Cumulative Effects:

- Development of the site options would make a positive contribution to housing provision.
- Loss of soils and effect on local landscape, but opportunities to enhance biodiversity.
- Development of all of the sites would be likely to increase traffic generation and effects on local roads and emissions.

HOUGHTON REGIS

Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
ALP260- Parcels Comprising the Bidwell Vision 10.3-16.87ha Dwellings: 272	+	0	0	+	0	+	-?	+	0	0?	0	--?	+	+	0
ALP307- Bidwell Gospel Hall 'Dell Mount' 0.65-0.72ha Dwellings: 16	+	0	0	+	0	+	-?	+	0	0?	+	-?	+	+	0
NLP546- Land East of Houghton Regis	+	0	0	+	0	+	-?	+	0	0?	+	--?	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The sites have reasonably good accessibility to the settlement and its services, and good access to the strategic road network with a positive effect. The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. The site options are in an area that will be removed from Green Belt (part of the Houghton Regis North development). Development in this area would not lead to coalescence, with a neutral effect. None of the sites are covered by protective designations, and development offers the opportunity to deliver green infrastructure enhancements, especially in large-scale development in ALP260. The site options are all within walking distance of a bus stop with a regular service. No identified landscape constraints. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ALP260 is a large greenfield site, and development could have an adverse effect on the local landscape and rural character but no effect on any nationally designated landscape All sites, if developed, would result in loss of best and most versatile agricultural land (Grade 3, some uncertainty until sub-grade is known), 															

although ALP307 is classified as part PDL.

- ALP307 has protected trees (TPO) protection of which would need to be considered within the development.
- Part of ALP260 is within Flood Zone 2 and 3 but this could be avoided through site layout and design, and there may be opportunities to enhance sustainable drainage/flood risk management.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all sites would make a positive contribution to provision of housing and addressing of housing need.
- Development of all sites may alter the character of the settlement through expansion to the north, although represent a logical extension to the settlement given existing commitments to the north, east and west as a result of Houghton Regis North Urban Extension.
- Potential for an increase in car use with resultant negative effects. Large-scale development at ALP260 may present an opportunity to ensure provision of bus service and cycle/pedestrian routes into the existing settlement.
- Potential for cumulative effects with the Houghton Regis North development of approx. 7000 homes. This could include negative effects such as on traffic and air quality, and positive effects such as improved provision of services/facilities and biodiversity enhancements., as well as contributions to the GI strategy for the area.

LANGFORD	
Site Option	SA Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP003- Site adjoining Langford Lower School 0.6ha Dwellings: 14	+	0 0	-	0	+	-?	+	0	0?	+	--	+	0	0
ALP451- Loft Farm, Church Street 1.3ha Dwellings: 45	+	0 0	-	0	+	-?	+	0	0?	+	--	+	0	0
NLP066/ALP071/ALP132- Thistle Hill Farm 3.9ha Dwellings: 70-80	+	0 0	-	0	+	-?	+	0	0?	+	--	+	0	0
NLP111- Land off Jubilee Lane 7.26ha Dwellings: 130	+	0 0	-	0	-	-?	+	0	0?	+	--	+	0	0
NLP143- Land off Church Street 1.2ha Dwellings: 40	+	0 0	-	0	+	-?	+	0	0?	+	--	+	-?	0
NLP144- Land off St Andrews Way 1.27ha Dwellings: 30	+	0 0	-	0	+	-?	+	0	0?	+	--	+	0	0
NLP230- Land Bridge Field Size: 3.35ha Dwellings: 59	+	0 0	-	0	+	-?	+	0	0?	+	--	+	-?	0
NLP302- Land off Prospect Road and Curneys Lane 3.5ha Dwellings: 63	+	0 0	-	0	+	-?	+	0	0?	+	--	+	0	0
NLP309- Land at Church	+	0 0	-	0	+	-?	+	0	0?	+	--	+	0	0

Street 3.4ha	Dwellings: 63	
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> ▪ All sites would have a long-term positive effect on housing provision, with NLP111, NLP302 and NLP309 having greatest potential. ▪ All sites have reasonably good accessibility access to a bus service (although the quality of the service may not be good). ▪ No site would result in coalescence, and are likely to be able to be accommodated without adversely affecting the character of the settlement. ▪ No sites are covered by any protective designations or would affect heritage assets and so are relatively unconstrained. ▪ No sites are within by Flood Zones 2 or 3 although small parts of NLP 143, NLP451 and NLP309 are just within these areas but site design and layout would enable these to be avoided with opportunities to manage these areas to benefit biodiversity and mitigate negative effects on landscape. ▪ There are no existing biodiversity constraints for the site options, and there is the potential for enhancements to local biodiversity and Green Infrastructure for all site options, with long-term minor positive effects. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ▪ All sites are green field and all involve loss of BMV, much of it Grade 2, and so would have a long-term major negative effect on soils. ▪ No sites have easy access to a rail service although mainline stations are 2 miles away in Biggleswade. ▪ Services/facilities are limited within the settlement, with a minor negative effect for SA Objective 3. ▪ NLP143 and NLP230 could have minor negative effects on local landscape and settlement character, but could be mitigated through site design and landscaping. ▪ Although sustainable transport options (bus) are accessible, development would lead to increased traffic and associated negative effects. Some uncertainty remains as transport assessments are on-going. 		
<p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> ▪ Development of all sites would make a substantial contribution to provision of housing and addressing of housing need. ▪ Development of all of the sites could affect the character of the settlement (generally linear). ▪ Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options. ▪ If all site options are developed there will be a cumulative significant increase in traffic, which will be enhanced by the lack of some key services/facilities within the settlement. This will have a concomitant effect on air quality as a result of vehicle emissions. ▪ The Langford settlement area has seen a number of recent planning applications (approx. 180 dwellings); if all the site options were taken forward, there is a risk of cumulative effects including an increase in traffic and associated negative effects on air quality, and potential capacity issues for local services/facilities. However, there is the potential for positive cumulative effects for biodiversity and green infrastructure. 		

LEIGHTON LINSLADE														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14

	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
NLP124- Spinny Park Size: 1.17ha Dwellings: 25	+	0	+	+	-?	+	-?	-	0	0?	+	+	+	0	0
NLP310- Pledge Office Chairs Size: 3.65ha Dwellings: 60	+	0	+	+	-?	+	-?	-	0	0?	+	+	+	0	0
NLP456- Spinny Park Size: 1.17ha Dwellings: 58	+	0	+	+	-?	+	-?	-	0	0?	+	+	+	0	0
NLP464- Chiltern-Hunt Land Size: 3.6-5.4ha Dwellings: 66	+	0	0	+	-?	+	-?	-	0	0?	+	-	+	0	0
NLP495- Chiltern Industrial Estate 2.6ha Dwellings: 47	+	0	+	+	-?	+	-?	+	0	0?	+	+	+	0	0
ALP064 – North Chamberlains Farm 16ha Dwellings: 288	+	0	0	+	0	+	-?	-?	0	0?	+	-	+	0	0
NLP049 – Land North of Soulbury Road 1.65ha Dwellings: 39	+	--	0	-?	0	+	-?	-?	0	0?	+	-	+	0	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> All sites apart from NLP464 (which is remote) are within or proximate to the settlement and so have reasonably good accessibility to the settlement and its services and would not adversely affect its character or impact on landscape character All sites would make a modest contribution to delivery of housing, with a long-term minor positive effect. 															

- NLP124, NLP310, NLP456 and NLP495 are already developed/PDL, with a long-term minor positive effect on soils.
- No sites are covered by environmental protective designations – apart from Green Belt (ALP064 and NLP049 and a small part of NLP310- although this area is to be removed from the designation. NLP464 is also within the permitted urban extension and removed from Green Belt), and none are within Flood Zone 2 or 3.
- NLP310 has reasonable access to a bus service, while the others are over 500m from a bus stop.
- NLP464 and ALP064 are located within the East of Leighton Linslade urban extension so will be well related to services and facilities.
- Potential to deliver some ecological enhancements (in NIA) at NLP456, and potential for a net-gain for biodiversity within all site options.

Key Negative Effects:

- NLP124, NLP310, NLP456 and NLP495 are in employment use and so development for residential use could result in loss of employment land (which may be able to be re-located/allocated - relocation already in progress on some sites).
- NLP124, NLP310, NLP456, NLP495, ALP064 and NLP049 are distant from bus stops (over 500m) and so sustainable transport are not particularly convenient or accessible.
- NLP049 is quite remote and distant from the settlement's services.
- NLP049 is within the Green Belt with a major negative effect.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all sites would make a modest contribution to provision of housing and addressing of housing need.
- Sustainable transport options (bus and rail) are not particularly accessible from most sites, and an increase in car use would be likely with resultant negative effects.
- Potential for a cumulative positive effect on GI and biodiversity as both site options can provide enhancements, with a potential overall net gain.
- A development of approx. 2400 homes to the east of Leighton Linslade means there is the potential for cumulative negative effects if all site options are taken forward. This could include negative effects such as on traffic and air quality, and positive effects such as improved provision of services/facilities and biodiversity enhancements.

LIDLINGTON	
Site Option	SA Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
NLP103/NLP482- Land at Lidlington 1.5 Dwellings: 37-45	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	-?	0
<p>Key Positive Effect</p> <ul style="list-style-type: none"> Development would have a long-term minor positive effect on provision of housing in a small community. The site is not covered by any protective designation, no heritage interest, and is not within Flood Zone 2 or 3. The site directly adjoins the existing settlement and development would not result in coalescence. The site is close to Lidlington train station with a minor positive effect on sustainable transport. There are no existing biodiversity constraints for the site option, and there is the potential for enhancements to local biodiversity and Green Infrastructure, with long-term minor positive effects. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site is greenfield and development would involve loss of best and most versatile agricultural soils although some uncertainty until the sub-grade (3a or 3b) is known. The site option is not within walking distance to the majority of key services/facilities, with a minor negative effect. Potential for adverse effects on local landscape (visibility from Greensand Ridge) but as it adjoins the settlement the effect on landscape is considered likely to be minor. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Potential for long-term cumulative effects with the Marston Vale strategic housing allocation, with potential cumulative effects including increased traffic but positive cumulative effects for biodiversity. 															
MARSTON MORETAINE															
Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	

	Housing	Communities: G Belt Identity		Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP011- Land at Lower Shelton Road 3ha Dwellings: 54	+	0	0	+	0	+	-?	+	0	0?	+	--	+	0	-?
ALP315- Land off Lower Shelton Road 2.2ha Dwellings: 39	+	0	0	+	0	+	-?	+	0	0?	+	--	+	0	0
NLP026- Land at Upper Shelton Road 2 0.37ha Dwellings: 11	+	0	0	+	0	+	-?	+	0	0?	+	--	+	-	0
NLP029 Land at Upper Shelton Road 5.77ha Dwellings:104	+	0	0	+	0	+	-?	+	0	0?	+	--	+	-	0
NLP031- Land at Upper Shelton Road North 0.74ha Dwellings: 18	+	0	0	+	0	+	-?	+	0	0?	+	--	+	-	0
NLP199- Wood End Land Size: 3.5ha Dwellings: 61	+	0	0	+	0	+	-?	-	0	0?	+	--	+	+	0
NLP312/ALP114- Land at Upper Shelton Road 0.6ha Dwellings: 13-15	+	0	0	+	0	+	-?	-	0	0?	+	--	+	0	0

Key Positive Effect:

- The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect.
- None of the sites is covered by protective designations, not within Green Belt or setting of AONB and are not within Flood Zone 2 or 3.
- All sites may offer some potential for enhancement of biodiversity and green infrastructure, a number are within areas for great crested newt

colonisation, but measures could be incorporated to create and enhance suitable habitats.

- All sites have reasonable access to the settlement and its services, and ALP11, ALP315, ALP026, ALP029 and ALP031 have good access to a bus service but no rail service.

Key Negative Effects:

- ALP011 may have a negative on the setting of a listed building which would need to be mitigated for in development.
- ALP026 and ALP029 –could have negative effects on local landscape and character.
- There is no rail service in the settlement.
- All sites are greenfield sites that would result in adverse effect on best and most versatile agricultural soils.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all of the sites would make a positive contribution to housing provision.
- Loss of soils and effect on local landscape, but opportunities to enhance biodiversity
- Development of all of the sites would be likely to increase traffic generation and effects on local roads and emissions.
- The Marston Moretaine area has seen a number of recently approved planning applications (approx. 533 new dwellings); if all the site options were taken forward, there is a risk of cumulative effects including an increase in traffic and associated negative effects on air quality, and potential capacity issues for local services/facilities. However, there is the potential for positive cumulative effects for biodiversity and green infrastructure.

MAULDEN															
Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
ALP051 - Land between 129A and 131 Clophill Road 1ha Dwellings: 23	+	0	0	-	0	+	-?	+	0	0?	+	-	-?	+	0
ALP116 - Land between 129A and 131 Clophill Road 1ha Dwellings: 23	+	0	0	-	0	+	-?	+	0	0?	+	-	-?	+	0
NLP053 /NLP233 - Cobbitts Road 1.6ha Dwellings: 41	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	+	0
NLP129 / ALP409 - Land to the rear of Gardeners Close 4.1ha Dwellings:75	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	-	-?
NLP131 - Land off Moor Lane 3.4ha Dwellings: 61	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	-	0
NLP253 - Land fronting Silsoe Rd 4.45ha Dwellings: 80	+	0	0	-	0	+	-?	+	0	0?	+	--	+	+	0
NLP416 - Land at Duck End Farm 2.6ha Dwellings: 48	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	-	0

Key Positive Effects:

- The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect.
- The site options are in close proximity to accessible open space areas within the area, with long-term positive effects on health.
- The site options are within walking distance of a bus stop which has regular services, and all are within 100m of a key pedestrian route, with a minor positive effect on sustainable transport.
- None of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10.
- All site options (except ALP051 & ALP116) are expected to be able to provide enhancements to existing biodiversity and Green Infrastructure, with a long-term minor positive effect.
- ALP051, ALP116, NLP053 /NLP233, and NLP253 are considered to not have a significant landscape value and that development at these locations will not have significant negative effects on the local landscape, with a minor positive effect.

Key Negative Effects:

- Site option NLP253 will result in the loss of Grade 2 best and most versatile agricultural land, with a long-term major negative effect on soil resources.
- NLP053 /NLP233 NLP129 / ALP409, NLP131 and NLP416 are predominantly Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential for a long-term major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known.
- ALP051 and ALP116 are greenfield land with no best and most versatile agricultural land, with a minor negative effect on soils.
- The site options are not within walking distance to the majority of key services/facilities, with a minor negative effect.
- Potential for a cumulative long-term minor negative effect on transport and air quality, but uncertainty remains as transport assessments are on-going.
- Site options ALP051 and ALP116 are adjacent to Maulden Wood & Pennyfather's Hill SSSI and County Wildlife Site. Development at these site options have the potential for long-term minor negative effects on the nationally and locally designated biodiversity site through increased recreational use and noise/light pollution. Some uncertainty until site level assessments are completed.
- NLP129 / ALP409, NLP131 and NLP416 are considered to have local landscape value, and development at these site options would have a minor negative effect on the landscape character for the area.
- NLP129 / ALP409 is approx. 30m from the Conservation Area and approx. 80m from the nearest Listed Building. Development here could have a negative effect on the setting of the heritage assets, with a potential long-term minor negative effect.

Inter-relationships, Synergistic & Cumulative Effects:

- Progression of all site options would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- If all site options are developed there will be a cumulative significant increase in traffic, which will be enhanced by the lack of some key services/facilities within the settlement. This will have a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options to the south of the settlement may have a cumulative negative effect on landscape character.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, including enhancements for the Greensand Ridge NIA, if enhancements are made at all site options.
- If all sites are progressed there may be capacity issues for existing services/facilities within Maulden.

MEPPERSHALL

Site Option

SA Objectives

- Potential for cumulative effects with the proposed 400 dwelling development at Warren Farm, to the east and south east of Ampthill. This could include negative effects such as on traffic and air quality, and positive effects such as improved provision of services/facilities and biodiversity enhancements.

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP210/ ALP211/ NLP095- Land to rear of Stocken House 8.4ha Dwellings: 157	+	0 0	-	0	+	-?	-	0	0?	+	--	+	+	0
NLP096- Wren Park 1.10ha Dwellings: 36	+	0 0	-	0	+	-?	-	0	0?	+	+	+	+	0
NLP237- Part of Bandland Nursery 1.26ha Dwellings: 54	+	0 0	-	0	+	-?	-	0	0?	+	--	+	+	0
NLP282- Land off Stondon Road 1ha Dwellings: 24	+	0 0	-	0	+	-?	-	0	0?	+	--	+	+	0
NLP283- Shefford Road Meppershall 3ha Dwellings: 54	+	0 0	-	0	+	-?	-	0	0?	+	--	+	+	0
NLP313- Land at Bury Farm Size: 0.45ha Dwellings: 11	+	0 0	-	0	+	-?	-	0	0?	+	--	+	+	0

Key Positive Effects:

- The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect.
- The site options are in close proximity to accessible open space areas within Meppershall, which includes recreation spaces, amenity greenspaces and churchyards, with long-term positive effects on health. Indicative proposal suggest development at ALP210/ ALP211/ NLP095 would provide new sports facilities, with additional positive effects for health.
- None of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10.

MOGGERHANGER														
Site Option	SA Objectives													
of landscape character for the area, with a minor positive effect for all site options.	1	2	3	4	5	6	7	8	9	10	11	12	13	14
<p>Key Negative Effects:</p> <ul style="list-style-type: none"> All site options (except NLP096) will result in the loss of Grade 2 best and most versatile agricultural land, with a long-term major negative effect on soil resources. There are limited key services/facilities within Meppershall, and therefore there is the potential for a minor negative effect on access to services/facilities for all site options within Meppershall. There is the potential for a cumulative increase in traffic as a result of development at the site options, with a minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. The bus services available within the site option are limited and infrequent. Therefore, the site options are considered to have a minor negative effect on sustainable transport. 														
<p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Progression of all site options would make a positive contribution to provision of housing and addressing of housing need in the longer-term. If all site options are developed there will be a cumulative significant increase in traffic, which will be enhanced by the lack of some key services/facilities within the settlement and infrequency of bus services. This will have a concomitant effect on air quality as a result of vehicle emissions. Development of the site options to the north is less likely to result in an increase in traffic within the centre of the settlement, as there is access to the strategic road network to the north. Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options. If all sites are progressed there may be capacity issues for existing services/facilities within the settlement, specifically the existing educational facilities. 														

	Housing	Communities: G Belt Identity		Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP286/ ALP180- Land adjacent to Park Road/Bedford Road 4.7ha Dwellings: 85	+	0	0	-	0	+	-?	+	0	0?	+	--	+	+	0?
NLP305 / NLP159- Land North of Park Road, Moggerhanger 1.8ha Dwellings: 44	+	0	0	-	0	+	-?	+	0	0?	+	--	+	+	0?

Key Positive Effects:

- The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect.
- The site options are in walking distance to existing public open spaces, including Moggerhanger recreation ground, with long-term minor positive effects for health.
- Both site options are within walking distance to a bus service with regular services to nearby settlements, with a positive effect on sustainable transport.
- Neither of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10.
- There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with a long-term minor positive effect.
- Neither of the site options are considered to result in the loss of key landscape features, and there is mitigation provided through Local Plan Policy, with a minor positive effect on SA Objective 13.

Key Negative Effects:

- Both site options will result in the loss of Grade 2 best and most versatile agricultural land, with a long-term major negative effect on soil resources.
- There are limited key services/facilities within Moggerhanger, and therefore there is the potential for a minor negative effect on access to services/facilities for all site options.
- Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going.

NORTHILL														
Site Option	SA Objectives													
services/facilities within the settlement. This will have a concomitant effect on air quality as a result of vehicle emissions.	1	2	3	4	5	6	7	8	9	10	11	12	13	14

	Housing	Communities: G belt Identity		Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP396- Land at Water Lane 2.5ha Dwellings: 48	+	0	0	-	0	+	-?	+	0	0?	+	--	+	+	0
NLP065- Land off Biggleswade Road and Pound Close 1.6ha Dwellings: 39	+	0	0	-	0	+	-?	+	0	0?	+	--	+	-?	0
NLP207- Land at Thorncote Road, Northhill 0.75ha Dwellings: 18	+	0	0	-	0	+	-?	+	0	0?	+	--?	+	+	-
NLP263- Land south of Biggleswade Road 8.8ha Dwellings: 157	+	0	0	-	0	+	-?	+	0	0?	+	--	+	+	0
NLP478/ALP398- Land at The Pound Ickwell Road 3.5ha Dwellings: 63	+	0	0	-	0	+	-?	+	0	0?	+	--	+	-?	0

Key Positive Effects:

- The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect.
- All Site options are within walking distance to existing open space and recreation areas, with some potential for NLP263 to provide new provision. Overall long-term minor positive effect on health for all site options.
- All site options are within walking distance to a bus stop with an hourly service, and the site options are within 100m of a key pedestrian route, with a minor positive effect.
- None of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10.
- There are no existing biodiversity constraints for the site options, and there is the potential for enhancements to local biodiversity and Green Infrastructure for all site options, with long-term minor positive effects.
- ALP396, NLP207 and NLP263 would be able to accommodate development with no significant effects on the landscape, with positive effects.

Key Negative Effects:

- All site options (except NLP207) will result in the loss of Grade 2 best and most versatile agricultural land, with a major negative effect on soil resources.
- NLP207 contains Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential for a long-term major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known.
- There is a lack of key services/facilities in Northill Parish, including no healthcare facilities or supermarkets, with a minor negative effect on SA Objective 3.
- Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going.
- NLP065 and NLP478/ALP398 are considered to contribute to the local landscape, and that development at these site options would result in degradation of the local landscape character, with a potential minor negative effect. However, some uncertainty until site level studies are undertaken.
- NLP207 is adjacent to Northill Conservation Area and several Listed Buildings, and development here could have a long-term minor negative effect on the setting of the heritage assets.

Inter-relationships, Synergistic & Cumulative Effects:

- Progression of all site options would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- If all site options are developed there will be a cumulative significant increase in traffic, which will be enhanced by the lack of some key services/facilities within the settlement. This will have a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.
- If all sites are progressed there may be capacity issues for existing services/facilities within Northill, specifically the existing educational facilities.

POTTON

Site Option

SA Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP217- Land to North of Sandy Road 2.57ha Dwellings: 46	+	0 0	+	0	+	-?	+	0	0?	+	--	+	0	0
ALP465- 6b Sutton Roads Size: 3.8ha Dwellings: 75	+	0 +	+	0	+	-?	+	0	0?	+	+	+	0	0
NLP170- Land off Everton Road Size: 1.05ha Dwellings: 25	+	0 0	+	0	+	-?	+	0	0?	+	--	+	0	0
NLP347- Land at rear of Everton Road 2.5 ha Dwellings: 43	+	0 0	+	0	+	-?	+	0	0?	+	--	+	0	0
NLP542- One Acre Field Size: 0.4ha Dwellings: 12	+	0 0	+	0	+	-?	+	0	0?	+	--?	+	0	0

Key Positive Effect

- The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect.
- None of the sites are covered by protective designations, not within Green Belt or setting of AONB and are not within Flood Zone 2 or 3, with a long-term minor positive effect.
- All sites are well located in relation to the settlement.
- All sites have reasonable accessibility to the settlement and its services, and all site options have reasonable access to a bus stop with an hourly service.
- ALP465 involves development of land in B1 and agricultural storage use and may offer opportunities to improve appearance and to enhance biodiversity within the NIA.

PULLOXHILL

Key Negative Effects:

- Development at NLP217 and NLP407 are green field sites that would result in adverse effect on BMV agricultural soils with long-term major negative effects on soil resources, and may have negative effect on local landscape.
- Access to NLP347 is apparently problematic, and development at any site is likely to generate traffic and resultant negative effects on roads and emissions. Some uncertainty remains as transport assessments are on-going.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all of the sites would make a positive contribution to housing provision.
- If all site options are developed there will be a cumulative significant increase in traffic. This will have a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.
- The Potton area has seen a number of recently approved planning applications; if all the site options were taken forward, there is a risk of cumulative effects including an increase in traffic and associated negative effects on air quality, and potential capacity issues for local services/facilities. However, there is the potential for positive cumulative effects for biodiversity and green infrastructure.

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP060- Land west of Tyburn Lane Size: 0.6ha Dwellings: 14	+	0 0	-	0	+	-?	-	0	0?	+	--?	+	-	0
ALP061- Land at Blackhill Lane Size: 0.8ha Dwellings: 19	+	0 -	-	0	+	-?	-	0	0?	+	--	+	-	0
ALP292- Land West of Tyburn Lane 1.54ha Dwellings: 37	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-	0
NLP335- Land off Greenfield Road Size: 1ha Dwellings: 24	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-	0
NLP353- Hand Post Field 3.5ha Dwellings: 66	+	0 -	-	0	+	-?	-	0	0?	+	--	+	-	0
Key Positive Effects:														
<ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. All Site options are within walking distance to existing open space and recreation areas, with an overall long-term minor positive effect on health for all site options. None of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10. There are no existing biodiversity constraints for the site options, and there is the potential for enhancements to local biodiversity and Green Infrastructure for all site options, with long-term minor positive effects. 														

Key Negative Effects:

- All site options (except ALP060) will result in the loss of Grade 2 best and most versatile agricultural land, with a major negative effect on soil resources.
- ALP060 contains Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential for a long-term major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known.
- Site options NLP353 and ALP061 are not well related to the existing settlement, and would therefore have a potential medium-term minor negative effect on the settlement identity.
- There is a lack of key services/facilities in the Parish, including no healthcare facilities or supermarkets, with a minor negative effect on SA Objective 3 for all site options.
- Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going.
- Bus services from the settlement are infrequent and limited, such that a minor negative effect is considered for all site options on SA Objective 7.
- The landscape is considered to be sensitive to development, specifically the rural fringes of Pulloxhill. Development at all site options is therefore considered to have a minor negative effect through a loss of local landscape character.

Inter-relationships, Synergistic & Cumulative Effects:

- Progression of all site options would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- If all site options are developed there will be a cumulative significant increase in traffic, which will be enhanced by the lack of some key services/facilities within the settlement. This will have a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.
- If all sites are progressed there may be capacity issues for existing services/facilities within Pulloxhill, specifically the existing educational facilities.
- Development of all site options to the north of Pulloxhill is likely to have a cumulative loss of landscape character for the area.

SANDY															
Site Option	SA Objectives														
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment	
ALP320/ALP319/NLP084/NLP414- Land North of Sandy 9ha Dwellings: 161-250	+	0	- ?	-	0	+	-?	-	0	0?	+	--	+	0	0
NLP249/NLP461- Land North of Beamish Close 13.4ha Dwellings: 200-241	+	0	- ?	-	+	+	-?	-	0	0?	+	--	+	0	0
<p>Key Positive Effect</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. The sites are not covered by protective designations, not within Green Belt or setting of AONB, not within Flood Zone 2 or 3 and would not affect heritage interests. There is the potential for enhancements to local biodiversity and Green Infrastructure for both site options, with long-term minor positive effects. NLP249 includes c.4ha industrial use and so would have a long-term positive effect on employment. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> Both sites are on the edge of the settlement and may have negative effects on the character of the settlement. Both sites involve loss of high grade BMV agricultural land, with a major negative effect on soil resources. Neither site has good access to services or sustainable transport options, although this could be addressed through provision of bus service to serve the development, given the combined scale of both sites. Development of the site is likely to generate traffic and resultant negative effects on roads and emissions. Some uncertainty remains as transport assessments are on-going. 															

Inter-relationships, Synergistic & Cumulative Effects:

- Development of both sites would have a major positive effect on housing provision, but could also change the character of the settlement and the surrounding landscape
- Development of both site options would result in a cumulative significant increase in traffic, which will be enhanced by the lack of sustainable transport links within walking distance of the site options. This will have a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.

SHEFFORD

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP407- Old Laundry Site and adjoining properties 1.2ha Dwellings: 28	+	0 +	+	-	+	-?	+	0	0?	+	++	+	+	+
NLP355- Land at Bedford Road, Shefford 10.95ha Dwellings: 197	+	0 0	+	0	+	-?	+	0	0?	+	--	+	-?	0
NLP373- Line Field Size:4ha Dwellings: 72	+	0 0	+	0	+	-?	-	0	0?	+	--	+	+	0

Key Positive Effects:

- ALP407 will have a major positive effect on soils through the regeneration of brownfield land.
- The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect.
- ALP407 will regenerate an area of disused land, with a long-term minor positive effect on settlement identity.
- All site options are within walking distance to a range of key services/facilities and within walking distance to a range of public open spaces, with a minor positive effect for SA Objectives 3 and 5.
- There are frequent bus services (at least hourly) from within Shefford, and ALP407 and NLP355 are within 400m of a well serviced bus stop. Minor positive effect on sustainable transport.
- None of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10.
- There are no existing biodiversity constraints for the site options, and there is the potential for enhancements to local biodiversity and Green Infrastructure for all site options, with long-term minor positive effects.
- ALP407 and NLP373 will not have a significant negative effect on the landscape, with a minor positive effect considered.
- ALP407 will regenerate derelict land adjacent to the Conservation Area and Listed Buildings, with a long-term minor positive effect on the historic

SHILLINGTON

Key Negative Effects:

- NLP355 and NLP373 will result in the loss of Grade 2 best and most versatile agricultural land, with a major negative effect on soil resources.
- ALP407 will result in the loss of employment land, with a minor negative effect on employment.
- Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going.
- NLP373 is not within 400m of a bus stop with regular services, and a minor negative effect.
- NLP355 positively contributes to the local landscape, specifically the Greensand Ridge, and development here could have a minor negative effect on the landscape. Some uncertainty until site level assessments are completed.

Inter-relationships, Synergistic & Cumulative Effects:

- Progression of all site options would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- If all site options are developed there will be a cumulative significant increase in traffic with a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.
- The Shefford area has seen a number of recently approved planning applications; if all the site options were taken forward, there is a risk of cumulative effects including an increase in traffic and associated negative effects on air quality, and potential capacity issues for local services/facilities. However, there is the potential for positive cumulative effects for biodiversity and green infrastructure.

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP062- Land at Apsley End Road Size: 1.2ha Dwellings: 28	+	0 0	--	0	-	-?	-	0	0?	+	--?	+	-	-
ALP167/ NLP188- Land south and east of High Road, Shillington 2.3ha Dwellings: 40	+	0 0	-	0	+	-?	-	0	0?	+	--?	+	-	0
ALP402/ ALP166/ ALP275 / NLP243- The Gables 5.8ha Dwellings: 90	+	0 0	-	0	+	-?	-	0	0?	+	--?	+	-	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. ALP167/ NLP188 and ALP402/ ALP166/ ALP275 / NLP243 are within walking distance of public open space areas in Shillington, with a potential long-term minor positive effect on health. None of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10. There are no existing biodiversity constraints for the site options, and there is the potential for enhancements to local biodiversity and Green Infrastructure for all site options, with long-term minor positive effects. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> All site options contain Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential for a long-term major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known. ALP062 is not within walking distance to any key services/facilities, with a major negative effect. ALP062 is not within walking distance to any public open space areas, with a long-term minor negative effect on health. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. 														

- There are no frequent bus services from the local bus stops, with a minor negative effect on sustainable transport.
- All site options will result in a loss of landscape character, including negative effects on the historic landscape character for the area, with a minor negative effect.
- ALP062 will have minor negative effects on the setting of heritage assets, including a Listed Building and Conservation Area.

Inter-relationships, Synergistic & Cumulative Effects:

- Progression of all site options would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- If all site options are developed there will be a cumulative significant increase in traffic with a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.

SLIP END

Site Option

SA Objectives

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP167- Land South of Markyate Road 6ha Dwellings: 108	+	- 0	-	0	+	-?	+	0	0?	+	--?	+	+	0
NLP239- Land at Church Road Size: 0.8ha Dwellings: 19	+	- 0	-	0	+	-?	+	0	0?	+	--?	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. Both site options are within walking distance of areas of public opens space in Slip End, with potential long-term positive effects on health. Both site options are within walking distance to a bus stop with a regular service and within 100m of a key footpath. Neither site option is within Flood Zone 2 or 3. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. No landscape constraints, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site options are within the Green Belt; however, the parcel of land does not make an overall strong contribution to Green Belt purposes, and therefore a minor negative effect is considered through the loss of Green Belt land. The site options contain Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known. The site options are not within walking distance to a number of key services/facilities, with a minor negative effect. Potential for an increase on the local road network. Some uncertainty as transport studies are on-going. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Development at both sites would make a positive contribution to provision of housing and addressing of housing need in the longer-term. Potential for a cumulative increase in traffic on the local road network as a result of development at both site options, with associated negative 														

SOUTHILL

effects on air quality and traffic.

- Potential cumulative long-term positive effect on biodiversity and Green Infrastructure if both site options provide enhancements.
- Potential for long-term cumulative effects beyond the Plan Period if the Luton West Broad Location is taken forward in the next Plan period. Also, potential cumulative effects with development at Caddington if all site options are progressed.

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP359- Land at Broom Farm Size: 1.2ha Dwellings: 28	+	0 0	-	0	-	-?	-	0	0?	+	--	+	+	0
NLP516/ ALP422- Land at north of Bancroft Avenue 2.2ha Dwellings: 40	+	0 0	-	0	-	-?	-	0	0?	+	--	+	+	-?
NLP521- Land rear of 17-33 Southhill Road 2.1ha Dwellings: 38	+	0 0	-	0	-	-?	-	0	0?	+	--	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. None of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10. There are no existing biodiversity constraints for the site options, and there is the potential for enhancements to local biodiversity and Green Infrastructure for all site options, with long-term minor positive effects. None of the site options will result in the loss of key landscape features or have a significant effect on landscape character, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> All site options will result in the loss of Grade 1 best and most versatile agricultural land NLP359 will also result in the loss of Grade 2, with a long-term major negative effect on soil resources. None of the site options are within walking distance to the majority of key services/facilities, with a minor negative effect. There is limited open space and sports/recreational facilities, with a minor negative effect on health. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. 														

- There are no frequent bus services from the local bus stops, with a minor negative effect on sustainable transport.
- NLP516/ ALP422 is adjacent to several Listed Buildings, with a potential minor negative effect on their setting. Some uncertainty until site level assessments are undertaken.

Inter-relationships, Synergistic & Cumulative Effects:

- Progression of all site options would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- If all site options are developed there will be a cumulative significant increase in traffic, which will be enhanced by the lack of some key services/facilities within the settlement. This will have a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.
- If all sites are progressed there may be capacity issues for existing services/facilities within Broom.

STEPPINGLEY

STONDON

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP085- Land south of Rectory Road 0.9ha Dwellings: 22	+	- 0	-	0	+	-?	-	0	0?	+	...?	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site option will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. The site option is within walking distance of areas of public opens space in Steppingley, with potential long-term positive effects on health. The site option is not within Flood Zone 2 or 3. There are no existing biodiversity constraints for the site options, and the site options can provide biodiversity enhancements for the local area with an overall net gain and a long-term minor positive effect. No landscape constraints, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site option is within the Green Belt; however, the parcel of land does not make an overall strong contribution to Green Belt purposes, and therefore a minor negative effect is considered through the loss of Green Belt land. The site option contains Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known. The site option is not within walking distance to a number of key services/facilities, with a minor negative effect. Potential for an increase on the local road network. Some uncertainty as transport studies are on-going. The site option does not have access to a bus stop with frequent services, and therefore a minor negative effect for sustainable transport. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Potential for a cumulative effect with any development to the west of Flitwick. 														

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
ALP271- Land to rear of Doctor's Surgery 3ha Dwellings: 54	+	0 0	+	0	-	-?	+	0	0?	+	--	+	+	0
ALP304- Land West of Bedford Road 3.4ha Dwellings: 61	+	0 0	+	0	-	-?	-	0	0?	+	--?	+	-?	0
NLP162/ALP378- Trinity College Farm 5.45ha Dwellings: 100	+	0 0	-	0	+	-?	-	0	0?	+	--	+	-?	0
NLP281/ALP298- Land off Pastures Lower Stondon 1.3ha Dwellings: 33	+	0 0	-	0	+	-?	-	0	0?	+	--?	+	+	0
NLP428/ALP272- Land south of Greyhound Track 0.88ha Dwellings: 14	+	0 0	+	0	-	-?	+	0	0?	+	--	+	+	0
NLP429/ALP268/ALP469- Henlow Greyhound Stadium 2.9ha Dwellings: 39	+	0 +	+	-	-	-?	+	0	0?	+	++	+	+	0
NLP448- Land adj to 85 Station Rd 0.3ha Dwellings: 9	+	0 0	+	0	+	-?	-	0	0?	+	--	+	+	0

ALP266 –Greyhound Track and adjoining sites¹ 11.6ha Dwellings: 208	+	0	0	+	-	+	-?	+	0	0?	+	--	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> NLP429/ALP268/ALP469 and part of ALP266 will regenerate brownfield land with a major positive effect on landscape and a minor positive effect on settlement identity. The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. All site options (except NLP162/ALP378 and NLP281/ALP298) have access to a number of key services/facilities, with a minor positive effect. NLP162/ALP378, NLP281/ALP298 and NLP448 will have a long-term minor positive effect on health as they are within walking distance of recreation spaces and sports facilities. ALP271, NLP428/ALP272, NLP429/ALP268/ALP469 and ALP266 are within walking distance of a bus stop with an hourly or more frequent service, with a minor positive effect on sustainable transport. None of the site options are located in Flood Zones 2 or 3, with a positive effect on SA Objective 10. There are no existing biodiversity constraints for the site options, and there is the potential for enhancements to local biodiversity and Green Infrastructure for all site options, with long-term minor positive effects. All site options (except ALP304 and NLP162/ALP378) are not considered to result in the loss of landscape character, with a minor positive effect. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ALP271, NLP162/ALP378, NLP428/ALP272 and NLP448 will result in the loss of Grade 2 best and most versatile agricultural land, with a long-term major negative effect on soil resources. ALP304 and NLP281/ALP298 contain Grade 3 best and most versatile agricultural land, however the sub-grade (3a or 3b) is not known. Potential for a long-term major negative effect through the potential loss of best and most versatile agricultural land, although some uncertainty until sub-grade is known. NLP162/ALP378 and NLP281/ALP298 are beyond walking distance to the majority of key services/facilities, with a minor negative effect. NLP429/ALP268/ALP469 will result in the loss of employment land (greyhound racing track), with a minor negative effect on employment. ALP271, ALP304, NLP428/ALP272 and NLP429/ALP268/ALP469 are not within walking distance to public open spaces and sports facilities, with a long-term minor negative effect on health. Potential for an increase in traffic on the local highway network, with a long-term minor negative effect on SA Objective 6, but uncertainty remains as transport assessments are on-going. ALP304, NLP162/ALP378, NLP281/ALP298 and NLP448 are beyond walking distance to a bus stop with a regular service, with a minor negative effect on sustainable transport. ALP304 and NLP162/ALP378 have the potential for negative effects on the landscape character of the area, although some uncertainty until site level assessments are completed. 															

¹ Site includes ALP268, ALP469, NLP429, ALP272, NLP428 and ALP271

Inter-relationships, Synergistic & Cumulative Effects:

- Progression of all site options would make a positive contribution to provision of housing and addressing of housing need in the longer-term.
- If all site options are developed there will be a cumulative significant increase in traffic, which will be enhanced by the lack of some key services/facilities within the settlement. This will have a concomitant effect on air quality as a result of vehicle emissions.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.
- If all sites are progressed there may be capacity issues for existing services/facilities within Lower Stondon.
- Development of all site options to the west is likely to have cumulative negative effects on sustainable transport and services/facilities, as these site options are beyond the specified walking distance.
- Potential for long term cumulative effects due to the village's close proximity to Henlow Camp and the development of RAF Henlow.

STOTFOLD														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP115- Land off Taylors Road Size: 0.89ha Dwellings: 21	+	0 +	-	-	+	-?	-	0	0?	+	+	+	+	0
NLP160- Land at Arlesey Road Size: 5ha Dwellings: 92	+	0 0	+	0	+	-?	+	0	0?	+	--	+	-	0
NLP391- Land off Aspen Gardens Size: 4.4ha Dwellings: 79	+	0 0	-	0	+	-?	+	0	0?	-?	--	+	-	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> The site options will deliver housing to meet the identified need for Central Bedfordshire, with a long-term minor positive effect. NLP115 is previously developed land and would have a short-term positive effect on landscape, communities and soil conservation. NLP160 has reasonably good accessibility to the settlement and its services with a minor positive effect. NLP160 and NLP391 are within walking distance to a bus stop and bus services are frequent, with a minor positive effect on sustainable transport. No site would result in coalescence, and are likely to be able to be accommodated without adversely affecting the character of the settlement No sites are covered by any protective designations or would affect heritage assets and so are relatively unconstrained All sites have potential for green infrastructure and biodiversity enhancements, particularly NLP391 and NLP 160. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> NLP160 and NLP391 are green field would involve loss of BMV Grade 2 agricultural land, and so would have a long-term major negative effect on soils. NLP115 is not proximate to a bus stop with a regular service, and therefore a minor negative on sustainable transport is considered for the site 														

option.

- NLP391 could have long-term negative effects on local landscape (river valley) and character.
- NLP115 will result in the loss of employment land, with a long-term minor negative effect.
- NLP115 and NLP391 are not within walking distance to the majority of key services/facilities, with a minor negative effect.
- Development would lead to increased traffic and associated negative effects, but uncertainty remains as transport assessments are on-going.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all sites would make a substantial contribution to provision of housing and addressing of housing need.
- Development of all site options can provide a cumulative benefit for biodiversity and Green Infrastructure, if enhancements are made at all site options.
- If all site options are developed there will be a cumulative significant increase in traffic, which will be enhanced by the lack of some key services/facilities within the settlement. This will have a concomitant effect on air quality as a result of vehicle emissions.
- The Stotfold area has seen a number of recently approved planning applications; if all the site options were taken forward, there is a risk of cumulative effects including an increase in traffic and associated negative effects on air quality, and potential capacity issues for local services/facilities. However, there is the potential for positive cumulative effects for biodiversity and green infrastructure.

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP325- Land South of High Street Size: 1ha Dwellings: 24	+	0 0	-	0	+	-?	-	0	0?	+	--	0	0	0
<p>Key Positive Effect</p> <ul style="list-style-type: none"> Development of the site would have a long-term positive effect on provision of housing in the village. The site is not covered by protective designations, not within Green Belt or setting of AONB and not within Flood Zone 2 or 3. The sites are well located in relation to the settlement. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> The site option would result in the loss of Grade 2 BMV, with a major negative effect on soil resources. Development of the site is likely to generate traffic and resultant negative effects on roads and emissions. Some uncertainty remains as transport assessments are on-going. The site option does not have access to a bus service with a frequent service, with a minor negative effect on sustainable transport. <p>Inter-relationships, Synergistic & Cumulative Effects:</p> <ul style="list-style-type: none"> Potential cumulative effects with the proposed East of Biggleswade Strategic Allocation which is adjacent to the site option. This could include long-term cumulative negative effects on traffic, air quality, and soil, and potential long-term cumulative positive effects on biodiversity, housing and health. 														

TODDINGTON														
Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP152- Land SE of Leighton Rd Size: 0.71ha Dwellings: 17-32	+	- 0	+	0	+	-?	-?	0	0?	+	--?	-?	0	0
NLP153- Land SE of Leighton Rd Size: 2.12ha Dwellings: 38-75	+	- 0	+	0	+	-?	-?	0	0?	+	--?	-?	0	0
NLP184/ALP086- Middle Lakes Size: 2.83ha Dwellings: 50-63	+	- 0	+	0	+	-?	-	0	0?	+	--?	-?	0	0
NLP405/NLP378- Land East of Leighton Road 6.5ha Dwellings: 117-150	+	- 0	+	0	+	-?	-	0	0?	+	--?	-?	0	-?
NLP411- Alma Farm Size: 6.6 Dwellings: 95-130	+	- 0	+	0	+	-?	-	0	0?	+	--?	+	-?	0
NLP138 – Land off Luton Road Size: 1.46ha Dwellings: 35-40	+	-- 0	+	0	+	-?	-	0	0?	+	--?	+	0	0
NLP528-Land at Dropshot Farm Size: 11ha	+	-- 0	+	0	+	-?	-	0	0?	+	--?	+	-	0
Key Positive Effects:														

- Development of any or all of the sites would have a positive effect on delivery of housing.
- All of the sites are well located in terms of accessibility to the settlement and its services, and could be accommodated without having major adverse effects on its character (given its 'Medium' capacity to accommodate growth).
- Development at any sites would not lead to coalescence.
- No sites are covered by national protective environmental designations, would not be likely to adversely affect heritage assets, and are not within Flood Zone 2 or 3.

Key Negative Effects:

- All sites are green field and within Green Belt, although in NLP152, NLP184, NLP405, NLP411 (west of the settlement) this is identified as making a weak contribution to Green Belt purposes.
- No sites are well served by bus services and the nearest rail station is over 2 miles distant in Harlington.
- All sites would involve loss of best and most versatile agricultural land Grade 3, and so would have a negative effect on soils, and to an extent result in negative effects of green infrastructure unless mitigated through provision on site. Some uncertainty until sub-grade (3a or 3b) is known.
- There may be some ecological impacts on NLP152, NLP153, NLP184 and NLP405 as they contain features e.g. hedgerows, and may be important for foraging bats. Mitigation and enhancement would be possible through retaining and creating additional features.
- NLP405 may have archaeological remains which would need to be considered if the site is developed.
- NLP528 has the potential for negative effects on the landscape due to its location on a plateau.

Inter-relationships, Synergistic & Cumulative Effects:

- Development of all sites would make a substantial contribution to provision of housing and addressing of housing need.
- Development of all sites may have a larger cumulative impact on landscape and alter the character of the settlement through expansion to the south/ south east/south west and west, although design and landscaping may mitigate potential negative effects.
- Development would generate additional traffic movements with associated negative effects on highways and air quality.
- Potential for cumulative effects with development to the west of Harlington and North Houghton Regis Urban Extension south of Toddington.

WESTONING

Site Option	SA Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Housing	Communities: G Belt Identity	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil	Biodiversity & Geodiversity	Landscape	Historic Environment
NLP136 - Land off Flitwick Road Size: 5.6-7.5ha Dwellings: 101	+	-- 0	+	0	+	-?	-	0	0?	+	--	+	+	0
NLP317 - West View Farm Size: 4.7ha Dwellings: 85	+	- 0	+	0	+	-?	-	0	0?	+	-	+	+	0
<p>Key Positive Effects:</p> <ul style="list-style-type: none"> ▪ Development of both sites would have a positive effect on delivery of housing. ▪ The sites are not covered by protective environmental designations, but are within Green Belt (NLP 317 considered to make a weak contribution to its purposes). ▪ The sites are not within Flood Zone 2 or 3, have no heritage interest and only limited wildlife interest that could be enhanced as part of development. ▪ Both sites are on the edge of the settlement and have good access to it and its services, and NLP136 has good accessibility to bus services. ▪ Development at either or both sites would not be likely to have negative impacts on landscape locally. <p>Key Negative Effects:</p> <ul style="list-style-type: none"> ▪ Both sites are green field and would entail loss of best and most versatile agricultural land (Grade 2 and 3). ▪ Both sites are Green Belt but would not negatively affect the character of the settlement that is considered to have a 'medium' capacity to accommodate growth. ▪ The sites do not have good access to bus services (>500m distant) nor rail (nearest stations in Flitwick or Harlington) <p>Inter-relationships, Synergistic & Cumulative Effects:</p>														

- Development of all sites would make a positive contribution to provision of housing and addressing of housing need.
- Development is likely to lead to a cumulative increase in car journeys and traffic.
- Potential for cumulative effects with development in the south of Flitwick and in the north of Harlington.