

Rural Area Site Summary

Introduction

Central Bedfordshire North Area contains a range of rural villages which vary in size and character. The Core Strategy recognises the need to develop within the rural area in order to bring forward new services, community infrastructure, affordable or specialist housing, to support and retain existing services and to bring forward the reuse of previously developed land.

Sites that were promoted for development within the rural area were assessed in the same way as those within Major and Minor Service Centres.

Housing Assessments

Many sites were discounted at Stage 1 as they fell within the floodplain, Green Belt or Important Countryside Gap. Those that progressed to Stage 2 were assessed on a settlement by settlement basis in order to find the most suitable sites within individual villages.

Sites which achieved a low score in the Stage 2 assessment did not progress to Stage 3. Due to the vast choice of sites within the Rural Area it was not necessary to consider these sites as there were many more sustainable options available. Reference was also made to the Settlement Hierarchy to ensure that the most sustainable choices were made.

There is a need to provide housing and in particular affordable housing across the whole of the Rural Area. Therefore it was agreed that housing allocations should be distributed throughout a range of villages. Villages may have had several sites which scored highly in the Stage 2 assessment but as there is no requirement to focus rural development in one particular village many high scoring sites did not progress to Stage 3.

Some lower scoring sites may have progressed further than higher scoring sites if the schemes proposed facilities and services which would benefit the community. Others may have progressed if they had the support of the Public and Parish Councils.

Some villages may have experienced recent development on a scale which meant that no further development was required during this plan period. This is one reason why some villages do not have any proposed allocations.

Employment Assessments

Due to the particular requirements of the business and industrial sector, the employment sites have been assessed using a separate method to that used for the housing sites. The conclusions for each site have been based on recommendations contained within the Council's Employment Land Review (Stage 3) report.

The table below briefly summaries the recommendations made for each settlement within the Rural Area.

Settlement or Parish	Summary
Aspley Guise	All sites were discounted at Stage 1 as they are in the Green Belt or fall within the area proposed for the Milton Keynes expansion.
Blunham	Blunham is a Large Village which ranks well in the Settlement Hierarchy. Of the 5 sites which were submitted for residential development, site H091 has been recommended for allocation in the Site Allocations DPD. This site was chosen as it scored the highest in the Stage 2 assessment and has the support of residents and the Parish Council. It will also help to address the need for affordable housing in the village.
Brogborough	<p>Brogborough is a Small Village. One site was submitted for residential development and scored very poorly in the assessment process. Brogborough is not a sustainable location for new residential development.</p> <p>5 sites were submitted for employment development within the M1 Junction13 sub-area (Brogborough). E03 was discounted at Stage 1 of the employment assessment process as development would be contrary to the aims of the Core Strategy.</p> <p>All remaining sites progressed to Stage 3. At this stage E10 and E74 were discounted as they did not score well and development would protrude into the countryside and require new access from the realigned A421. E28 scored well but as the site already has planning permission for B1 and B8 use so the site could not count towards the requirement for the sub-area</p> <p>Land between A412 and Marston Gate Distribution Park (E15) was one of the highest scoring sites in the area. It is considered that this site could provide a logical extension to Prologis Park. In contrast to other options in the area, development on this site would not protrude into the countryside.</p> <p>As the Stage 4 assessment did not identify any issues that could not be overcome E15 has been included in the Site Allocations DPD for the provision of</p>
Broom	Broom is a Small village within the parish of Southill which ranks poorly in the settlement hierarchy. No sites were

	<p>selected for residential allocation in Broom as they all performed very poorly in the assessment process.</p> <p>2 employment sites were submitted for land at Broom Quarry. The Stage 3 employment assessment found that there is no requirement for additional employment land in this part of the Rural Area.</p>
Clifton	<p>Clifton is a high ranking Large Village. 2 residential sites were discounted at the Stage 1 phase as they are within the Important Countryside Gap. All those sites which progressed to Stage 2 scored well. Land at 33-35 Church Street (H119) scored the highest at Stage 2. As this site is within the Settlement Envelope the principle of development is already established. It is considered that Clifton should continue to build on its role as a Large Village with the provision of new housing development on an appropriate scale. Therefore site H206/H261 is the favoured site for development. This site has been included in the Site Allocations DPD under Policy HA16 for a reduced number of 80 dwellings.</p>
Clophill	<p>Clophill is a Large Village which ranks well in the Settlement Hierarchy. None of the residential or mixed-use sites were discounted at stage 1 of the housing assessment. Land rear of 122a & 124 High Street (H042) scored the highest in the Stage 2 assessment. This is mainly due to it being a brownfield site with a good relationship to the existing settlement. For these reasons the site progressed to Stage 3. During this stage concerns were raised about the impact of the proposed development on the character of the village and because of this the proposal was reduced in size. Following this, the site was considered acceptable and included in the Site Allocations DPD under Policy HA18 for the provision of about 6 dwellings.</p> <p>Site H157 also progressed to Stage 3. Although other sites within Clophill scored higher in the Stage 2 assessment, this scheme is well located and proposes small, 2 bedroom residential units which are needed in the village. This site has been included in the Site Allocations DPD under Policy HA17 for the provision of a minimum of 10 dwellings.</p> <p>As mixed use proposals, H032 and H039 were also subject to an employment assessment. As there are no requirements for additional employment land within this part of the Rural Area they did not progress beyond Stage 3.</p>

Dunton	<p>Dunton is a high ranking Small Village. One site (H192) was submitted for development within the village. Although this site did not score highly within the Stage 2 assessment it was considered that its allocation for a small residential development could deliver affordable housing and help to retain services within Dunton. The Stage 3 assessment highlighted constraints relating to the proximity of the waste water treatment works and the presence of pipelines crossing the site. It is considered that these issues can be overcome through careful site layout and buffer landscaping. Site H192 has been included in the Site Allocations DPD under Policy HA19 for the provision of a minimum of 15 dwellings.</p>
Everton	<p>Everton is a high ranking Small Village. 2 of the sites submitted for residential development in Everton were discounted at Stage 1 as the proposals were for less than 4 dwellings. The remaining 6 sites all scored reasonably well in the Stage 2 assessment. Although H246 was not one of the highest scoring site it progressed to Stage 3 as the proposal is for 100% affordable housing.</p> <p>H244 also progressed to Stage 3. This site was selected above higher scoring sites as there are no constraints to development and it would have little impact on the character of Everton.</p> <p>Sites H244 and H246 have been included in the Site Allocations DPD under policies HA20 and HA21 for the provision of 7 dwellings and 8 affordable dwellings respectively.</p>
Eyeworth	<p>Eyeworth is a very small settlement which benefits from few facilities. It does not have a Settlement Envelope and is therefore considered as part of the Countryside. Two sites were submitted for residential development. H344 was discounted at Stage 1 as the proposal was for less than 4 dwellings. H343 progressed to Stage 2 but scored very poorly and did not progress to Stage 3.</p>
Flitton and Greenfield	<p>Flitton and Greenfield are Small Villages which rank poorly in the Settlement Hierarchy. Six residential sites were submitted for residential development, all of which progressed to Stage 2 of the assessment process. Sites H219 and H096 scored reasonably well. It is however considered that none of the sites are suitable for residential development due to the lack of services in the villages and the impact the proposals would have on the character of Flitton and Greenfield. There are more</p>

	suitable sites within other villages.
Gravenhurst (Upper)	Upper Gravenhurst is categorized as a Small Village in the Settlement Hierarchy. 5 sites were submitted for residential development within the village. H028 was discounted at Stage 1 as the proposal was for less than 4 dwellings. The remaining 4 sites all scored reasonably well in the Stage 2 assessment. The highest scoring site was land at Allotments, Shillington Road. This site was discounted as it is statutory allotment land. Overall, it was considered that Gravenhurst is not a suitable location to allocate housing as there are far more sustainable villages within the Rural Area.
Harlington	Harlington is a high ranking Large Village. All sites submitted for development at Harlington are within the Green Belt so were discounted at Stage 1 of the assessment process.
Haynes	The main village of Haynes is categorised as a Large Village. 4 sites were submitted for residential development – 3 within the main village and 1 at Haynes West End. All sites performed poorly in the Stage 2 assessment and did not progress to Stage 3.
Henlow	<p>Henlow is the highest ranking Large Village within the Settlement Hierarchy. Development at Henlow is constrained by the Important Countryside Gap to the west and the floodplain and the A507 to the south.</p> <p>Following the call for sites, 18 sites were proposed for development at Henlow. The proposals included 13 residential schemes, 3 mixed use schemes and 2 employment schemes. (E75 and E76 were superseded by E75a and E76a.)</p> <p>Out of the 16 residential and mixed use sites, 7 were discounted at Stage 1 because they were in the Important Countryside Gap and two were discounted for being within Flood Zones 2 & 3.</p> <p>Land South of Arleseey Road (H135) was the highest ranking site in the Stage 2 Assessment. It progressed to Stage 3 as it was considered to be a sustainable location for residential development. The Stage 3 assessment highlighted that substantial mitigation would be required due to its close proximity to the A507 and thus reducing the developable area. Because of this, the proposal was not recommended for inclusion in the Site Allocations DPD.</p>

	<p>H264 also performed well in the Stage 2 assessment. It was, however, unclear how access to the site could be achieved and for this reason the site did not progress to Stage 3.</p> <p>Other sites scored reasonably well but it was considered that there was no specific need to allocate additional land in Henlow due to recent large scale residential developments. It was felt that there were other more suitable sites within the Rural Area.</p> <p>2 employment sites were submitted within the parish of Henlow. These were assessed together with other employment sites in Arlesey/Stotfold/Fairfield sub area. Land at Henlow Aggregates (E75a) performed very well in the employment assessment process. The site was not however taken forward due to its detached nature, potential heritage constraints and the availability of more suitable locations at Arlesey and Stotfold.</p>
Houghton Conquest	<p>Sites H308, E16 and E278/E14 are within the parish of Houghton Conquest but are related to the expansion of the Wixams and development of the NIRA project. They are therefore not considered to be part of the Rural Area and have been assessed within the Wixams settlement – see Appendix 1.</p> <p>Although some of the residential sites within Houghton Conquest scored reasonably well in the Stage 2 housing assessment, there are more suitable sites in other villages. Given the substantial development at the Wixams no additional residential development is required in this part of the Rural Area.</p>
Hulcote & Salford	<p>Salford is a poor ranking small village. One residential site was discounted at Stage 1 as it was not large enough to accommodate 4 dwellings. The remaining 3 sites all scored very badly in the Stage 2 assessment and did not progress to Stage 3.</p> <p>E10 falls partially within the parish of Hulcote and Salford but due to its location it has been assessed together with employment sites at Brogborough.</p>
Langford	<p>Langford is a high ranking Large Village in the Settlement Hierarchy. Following the call for sites, 11 sites were submitted for residential development and 1 for mixed use development. All sites progressed to Stage 2 of the housing assessment process.</p>

	<p>As a mixed-use site, E04 was also subject to an employment assessment. Stage 3 of the assessment concluded that no new allocations for employment land are required within this part of the Rural Area.</p> <p>Land rear of the Wrestlers PH (H160) and Land between 30 Church Street and The Field (H164), were the only two sites which progressed to Stage 3 of the housing assessment. These were favoured above higher Stage 2 scoring sites due to the on-site benefits that they can provide.</p> <p>The Stage 3 assessment did not find any exceptional issues which would limit the development of these sites. H160 and H164 have therefore been included in the Site Allocations DPD under policies HA22 and HA23 for the provision of 9 dwellings, amenity open space and multi-use games area (HA22) and for 44 sheltered homes for the elderly and a cemetery (HA23).</p>
Lidlington	<p>Lidlington is categorized as a Small Village in the Settlement Hierarchy. Following the call for sites, 7 schemes were submitted for residential development and 3 for employment development. One mixed use site was submitted at Millbrook Proving Ground. This site is addressed under the Millbrook section (see below).</p> <p>Site H066 was discounted at Stage 1 of the housing assessment process as the proposal was for less than 4 dwellings. All other housing schemes progressed to Stage 2. The highest scoring housing schemes were H161 and H009 which both propose residential development at Copeman's Field, Bye Road Close. These schemes did not progress to Stage 3 as there are more suitable locations for development within villages which are more sustainable.</p> <p>H081 was also discounted at Stage 2 as it scored poorly and is identified in the Section 106 agreement of a previous planning permission to provide an area of open space.</p> <p>2 sites at Lidlington were assessed for their potential as employment sites. Land at Westmead Farm, Sheeptick End (E47) was discounted at Stage 1 of the employment assessment as it is remote from the settlement and partly within Flood Zone 3.</p> <p>Land at Copeman's Field, Bye Road Close (E46)</p>

	<p>progressed to Stage 3. The assessment concluded that the site was not suitable for employment development and was in an area where additional employment land is not required.</p> <p>E03 is within the parish of Lidlington but due to its location has been assessed together with employment sites in the M1 Junction 13 sub area (Brogborough).</p>
Maulden	<p>Maulden is categorized as a Large Village in the Settlement Hierarchy. Following the call for sites 18 were submitted for housing, 5 for employment and 3 for mixed use. An additional site (H122) was submitted for mixed use within the parish but due to its location it has been assessed together with the sites submitted for Ampthill.</p> <p>Of the 21 residential and mixed use submissions, 3 were discounted at Stage 1 of the housing assessment process as they were either within the Green Belt or not large enough to accommodate 4 dwellings.</p> <p>Several sites scored well in the Stage 2 assessment. The two highest performing sites were Land at the Brache (H050) and Land at Cobbitts Road (H166). These sites did not progress to Stage 3 as the schemes received high objection and are informally used as amenity land by local residents. H221 and H233 also performed well but did not progress to Stage 3. Site H221 was not taken forward to Stage 3 due to its detached location and H233 did not progress as it is also detached from the main settlement and would have a detrimental impact on the character of Maulden.</p> <p>Land at Moor Lane (H218) progressed to Stage 3 as it performed well in the Stage 2 housing assessment, is within a more central location and would have less impact than other sites on the character of the village. The Stage 3 assessment identified concerns over access and the sensitivity of the location being at a transition point of existing village development and the rural landscape. It was considered that a significantly reduced development would be suitable.</p> <p>H218 has therefore been included in the Site Allocations DPD under Policy HA24 for the provision of approximately 15 dwellings.</p> <p>8 sites were also assessed on their potential to provide additional employment land. Although there is no requirement for additional employment land within this part</p>

	<p>of the rural area the assessment process found that as Ampthill and Flitwick have constrained land supplies, there is some limited potential for the amount of land allocated at Maulden to be increased. Land adjacent to 29 Clophill Road (E18) was found to be the most suitable location within Maulden for an employment allocation as it is a logical extension to an existing industrial site.</p> <p>The Stage 4 employment assessment did not highlight any issues which could not be overcome. Site E18 has therefore been included in the Site Allocations DPD under Policy EA7 for the provision of 1.8 hectares of B1, B2 and B8 employment land.</p>
Meppershall	<p>Following the call for sites 18 were submitted for residential development in Meppershall. One site was withdrawn and the remaining 17 all progressed to Stage 2 of the assessment process. Although it scored lower than other sites in the Stage 2 assessment, H174 was the only site to progress to Stage 3. H174 is the favoured location for development within Meppershall as, unlike other higher scoring sites, it is large enough to facilitate on-site benefits.</p> <p>The Stage 3 assessment has not identified any issues which cannot be overcome. This site has therefore been included in the Site Allocations DPD under Policy HA25 for the provision of 68 dwellings, a multi-use community centre, recreation facilities, a cemetery and waste recycling centre.</p>
Millbrook	<p>Land at Millbrook Proving Ground was submitted as a potential mixed use site. The housing assessment found that the site is unsuitable for residential development as it scored very poorly in Stage 2. The employment assessment concluded that the site is not suitable as a location for more general employment development.</p>
Moggerhanger	<p>Moggerhanger is a high ranking Small Village in the Settlement Hierarchy. Following the call for sites, 3 sites were submitted for residential development, 1 for mixed use and 1 for employment use.</p> <p>All of the housing and mixed use sites progressed to Stage 2 of the housing assessment process where land rear of St Johns Road (H273) scored the highest. This site did not progress to Stage 3 as there was no indication from the submission as to how the land could be satisfactorily accessed. Land rear of The Guinea (H154) progressed to Stage 3 as it was considered that the</p>

	<p>development could help the village to support existing community facilities.</p> <p>The Stage 3 assessment has not identified any issues which could restrict development. Site H154 has therefore been included in the Site Allocations DPD under Policy HA26 for the provision of 17 dwellings.</p> <p>The employment assessment concluded that, in accordance with the Core Strategy, no new allocations for employment land are required within this part of the Rural Area. For this reason the proposals for employment and mixed-use development did not progress beyond Stage 3 of the employment assessment process.</p>
Northill	<p>The parish of Northill includes the villages of Northill, Ickwell, Upper Caldecote, Lower Caldecote and Hatch. The best performing residential sites within the parish of Northill are at Upper Caldecote which is a Large Village.</p> <p>H029 and H139 both scored above 30 in the Stage 2 housing assessment and were the best performing sites. They did not progress to Stage 3 as it was considered that there were more suitable locations in other villages.</p> <p>Two employment sites (E39 and E65) were submitted within the parish of Northill but due to their location they have been assessed together with employment sites submitted for Biggleswade.</p>
Old Warden	<p>Following the assessment process, 5 sites were submitted for employment development in the parish of Old Warden. Of these sites, 2 were discounted at Stage 2 of the employment assessment process as the proposals promote wholly non-B use class development. The remaining 3 sites were discounted at Stage 3 as, in accordance with the Core Strategy, there are no requirement for additional employment allocations within this part of the Rural Area.</p>
Pulloxhill	<p>Pulloxhill is categorized as a Small Village. Of the 3 sites submitted for residential development, 1 was discounted at Stage 1 of the assessment process for being too small to accommodate 4 dwellings. The remaining 2 sites scored poorly in the Stage 2 assessment. These sites did not progress to Stage 3 as there are far more sustainable locations for residential development in the rest of the Rural Area.</p>
Ridgmont	<p>All sites submitted for development at Ridgmont are within the Green Belt and were discounted at Stage 1 of the</p>

	assessment process.
Shillington	Shillington is categorized as a Large Village in the Settlement Hierarchy as it benefits from a range of services. Following the call for sites, 8 residential sites were submitted for Shillington. 2 of these sites were discounted at Stage 1 for being too small to accommodate 4 dwellings. Of the remaining 6, 2 scored well in the Stage 2 assessment. Land at High Road (H006), progressed to Stage 3 as it was the highest scoring site at Stage 2 and is considered to be the most sustainable site in Shillington for residential development. The Stage 3 assessment found no issues which would prevent the allocation of this site. Site H006 has therefore been included in the Site Allocations DPD under Policy HA27 for the provision of a minimum of 24 dwellings.
Silsoe	The Core Strategy identifies the Cranfield University Campus at Silsoe as a location for large scale mixed-use development. For this reason no further sites are required for development within the village. (Please refer to the settlement summary sheet for Silsoe in Appendix 1).
Southill	<p>Following the call for sites, 1 submission was made for employment development within the parish of Southill. As E49 proposes a wholly non-B class development it was discounted at Stage 2 of the employment site assessment process.</p> <p>Please note that all proposed residential schemes within the parish are addressed in the section for Broom above.</p>
Stondon (Lower Stondon)	<p>Lower Stondon is categorized as a Large Village in the Settlement Hierarchy. Following the call for sites, 9 residential sites and 2 mixed use sites were submitted. All sites progressed to Stage 2 of the housing assessment process.</p> <p>Land at Peckworth Industrial Estate (H176) was the highest scoring site in the Stage 2 assessment. This site is currently occupied by employment units but has been found to be unfit for purpose as a Key Employment Site. The site progressed to Stage 3 as its redevelopment for residential purposed would be a suitable use of brownfield land. The Stage 3 assessment did not identify any issues that could not be overcome and so the site has been included within the Site Allocations DPD under Policy HA29 for the provision of a minimum of 13 dwellings.</p> <p>Land to the rear of Station Road and Bedford Road</p>

	<p>(H079) also progressed to Stage 3 of the housing assessment process as it scored well in Stage 2 and has the capacity to provide onsite community benefits. The Stage 3 assessment did not identify any issues which could not be overcome.</p> <p>As a mixed use submission H079 was also assessed for its potential to provide employment land. The employment assessment concluded that the small site area limits the range of uses possible as part of a mixed use scheme and the settlement is well catered for in terms of industrial space already. As no new employment allocations are required in the area the site should be developed for residential and community use. The site has therefore been included in the Site Allocations DPD under Policy HA28 for the provision 70 dwellings, a community centre, a multi-use games area, village green and land for a waste recycling centre.</p> <p>Other sites within Lower Stondon performed well in the Stage 2 housing assessment but it was considered that no further land for development was required.</p>
Sutton	<p>Sutton is a Small Village. One site was submitted for residential development within the village. This site scored poorly in the Stage 2 assessment and did not progress to Stage 3 as there are far more sustainable locations for development within the Rural Area.</p>
Tempsford	<p>Tempsford is categorized as a Small Village in the Settlement Hierarchy. 7 sites were submitted for residential development, all of which progressed to Stage 2 of the assessment process. The majority of the sites scored very poorly and were not considered to be sustainable locations for growth. H336 and H198 scored reasonably well. As these sites are located wholly within the Settlement Envelope and H198 already benefits from planning permission, the principle of residential development is already established. It is therefore not necessary to allocate these sites.</p>
Westoning	<p>Westoning is a Large Village in the Settlement Hierarchy. One site was submitted for residential development but was discounted as Stage 1 for being within the Green Belt.</p>
Woburn	<p>Two sites were submitted for residential development. Both were discounted at Stage 1 as they are in the Green Belt.</p>

Wrestlingworth	<p>Wrestlingworth is categorized as a Small Village in the Settlement Hierarchy. All 5 proposed residential sites progressed to Stage 2 of the assessment process. H250 and H090 both scored reasonably well and were discussed as potential development sites at a meeting of the LDF Task Force. Due to access problems and concerns over the loss of a wooded area, H250 did not progress to Stage 3. H090 was the favoured location for development but the Stage 3 assessment highlighted that the site contains well preserved remains of a Medieval settlement. Due to the archaeological importance of this site it has not been allocated as part of the Site Allocations DPD.</p>
The Sheltons	<p>The settlements of Upper Shelton, Lower Shelton and Wooton Green are within the parish of Marston Moretaine but are considered to be part of the Rural Area. 10 residential sites and 1 mixed use site were submitted for consideration</p> <p>None of the sites were eliminated at the Stage 1 round of the housing assessment with all progressing to Stage 2. Although some of the sites scored well in the Stage 2 assessment, none progressed to Stage 3. The proximity of the sites to the Wixams and large allocations at Marston Moretaine denotes that no further housing is required within the area. Comparatively better sites to make up the rural housing requirement have been identified across the Rural Area.</p> <p>E42 was discounted at Stage 3 of the employment assessment process as it already benefits from planning permission for live/work units.</p> <p>Please refer to Appendix 1 for details of the assessment process.</p>