

# **NORTHILL PARISH NEIGHBOURHOOD PLAN**

## **SITE ASSESSMENT REPORT APPENDICES**

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# **NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT**

## **APPENDIX 1**

### **CRITERIA FOR SITE ASSESSMENT**

# THE SITE ALLOCATION PROCESS (Sept 2015 Exhibition)

The recent workshops and consultations have produced over 20 suggested sites in the parish that could possibly be developed for housing. Central Bedfordshire Council also called for landowners to offer sites earlier this year, although information about their locations is not yet available. In conjunction with landowners, we will be assessing our sites for suitability against certain criteria, some of which could be:

## PRIMARY CONSTRAINTS

**Site size** – CBC have a site threshold of 15 units in their call-for-sites

**Flood risk** – Is the site wholly located in the floodplain 2/3? (more than 50%)

**Nationally significant designations**

## RELATIONSHIP TO SETTLEMENT

Stand alone or adjacent/within main settlement?

Scale and size of proposed development in comparison to settlement.

## PHYSICAL CONSTRAINTS

**Access Issues**

**Utilities** – eg Capacity issues?

**Drainage and Flooding Issues**

**Contamination** – any issues

**Physical constraints** – permanent features that affect developability

**Adjoining uses** – eg Conflict with adjoining uses?

## ENVIRONMENTAL CONSTRAINTS

**Landscape character**

Impact on **heritage/archaeological** assets

Impact on **biological/geological/ecological** assets

Impact on **safeguarded minerals and waste sites**?

**Open space/leisure and green infrastructure** designations/opportunities

## OTHER CONSIDERATIONS

**Proximity to services and facilities**

**Previously developed land/brownfield land**

**Agricultural land quality** – Would the development impact on high quality agricultural land?

**Relationship with settlement**

**Infrastructure Provision** – Does the site provide any infrastructure?

**Planning History**

# **NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT**

## **APPENDIX 2**

### **LANDOWNER QUESTIONNAIRE**

## HOUSING SITE ASSESSMENT FORM

### Section 1: SITE DETAILS:

Name of site:	Date Site visited:
NP Ref No:	SHLAA Ref No:
Settlement:	Size (Hectares):
Brief Site Description:	
How is Site Accessed?	
Present Use:	
Planning History – previous applications & results:	

### Section 2: AVAILABILITY (*Confirmation of ownership and availability of land for development*)

#### Ownership

1. Is the land sole or jointly owned? ( <i>please tick</i> )		Sole	Joint
Name of Landowner(s)	Address of landowner(s)	Contact Details	

#### Availability of land for development

2. Is/are the owners willing to submit this land for development?	Yes	Maybe	No
3. When will the site become available for development?.			
4. Could the site be developed within the next 13 years?	Yes	Maybe	No
5. Are there any legal or ownership constraints in relation to the land?	No	Maybe	Yes
6. Are there any existing long tenancies on the site?	No		Yes
Assessors Name: (Capitals)	Assessors Signature:	Date:	

		Sub Totals:			
				Col A+B	Col B+C
SECTION 2 – AVAILABILITY SCORE:					
Site is suitable (continue assessment)	Site may be suitable (continue assessment)	Site is not suitable (no further action)			
<b>Landowner(s) statement:</b> I / we are the legal owners of the site. I / we agree with the statements made in section 1 and 2 of the Housing Site Assessment Criteria.					
<b>Landowners Name(s):</b> (Capitals)		<b>Landowners signature:</b>		<b>Date:</b>	

<b>SECTION 3: ACHIEVABILITY</b> <i>(Is there a reasonable prospect that housing will be developed on the site given physical site constraints and economic viability).</i>					
<b>Development Potential</b>					
<b>Site status</b>	7. Is the site currently in use?		No		Yes
	8. Would development require the demolition of existing structures?		No		Yes
	9. Is the site currently Greenfield (GF). Brownfield (BF). Mixed (Mxd). / Not known (NK).		BF	Mxd NK	GF
If mixed – please describe					
<b>Physical Features</b>					
<b>Nationally significant designations</b>	10. Distance from nationally important sites (please circle if applicable). Not applicable		>800m	400-800m	<400m
<b>Flooding</b>	11. Is site within flood risk zones 3a & 3b based on Environment Agency maps?		No		Yes
	12. Has the site been known to flood?		No		Yes
<b>Utilities</b>	13. Is site affected by significant infrastructure crossing the site (e.g.: power lines, pipes)		No	Maybe	Yes
<b>Contamination</b>	14. Do issues exist?		No	Maybe	Yes
	15. Do nearby sources of air pollution exist?		No	Maybe	Yes
	16. Do nearby sources of noise pollution exist?		No	Maybe	Yes
	17. Are there likely historic mineral or waste considerations on the site?		No	Maybe	Yes
18. Do public rights of way exist across the site?			No		Yes
19. Do public rights of way exist adjacent to the site?			No		Yes
20. Does the site provide any existing infrastructure?			Yes		No
<b>Assessors Name:</b> (Capitals)		<b>Assessors Signature:</b>		<b>Date:</b>	
			Sub Totals:		
			Col A+B		Col B+C

## SECTION 3 – ACHIEVABILITY – SCORE:

Site is suitable (continue assessment)	Site may be suitable (continue assessment)	Site is not suitable (no further action)
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**SECTION 4: SUSTAINABILITY/SUITABILITY** *(Is the site a suitable location for development when assessed against policy restrictions)*

Location				
<b>Settlement Envelope</b>	<b>21.</b> Is the site in the settlement envelope?	Yes		No
	<b>22.</b> Is the site adjacent to the settlement boundary?	No		Yes
	<b>23.</b> Is the development site in the open countryside?	No		Yes
Environmental aspects				
<b>Conservation</b>	<b>24.</b> Is the site in a conservation area?	No		Yes
	<b>25.</b> Is the site adjacent to the conservation area?	No		Yes
	<b>26.</b> Proximity of site to conservation area (please circle if applicable). Not applicable	>800m	400-800m	<400m
	<b>27.</b> Will site development have a detrimental impact on views into a conservation area?	No	Maybe	Yes
	<b>28.</b> Will site development have a detrimental impact on the setting of a conservation area?	No	Maybe	Yes
	<b>29.</b> Will site development have a detrimental impact on approaches to a conservation area?	No	Maybe	Yes
	<b>30.</b> Would the development impact on high quality agricultural land?	No	Don't know	Yes
<b>Historic environment</b>	<b>31.</b> Is the site adjacent to a listed building?	No		Yes
	<b>32.</b> Are there archaeological features/ finds which could impact on the development of the site?	No	Not known	Yes
<b>Flooding</b>	<b>33.</b> Is the site likely to give rise to lack of sewer capacity and resultant flooding?	No	Maybe	Yes
	<b>34.</b> Is the development likely to impact on the downstream capacity of foul and / or surface water sewers?	No	Maybe	Yes
<b>Employment</b>	<b>35.</b> Would the site development facilitate the provision of additional/new/upgraded business premises?(please circle) Yes. Not applicable. No			
	<b>36.</b> Is the site within walking distance of local businesses?	Yes		No
	<b>37.</b> Would the site development support local businesses?	Yes		No
	<b>38.</b> Would the site development involve loss of business premises?	No		Yes
<b>Landscape</b>	<b>39.</b> Does natural screening exist?	Yes		No
	<b>40.</b> Will the site interrupt views <b>into</b> the village?	No	Maybe	Yes
	<b>41.</b> Will the site interrupt views <b>out of</b> the village?	No	Maybe	Yes
	<b>42.</b> Would the site development have a detrimental impact on a valued landscape?	No	Maybe	Yes
<b>Impact on wildlife and green assets</b>	<b>43.</b> Are there any environmental/wildlife designations on or within close proximity to the site?	No		Yes
	<b>44.</b> Are there any tree preservation orders in or near the site for development?	No		Yes
	<b>45.</b> Are there any protected species in or near the site	No		Yes



	for development? (evidence required)			
	46. Will development of the site have a detrimental impact on the conservation of wildlife?	No	Maybe	Yes
<b>Utilities</b>	47. Is there sufficient local capacity to accommodate the development of: Mobile and landline telephone connectivity? High Speed Broadband?	Yes Yes		No No
	48. Please circle which of the following utilities the site has access to Mains water. Gas supply. Mains water sewerage. Electrical supply. None			

**SECTION 4: SUSTAINABILITY/SUITABILITY** *(Is the site a suitable location for development when assessed against policy restrictions)*

<b>Social Aspects</b>				
<b>Housing Transport &amp; Access</b>	49. Could the site development provide affordable housing provision?	Yes	Maybe	No
	50. Could the site provide older people's accommodation?	Yes	Maybe	No
	51. How many dwellings would the development site support?	5-10	<5	>10
	52. Would the landowner consider part-site development	Yes	Maybe	No
	53. How many dwellings would the part-site development support?	5-10	<5	>10
	54. Is the development site to the rear of existing properties?	No		Yes
	55. Does the development offer road frontage?	Yes		No
	56. Could the site be merged with an adjoining site to form a larger site	No		Yes
	57. Has the site got direct access available from the public highway?	Yes	Maybe	No
	58. Has oncoming traffic got clear views of site exit/ entrance?	Yes		No
	59. Has the site exit / entrance got clear views of oncoming traffic?	Yes		No
	60. Does the site have connections to existing footways?	Yes		No
	61. Can the site be accessed safely by pedestrians with push chairs, cyclists and wheelchair users	Yes		No
	62. Will the site development conflict with adjoining uses?	No	Maybe	Yes
	63. Distance to bus stop	<400m	400-800m	>800m
	64. Distance to Lower School	<400m	400-800m	>800m
65. Distance from recreation facilities	<400m	400-800m	>800m	
66. Distance from food shop	<400m	400-800m	>800m	
<b>Assessors Name: (Capitals)</b>	<b>Assessors Signature:</b>	<b>Date:</b>		
		Sub Totals:		
		Col A+B		Col B+C
SECTION 4 SUSTAINABILITY SCORE				

Site is suitable (continue assessment)	Site may be suitable (continue assessment)	Site is not suitable (no further action)
<b>SECTION 5: SITE SCORE RATING</b>		
Score c/f	Col A + B	Col B + C
SECTION 2		
SECTION 3		
SECTION 4		
Grand totals		

<b>CONCLUSION:</b>		
Site is suitable (continue assessment)	Site may be suitable (continue assessment)	Site is not suitable (no further action)
<b>Scorer's Name(s):</b> (Block Capitals)	<b>Scorer's:</b> <b>Signature(s)</b>	<b>Date:</b>

Key



Questions derived from consultation and questionnaire (i.e. what is acceptable to Parishioners)



Questions to be answered using existing documentation.

**COMMENTS** *(Please number comments according to number allocated to question)*

# **NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT**

## **APPENDIX 3**

### **STEERING GROUP SITE DETERMINATION CRITERIA & LOG SHEET**

Site Number



### Site determination criteria and log sheet

Please use these criteria to judge whether or not each site is suitable for consideration by The Steering Group to be put forward for further recommendation as a “preferred site”. Tick boxes as appropriate

NO      MAYBE      YES

A Is the site available for development?			
B Is the site in flood area 3a/3b.?			
C Will the landowner only accept developments of more than 10 dwellings?			
D Is the site to the rear of existing properties?			
E Is the site within the settlement boundary?			
F Is the site adjacent to the settlement boundary?			
G Is the site within an existing community?			
H Has the site has potential for including affordable housing or suitable accommodation for older people?			

If any answer to A is NO then go no further

If the answer to question B is YES then go no further

If the answer to C or D is YES then go no further

If the answer to E is NO then go to F, G and H

**Conclusion** Tick appropriate box.

*Site deemed unsuitable for development*



*Site may be suitable for development but not recommended for a "preferred site"*



*Site to go forward for consideration as "a preferred site"*



### Grading comments

#### RED BOX

Those excluded on questions A to D

#### GREEN BOX

Site is within settlement boundary, adjacent to settlement boundary or within an existing community and has potential for inclusion of affordable housing .

#### AMBER BOX

Site is within settlement boundary but has no potential for affordable housing.

Site adjacent to the settlement boundary or within an existing community with no potential for affordable housing



# NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT

## APPENDIX 4

**GREEN (PREFERRED SITES) &  
AMBER (MAY BE PREFERRED SITES)**



<b>NP Site Ref: Plot 11</b>	<b>Site Name: Land north west of crossroads at Biggleswade Rd Upper Caldecote, running parallel to B658</b>
<b>Description</b>	Greenfield site. 4 acres (1.6 hectares) open farmland bordered on south and east sides by highway. Agricultural land in high level stewardship scheme (grey partridge conservation) currently in use. Natural screening exists along roadsides
<b>Access</b>	Off B658 Shefford to Sandy Rd or from Ickwell Rd Upper Caldecote
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency maps</li> <li>• The site would accommodate &gt;10 dwellings. The owner is willing to consider part site development of 5-10 dwellings</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not within the settlement boundary.</li> <li>• The site is adjacent to the settlement boundary (confirmed with CBC by phone to duty planning officer 7.9.16)</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation.</li> <li>• Development along Ickwell Rd would impact on grade 1 (excellent) agricultural land. The remainder of the site is grade 2 (very good) agricultural land.</li> <li>• Northhill Parish Council identified site as suitable for housing development when consulted by CBC</li> <li>• Development might interrupt views into and out of the village</li> <li>• The site offers road frontage and could merge with an adjoining site to form a larger site</li> <li>• The site has direct access from the public highway. There are clear views of oncoming traffic at either potential road exit and an exit could be made within the 30mph village zone.</li> <li>• There is no access for pedestrians, wheelchair users at present but could be provided as part of development.</li> <li>• The site is 400-800 metres from the school and food shop, &lt;400 metres from a bus stop and &gt;800 metres from recreation facilities</li> </ul>





<b>NP Site Ref: Plot 17</b>	<b>Site Name: Opposite G&amp;M Growers, Hitchin Rd Upper Caldecote</b>
<b>Description</b>	Greenfield site. 1acre (0.40 hectares) hayfield
<b>Access</b>	Off Hitchin Rd Upper Caldecote
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency maps</li> <li>• The site would support 5-10 dwellings and part site development of &lt;5 dwellings would be considered</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not within the settlement boundary</li> <li>• The site is adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing and may support older people's accommodation</li> <li>• Development would impact on grade 1 (excellent) agricultural land</li> <li>• The site would also facilitate the provision of new business premises. (permission given for Garage/filling station approx 20 years ago)</li> <li>• The site could not be merged with another site to form a larger site</li> <li>• The site has been known to flood 15 years ago – caused by blocked drain/willow tree. There is no natural screening</li> <li>• The site will not interrupt views into or out of the village, not have a detrimental impact on a valued landscape or the conservation of wildlife</li> <li>• Public rights of way exist adjacent to the site along the pavement and the site offers road frontage</li> <li>• The site has direct access available from the public highway with clear views of on coming traffic on Hitchin Rd and with a roundabout on the south east corner of the site</li> <li>• The site can be accessed by cyclists, wheelchair users and pedestrians</li> <li>• The site is &lt;400 metres from the bus stop and food shop and &gt;800 metres from recreational facilities and school</li> </ul>



<b>NP Site Ref: Plot 19</b>	<b>Site Name: Caldecote Fields Ickwell (South)</b>
<b>Description</b>	Greenfield site. 1.7 acres (0.68 hectares). Presently used as grassland for hay or for stock to graze. Open frontage to Caldecote Rd Ickwell
<b>Access</b>	Access off Caldecote Rd Ickwell
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency maps</li> <li>• The site would support &gt;10 dwellings and part site development of 5-10 dwellings would be considered</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not within the settlement boundary</li> <li>• The site is adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could support affordable housing or may support older people's accommodation</li> <li>• Development may have a detrimental impact on a valued landscape and will impact on grade 3 (good to moderate) agricultural land</li> <li>• The site will not interrupt views into or out of the village or have a detrimental impact on the conservation of wildlife</li> <li>• Public rights of way exist adjacent to the site and the site offers road frontage with direct access available from the public highway and clear views of oncoming traffic in both directions</li> <li>• The site can be accessed safely by pedestrians, cyclists and wheelchair users</li> <li>• The site is &lt;400 metres from a bus stop and recreational facilities and &gt; 800 metres from a school and food shop</li> <li>• Access is required to the field behind</li> <li>• The site could be merged with an adjoining site to form a larger site</li> </ul>





<b>NP Site Ref: Plot 20</b>	<b>Site Name: Caldecote Rd Ickwell (north)</b>
<b>Description</b>	Greenfield site. 11.9 acres (4.83 hectares) of arable field, on outskirts of Ickwell, growing corn crops
<b>Access</b>	Gateway opening
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site could be developed in the next 13 years subject to 1 year notice to farmer using it</li> <li>• The northern and eastern corners of the site are not within flood areas 3 based on Environment Agency maps</li> <li>• The site would support 5-10 dwellings. The landowner would consider part site development of &lt;5 dwellings</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not within the settlement boundary</li> <li>• The site is adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate older people's accommodation or may provide affordable housing</li> <li>• Development would impact on grade 3 (Good to Moderate) agricultural land</li> <li>• Significant infrastructure may cross the site</li> <li>• The site is 400-800 metres from a conservation area and will not have a detrimental impact on approaches to, setting of or views into the conservation area</li> <li>• Development would interrupt views into and out of the village and have a detrimental impact on a valued landscape.</li> <li>• Natural screening exists on the site and public rights of way exist close to the site</li> <li>• The site offers road frontage onto Caldecote Rd Ickwell , has direct access available from the public highway and has clear views along Caldecote Rd in both directions.</li> <li>• The site cannot be accessed safely by pedestrians, wheelchair users or cyclist</li> <li>• The site is &lt;400 metres from recreation facilities and bus stop and &gt;800 metres from a food shop and school</li> </ul>



<b>NP Site Ref: Plot 25</b>	<b>Site Name: Thorncote Rd (West)</b>
<b>Description</b>	Greenfield land. 1.4 acres (0.56 hectares) with west boundary extendable to 8 acres (3.23 hectares). Land beside (2 acres) under separate ownership. Agricultural land, currently rented out. Hedge boundary roadside with ditch
<b>Access</b>	Direct access from Thorncote Rd via field entrance
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is available for development any time after crops and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency</li> <li>• The 1.4 acre site would support 5-10 dwellings. The landowner might consider part site development of &lt;5 dwellings</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not within the settlement boundary</li> <li>• The site is directly adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> <li>• Development would impact on grade 3 (good to moderate) agricultural land</li> <li>• The site is 400-800 metres from a conservation area and there is no detrimental impact on views into, setting of or approaches to the conservation area.</li> <li>• Development would not interrupt views into or out of the village</li> <li>• Natural screening exists, the development offers road frontage and has direct access available from the public highway with clear views of traffic in both directions</li> <li>• The site could be merged with an adjoining site to make a larger site</li> <li>• The site is &lt;400 metres from a bus stop, school and recreation facilities and &gt;800 metres from a food shop</li> </ul>





CBC Site Ref: NLP 216	
<b>NP Site Plot 28</b>	<b>Site Name: Truin's Field, Thorncote/Hatch</b>
<b>Description</b>	Greenfield site. 1.75 acres (0.70 hectares) North of Thorncote Rd. Fallow grassland not in current use
<b>Access</b>	Via Thorncote Rd just before Hatch crossroads
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood risk zones 3 based on Environment Agency maps</li> <li>• The site would support &gt;10 dwellings. The landowner would consider part site development of 5-10 dwellings</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not in the settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation but it may be too far from amenities for older people</li> <li>• Development would impact on grade 3 (good to moderate) agricultural land</li> <li>• No natural screening exists</li> <li>• The site will not interrupt views into or out of the hamlet or have a detrimental impact on a valued landscape</li> <li>• The site could not be merged with an adjoining site to make a larger site</li> <li>• Public rights of way exist adjacent to the site (road), the site offers road frontage, has direct access available from the public highway and has clear views of oncoming traffic in both directions</li> <li>• The site has no connection to existing footways and cannot be accessed safely by pedestrians or wheelchair users.</li> <li>• The site is &lt;400 metres from a bus stop and local food shop and &gt;800 metres from the school and recreation facilities</li> </ul>



<b>CBC Site Ref: NLP 206</b>	
<b>NP Site Ref: Plot L5</b>	<b>Site Name: Village Farm Paddock, Thorncote Green</b>
<b>Description</b>	Greenfield site. 0.64 acre (0.26 hectare) paddock bounded by hedges
<b>Access</b>	Proposed gate near farmers gate onto Thorncote Rd
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood risk zones 3 based on Environment Agency maps</li> <li>• The site would accommodate &lt;5 dwellings. Part site development of &lt;5 dwellings would be considered</li> <li>• The site is not behind existing properties</li> <li>• The site is not within the existing settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site may provide affordable housing or older person's accommodation</li> <li>• Development would impact on grade 3 (good to moderate) agricultural land</li> <li>• The proposal is for one family house</li> <li>• The corner of the site has been known to be wet</li> <li>• Public rights of way exist adjacent to the site</li> <li>• The site would interrupt views into and out of the hamlet</li> <li>• The site has natural screening, offers road frontage and has direct access from the public highway.</li> <li>• The site cannot be accessed safely by pedestrians or wheelchair users.</li> <li>• The site is &lt;400 metres from bus stop and food shop and &gt;800 metres from school and recreation facilities</li> </ul>





	<b>Site Name: Land between 154 and 158 Biggleswade Rd Upper Caldecote. THIS SITE WAS SUBSEQUENTLY GRANTED PLANNING PERMISSION FOR 3 DWELLINGS</b>
<b>Description</b>	Brownfield site. 1.25 acres (0.5 hectares) of yard and buildings currently lightly used as storage. Owner retiring soon.
<b>Access</b>	Direct from Biggleswade Rd
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is available immediately for development and within the next 13 years</li> <li>• The site is not within flood risk zones 3 based on Environment Agency maps</li> <li>• The site would support &lt;5 dwellings. The landowner would consider part site development of &lt;5 dwellings</li> <li>• The site is not within the settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> <li>• Natural screening exists, development would not interrupt views into or out of the village or have a detrimental impact on a valued landscape and the site could not be merged with an adjoining site to form a larger site</li> <li>• Development would involve the demolition of existing structures</li> <li>• Public rights of way exist adjacent to the site which offers road frontage and footways exist opposite the site</li> <li>• The site can be accessed safely by pedestrians, cyclists and wheelchair users</li> <li>• The site is &lt;400 metres from a bus stop, &gt;800 metres from a school and 400-800 metres from recreation facilities and food shop</li> </ul>



<b>NP Site Ref: Plot L9</b>	<b>Site Name: Opposite 150-158 Biggleswade Rd Upper Caldecote</b>
<b>Description</b>	Greenfield site approximately 2 acres (0.80 hectares) with land adjacent of another 5 acres. Used for grazing and hay
<b>Access</b>	Directly from Biggleswade Rd
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is available immediately for development and within the next 13 years</li> <li>• The site is not within flood risk zones 3 based on Environment Agency maps.</li> <li>• The site would support &gt;10 dwellings. The landowner would consider part site development of 5-10 houses</li> <li>• The site is not within the settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> <li>• Development would impact on grade 1 (excellent) quality land</li> <li>• Public rights of way exist adjacent to the site and there are clear views of oncoming traffic in both directions</li> <li>• The site offers road frontage with direct access available from the public highway and might be able to merge with an adjoining site to form a larger site. Natural screening exists</li> <li>• Development would interrupt views into and out of the village</li> <li>• Development would not have a detrimental impact on a valued landscape</li> <li>• The site can be accessed safely by pedestrians, cyclists and wheelchair users</li> <li>• The site is &lt;400 metres from a bus stop and 400-800 metres from school recreation facilities and food shop</li> </ul>





CBC Site Ref: NLP 479 Site Name: Graces Meadow, Upper Caldecote	
<b>Description</b>	Greenfield site. 2.42 acres (0.98 hectares) meadow adjacent to Upper Caldecote Green used for grazing. There is a ditch between the field and The Green
<b>Access</b>	Via gate on The Green
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is available immediately for development and within the next 13 years</li> <li>• The site is not within flood risk zones 3 based on Environment Agency maps</li> <li>• The site would support &gt;10 dwellings. The landowner would consider part site development of 5-10 dwellings</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not within the settlement boundary</li> <li>• The site is adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> <li>• Development would impact on Grade 1 (excellent) quality agricultural land</li> <li>• The site does not have road frontage but may have access to the public highway</li> <li>• Public rights of way exist adjacent to the site</li> <li>• Development may interrupt views out of the village and have a detrimental impact on a valued landscape</li> <li>• The site could be merged with an adjoining site (ALP 397) to make a larger site</li> <li>• The site has connections to existing footways and can be accessed safely by cyclists, pedestrians and wheelchair users.</li> <li>• The site is &lt;400 metres from a bus stop, school and food shop and 400-800 metres from recreation facilities</li> </ul>



CBC ALP124	Broadview, Biggleswade Rd Upper Caldecote
<b>Description</b>	Status as brownfield /greenfield site unknown. 0.64 hectares containing 1x derelict home, 1x large house divided into two flats, 2 x derelict barns and 1x derelict hut previously used for mechanical business.
<b>Access</b>	Direct from Biggleswade Rd – two possible entrances
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Planning permission granted July 2014 to double the size of the house.</li> <li>• The site is available immediately for development and within the next 13 years</li> <li>• The site is not within flood risk zones 3 based on Environment Agency maps</li> <li>• The site would support &gt;10 dwellings. The landowner would consider part site development of 5-10 dwellings</li> <li>• The site is not within the settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> </ul> <div style="background-color: #90EE90; padding: 5px;"> <ul style="list-style-type: none"> <li>• Planning permission already granted on this site for</li> <li>• conversion of agricultural building into 1 dwelling. CB/15/01879,</li> <li>demolition of 2 barns and replacement with 2 dwellings CB/15/04370, erection of replacement detached dwelling CB/15/04794, replacement of 2 storey detached dwelling CB/14/04661</li> </ul> </div> <ul style="list-style-type: none"> <li>• Development would not impact on high quality agricultural land as the site has already been built over</li> <li>• Natural screening exists, development would not interrupt views into or out of the village or have a detrimental impact on a valued landscape</li> <li>• The site could be merged with an adjoining site to form a larger site and development would involve the demolition of existing structures</li> <li>• Public rights of way exist adjacent to the site which offers road frontage.</li> <li>• The site cannot be accessed safely by pedestrians and wheelchair users but a footway could be constructed as part of any development</li> <li>• The site is &lt;400 metres from a bus stop, recreation facilities and food shop and &gt;800 metres from a school</li> </ul>





<b>CBC Site Ref: NLP 263 ( residential use)</b>	
<b>NP Site Ref: Plot 6</b>	<b>Site Name: Land behind (South of) Affordable Housing Biggleswade Rd, Upper Caldecote</b>
<b>Description</b>	Greenfield site. 21.7 acres (8.78 hectares) of agricultural arable land currently under cultivation. Open boundaries on all aspects except the north which has a post wire fence to roadway behind affordable houses.
<b>Access</b>	Off eastern end of Biggleswade Rd through right of way for pedestrian, agricultural and vehicular use behind affordable houses
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood risk zones 3 based on Environment Agency maps</li> <li>• The site would support &gt;10 dwellings. The landowner would consider part site development of more than 10 dwellings.</li> <li>• The section of the site identified by parishioners for possible development is to the rear of existing properties. However the site also includes a rectangular section adjacent to site 5 which has road frontage and is not to the rear of existing properties.</li> <li>• The site is not within the settlement boundary.</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could support affordable housing or older people accommodation</li> <li>• Development would impact on grade 1 (excellent) agricultural land</li> <li>• Public rights of way exist adjacent to the site and there are connections to existing footways</li> <li>• Natural screening exists</li> <li>• Development could interrupt views into the village from footpath 9</li> <li>• The site could be merged with an adjoining site to form a larger site</li> <li>• Part of the site has direct access to the public highway with clear views in both directions</li> <li>• The site can be accessed safely by pedestrians, wheelchair users and cyclists</li> <li>• The site is &gt;800 metres from the school, 400-800 metres from recreation facilities and food shop and &lt;400 metres from a bus stop</li> </ul>



<b>CBC Site Ref: ALP 396 THIS SITE WAS SUBSEQUENTLY GRANTED OUTLINE PLANNING PERMISSION FOR 40 DWELLINGS IN JUNE 2017</b>	
<b>NP Site Ref: Plot 8</b>	<b>Site Name: "Sunflower Field" Water Lane, Upper Caldecote</b>
<b>Description</b>	Greenfield site. 4.2 acres (1.7 hectares) of agricultural land currently farmed in rotation to supply bird seed mix for wild birds. Natural screening in the form of hedging and trees exists.
<b>Access</b>	Via Water Lane or Harvey Close
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency maps</li> <li>• The site would accommodate &gt;10 dwellings. The landowner is willing to consider part site development of &lt;10 dwellings</li> <li>• <b>Part of the site is to the rear of properties in Harvey Close.</b> However the remainder of the site is not and has road frontage</li> <li>• The site is not within the settlement boundary</li> <li>• The site is adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could provide affordable housing or older people's accommodation..</li> <li>• Development would impact on grade 1 (excellent) agricultural land</li> <li>• The site may interrupt views into the village from Harvey Close depending on where development is placed</li> <li>• The site will not interrupt views out of the village or have a detrimental impact on the conservation of wildlife</li> <li>• The site offers road frontage, has connections to existing footways and direct access to the public highway</li> <li>• Clear views into and out of the site will depend on where the site exit is placed.</li> <li>• The site might be able to be merged with an adjoining site to form a larger site</li> <li>• The site can be accessed safely by pedestrians, wheelchair users and cyclists.</li> <li>• The site is &lt;400 metres from the bus stop, recreation facilities and food shop and 400-800 metres from the school</li> </ul>





<b>NP Site ref: Plot 10</b>	<b>Land adjacent to Upper Caldecote Cemetery on right hand side of B658 Shefford to Sandy Rd just past cross road with Biggleswade Rd and outside the village limits</b>
<b>Description</b>	Greenfield site. 21.8 acres (8.82 hectares) arable agricultural land in high level stewardship scheme (grey partridge conservation). Natural screening in the form of hedging exists
<b>Access</b>	Off B658 Shefford to Sandy Rd, past crossroads with Biggleswade Rd on right hand side outside village limits
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency maps</li> <li>• The site would accommodate &gt;10 dwellings. The owner is willing to consider part site development of &gt;10 dwellings</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not within the settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is on the outskirts of the village and may be within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> <li>• Development would impact on grade 2 (very good) agricultural land</li> <li>• Public rights of way adjacent to site</li> <li>• Development may interrupt views in and out of the village and may have a detrimental impact on a valued landscape from footpath 12</li> <li>• There is a gas/petrol pipeline across the north west corner of the field</li> <li>• The site has road frontage and could be merged with an adjoining site to form a larger site. There is direct access from the site onto B658 in a 60mph speed limit</li> <li>• The site can be accessed by cyclists, pedestrians and wheelchair users from the village and up to the end of the new churchyard only</li> <li>• The site is &lt;400 metres from a food shop and bus stop, &gt; 800 metres from recreation facilities and 400-800 metres from a school.</li> </ul>



<b>NP Site Ref: Plot 14a</b>	<b>Site Name: West of Rainbow Rentals Ickwell Rd Upper Caldecote</b>
<b>Description</b>	Greenfield site. 3-4 acres (1.21 – 1.61 hectares) fallow land, not in current use, on the south side of Ickwell Rd Upper Caldecote
<b>Access</b>	Off Ickwell Rd Upper Caldecote
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency maps</li> <li>• The site could accommodate &gt;10 dwellings and the owner might accept part site development (no upper limit given)</li> <li>• The site is to the rear of existing houses on east, west and south sides but a section of the north side facing onto Ickwell Rd Upper Caldecote is not.</li> <li>• The site is not within the settlement boundary</li> <li>• Part of the site is adjacent to the settlement boundary on the east side behind existing houses</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> <li>• Development would impact on grade 1 (excellent) agricultural land.</li> <li>• Public rights of way exist adjacent to the site</li> <li>• The site will not interrupt views into or out of the village, not have a detrimental impact on a valued landscape or the conservation of wildlife</li> <li>• The site provides existing infrastructure and natural screening exists</li> <li>• A section of the northern aspect of the site offers road frontage</li> <li>• There are no connections to existing footways and the site cannot be accessed by pedestrians or wheelchair users unless a footway is constructed.</li> <li>• The site is &lt;400 metres from the bus stop and food shop and 400-800 metres from the school and recreation facilities</li> <li>• Houses to be built in an adjoining piece of land</li> </ul>





<b>NP Site Ref: Plot 14b</b>	<b>Site Name: West of Chapmans</b>
<b>Description</b>	Greenfield Site. Fallow agricultural land used as paddock. Adjacent to west side of plot 14a
<b>Access</b>	Road frontage to Ickwell Rd Caldecote
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency maps</li> <li>• The site would support &lt;5 dwellings and the land owner would not consider part site development</li> <li>• The site is not to the rear of existing properties</li> <li>• The site is not within the settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is extending the edge of an existing community</li> <li>• The site could support affordable housing and older people's accommodation</li> <li>• Development would impact on grade 1 (excellent) agricultural land</li> <li>• Development would not interrupt views into or out of the village or have a detrimental impact on a valued landscape</li> <li>• There are no public rights of way across or adjacent to the site.</li> <li>• The site offers road frontage with clear views of traffic in both directions.</li> <li>• Development would require the demolition of one stable block and shed</li> <li>• The site could be merged with an adjoining site to form a larger site</li> <li>• The site is &lt;400 metres from a bus stop and food shop, 400-800 metres from a school and recreation facilities</li> <li>• Site development may conflict with adjoining uses</li> </ul>



<b>NP Site Ref: Plot 18</b>	<b>Site Name: West of Oak Tree Nursery, Hill Lane Upper Caldecote</b>
<b>Description</b>	Greenfield Site. 13.54 acres (5.48 hectares) of agricultural arable land
<b>Access</b>	Via Hill Lane Upper Caldecote
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is immediately available for development and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency maps</li> <li>• The site would support &gt;10 dwellings and part site development of 5-10 dwellings would be considered</li> <li>• The site may be to the rear of existing properties</li> <li>• The site is not within the settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could support affordable housing or may support older people's accommodation</li> <li>• Development would impact on grade 1 (excellent) agricultural land</li> <li>• Development may interrupt views out of the village and may have a detrimental impact on a valued landscape</li> <li>• Public rights of way exist adjacent to the site and the site offers road frontage with clear views of oncoming traffic</li> <li>• The site could be merged with an adjoining site to form a larger site</li> <li>• The site cannot be accessed safely by pedestrians and wheelchair users</li> <li>• The site is &lt;400 metres from a food shop and bus stop and &gt;800 metres from the school and recreational facilities</li> </ul>





<b>NP Site Ref:</b> Plot 24a	<b>Site Name: Thorncote Road East, Northill?</b>
<b>Description</b>	Greenfield site. Approximately 3 acre (1.21 hectare) or less field behind house. Presently used as grassland
<b>Access</b>	Gate from Thorncote Rd
<b>Comments</b>	<ul style="list-style-type: none"> <li>• The site is available immediately for development and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency</li> <li>• The site would support &gt;10 dwellings. The landowner would consider part site development of 5-10 dwellings</li> <li>• Part of the site is to the rear of existing property. However the west side of the site fronting onto Thorncote Rd is not</li> <li>• The site is not in the settlement boundary</li> <li>• The site is not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> <li>• Development would impact on grade 3 (good to moderate) agricultural land</li> <li>• The site provides existing infrastructure and could be merged with an adjoining site to form a larger site</li> <li>• The site is 400-800 metres from a conservation area and development may have a detrimental impact on views into the conservation area</li> <li>• Development would interrupt views into and out of the village</li> <li>• The site has natural screening, offers road frontage, direct access to the public highway and clear views of oncoming traffic in both directions</li> <li>• The site connects to existing footways and cannot be accessed safely by wheelchair users or pedestrians unless the footway is extended</li> <li>• The site is &lt;400 metres from bus stop and school, 400-800 metres from a food shop and &gt;800 metres from recreation facilities</li> </ul>



CBC Site Ref: ALP 122. Woodlands North	
<b>Description</b>	0.83 hectares land used for horticultural storage, offices and containing redundant greenhouses with unused land behind to the south. Status re brownfield/greenfield not known.
<b>Access</b>	Entrance on Biggleswade Rd Upper Caldecote (Woodlands Nursery)
<b>Comments</b>	<ul style="list-style-type: none"> <li>• Planning permission 9.12.15.to convert offices into studio apartment</li> <li>• The site is available for development within 3 years and within the next 13 years</li> <li>• The site is not within flood areas 3 based on Environment Agency</li> <li>• The site would support &gt;10 dwellings. The landowner would consider part site development of 5-10 dwellings</li> <li>• The site is to the rear of existing properties on part of the north side and the east and south sides but a rectangular section of the north side (presently the entrance track to Woodlands Nursery and the land to the east of this containing offices) is not.</li> <li>• Planning permission has already been passed to convert buildings on west side of entrance track to 9 apartments. CB/15/02327</li> <li>• The site is not within the settlement boundary</li> <li>• The site not adjacent to the settlement boundary</li> <li>• The site is within an existing community</li> <li>• The site could accommodate affordable housing or older people's accommodation</li> <li>• Development would impact on grade 1 agricultural land to the rear of the fence behind the buildings and office off Biggleswade Rd. The remaining land is hard standing.</li> <li>• It is not known if the site provides existing infrastructure and the site could be merged with an adjoining site to form a larger site</li> <li>• Development would not interrupt views into or out of the village</li> <li>• The site has natural screening, offers road frontage and has direct access to the public highway at the site entrance only.</li> <li>• The site does not have connections to existing footways but a footway could be provided as part of the development application</li> <li>• The site is &lt;400 metres from a bus stop, food shop and recreation facilities and &gt;800metres from the school.</li> </ul>

# NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT

## APPENDIX 5

### **RED (SITES NOT PREFERRED)**

Site Ref	Site Name	Reasons for not being a preferred site
NP Plot 1	Sainsbury's	<ul style="list-style-type: none"> <li>The site is within flood risk zones 3 based on Environment Agency maps</li> </ul>
NP Plot 2a	Hill Lane, Upper Caldecote	<ul style="list-style-type: none"> <li>The eastern aspect is flood risk zones 3 based on Environment Agency maps</li> <li>The site would support &gt;10 dwellings. The owner would consider part site development of &gt; 10 dwellings.</li> <li>The site is not within the settlement boundary.</li> <li>The site is not adjacent to the settlement boundary</li> <li>The site is not within an existing community</li> </ul>
NP Plot 2b	Woodland Nurseries	<ul style="list-style-type: none"> <li>The site is within flood risk zones 3 based on Environment Agency maps</li> </ul>
NP Plot 3	Paddocks, North of Tingey's Corner, Upper Caldecote. Adjacent to A1	<ul style="list-style-type: none"> <li>The site is not in the settlement boundary</li> <li>The site is not adjacent to the settlement boundary</li> <li>The site is not in an existing community</li> </ul>
NP Plot 4a	Godfrey's Field & The Two Acre, Lower Caldecote. Land between Lower Caldecote and Upper Caldecote adjacent to A1	<ul style="list-style-type: none"> <li>Half the site is within flood risk zones 3 based on Environment Agency maps</li> <li>The site would support &gt;10 dwellings. The landowner would consider part site development of &gt;10 dwellings.</li> <li>The site is not in the settlement boundary</li> <li>The site is not adjacent to the settlement boundary</li> <li>The site is not in an existing community</li> </ul>
NP Plot 4b	Land south of site 4a and north of Biggleswade Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>Owner not interested in putting land forward</li> </ul>
NP Plot 7	Behind South side of Biggleswade Rd. West of sites 5&6.	<ul style="list-style-type: none"> <li>The site is available as it has been offered to CBC. To date the owner has not been traced</li> <li>The site is to the rear of existing properties</li> </ul>
NP Plot 9a(i)	Watts Nursery Biggleswade Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>The site would accommodate &gt;10 houses. The owner is willing to consider part site development of &gt;10 houses</li> <li>The site is to the rear of existing properties</li> </ul>

Site Ref	Site Name	Reasons for not being a preferred site
NP Plot 9a(ii)	Site Name: " Pup's Field" Land to rear of Alms Houses, Biggleswade Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>• The site would support &gt;10 dwellings. The owner would consider part site development of &gt;10 dwellings</li> <li>• The site is to the rear of existing properties</li> </ul>
NP Plot 9b(i)	Field behind Atterton's Farm	<ul style="list-style-type: none"> <li>• Owner has stated her land not available</li> <li>• Owners of Atterton's Farm have retained one third of an acre of the land (no clear demarcation). They will only contact us if owner of 9b(i) changes her mind</li> </ul>
NP Plot 9b(ii)	Taddy's Field. Land to rear of 67 – 103 Biggleswade Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>• The site would accommodate &gt;10 houses. The owner is willing to consider part site development of &gt;10 houses</li> <li>• The site is to the rear of existing properties</li> </ul>
NP Plot 12	Land north west of crossroads at Biggleswade Rd, Upper Caldecote, adjacent to Plot 11	<ul style="list-style-type: none"> <li>• The site would accommodate &gt;10 houses. The owner is willing to consider part site development of &gt;10 houses</li> <li>• The site is not within the settlement boundary</li> <li>• The site not adjacent to the settlement boundary</li> <li>• The site is not within an existing community</li> </ul>
NP Plot 13a	Land west of Hitchin Rd, Upper Caldecote and north of Hill Lane	<ul style="list-style-type: none"> <li>• The site would support &gt;10 dwellings. The owner would support part site development of &gt;10 houses</li> <li>• The site is to the rear of existing properties</li> </ul>
NP Plot 13b	Land behind 80-88a Hitchin Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>• Questionnaire not returned by site owner</li> <li>• The site is to the rear of existing properties</li> </ul>
NP Plot 13c	Land behind 64-78 Hitchin Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>• The site is to the rear of existing properties</li> </ul>
NP Plot 13d	Land behind 50-62 Hitchin Rd, Upper Caldecote.	<ul style="list-style-type: none"> <li>• Land is not available ( overage clause)</li> <li>• Land is behind existing properties</li> </ul>
NP Plot 13e	Land behind 42-48a Hitchin Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>• The site is to the rear of existing properties</li> </ul>



Site Ref	Site Name	Reasons for not being a preferred site
NP Plot 13f	Pasture and yard behind Post Office, Hitchin Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>The site is to the rear of existing properties</li> </ul>
NP Plot 13g	Land behind 28 Hitchin Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>Land not available</li> <li>The land is to the rear of existing properties</li> </ul>
NP Plot 13h	Land adjacent to Ickwell Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>Land not available</li> </ul>
NP Plot 13i	Land behind (west) of 13c off Hitchin Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>The site is to the rear of existing properties</li> <li>The site is not within the settlement boundary</li> <li>The site is not adjacent to the settlement boundary</li> <li>The site is not within an existing community</li> </ul>
NP Plot 15	Rainbow Rentals, Ickwell Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>Planning permission already obtained</li> </ul>
NP Plot 16	Land adjacent to Upper Caldecote Lower School opposite the Post Office in Hitchin Rd, Upper Caldecote	<ul style="list-style-type: none"> <li>Land not available for development</li> </ul>
NP Plot 21	Land north of brook dividing Ickwell and Northill, opposite Carpenter's Field and adjacent to "The Beeches"	<ul style="list-style-type: none"> <li>Land not available for development</li> <li>The site is not within flood areas 3 based on Environment Agency maps</li> </ul>
NP Plot 22	Arable land to the east of Lark Rise Exception Site	<ul style="list-style-type: none"> <li>The site is to the rear of existing properties</li> </ul>
NP Plot 23	Field behind Greenacres, Northill. North of Sand Lane and east of Thorncote Rd	<ul style="list-style-type: none"> <li>The site is to the rear of existing properties</li> </ul>

Site Ref	Site Name	Reasons for not being a preferred site
NP Plot 24b	Thorncote Road East, Northill	<ul style="list-style-type: none"> <li>The site is within the settlement boundary</li> </ul>
		<ul style="list-style-type: none"> <li>The site is not adjacent to the settlement boundary</li> <li>The site is not within an existing community</li> </ul>
NP Plot 24c	Land adjacent ot 24a and 24b, Thorncote Rd, Northill	<ul style="list-style-type: none"> <li>Land not available for development</li> </ul>
NP Plot 26	Land on North East side of Bedford Rd, Northill, adjoining College Wood.	<ul style="list-style-type: none"> <li>Site in probate, complicated inheritance, owners not available</li> </ul>
NP Plot 27	Triangular patch of land East of Thorncote Rd, Thorncote Green	<ul style="list-style-type: none"> <li>Land is not available for development</li> </ul>
NP Plot 29	"Drummers" Paddock, Thorncote	<ul style="list-style-type: none"> <li>Land is not available for development</li> </ul>
NP Plot 30	Brook End, Hatch	<ul style="list-style-type: none"> <li>The site is within flood risk zones 3 based on Environment Agency maps</li> </ul>
NP Plot L1	Greenacres,Thorncote Rd, Northill	<ul style="list-style-type: none"> <li>The site is to the rear of existing properties</li> <li>The site is within a Conservation area</li> <li></li> </ul>
NP Plot L3	Grazing paddock toward end of Footpath 13 continuimg on from Sand Lane Northill	<ul style="list-style-type: none"> <li>The site would support &gt;10 dwellings. The landowner would consider part site development of &gt;10 houses</li> <li>The site is not within the settlement boundary</li> <li>The site is not adjacent to the settlement boundary</li> <li>The site is not within an existing community</li> </ul>
NP Plot L4/B3	Phoenix Park, Vinegar Hill	<ul style="list-style-type: none"> <li>The site is not within the settlement boundary</li> <li>The site is not adjacent to the settlement boundary</li> <li>The site is not within an existing community</li> </ul>
NP Plot L6	Behind the Barracks Bedford Rd, Northill	<ul style="list-style-type: none"> <li>The site is to the rear of existing properties</li> </ul>
NP Plot L7	Field opposite the Old Barley Mow, Hatch	<ul style="list-style-type: none"> <li>The site is within flood risk zones 3 based on Environment Agency maps</li> </ul>

Site Ref	Site Name	Reasons for not being a preferred site
NP Plot L10	Thorncote Rd. Land on north side of	<ul style="list-style-type: none"> <li>The site is within flood risk zones 3 based on Environment Agency maps</li> </ul>
CBC ALP 218	Thorncote Rd at Hatch crossroads	
CBC ALP 397	Caldecote House Farm, Upper Caldecote	<ul style="list-style-type: none"> <li>Development would be to the rear of existing properties</li> </ul>
CBC ALP 428	Adjacent to 29 Bedford Rd, Northhill	<ul style="list-style-type: none"> <li>The site is not within the settlement boundary</li> <li>The site is not adjacent to the settlement boundary</li> <li>The site is not within an existing community</li> </ul>
CBC NLP 205	Land in Hatch adjoining the North West of Woodside Caravan Park	<ul style="list-style-type: none"> <li>Outwith the remit of the Neighbourhood Plan as advised by CBC</li> </ul>
CBC NLP 350	Land North East of Bedford Rd, Northhill, near cemetery.	<ul style="list-style-type: none"> <li>The site is to the rear of existing properties</li> </ul>
CBC NLP 441	Land off Grange Lane, Lower Caldecote.	<ul style="list-style-type: none"> <li>Outwith the remit of Neighbourhood Plan as advised by CBC</li> </ul>



# **NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT**

## **APPENDIX 6**

### **COMMENT SHEET FROM SITE EXHIBITIONS**



**Which village do you live in?**

.....

The postcode is:.....

Thank you for coming to our Sites’ Exhibition. The Steering Group have used a traffic light system to rate the sites suggested to us at our consultations last year, plus those offered by local landowners and to the Central Bedfordshire Council “Call for Sites” earlier this year. There are 10 sites rated green, and 8 rated amber

1. Tell us which are your **FOUR preferred sites**, and tick the appropriate reason- the Steering Group have suggested some common reasons, but please add others if you wish.

Please tick the appropriate box, or tell us why in “other reasons”				
Site Number	Infill – ie filling a gap	Extends or near to existing properties	Brownfield Site	Other reasons – please try to use keywords like “access”, “traffic”, “infrastructure”, “drainage”

2. Tell us which sites **you do not agree with**, and again tell us why - we have suggested some common reasons/

Site Number	Not in keeping with rural character of surroundings	Extends too far into open countryside	Joins up existing settlements	Other reasons – please try to use keywords like “access”, “traffic”, “infrastructure” “drainage”

Do you have any other comments? (Continue overleaf, if necessary, but please use keywords where possible Remember to put the site number by your comment(s).

Site Number(s)	Comment(s)





# NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT

## APPENDIX 7

### **SUMMARY TABLE OF SITE PREFERENCES**

NP RAG Rated: Preferred (Green) May be preferred (Amber) Not preferred (Red)	Willing to accept an exception site?	Relationship to Settlement Envelope	Has site been allocated by CBC Call for Sites process or been granted planning permission by CBC for market housing?	Outcome 1
25	NO	Not Applicable	Yes – Allocated	Not Available to NP
L5 NLP206	NO	Not Applicable	No	Not Preferred
L9	NO	Not Applicable	Not Submitted	Not Preferred
ALP124	NO	Not Applicable	Yes – Planning Permission	Not Available to NP
11	NO	Not Applicable	Yes – Allocated	Not Available to NP
NLP479	NO	Not Applicable	No	Not Preferred
14A	NO	Not Applicable	Not Submitted	Not Preferred
ALP122	NO	Not Applicable	Yes – Planning Permission	Not Available to NP
10	NO	Not Applicable	Not Submitted	Not Preferred
5	MAYBE	Open Countryside	No	Not Preferred
14B	MAYBE	Open Countryside	Not Submitted	Not Preferred
18	YES	Open Countryside	Not Submitted	Not Preferred
17	YES	Adjacent	Not Submitted	Preferred
20	YES	Adjacent	Not Submitted	Preferred
19	YES	Adjacent	No – However, only a small piece of site along Caldecote Road required for RES	Maybe Preferred
28 NLP216	YES	Infill Outside	No – for 9 properties. However, 9 properties suits parish requirement for affordable housing	Maybe Preferred
24A	YES	Infill Outside	Not Submitted	Maybe Preferred
6 NLP263	MAYBE (NO REPLY)	Infill Outside	No – However, only a small piece of land along Biggleswade Road required for RES	Maybe Preferred

# NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT

## APPENDIX 8

### **FINAL TABLE OF SITE PREFERENCES**

NP RAG Rated: Preferred (Green) May be preferred (Amber) Not preferred (Red)	Outcome 1	Other Considerations	Final Outcome
17	Preferred	<ul style="list-style-type: none"> <li>Well-liked by parishioners (32 liked, 8 disliked)</li> <li>Ideally placed for amenities</li> <li>A further RES would be proportionate to the large village</li> <li>Surface water flooding issues</li> </ul>	Preferred Policy NP8
20	Preferred	<ul style="list-style-type: none"> <li>Well-liked by parishioners (36 liked, 14 disliked)</li> <li>Could help achieve GIP aspirations re: footpath to Flitton Scar and Upper Caldecote</li> <li>One RES would be in keeping with a small rural village</li> </ul>	Preferred Policy NP9
28 NLP216	Maybe Preferred	<ul style="list-style-type: none"> <li>Well-liked by parishioners (26 liked, 0 disliked)</li> <li>Parishioners wanted development across the parish</li> <li>There are no rural exception sites in hamlets</li> <li>Indistinct boundary between hamlets mitigates against coalescence issue</li> <li>Transport would be required</li> </ul>	Preferred Policy NP10
19	Maybe Preferred	<ul style="list-style-type: none"> <li>Conflicts with GIP aspiration re: green open space although green open space could be sited behind development</li> <li>Two RES in the very small village of Ickwell may not be proportionate</li> <li>Liked by some (32 liked, 19 disliked)</li> <li>Further application pending for 10 market houses</li> </ul>	Maybe Preferred Policy NP11
24A	Maybe Preferred	<ul style="list-style-type: none"> <li>Liked by very few (2 liked, 0 disliked)</li> <li>Site 100m from Settlement Envelope</li> <li>There are already two RES in the small village of Northill</li> <li>CBC have allocated a market housing site nearer the centre of the village</li> </ul>	Maybe Preferred Policy NP11
6 NLP263	Maybe Preferred	<ul style="list-style-type: none"> <li>Disliked by parishioners (0 liked, 9 disliked)</li> <li>Multiple ownership, has not agreed to RES</li> <li>Bovis Homes have indicated the desire to put more than 10 houses on the site, most of which contravenes NP1 &amp; NP5</li> <li>A further RES in the village would be proportionate</li> </ul>	Not Preferred

# NORTHILL PARISH NEIGHBOURHOOD PLAN SITE ASSESSMENT REPORT

## APPENDIX 9

### **LETTER TO LANDOWNERS**



## Northhill Parish Neighbourhood Plan Site Allocation

Dear

I understand you have either;

- a) submitted a site(s) to the Neighbourhood Planning Steering Group for housing development consideration or
- b) Parishioners have identified land which you own as a potential housing development site(s) and you have agreed that the land can go forward for consideration.

As you may be aware, under Central Bedfordshire's (CBC) existing Local Plan (2009, enclosed) development outside the settlement envelopes for Northhill, Ickwell and Upper Caldecote, "where the countryside needs to be protected from inappropriate development, only particular types of new development will be permitted in accordance with national guidance. ----- This includes residential development on Exceptions Schemes -----or dwellings for the essential needs of those employed in agriculture or forestry, or that which re-uses or replaces an existing dwelling" (Policy DM4). In addition parishioner's preference, as stated in the Northhill Parish Questionnaire, supports development within or adjacent to the settlement area and keeping the size of development to 10 or less dwellings. The hamlets within the Parish have no settlement envelope and are considered by CBC to be part of the open countryside. Based on this information and with knowledge that;

- a) all sites that have been offered to the Neighbourhood Plan Steering Group are outside the settlement envelope
- b) both market housing and affordable housing are required within the Parish,

I have been asked by the Neighbourhood Plan Steering Group to find out if you would be willing to accept the following on your plot of land:

- one rural exception site of 10 or less dwellings (mostly affordable dwellings) which includes a limited number of market houses, in accordance with Policy 35 (enclosed) of the now withdrawn 2014 Development Strategy for Central Bedfordshire.

**The site allocation has not yet been completed and this request for information does not infer that your site has, or has not, been chosen.** I would be grateful if you would reply by telephone to ----- (answerphone in operation) before Sunday 2<sup>nd</sup> April to state your view. Site allocation is imminent so any request for additional time to consider your reply should be made on receipt of this letter and is likely to be under 7 days.

Regards

Vice Chair  
Northhill Parish Neighbourhood Plan