

Pre-Submission CBLP SA Report: Appendix VIId Small-Medium Site Options – Outline Reasons for Selection or Rejection

Sites that have passed but have not been allocated: Due to settlement capacity and effects of cumulative delivery, it would not be conducive to sustainably develop all sites listed in the SHLAA. For this reason, a number of sites listed in the SHLAA have not been selected for allocation. Those that have been discounted are either considered to be the least suitable of the available sites when looking on a settlement by settlement basis, and/or would impact negatively on settlement capacity.

Site Option	Outline reasons for selection or rejection as a small-medium site allocation at Regulation 19
ARLESEY	
ALP279 Land at 44 London Row	Passed but not allocated
ALP441 Land South East of Arlesey	Site not considered available. Not progressed.
NLP223 Land adjoining Lewis Lane	Progressed as HAS01 for allocation with NLP403 (50) & NLP318 (15 homes)
NLP251 Land South East of Arlesey	Site not considered available. Not progressed.
NLP318 Land at 214-216 High	Progressed as HAS02 (20 homes)
NLP403 Land adjoining Lewis Lane	See NLP223
ASPLEY GUISE	
NLP168- Land off Meadow View	Progressed as HAS03 in part to join with NLP318 in Aspley Guise (37 homes)
BARTON le CLAY	
ALP252- Land at Manor Road	Unsuitable - Landscape, not able to accommodate 10 dwellings alongside constraints; retention of mature trees etc. Not progressed.
NLP123- Land at Luton Road	Progressed as HAS04, a small site with low density in washed over Green Belt (168 homes)
NLP158- Land to the East of Barton le Clay	Progressed as HAS05, a small site with low density in washed over Green Belt (498 homes)
NLP382/ALP418- Land Higham Rd/Bedford Rd	Site is poorly related, would be an extension remote from majority of services and facilities. Not progressed.
BIGGLESWADE	
NLP258/ALP194- Land North of Biggleswade	Progressed as HAS06, only in part to avoid impacts on landscape character and the common land (401 homes)

NLP271/ALP474/ALP244- Home Farm, Dunton Lane	Impact on heritage assets near to the site, not well related to residential areas, employment use issues. Not progressed.
NLP407/ALP204- Land east of Saxon Drive	Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation. Not progressed.
NLP494- Albone Way Industrial Estate	Site is currently employment use and cannot be allocated. Not progressed.
BLUNHAM	
ALP216- Land north of The Barns	The site is grade 1 Agricultural Land, and there would be a negative impact on the surrounding landscape. In addition to this, there are concerns that the proposed access could not accommodate the additional dwellings. Not progressed.
ALP376- Land West of Station Rd	Ownership issues with site access. Not progressed.
CADDINGTON	
NLP439- Caddington Park	Progressed as HAS07 (66 homes)
CAMPTON & CHICKSANDS	
ALP287- Land north of Greenway	Impact on heritage assets near to the site, impact on historic form of village, limited services available in village, pastoral setting of site integral to character. Not progressed.
NLP082- Land on the South East of Greenway	Progressed as HAS08 (66 homes)
CHALTON	
NLP435- Chapel Farm	Progressed as HAS09 (54 homes)
CLIFTON	
NLP297/ALP149/ALP213- New Home	Progressed as HAS10 (54 homes)
NLP361- Land to the North of Shefford Road	Passed but not allocated
CLOPHILL	
ALP405- Land west of Jacques Lane	Passed but not allocated
NLP149- 66a High Street Clophill	Passed but not allocated
CRANFIELD	
NLP139- Land West of Lodge Road	Progressed as HAS12 (15 homes)
NLP315/ALP109- East End Farm	Progressed as HAS11 (48 homes)
DUNSTABLE	
NLP192- Pedrables Land	Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation. Not progressed.
NLP193- Land at West Street	Ownership issues identified. Not progressed.

DUNTON	
ALP323- Land south of Biggleswade Road	Site has a poor relationship with Dunton and would respect the settlement pattern and character of the village. In landscape terms, there is a need to retain the rural land between the roundabout and the village and to limit the linear extension of development. Not progressed.
NLP324- Land north of Greenfield Way	Progressed as HAS13 (37 homes)
EATON BRAY	
ALP192- Land Adjacent to 25-57 Bower Lane	Passed but not allocated
NLP483- Land off Eaton Park	Progressed as HAS14, only in part to avoid impacts on landscape character and the common land (49 homes)
EVERTON	
ALP094- Green Lane	Progressed as HAS15 (23 homes)
NLP165- Land at Manor Farm	Progressed as HAS16 (19 homes)
FLITTON & GREENFIELD	
NLP127- Land to the rear of High Street, Flitton	Passed but not allocated
NLP172- Land off Sand Road	Development of this site would detrimentally impact on the character of the settlement. Not progressed.
NLP203/ ALP240- Land at Flitton Hill	Unsuitable for development. Although a logical extension to settlement, it would not vastly change the settlement pattern, and being an open, elevated exposed site would seriously impact on landscape. Not progressed.
NLP272- Land to rear of 7-8 Moat Farm Close	Passed but not allocated
NLP449 – 96 Greenfield Rd & Land Behind	Site not suitable for development on grounds of character (back land development), flood risk, and landscape, and would need to demolish dwelling at front of site to gain access.
FLITWICK	
NLP039- Steppingley Road	Progressed as HAS17 (216 homes)
NLP492- Site next to Flitwick Allotments	Progressed as HAS18 (35 homes)
GRAVENHURST	
ALP243- Land at Barton Road	Unsuitable - Development not acceptable; site forms partly elevated northern landscape edge to highly sensitive green gap within village settlement. Effective and appropriate mitigation cannot be achieved. Not progressed.
NLP101/ALP467- The Pyghtle/ Land Upper Gravenhurst	Progressed as HAS19 (39 homes)

HARLINGTON	
ALP117 - Land West of Midland Mainline Railway	Progressed as HAS20 (435 homes) with possibilities for connections to the north
ALP123/NLP303 - Land off Goswell End Road	Site would not be a logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, narrowing what is currently a relatively small gap. It would also extend the settlement away from the core services and railway station. There are flood risks that require further investigation on this site, and mitigation would also be required to address the noise from the railway. Further, development of this site would raise landscape concerns as the site is on open and rising ground and development here would extend Harlington into the open countryside. Not progressed.
NLP107/ALP181 - Land West of Sundon Road	Progressed as HAS21 (154 homes)
NLP381 - Land West of Harington	See ALP117 (duplicate)
ALP355/NLP379 – Land North of Goswell End Road	Despite the sites proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards and further away from the railway, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. The site is in close proximity to a Grade II listed building and therefore caution would be required in relation to any development of this site. Further, development of this site would need to avoid rising ground and extension of development beyond the existing built edge. Structural landscape mitigation may also be required to the northern and eastern boundaries alongside ecological mitigation. Not progressed.
NLP470 – Land North of Goswell End Road (Parcel 1)	Despite the site's proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. Significant landscape concerns have also been raised, as the site is on increasingly exposed rising ground beyond the settlement's edge. Ecological concerns have also been raised and mitigation would be required to protect from the noise of the railway, which is less likely to be possible on a site of this size. Not progressed.
NLP471 – Land North of Goswell End Road (parcel 2)	Despite the site's proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. Significant landscape concerns have also been raised, as the site is on increasingly exposed rising ground beyond the settlement's edge. Ecological concerns have also been raised and

	mitigation would be required to protect from the noise of the railway, which is less likely to be possible on a site of this size. Not progressed.
HAYNES	
NLP299- Hill Farm	Concerns over the impact on the surrounding countryside and the relationship to the existing settlement and impact on settlement pattern. The development would mainly be a poorly related back-land development due to the need for landscape mitigation. Not progressed.
NLP502- Land south of Northwood End Road, Haynes	Progressed as HAS22 (29 homes)
HENLOW	
ALP001- Land adjacent to 1 Clifton Road	Portion of site in keeping with settlement pattern and buffering A507 not able to accommodate 10+ dwellings, narrow gap to A507, Grade 2 AGL. Not progressed.
NLP126- Land at Oldfield Farm	The opportunities and constraints on this site are best understood as part of a wider consideration of the RAF Henlow redevelopment as a whole. This is particularly the case due to the site's location within RAF Henlow, access is not possible without passing through RAF Henlow and therefore any redevelopment would have a huge impact on this site. Therefore, this site is considered to be unsuitable at this time, though it is expected that the site could be re-assessed once the plans for redevelopment of RAF Henlow are clearly understood. Not progressed.
NLP220/ALP178/NLP183- Land off Arleseay Road	Flood risk, proximity to A507, important role maintaining separation of Henlow from A507, Grade 2 AGL. Not progressed.
NLP234- Land South of Clifton Road	Portion of site in keeping with settlement pattern and buffering A507 not able to accommodate 10+ dwellings, narrow gap to A507, Grade 2 AGL. Not progressed.
NLP268- Land adjacent to Derwent Lower School	Progressed as HAS23 (101 homes)
HOCKLIFFE	
NLP327- Land South West of A5	Progressed as HAS24 (77 homes)
ALP125/NLP413 – Land off Leighton Road	Progressed as HAS25 (25 homes)
ALP184/NLP259 – Manor Avenue, Woburn Road	Passed but not allocated
NLP298 – Land South of Leighton Road	Passed but not allocated
NLP538 - A5 Watling Street, Hockliffe	Progressed as an allocation (41 homes)

HOUGHTON CONQUEST	
ALP313- Land south of Houghton Conquest	Passed but not allocated
ALP314- Land north and south of The Grove	On balance, the site is considered unsuitable for development due to the sites poor relationship with the settlement and its impact on the landscape. Not progressed.
ALP197- Land at Chapel End Road and London Lane	Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation. Not progressed.
HOUGHTON REGIS	
ALP260- Land at Bidwell & Parcels	Site is not suitable for development as parts of this site have been allocated as Green Infrastructure as part of the wider North Houghton Regis Allocation/ Planning Application. There are also potential flood issues.
ALP307- Bidwell Gospel Hall 'Dell Mount'	Progressed as HAS28 (25 homes)
NLP546- Land East of Houghton Regis	Progressed as HAS29 (355 homes)
LANGFORD	
ALP003- Site adjoining Langford Lower School	Passed but not allocated
ALP451- Loft Farm, Church Street	Passed but not allocated
NLP066/ALP071/ALP132- Thistle Hill Farm	Progressed as HAS30 (70 homes)
NLP111- Land off Jubilee Lane	Ownership issues with site access. Not progressed.
NLP143- Land off Church Street	Passed but not allocated
NLP144- Land off St Andrews Way	Passed but not allocated
NLP230- Land Bridge Field	Progressed as HAS31 (67 homes)
NLP302- Land off Prospect Road and Curneys Lane	Passed but not allocated
NLP309- Land at Church Street	Passed but not allocated
LEIGHTON LINSLADE	
NLP124- Spinny Park	Site is currently use for employment. Not progressed.
NLP310- Pledge Office Chairs	Site is currently use for employment. Not progressed.
NLP456- Spinny Park	Site is currently use for employment. Not progressed.
NLP464- Chiltern-Hunt Land	Progressed as HAS34 (138 homes)
NLP495- Chiltern Industrial Estate	Site is currently use for employment. Not progressed.
ALP064 – North Chamberlains Farm	Progressed as HAS32 (175 homes)
NLP049 – Land North of Soulbury Road	Progressed as HAS33 (5 homes)

LIDLINGTON	
NLP103/NLP482- Land at Lidlington	Landscape, separation, railway line, back-land, access, constraints not able to be mitigated on site of this size. Not progressed.
MARSTON MORETAINE	
ALP011- Land at Lower Shelton Road	Passed but not allocated
ALP315- Land off Lower Shelton Road	Passed but not allocated
NLP026- Land at Upper Shelton Road 2	Landscape, not able to accommodate 10 dwellings alongside constraints, not sustainable location for development of this size, settlement pattern. Not progressed.
NLP029 Land at Upper Shelton Road	The site, although opposite a lower school, lies some distance from the existing facilities in Marston Moretaine and as it is only likely to deliver approximately 100 dwellings, the scale of facilities which it could provide as part of any development are likely to be limited. Further to this, development here would significantly alter the settlement pattern of Upper Shelton, which is currently entirely linear. Development of this site would also be constrained by the need for landscape mitigation to limit the impact on the upper slopes and screening and integration to the south to protect the existing dwellings. In addition to this there are flooding concerns regarding this site, specifically the potential for surface water issues and impacts on the drainage network and Stewartby Lake. Not progressed.
NLP031- Land at Upper Shelton Road North	Landscape impact, not able to accommodate 10 dwellings alongside constraints, not sustainable location for development of this size, impact on settlement pattern. Not progressed.
NLP199- Wood End Land	Progressed as HAS35 (63 homes)
NLP312/ALP114- Land at Upper Shelton Road	Proximity to A421, separation between LS and A421. Not progressed.
MAULDEN	
ALP051- Land between 129A and 131 Clophill Road	Progressed as HAS36 (45 homes)
ALP116- Land between 129A and 131 Clophill Road	Progressed as HAS37 (21 homes)
NLP053 /NLP233- Cobbitts Road	In conclusion, the is site is considered unsuitable due to the unsuitable access arrangements and there are also flood issues which have been identified for this site and there are also ecological concerns as a SPI is likely present and it would be difficult to demonstrate net gain here. Not progressed.
NLP129 / ALP409- Land to the rear of Gardeners Close	On balance, due to the impact on the landscape, and concerns over access, the site is considered unsuitable for development. Not progressed.

NLP131- Land off Moor Lane	On balance, due to the difficulties gaining access and the presence of an Ordinary Watercourse alongside the impact on the landscape, the site is considered unsuitable for development. Not progressed.
NLP253- Land fronting Silsoe Road	Progressed as HAS38 (39 homes)
NLP416- Land at Duck End Farm	The site sits adjacent to a known Barn Owl nest site. Barn Owls are included in Schedule 1 of the Wildlife & Countryside Act 1981 which affords them protection against disturbance whilst nesting in addition to the basic level of protection afforded to most wild birds. As such any new development proposal must ensure that a sufficient buffer is in place to prevent disturbance to nesting barn owls. Under the NERC Act CBC has a duty to have regard to biodiversity, it would be within this duty to ensure that access for Barn owl hunting is also maintained. Duck End Nature Reserve is close by and connectivity to this site should be maintained by retaining a semi natural corridor of open, undeveloped rough grassland. The site lies within the Greensand Ridge Nature Improvement Area so providing an ecologically rich GI element to the proposal would be expected. Further the southern portion of this site is considered to be unsuitable in landscape terms. The land forms part of the greensand dip slope extending down to Flitt Valley and is in a highly visible position in the broader landscape.
MEPPERSHALL	
ALP210/ ALP211/ NLP095- Land rear of Stocken House	Passed but not allocated
NLP096- Wren Park	Passed but not allocated
NLP237- Part of Bandland Nursery	Progressed as HAS39 (55 homes)
NLP282- Land off Stondon Road	Passed but not allocated
NLP283- Shefford Road Meppershall	Passed but not allocated
NLP313- Land at Bury Farm	Passed but not allocated
MOGGERHANGER	
NLP286/ ALP180- Land adjacent Park/Bedford Road	Progressed as HAS40 (30 homes)
NLP305 / NLP159- Land North of Park Road	Passed but not allocated
NORTHILL	
ALP396- Land at Water Lane	Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation. Not progressed.

NLP065- Land off Biggleswade Road and Pound Close	Passed but not allocated
NLP207- Land at Thorncote Road, Northhill	Progressed as HAS41 (21 homes)
NLP263- Land south of Biggleswade Road	Availability unknown. Not progressed.
NLP478/ALP398- Land at The Pound Ickwell Road	Progressed in part as HAS42 (33 homes)
POTTON	
ALP217- Land to North of Sandy Road	Passed but not allocated
ALP465- 6b Sutton Roads	Passed but not allocated
NLP170- Land off Everton Road	Passed but not allocated
NLP347- Land at rear of Everton Road	Passed but not allocated
NLP542- One Acre Field	Progressed as HAS43(12 homes)
PULLOXHILL	
ALP060- Land west of Tyburn Lane	No connections to sustainable transport, limited services and facilities. Impact on settlement pattern of Pulloxhill. Landscape concerns as site is on open and elevated land and is exposed in long-ranging views. Development here cannot be mitigated effectively and appropriately and therefore would result in visual sprawl. Not progressed.
ALP061- Land at Blackhill Lane	No connections to sustainable transport, limited services and facilities. Impact on settlement pattern of Pulloxhill. Landscape concerns as site is on open and elevated land and is exposed with wide-ranging views to and from the plateau. There are concerns that an appropriate scale and character of effective landscape mitigation could not be achieved with development of this site. In addition to this the site is within Grade 2 Agricultural Land. Not progressed.
ALP292- Land West of Tyburn Lane	The site does not have connections to sustainable transport, and there are limited services and facilities within the settlement. To access a shop for example would require access to a private car. In addition to this development of this site would change the settlement pattern of Pulloxhill. In addition to this landscape colleagues have raised substantial concerns about development of the site. The site is on open and elevated land and is exposed in long-ranging views, whilst also being Grade 2 Agricultural Land and the cost of mitigation to provide appropriate access arrangements would be high. Development here cannot be mitigated effectively and appropriately and therefore would result in visual sprawl. On balance, the harm caused by development of this site would not be outweighed by the benefits, particularly due to the sites relationship to the settlement and poor sustainability. Not progressed.

NLP335- Land off Greenfield Road	The site does not have connections to sustainable transport, and there are limited services and facilities within the settlement. To access a shop for example would require access to a private car. In addition to this development of this site would change the settlement pattern of Pulloxhill. In addition to this landscape colleagues have raised substantial concerns about development of the site. The site is on open and elevated land and is exposed in long-ranging views, whilst also being Grade 2 Agricultural Land and the cost of mitigation to provide appropriate access arrangements would be high. Development here cannot be mitigated effectively and appropriately and therefore would result in visual sprawl. On balance, the harm caused by development of this site would not be outweighed by the benefits, particularly due to the site's relationship to the settlement and poor sustainability. Not progressed.
NLP353- Hand Post Field	The site does not have connections to sustainable transport, and there are limited services and facilities within the settlement. To access a shop for example would require access to a private car. In addition to this development of this site would change the settlement pattern of Flitton. In addition to this landscape colleagues have raised substantial concerns about development of the site. The site is on open and elevated land and is exposed in long-ranging views, whilst also being Grade 2 Agricultural Land. Development here cannot be mitigated effectively and appropriately and therefore would result in visual sprawl. On balance, the harm caused by development of this site would not be outweighed by the benefits, particularly due to the site's relationship to the settlement and poor sustainability. Not progressed.
SANDY	
ALP320/ALP319/NLP084/NLP414- Land North of Sandy	The site is located within a proposed Countryside Gap that is there to prevent the physical coalescence between Sandy and any future development at Tempsford.
NLP249/NLP461- Land North of Beamish Close	Poorly related to residential form, access concerns, pollution issues from employment site. Not progressed.
SHEFFORD	
ALP407- Old Laundry Site and adjoining properties	Site is in employment use. Not progressed.
NLP355- Land at Bedford Road, Shefford	The impact of the site on the landscape, biodiversity, and built heritage. The site would also have a detrimental impact on the character and settlement pattern of Shefford. Not progressed.
NLP373- Line Field	Progressed as HAS44 (72 homes)

SHILLINGTON	
ALP062- Land at Apsley End Road	The impact of the development on the unique settlement pattern along Apsley End Road and the setting of the Schedule Monument and conservation areas. Not progressed.
ALP167/ NLP188- Land south and east of High Road,	Progressed as HAS45 (42 homes)
ALP402/ ALP166/ ALP275 / NLP243- The Gables	The impact of the development on the settlement character and pattern of Shillington. Not progressed.
SLIP END	
NLP167- Land South of Markyate Road	Not an appropriate location for development due to location of airport flightpath.
NLP239- Land at Church Road	Passed but not allocated
SOUTHILL	
NLP359- Land at Broom Farm	Poorly related to residential form, impact on heritage assets, very few services available in Southill and site too small to provide opportunities, impact on linear character. Not progressed.
NLP516/ ALP422- Land at north of Bancroft Avenue	The site is Grade 1 agricultural land and no suitable alternative on less essential agricultural land can be identified within the settlement. There are very few services available in the settlement and this site is not large enough to provide any new services.
NLP521- Land rear of 17-33 Southill Road	The site is Grade 1 agricultural land and no suitable alternative on less essential agricultural land can be identified within the settlement. There are very few services available in the settlement and this site is not large enough to provide any new services.
STEPPINGLEY	
NLP085- Land south of Rectory Road	Steppingley a washed-over settlement. Development would impact on the openness of the village, damaging the character and identity of the village.
STONDON	
ALP271- Land to rear of Doctor's Surgery	Progressed as HAS46 (244 homes)
ALP304- Land West of Bedford Road	Impact on the landscape would be unacceptable as the site lies on the urban edge and the land forms part of the rural landscape setting to Stondon.
NLP162/ALP378- Trinity College Farm	Impact on the landscape would be unacceptable as the site is exposed within a distinctive landscape. There are also strong visual connections with the AONB. Not progressed.
NLP281/ALP298- Land off Pastures Lower Stondon	Progressed as HAS47 (33 homes)
NLP428/ALP272- Land south of Greyhound Track	Progressed as HAS46 (244 homes)

NLP429/ALP268/ALP469- Henlow Greyhound Stadium	Progressed as HAS46 (244 homes)
NLP448- Land adj to 85 Station Rd	Progressed as HAS46 (244 homes)
STOTFOLD	
NLP115- Land off Taylors Road	Site is currently used for employment. Not progressed.
NLP160- Land at Arlesey Road	Site is already a residential allocation. Not progressed.
NLP391- Land off Aspen Gardens	Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation. Not progressed.
SUTTON	
NLP325- Land South of High Street	Progressed as HAS48 (37 homes)
TODDINGTON	
NLP152- Land SE of Leighton Rd	Progressed as HAS49 (92 homes)
NLP153- Land SE of Leighton Rd	As above
NLP184/ALP086- Middle Lakes	Progressed in part as HAS49 (92 homes)
NLP348/ALP189 Land off Dunstable Road	A landowner is not intent to develop. Not progressed.
NLP405/NLP378- Land East of Leighton Road	Progressed in part as HAS49 (92 homes)
NLP411- Alma Farm	Progressed as HAS50 (159 homes)
NLP453/ALP227 Luton & Dunstable Rd Crowbush Farm	A landowner is not intent to develop. Not progressed.
NLP138 – Land off Luton Road	Passed but not allocated
NLP528- Land at Dropshot Farm	Passed but not allocated
WESTONING	
NLP136- Land off Flitwick Road	Progressed as HAS51 (135 homes)
NLP317- West View Farm	Progressed as HAS52 (85 homes)