

Site Assessment Technical Document Appendix D: Preliminary Site Assessment Results

July 2017



Appendix D: Preliminary assessment results

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP251	Grange Stud Farm	Amphill	Amphill	Green Belt	6.79		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
ALP285	Land off Rectory Lane	Amphill	Amphill	Not Green Belt	2.09		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Amphill and detached from settlement.
ALP343	Extension of Warren Farm	Amphill	Amphill	Green Belt	5.06	NLP412	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
ALP346	Land at Doolittle	Amphill	Amphill	Not Green Belt	3.57		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to the residential part of Amphill, the surrounding employment uses and the A507 act as a barrier.
ALP356	Land at Houghton House	Amphill	Amphill	Not Green Belt	8.24		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
ALP379	Land adjacent to Amphill Grange	Amphill	Amphill	Green Belt	0.35		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP477	Land off Woburn Road (A507)	Amphill	Amphill	Green Belt	1.99		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Amphill and detached from settlement.
NLP043	Amphill Grange site 1	Amphill	Amphill	Green Belt	0.35	NLP044 NLP105	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP044	Amphill Grange site 2	Amphill	Amphill	Green Belt	0.58	NLP044 NLP105	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Amphill and detached from settlement. Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP045	Amphill Grange site 3	Amphill	Amphill	Green Belt	1.87	NLP043 NLP044 NLP105	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP048	Land off Station Road	Amphill	Amphill	Green Belt	3.26		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP088	Land of Gas House Lane	Amphill	Amphill	Not Green Belt	0.30		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP105	Land west of Flitwick Road	Amphill	Amphill	Green Belt	1.68	NLP043 NLP044 NLP045	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP194	Land at Little Park Farm, Amphill	Amphill	Amphill	Green Belt	3.09		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Amphill and detached from settlement.
NLP197	Land east of Hazelwood Lane	Amphill	Amphill	Not Green Belt	4.89		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP387	Park and Ride Site Amphill	Amphill	Standalone	Green Belt	16.55	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP412	Warren Farm Phase II	Amphill	Amphill	Green Belt	4.46	ALP343	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Amphill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue. Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP279	Land at and rear of 44 London Row	Arlesey	Arlesey	Not Green Belt	0.60		Site to be considered further as part of the Local Plan.	
ALP439	Land off Eliot Way	Arlesey	Fairfield	Not Green Belt	17.72		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Arlesey and Fairfield. It is not considered that taking forward only a portion of the site would address this issue.
ALP441	Land south east of Arlesey	Arlesey	Arlesey	Not Green Belt	30.99	NLP251	Site to be considered further as part of the Local Plan.	

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NLP093	Land to the west of High Street, Arlesey	Arlesey	Arlesey	Not Green Belt	1.22		Site to be excluded from Local Plan process	Site fails at Stage 1D. This site is already allocated for housing in the adopted North Core Strategy (Policy MA8)
NLP223	Land adjoining Lewis Lane	Arlesey	Arlesey	Not Green Belt	2.81	NLP403	Site to be considered further as part of the Local Plan.	
NLP251	Land south east of Arlesey	Arlesey	Arlesey	Not Green Belt	59.00	ALP441	Site to be considered further as part of the Local Plan.	
NLP318	Land to rear of 214-216 High Street	Arlesey	Arlesey	Not Green Belt	0.61		Site to be considered further as part of the Local Plan.	
NLP326	Land to the North of Stotfold Rd	Arlesey	Arlesey	Not Green Belt	8.05		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Site has a poor relationship with Arlesey, separated by Pix Brook and would be unacceptable in landscape terms as site has an important wetland character and in ecology terms due to habitat and conflicts with GI aspirations.
NLP403	Land off Lewis Lane, Arlesey	Arlesey	Arlesey	Not Green Belt	2.81	NLP223	Site to be considered further as part of the Local Plan.	
NLP419	Land to the East of Arlesey	Arlesey	Arlesey	Not Green Belt	296.00	NLP251	Site to be considered further as part of the Local Plan.	
NLP451	Land at Chase Farm	Arlesey	Arlesey	Not Green Belt	50.81		Site to be excluded from Local Plan process	Site fails at Stage 1D. This site is already allocated for housing in the adopted North Core Strategy (Policy MA8)
ALP040	Earls Court	Aspley Guise	Aspley Guise	Green Belt	3.61		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP417	Land at Woodcote	Aspley Guise	Woburn Sands	Green Belt	0.63		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP062	Land at Dingley Dell	Aspley Guise	Aspley Guise	Green Belt	0.64		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP089	Land between 13 and 23 Mount Pleasant	Aspley Guise	Aspley Guise	Green Belt	0.59		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP090	Land off Bedford Road	Aspley Guise	Aspley Guise	Green Belt	5.21		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP168	Land off Meadow View, Aspley Guise	Aspley Guise	Aspley Guise	Green Belt	2.03		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP463	Aspley Guise Triangle/Milton Keynes South East Opportunity Area	Aspley Guise	Standalone	Not Green Belt	259.86	N/A	Site to be considered further as part of the Local Plan.	The site is situated to the north of Aspley Guise, Woburn Sands and lies to the south west of Brogborough. The site consists of arable farmland predominately within the Aspley Clay Vale and is contained by the distinctive landscape of the Greensand Ridge to the south. Development within this site would not form a logical extension to Aspley Guise however it is considered that the size of the site is capable of providing a standalone development. Strategic scale development within this site would need to mitigate impacts upon these distinctive landscapes and appropriate landscape buffers that would limit negative impacts on existing settlements. Any new settlement would be required to provide appropriate physical and visual separation between the development and neighbouring villages. It is considered that development within this site should not proceed until a route has been identified and safeguarded for the proposed Oxford to Cambridge Expressway that could potentially cross through the site, due to the narrow corridor available for the strategic transport infrastructure to make a connection to the existing A421, this could potentially

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								<p>affect the deliverability of the development within the plan period. Strategic scale development of this site would require a comprehensive scheme for transport improvements including improved public transport connections to both Milton Keynes and Ridgmont Train Station (East-West Rail).</p> <p>The site is adjacent to and directly accessible from the A421 where there are a number of concerns in regard to traffic and queuing implications that could arise from development within this location. Further traffic implications may be felt within the surrounding settlements and minor road networks, particularly at the level crossings within Woburn Sands and Aspley Guise, alongside creating new sources of air and noise pollution in addition to those currently being experienced from the A421 and the M1 motorway.</p> <p>There are a significant number of listed buildings within nearby Aspley Guise and Husborne Crawley and therefore impacts on the setting on these will need to be considered, particularly in the area that lies to the south of the Aspley Guise Railway Station. The site lies within the setting of the Brogborough Ringwork Scheduled Monument and the Woburn Abbey Grade 1 Registered Park and Garden to the south west. However, when considering the separation between the site and these heritage assets it is considered that the likely impact of development upon the significance of these heritage assets would be less than substantial and the benefits of development would likely outweigh such harm.</p> <p>The site also contains a significant section of the planned route for the Bedford and Milton Keynes Waterway Park and Waterway, that development within this site could deliver to provide significant public benefits and also provide opportunities for habitat creation and leisure facilities.</p> <p>There are also possibilities, given the location, for connections to nearby planned energy facility and could be connected to the Heat Network associated with the Combined Heat and Power Facility that is to be constructed at Rookery Pit South.</p> <p>In light of the comments mentioned above, the harm to the area is outweighed by the public benefits that the site can provide. Therefore the site is worthy of further consideration for development. However, it is noted that due to the planned Expressway, development of the site may be delayed.</p>
ALP044	Sharpenhoe Road	Barton le Clay	Barton le Clay	Green Belt	8.22		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
ALP082	Top Orchard	Barton le Clay	Barton le Clay	Green Belt	0.45		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP252	Land at Manor Road	Barton le Clay	Barton le Clay	Green Belt	0.52		Site to be considered further as part of the Local Plan.	
ALP406	Land to the east of Barton-le-Clay	Barton le Clay	Barton le Clay	Green Belt	125.01	NLP158, NLP396	Site to be excluded from Local Plan process	Site fails at Stage 1D, the site has been put forward without the agreement of the landowner and is therefore not deliverable.
ALP418	Land north of Higham Road/east of Bedford Road	Barton le Clay	Barton le Clay	Green Belt	72.39	NLP382, NLP388	A portion of the site will be considered further as part of the Local Plan.	<p>The site is predominantly agricultural land. The site is within the setting of the Grade II Listed Building known as Westhey Manor and the Scheduled Ancient Monument known as Moated site at Faldo Farm. It is also considered that the site is within the wider landscape setting of the Chilterns AONB.</p> <p>Development of the site would cause less than substantial harm to the designated heritage asset known as Westhey Manor and the Scheduled Ancient Monument known as the Moated site at Faldo Farm, however subject to mitigation through appropriate separations, screening/soft landscaping and high quality design, it is considered that public benefit of providing a significant number of homes would outweigh such harm.</p> <p>Notwithstanding the above, it is considered that development of the entire site would appear as an illogical extension to Barton-Le-Clay, projecting development into the open countryside away from the centre of the settlement appearing jarring and unbalanced. It is considered that development of the entire site as an extension to Barton-Le-Clay would cause harm to the Character and Appearance of Barton-Le-Clay which includes the pattern of development</p>

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								<p>which is readily perceived up close and at a distance from elevated positions within the Landscape including from the Chilterns AONB. It is considered that such development would cause significant harm to the intrinsic character and beauty of the Countryside and the character and appearance of the area. It is considered on balance that such harm would not be outweighed by the benefits of development. However it is considered that a logical and limited portion of the site upon the southern boundary could be considered further for development.</p> <p>This site on its own is not considered to be of a sufficient scale to be considered for a self contained development separated from Barton-Le-Clay.</p> <p>For this site to be developed, exceptional circumstances would be required to be demonstrated to amend green belt boundaries to remove this area of land from the green belt.</p>
ALP454	Devils Pit 4x4	Barton le Clay	Barton le Clay	Green Belt	11.57		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP114	53-57 Hexton Road, Barton le Clay	Barton le Clay	Barton le Clay	Green Belt	0.75		Site to be excluded from Local Plan process	Site fails at Stage 2, based on an overall consideration using planning balance. Development of 10 or more dwellings would likely fail to preserve or enhance the character or appearance of the Conservation Area. It is considered that harm would not be outweighed by the limited benefits of development at that scale, whereby development would be contrary to national policy. For the reasons outlined it is considered that this site is not worthy of further consideration for development.
NLP123	Land at Luton Rd	Barton le Clay	Barton le Clay	Green Belt	7.02		Site to be considered further as part of the Local Plan.	
NLP158	Land to the East of Barton le Clay	Barton le Clay	Barton le Clay	Green Belt	44.74	ALP406, NLP396	A portion of the site will be considered further as part of the Local Plan.	Development of the entire site would cause harm to the intrinsic character and beauty of the countryside which includes the setting of the AONB. Furthermore, it is considered that the development of the entire site would form an illogical extension to Barton that could easily be perceived from views within the AONB. It is considered that this harm would not be outweighed by the benefit of development. However, it is considered that a portion of the site to the north that would follow existing mature landscaping features would mitigate such impacts and provide benefits that would outweigh harm. For reasons outlined above it is considered that a portion of the site should be considered further.
NLP255	Land at Grange Farm, Barton le Clay	Barton le Clay	Barton le Clay	Green Belt	12.28	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP301	Faldo Farm	Barton le Clay	Barton le Clay	Green Belt	2.41	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP382	Barton-le-Clay Northern Extension	Barton le Clay	Barton le Clay	Green Belt	69.44	ALP418, NLP388	A portion of the site will be considered further as part of the Local Plan.	<p>The site is predominantly agricultural land. The site is within the setting of the Grade II Listed Building known as Westhey Manor and the Scheduled Ancient Monument known as Moated site at Faldo Farm. It is also considered that the site is within the wider landscape setting of the Chilterns AONB.</p> <p>Development of the site would cause less than substantial harm to the designated heritage asset known as Westhey Manor and the Scheduled Ancient Monument known as the Moated site at Faldo Farm, however subject to mitigation through appropriate separations, screening/soft landscaping and high quality design, it is considered that public benefit of providing a significant number of homes would outweigh such harm.</p> <p>Notwithstanding the above, it is considered that development of the entire site would appear as an illogical extension to Barton-Le-Clay, projecting development into the open countryside away from the centre of the settlement appearing jarring and unbalanced. It is considered that development of the entire site as an extension to Barton-Le-Clay would cause harm to the Character and Appearance of Barton-Le-Clay which includes the pattern of development which is readily perceived up close and at a distance from elevated positions within the Landscape including from the Chilterns AONB. It is considered that such development would cause significant harm to the intrinsic character and beauty of the Countryside and the character and appearance of the area. It is considered on balance that such harm would not be outweighed by the benefits of development. However it is considered that a logical and</p>

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								limited portion of the site upon the southern boundary could be considered further for development. This site on its own is not considered to be of a sufficient scale to be considered for a self contained development separated from Barton-Le-Clay. For this site to be developed, exceptional circumstances would be required to be demonstrated to amend green belt boundaries to remove this area of land from the green belt.
NLP396	Land East of Barton-le-Clay	Barton le Clay	Barton le Clay	Green Belt	201.87	NLP158, ALP406	Site to be excluded from Local Plan process	Site fails at Stage 1D, the site has been put forward without the agreement of the landowner and is therefore not deliverable.
NLP400	Land north east of Barton-le-Clay	Barton le Clay	Barton le Clay	Green Belt	46.85		Site to be excluded from Local Plan process	Site fails at Stage 1B. Poorly related to Barton-le-Clay and detached from settlement.
NLP472	o.s. 120 Sharpenhoe Rd	Barton le Clay	Barton le Clay	Green Belt	8.77	ALP044	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP484	Willow End Cottage	Barton le Clay	Barton le Clay	Green Belt	1.05		Site to be excluded from Local Plan process	
ALP033	Fairfield Farm	Biggleswade	Biggleswade	Not Green Belt	5.63		Site to be excluded from Local Plan process	<u>Site fails at Stage 2 on planning balance. There are archaeological concerns with regards to development on the site given its location next to an area being considered for designation. The site is located within a Mineral Safeguarding Area and there are aspirations identified in the Biggleswade Green Infrastructure Plan for GI on this site due to its location adjacent to the Biggleswade Common. There are also landscape concerns with traditional development on the site. There are also possibilities, given the location, for connections to nearby planned energy facility and could be connected to the Heat Network associated with the Combined Heat and Power Facility that is to be constructed at Rookery Pit South.</u>
ALP182	Land R/O Potton Road	Biggleswade	Biggleswade	Not Green Belt	8.00	ALP221, NLP415	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP194	Land north of Potton Road	Biggleswade	Biggleswade	Not Green Belt	46.27	NLP258	A portion of the site will be considered further as part of the Local Plan.	In light of the comments mentioned above, the harm to the area is outweighed by the public benefits that the site can provide. Therefore the site is worthy of further consideration for development. However, it is noted that due to the planned Expressway, development of the site may be delayed.
ALP204	Land east of Saxon Drive	Biggleswade	Biggleswade	Not Green Belt	6.90	NLP407	Site to be considered further as part of the Local Plan.	
ALP221	Barn at Rowletts View	Biggleswade	Biggleswade	Not Green Belt	8.00	ALP182 NLP415	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP244	Land around Home Farm	Biggleswade	Biggleswade	Not Green Belt	2.86	NLP271, ALP474	Site to be considered further as part of the Local Plan.	
ALP382	Land south west of Albone Way	Biggleswade	Biggleswade	Not Green Belt	1.09		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP442	Land west of the A1	Biggleswade	Biggleswade	Not Green Belt	50.80		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to Biggleswade.
ALP470	Fairfield Four Acre/ Sheepwalk	Biggleswade	Biggleswade	Not Green Belt	1.55		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to Biggleswade and is separated by the A1.
ALP474	Home Farm House	Biggleswade	Biggleswade	Not Green Belt	0.60	NLP271, ALP244	Site to be considered further as part of the Local Plan.	
NLP067	Land at Newspring Farm	Biggleswade	Biggleswade	Not Green Belt	36.26		Site to be excluded from Local Plan process	Fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified; site is unacceptable in landscape terms due to the southwards expansion and its impact on the urban rural fringe in this area and its poor relationship to Biggleswade.
NLP075	18-20 Palace Street/ 2 Station Road Biggleswade	Biggleswade	Biggleswade	Not Green Belt	0.10		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.

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NLP181	Land off London Rd (A1) Biggleswade	Biggleswade	Biggleswade	Not Green Belt	2.60	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP213	Land north of Cow Close and East of Langford Rd	Biggleswade	Biggleswade	Not Green Belt	7.40		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to Biggleswade, the A1 acts as a barrier.
NLP258	Land north of Biggleswade	Biggleswade	Biggleswade	Not Green Belt	47.28	ALP194	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. The whole site is unacceptable in landscape terms, due to the impact on spatial separation between urban and rural. The whole site would also be unacceptable in terms of ecology, particularly the impact on Biggleswade Common. A portion may be more appropriate
NLP265	Land at Furzenhall Road	Biggleswade	Biggleswade	Not Green Belt	2.63	N/A	Site to be excluded from Local Plan process	Site fails at Stage 1B, Site is poorly related to Biggleswade and detached from the settlement.
NLP271	Land around Home Farm House	Biggleswade	Biggleswade	Not Green Belt	3.46	ALP244, ALP474	Site to be considered further as part of the Local Plan.	
NLP401	Holme Lodge	Biggleswade	Biggleswade	Not Green Belt	1.40		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Biggleswade and detached from the settlement.
NLP407	Land east of Saxon Drive, Biggleswade	Biggleswade	Biggleswade	Not Green Belt	9.30	ALP204	Site to be considered further as part of the Local Plan.	
NLP415	Land at Potton Road (Phase 2)	Biggleswade	Biggleswade	Not Green Belt	8.00	ALP182 ALP221	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP433	West Sunderland Farm	Biggleswade	Biggleswade, Sutton and Dunton	Not Green Belt	379.72		Site to be considered further as part of the Local Plan.	
NLP437	Land west of the A1, Biggleswade	Biggleswade	Biggleswade	Not Green Belt	134.84	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP458	Biggleswade MOT Centre	Biggleswade	Biggleswade	Not Green Belt	0.30		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP494	Albone Way Industrial Estate	Biggleswade	Biggleswade	Not Green Belt	5.50		Site to be considered further as part of the Local Plan.	
NLP510	Land at Biggleswade (Hill Lane)	Biggleswade	Biggleswade	Not Green Belt		N/A	N/A	Site not assessed. Site proposes employment uses.
ALP022	Land north of A505	Billington	Leighton Buzzard	Green Belt	16.18		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Leighton Buzzard and detached from settlement, and number of pylons act as a barrier.
ALP009	Maltings Farm	Blunham	Blunham	Not Green Belt	7.91		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Blunham and detached from the settlement.
ALP176	Land south of Barford Road	Blunham	Blunham	Not Green Belt	1.63	NLP102	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP212	Land south of Barford Road	Blunham	Blunham	Not Green Belt	1.72		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Blunham and detached from settlement.
ALP214	Land east of John Donne Lower School	Blunham	Blunham	Not Green Belt	1.37		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP216	Land north of The Barns, Blunham	Blunham	Blunham	Not Green Belt	1.20	ALP374	Site to be considered further as part of the Local Plan.	
ALP222	The Hill	Blunham	Blunham	Not Green Belt	1.49		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. Development here would have a significant impact on the setting of Listed Buildings and the wider conservation area.
ALP374	Land north of The Hill	Blunham	Blunham	Not Green Belt	1.84	ALP216	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Blunham and detached from settlement. Whilst it is considered appropriate to take forward only a portion of this site, this portion is already being considered under submission ALP216.
ALP376	Land west of Station Road	Blunham	Blunham	Not Green Belt	4.47		Site to be considered further as part of the	

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NLP061	Land at Barford Road	Blunham	Blunham	Not Green Belt	3.21		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP102	Land south of Barford Rd	Blunham	Blunham	Not Green Belt	1.71	ALP176	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP150	Land at Station Rd Blunham	Blunham	Blunham	Not Green Belt	1.94		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Site is identified as important green space in the Blunham Conservation Area Appraisal. Development of this site would have a negative impact on the setting of Blunham House. The site contains parkland trees and good hedgerow boundaries and forms the setting to Blunham Court.
ALP383	Land at Bedford Road	Brogborough	Brogborough	Not Green Belt	1.40		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not well related to Brogborough, separated by Bedford Road. Due to the rising ground of the site to the A421 there are landscape issues and concerns regarding the noise levels on site from A421.
ALP421	Land south of Highfield Farm	Brogborough	Brogborough	Not Green Belt	5.84	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP033	Land at Salford Road, Hulcote	Brogborough	Brogborough	Not Green Belt	1.34	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP178	Land at Winterwoods Farm	Brogborough	Standalone	Not Green Belt	36.32	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP210	Land at Manor Farm Brogborough	Brogborough	Standalone	Not Green Belt	31.46	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP269	Land West of Bedford Rd , Brogborough	Brogborough	Brogborough	Not Green Belt	3.02		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not well related to Brogborough, separated by Bedford Road. Due to the rising ground of the site to the A421 there are landscape issues and concerns regarding the noise levels on site from A421.
NLP323	Land between Bedford Rd and A421	Brogborough	Brogborough	Not Green Belt	10.78	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP026	Land to the rear of Cotswold Business Park	Caddington	Caddington	Green Belt	1.70	NLP017	Site to be excluded from Local Plan process	Site fails at Stage 1B. Poorly related to Caddington and detached from settlement.
ALP099	Land to rear of 74-116 Chaul End Road	Caddington	Caddington	Green Belt	1.41	ALP306	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP143	Land north west of Caddington	Caddington	Caddington	Green Belt	7.97	NLP148	Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: Comments from consultees indicate issues in regard to its locality to the AONB and its potential impacts on this and the 'Folly Wood' County Wildlife Site. Furthermore there would be a significant impact on an area of ecological interest surrounding the CWS. The Caddington and Slip End's neighbourhood plan splits the site and highlights it as having both low and average suitability. The topography of the site is uneven. The site is therefore not worthy of further consideration.
ALP207	Land near Chaul End Road/A505/Caddington	Caddington	Luton	Green Belt	13.41	NLP174	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Caddington or Luton and the M1 acts as a barrier separating the site from Luton, topography also acts as a barrier.
ALP261	Top Valley Lodge	Caddington	Luton	Green Belt	0.55		Site to be excluded from Local Plan process	Site fails at Stage 1B. Poorly related to Caddington and detached from settlement.
ALP286	Land east of Chaul End Road	Caddington	Caddington	Green Belt	8.98	NLP436	Site to be excluded from Local Plan process	Site fails at Stage 1B. site does not represent a logical extension to Caddington as it would extend the settlement in an unsustainable way.
ALP306	Land to the rear of 72-114 Chaul End Road	Caddington	Caddington	Green Belt	1.41	ALP099	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP455	Land at Dunstable Road	Caddington	Caddington	Green Belt	6.76	ALP455	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Caddington and detached from the settlement.
NLP017	Land to the rear of, and including, Cotswold	Caddington	Caddington	Green Belt	4.14	ALP026	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Caddington and detached from the settlement.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
	Business Park							
NLP148	Caddington Oaks	Caddington	Caddington	Green Belt	28.00	ALP143, NLP151	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site does not represent a logical extension to Caddington as it would extend the settlement in an unsustainable way.
NLP151	Land north west of Caddington	Caddington	Caddington	Green Belt	45.71	NLP148	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP174	Inions Farm (Bushwood)	Caddington	Caddington	Green Belt	120.90		Site to be considered further as part of the Local Plan.	
NLP217	Land off Chaul End Road	Caddington	Caddington	Green Belt	2.75		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP339	Land off Dunstable Rd	Caddington	Caddington	Green Belt	2.51	ALP455	Site to be excluded from Local Plan process	Site fails at Stage 1B. Poorly related to Caddington and detached from settlement.
NLP418	Land east of Chaul End Road	Caddington	Caddington	Green Belt	1.93		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site does not represent a logical extension to Caddington as it would extend the settlement in an unsustainable way.
NLP422	Land attached to Oakfield Farm/house	Caddington	Caddington	Green Belt	3.55	NLP436	Site to be excluded from Local Plan process	Site fails at Stage 1B. Poorly related to Caddington and detached from the settlement.
NLP436	West of Luton	Caddington	Caddington, Slip End and Luton	Green Belt	338.29		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. This portion is limited to areas to the north of Woodside and east of Caddington which would avoid areas most affected by aviation noise and can provide an appropriate physical and visual separation between the built development and the existing settlements, in the context of providing a good standard of amenity for future occupiers and preventing coalescence.
NLP439	Caddington Park	Caddington	Luton	Green Belt	1.66		Site to be considered further as part of the Local Plan.	
NLP493	Land next to Eversholt Beeches	Caddington	Caddington	Green Belt	0.13	N/A	N/A	Site not assessed. Site proposes G&T accommodation.
ALP287	Land north of Greenway	Campton and Chicksands	Campton	Not Green Belt	21.20		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress, though its close proximity to a registered park may be an issue. The proposal for this site indicates a developable area that is considerably smaller than the overall site of the site, reducing impacts from development in this area. Comments from consultees imply a need to retain the area's pastoral setting. The portion of the site would need to be small enough to retain the pastoral setting of the area and be situated away from the registered park and garden.
ALP390	Land at Kiln Farm	Campton and Chicksands	Campton	Not Green Belt	0.64		Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: The site is within a unique quality of land used for pasture and grazing, also the sites proximity on the edge of the settlement means that it lies in an area with very few large scale dwellings where any new development is likely to impact on their character, the lack of development opposite the site would make the site feel almost isolated. Services in Campton are very limited.
NLP082	Land on the South East of the Greenway	Campton and Chicksands	Campton	Not Green Belt	2.10		Site to be considered further as part of the Local Plan.	
NLP083	Land on the south east side of Greenway Campton Rear site	Campton and Chicksands	Campton	Not Green Belt	29.25		Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: The existence of the flood plain to the east of the site may present issues even to portions of the site outside of the flood zone. Given the extent of the flood zone and the sites impacts on the surrounding landscape, a portion would be necessary however an acceptable portion of the site cannot be situated in a position that would be of a logical extension to the settlement. The site will also impact on the openness of the area that provides the setting for the river to the East.
NLP349	Beadlow Park	Campton and Chicksands	Campton	Not Green Belt	117.97		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
ALP006	Land at Ivy and Lane Farms	Chalgrave	Tebworth	Green Belt	8.90		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP010	Land at Flashes Meadow	Chalgrave	Tebworth	Green Belt	6.00		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site does not represent a logical extension to Tebworth as it would extend the settlement in an unsustainable way.
NLP023		Chalgrave	Tebworth	Green Belt	0.30		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP445	Land adjacent to The Willows	Chalton	Chalton	Green Belt	1.07		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP012	Land at Luton Road, Chalton	Chalton	Chalton	Green Belt	3.21		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site is not well related to the existing settlement
NLP058	Hillside	Chalton	Chalton	Green Belt	0.24		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP059	Hillcrest	Chalton	Chalton	Green Belt	0.59		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP435	Chapel Farm	Chalton	Chalton	Green Belt	3.18		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP480	5a + 9 Luton Rd Chalton	Chalton	Chalton	Green Belt	0.26		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP149	New Road	Clifton	Clifton	Not Green Belt	0.93	ALP213, NLP297	Site to be considered further as part of the Local Plan.	
ALP179	Land at Stockbridge Road	Clifton	Clifton	Not Green Belt	1.65	NLP201, NLP221	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Clifton and Henlow. It is not considered that taking forward only a portion of the site would address this issue.
ALP190	Land at Hitchin Hill	Clifton	Shefford	Not Green Belt	3.83		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
ALP213	Land south and west of Fairground Way	Clifton	Clifton	Not Green Belt	1.58	ALP149, NLP297	Site to be considered further as part of the Local Plan.	
ALP236	Land off Hitchin Lane	Clifton	Clifton	Not Green Belt	4.79	ALP303, NLP110, NLP307	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
ALP262	Land at Stanford Lane	Clifton	Clifton	Not Green Belt	7.00		Site to be excluded from Local Plan process	Failed at Stage 2 based on overall consideration using planning balance. The following issues have been identified; site will have an adverse impact on landscape as there is a need to conserve the farmed context and in heritage concerns due to the impact on Clifton Manor and the sensitive setting of the Grade II Listed Building.
ALP263	Land off Pedley Lane	Clifton	Shefford	Not Green Belt	1.93		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Clifton and Henlow. It is not considered that taking forward only a portion of the site would address this issue.
ALP303	Land west of Hitchin Lane	Clifton	Clifton	Not Green Belt	5.18	ALP236, NLP110, NLP307	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP360	Harbrook Farm	Clifton	Clifton	Not Green Belt	0.82		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site has had planning permission approved at committee for the proposed use and therefore is not eligible for allocation.
ALP414	Land between Hitchin Lane and New Road	Clifton	Clifton	Not Green Belt	4.20		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
ALP456	Land to the west of New Road	Clifton	Clifton	Not Green Belt	2.50	NLP147	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
ALP472	Bandy Knolls	Clifton	Clifton	Not Green Belt	10.25	N/A	N/A	Site not assessed. Site proposes leisure uses.
NLP007	Land at Hitchin Road, Meppershall	Clifton	Standalone	Not Green Belt	8.63	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP008	Land at Hitchin Road,	Clifton	Standalone	Not Green	14.46	N/A	N/A	Site not assessed. Site proposes employment uses.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
	Shefford			Belt				
NLP010	Land at New Road, Clifton	Clifton	Clifton	Not Green Belt	2.15		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
NLP057	The Paddock	Clifton	Clifton	Not Green Belt	0.79		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site has had planning permission approved at committee for the proposed use and therefore is not eligible for allocation.
NLP110	Land off Hitchin Lane, Clifton	Clifton	Clifton	Not Green Belt	4.83	ALP303, ALP236, NLP307	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
NLP128	Land off Broad Street	Clifton	Clifton	Not Green Belt	3.85		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Clifton and Henlow. It is not considered that taking forward only a portion of the site would address this issue.
NLP140	Land east of Hitchin Rd Shefford	Clifton	Shefford	Not Green Belt	2.93		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site has had planning permission approved at committee for the proposed use and therefore is not eligible for allocation.
NLP145	Land off Hitchin Rd Shefford	Clifton	Shefford	Not Green Belt	3.83		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
NLP146	Land to the rear of Knolls Way Clifton	Clifton	Clifton	Not Green Belt	1.09		Site to be excluded from Local Plan process	Site fails at Stage 2. Due to narrow dimensions of the access for the site from Shefford Road it is considered that the site access would not be of a sufficient width to serve two way vehicular and pedestrian/cycle access for a major development within the site. For highway safety reasons it is considered that the site is inappropriate for development. Furthermore; it is considered, due to the narrow strip of land which is insufficient for access, would also leave insufficient space for soft landscaping along the access road, development would result in a hard edge to the open countryside, which would not be considered acceptable in the context of the impact upon the character and appearance of the area, which includes the intrinsic character and beauty of the countryside. For the reasons outlined above it is considered that the site is will not be considered further.
NLP147	Land off New Rd Clifton	Clifton	Clifton	Not Green Belt	3.21	ALP456	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
NLP161	Harbrook Farm	Clifton	Clifton	Not Green Belt	0.80		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site has had planning permission approved at committee for the proposed use and therefore is not eligible for allocation.
NLP201	Hollow Land	Clifton	Clifton	Not Green Belt	1.20	ALP179, NLP221	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Clifton and Henlow. It is not considered that taking forward only a portion of the site would address this issue.
NLP211	Harpers Field (Old PoW Site)	Clifton	Clifton	Not Green Belt	3.39		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Clifton and detached from the settlement
NLP221	Land north of Stockbridge Road	Clifton	Clifton	Not Green Belt	3.33	ALP179, NLP201	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Clifton and Henlow. It is not considered that taking forward only a portion of the site would address this issue.
NLP222	Land south of Stockbridge Road	Clifton	Clifton	Not Green Belt	2.18		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Clifton and Henlow. It is not considered that taking forward only a portion of the site would address this issue.
NLP297	Land south and west of Fairground Way	Clifton	Clifton	Not Green Belt	2.25	ALP213, ALP149	Site to be considered further as part of the Local Plan.	
NLP307	Land west of Hitchin Lane	Clifton	Clifton	Not Green Belt	5.29	ALP303, ALP236, NLP110	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP361	Land to the North of Shefford Rd	Clifton	Shefford	Not Green Belt	1.71		Site to be considered further as part of the Local Plan.	
ALP162	Beadlow Manor Golf & Country Club	Clophill	Clophill	Not Green Belt	4.50	NLP349	Site to be excluded from Local Plan process	Fails Stage 1B. Site is poorly related to Clophill and detached from the settlement.
ALP295	Clophill Lakes	Clophill	Clophill	Not Green Belt	122.70	NLP189	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP366	Land east of Jacques Lane	Clophill	Clophill	Not Green Belt	0.33		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP405	Land west of Jacques Lane	Clophill	Clophill	Not Green Belt	1.14	N/A	Site to be considered further as part of the Local Plan.	
ALP412	Readshill Plantation	Clophill	Clophill	Not Green Belt	8.50	NLP296	Site to be excluded from Local Plan process	Fails Stage 1B. Site does not represent a logical extension to Clophill as it would extend the settlement in an unsustainable way.
NLP149	66a High Street Clophill	Clophill	Clophill	Not Green Belt	1.77	N/A	Site to be considered further as part of the Local Plan.	
NLP187	Land west of Little Lane	Clophill	Clophill	Not Green Belt	3.28		Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: One of the main areas of concern is the access onto the site, Little Lane is a very narrow road only suitable for single lane traffic, it would be difficult to widen this road in areas (especially at the junction with Great Lane) due to development up to the edge of the road. Furthermore, the site is topographically uneven, rising away from the settlement and towards open agricultural land which is designated as Grade 2.
NLP189	Clophill Lakes (Former Fuller Earth Quarry)	Clophill	Clophill	Not Green Belt	38.93	ALP295	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP200	Shepherds Cottage	Clophill	Clophill	Not Green Belt	4.07		Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: The location of the site is not ideal given that it does not compliment the built form of the settlement. Furthermore, it negatively impacts on the landscape due to the sloping topography of the area and it is actively used for agricultural purposes within its grade 2 classification. The site would negatively impact the immediate character of the area, the setting of the nearby Grade 2 listed building and surrounding orchard to the north.
NLP296	Land at Back Street, Clophill	Clophill	Clophill	Not Green Belt	8.17	ALP412	Site to be excluded from Local Plan process	Fails Stage 1B. Site does not represent a logical extension to Clophill as it would extend the settlement in an unsustainable way.
NLP459	120 High Street Clophill	Clophill	Clophill	Not Green Belt	1.74		Site to be excluded from Local Plan process	Fails at Stage 1B. Site does not represent a logical extension to Clophill as it would extend the settlement in an unsustainable way.
NLP465	Sealawn Boarding Cattery	Clophill	Clophill	Not Green Belt	1.10		Site to be excluded from Local Plan process	Site fails at stage 1B.Site is poorly related to settlement, existing development along frontage of road, in front of the site acts as a barrier.
ALP015	Land at Bedford Road	Cranfield	Cranfield	Not Green Belt	3.59	NLP104	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is integral to the open slopes of the Cranfield clay ridge, and the topography of the site would present constraints. Development of the site could have a potential impact on farmland species and there is a County Wildlife site 150m to the east. The parish plan identifies an aspiration to create a pocket park on this site, and the key views looking South East across to Marston Thrift would be affected by development of the site. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield.
ALP109	East End Farm	Cranfield	Cranfield	Not Green Belt	4.60	NLP315 NLP104	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress because the topography of the site is uneven and it is on the edge of an important clayland scarp slope. This portion would need to provide mitigation to address landscape impact, and buffering would be required to protect and enhance the southern hedgerow corridor.
ALP135	Land north of Crawley Road/ Bourne End Road	Cranfield	Cranfield	Not Green Belt	9.49	NLP266	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site would extend Cranfield into what is currently open countryside. This area is currently rural in nature and development of this site would represent urbanisation of this rural fringe. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. It is also considered that a residential development of this scale would not be ideal considering the proximity of the site to the airfield. Due to the large number of sites which the Council has had submitted, at this stage it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP185	Land at Broad Green Farm	Cranfield	Cranfield	Not Green Belt	4.51	NLP261	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: because it is adjacent to a Scheduled Ancient Monument. In addition to this the parish plan identifies an aspiration for allotments on this site and it is not clear how access could be achieved for this site. There is also a potential impact on farmland species and an Ordinary Watercourse is present so further flood modelling would be required.
ALP188	Land at Wharley Farm, Cranfield	Cranfield	Cranfield (uni)	Not Green Belt	14.65	NLP260	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to the existing settlement of Cranfield itself, although it is well located to the university this is not a suitable location for a housing allocation.
ALP238	land west of Mill Road	Cranfield	Cranfield	Not Green Belt	10.89	None	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP288	Land west of Cranfield Road	Cranfield	Cranfield	Not Green Belt	25.54	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP289	Land north of Rectory Lane	Cranfield	Cranfield	Not Green Belt	3.57		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site has uneven topography, and is a important gateway site to open plateau landscape on the crest of a clay ridge. The site is used as grazing land and is a potential Habitat of Principle Importance which should be retained and enhanced, development of the site could have an impact on farmland species. The Parish GI plan identifies this area as existing open space with an aspiration to renovate and improve access to Holywell Spring. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield.
ALP290	Land north of Lincroft	Cranfield	Cranfield	Not Green Belt	3.80		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has found available it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. The site also forms the southern extent of an important clayland plateau. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield.
ALP353	Land at Flitt Leys Close	Cranfield	Cranfield	Not Green Belt	3.68	NLP198, ALP386	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has found available it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. Built development on this site would intrude into the open plateau landscape. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield.
ALP363	Land adjacent to 32 Merchant Lane	Cranfield	Cranfield	Not Green Belt	0.35		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has found available it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. The site also contains scrub woodland and is an integral part of the clay plateau. There have also been significant concerns raised by education in relation to the development of small sites in Cranfield.
NLP104	Land south of Bedford Rd Cranfield	Cranfield	Cranfield	Not Green Belt	26.90	ALP109, ALP015, NLP315	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for the residential development due to the nature of the uneven topography. In addition to this it is not suitable in landscape terms as it is at the crest of a distinctive ridge. It is also in relatively close proximity to a CWS and may have an impact on farmland species.
NLP139	Land west off Lodge Rd Cranfield	Cranfield	Cranfield	Not Green Belt	0.59		Site to be considered further as part of the Local Plan.	
NLP173	Bayley Gate Farm	Cranfield	Cranfield (uni)	Not Green Belt	28.51	None	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to the existing settlement of Cranfield itself, although it is well located to the university this is not a suitable location for a housing

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								allocation.
NLP176	Land around Wharley End Farm	Cranfield	Cranfield (uni)	Not Green Belt	10.94	None	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to the existing settlement of Cranfield itself, although it is well located to the university this is not a suitable location for a housing allocation.
NLP198	The Glebe Cranfield	Cranfield	Cranfield	Not Green Belt	7.00	ALP353, ALP386	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has found available it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. The site is also not suitable in landscape terms because it forms an important spatial plateau. Mitigation would also be required for archaeology and there may be a potential impact on farmland species..
NLP202	Land at Horseshoe Farm	Cranfield	Bourne End	Not Green Belt	1.23		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP215	Land at Boxhedge Farm	Cranfield	Bourne End	Not Green Belt	6.50	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP260	Land at Wharley Farm	Cranfield	Cranfield (uni)	Not Green Belt	14.65	ALP188	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to the existing settlement of Cranfield itself, although it is well located to the university this is not a suitable location for a housing allocation.
NLP261	Land at Broad Green Farm	Cranfield	Cranfield	Not Green Belt	4.51	ALP185	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for allocation because it is adjacent to a Scheduled Ancient Monument. In addition to this the parish plan identifies an aspiration for allotments on this site and it is not clear how access could be achieved for this site. There is also a potential impact on farmland species and an Ordinary Watercourse is present so further flood modelling would be required.
NLP266	Land situated between Crawley Road and Bourne End Road	Cranfield	Cranfield	Not Green Belt	9.25	ALP135	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site would extend Cranfield into what is currently open countryside. This area is currently rural in nature and development of this site would represent urbanisation of this rural fringe. There has also been a great deal of unplanned and planned development approved in Cranfield recently and further sizeable development here could result in an unsustainable level of demand on infrastructure. It is also considered that a residential development of this scale would not be ideal considering the proximity of the site to the airfield. Due to the large number of sites which the Council has had submitted, at this stage it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.
NLP293	Cranfield University Campus and Airport	Cranfield	Cranfield	Not Green Belt	238.47	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP315	East End Farm	Cranfield	Cranfield	Not Green Belt	4.60	NLP315 NLP104	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress because the topography of the site is uneven and it is on the edge of an important clayland scarp slope. This portion would need to provide mitigation to address landscape impact, and buffering would be required to protect and enhance the southern hedgerow corridor.
NLP394	Land west of Mill Road, Cranfield	Cranfield	Cranfield	Not Green Belt	9.94		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has found available it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations.. It is also not suitable in landscape terms because it forms an important spatial plateau. Mitigation would also be required for archaeology and there may be a potential impact on farmland species.
NLP417	Stilliters Farm, Moulsoe Road, Cranfield	Cranfield	Cranfield	Not Green Belt	2.07		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Cranfield and detached from settlement.

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NLP486	Land at Cranfield Airport	Cranfield	Cranfield	Not Green Belt	27.90		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The sites proximity to the airfield makes it inappropriate for residential development; when considering the large amount of sites which the Council has found available it is not considered necessary to take forward sites such as this which would present noise issues for residents and may also present constraints for the Cranfield Airport in the future if it wished to expand businesses operations. It is also not suitable in landscape terms because it forms an important spatial plateau. Mitigation would also be required for archaeology and there may be a potential impact on ecology.
ALP468	Allotments at West Street	Dunstable	Dunstable	Green Belt	2.98	NLP193	Site to be considered further as part of the Local Plan.	
NLP025	Meadway Allotments (Part of)	Dunstable	Dunstable	Not Green Belt	0.27		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP038	Land on north side of Dunstable Road, West of Badgers Gate	Dunstable	Dunstable	Green Belt	4.68	NLP432	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP046	Unit 1 French's Avenue	Dunstable	Dunstable	Not Green Belt	0.13		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP116	Land at Mentmore Crescent	Dunstable	Dunstable	Green Belt	4.72		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP192	Pedralbes Land	Dunstable	Dunstable	Green Belt	1.19		Site to be considered further as part of the Local Plan.	
NLP193	Land at West Street	Dunstable	Dunstable	Green Belt	2.98		Site to be considered further as part of the Local Plan.	
NLP275	Land off Whipsnade Rd	Dunstable	Dunstable	Green Belt	0.83		Site to be excluded from Local Plan process	Fails at Stage 1B. Site is poorly related to Dunstable and detached from the settlement.
NLP341	Phoenix Park/ former Dukeminster Trading Estate	Dunstable	Dunstable	Not Green Belt	5.04		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP438	Jockey Farm	Dunstable	Dunstable	Green Belt	0.83	N/A	N/A	Site not assessed. Site proposes G&T accommodation.
NLP498	Dunstable Health Centre	Dunstable	Dunstable	Not Green Belt	0.22		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP323	Land to the south of Biggleswade	Dunton	Dunton	Not Green Belt	1.56		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Development must remain along the road frontage to respect the local character and existing settlement pattern in the southern end of Dunton and to avoid back-land development in this location.
ALP324	Land to the south of Biggleswade Road and to the west of Springfield	Dunton	Dunton	Not Green Belt	1.54	NLP047	Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the site is back-land development and would have an adverse impact on the settlement pattern of Dunton and the site would have an adverse impact on the landscape due to the visible and exposed open vale.
NLP047	Land south of Biggleswade Rd	Dunton	Dunton	Not Green Belt	1.94	ALP324	Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the site is back-land development and would have an adverse impact on the settlement pattern of Dunton and the site would have an adverse impact on the landscape due to the visible and exposed open vale.
NLP324	Land north of Greenfield Way	Dunton	Dunton	Not Green Belt	2.07		Site to be considered further as part of the Local Plan.	
ALP072	Land off Totternhoe Road & The Rye	Eaton Bray	Eaton Bray	Green Belt	5.71		Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: Comments from consultees the sites negative impact on the vale landscape that has a great deal of archaeological interest and would impact on the historically built environment. The area is rich in old orchards and would likely impact upon species present in the area. The is therefore not worthy of further consideration.

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ALP103	Land to the rear of Bower Lane	Eaton Bray	Eaton Bray	Green Belt	8.07		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP192	Land adjacent to 25-57 Bower Lane	Eaton Bray	Eaton Bray	Green Belt	0.57		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP423	Land east of Northall Road	Eaton Bray	Eaton Bray	Green Belt	15.86		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP464	Westrope Brothers	Eaton Bray	Eaton Bray	Green Belt	1.03		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP478	Doolittle Meadow Farm	Eaton Bray	Eaton Bray	Green Belt	8.37		Site to be excluded from Local Plan process	Fails Stage 1B. Site is poorly related to Eaton Bray and is detached from the settlement.
NLP013	Land at Park Lane, Eaton Bray	Eaton Bray	Eaton Bray	Green Belt	1.42		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP204	Land at Eaton Bray	Eaton Bray	Eaton Bray	Green Belt	20.29		Site to be excluded from Local Plan process	Fails at Stage 2, based on an overall consideration using planning balance. The following issues have been identified: The site impacts on the landscape setting, its locality in regards to a scheduled monument and the site's potential drainage and flooding issues, the site is also a considerable distance from both a train station and a bus stop. Furthermore acceptable portion is considered to not provide a strong enough contribution to the Luton HMA. Thus the site is not worthy of further consideration.
NLP250	Bower Lane, Eaton Bray	Eaton Bray	Eaton Bray	Green Belt	2.12		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP300	Bower Lane	Eaton Bray	Eaton Bray/Edlesborough	Green Belt	9.83		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Eaton Bray and Edlesborough.
NLP316	Land adjacent to The Meads	Eaton Bray	Eaton Bray	Green Belt	12.19		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Eaton Bray and Edlesborough.
NLP483	Land off Eaton Park	Eaton Bray	Eaton Bray	Green Belt	2.69		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP336	Land North of Hockliffe Road, East of Leighton Linlade	Eggington	Leighton Buzzard	Green Belt	10.76		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Leighton Buzzard and Eggington once Leighton extension is completed
NLP338	Land South of Hockliffe Rd	Eggington	Leighton Buzzard	Green Belt	13.83		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Leighton Buzzard and Eggington once Leighton extension is completed
NLP462	Berry End Farm	Eversholt	Eversholt	Green Belt	0.55		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP505	Land at Tyrells End 1	Eversholt	Eversholt	Green Belt	0.62		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP506	Land at Tyrells End 2	Eversholt	Eversholt	Green Belt	0.49		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP507	Land at Witts End 1	Eversholt	Eversholt	Green Belt	0.48		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP508	Land at Witts End 2	Eversholt	Eversholt	Green Belt	0.71		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt.

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								In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP094	Green Lane	Everton	Everton	Not Green Belt	0.96		Site to be considered further as part of the Local Plan.	
NLP165	Land at Manor Farm	Everton	Everton	Not Green Belt	0.81		Site to be considered further as part of the Local Plan.	
NLP362	Land at 21 Sandy Rd Everton	Everton	Everton	Not Green Belt	0.34		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is an allocated site HA20 in the adopted Core Strategy and Site Allocations Plan.
NLP452	Land South of Tempsford	Everton	Tempsford and Sandy	Not Green Belt	221.06		Site to be considered further as part of the Local Plan.	
ALP387	Land at High Street	Eyeworth	Eyeworth	Not Green Belt	0.32		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP388	Land at Sutton Road	Eyeworth	Eyeworth	Not Green Belt	0.22		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP027	Former Pig Unit	Fairfield	Fairfield	Not Green Belt	5.89		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP089	Land off Hitchin Road and Elliot Way	Fairfield	Fairfield	Not Green Belt	0.90		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP442	Land east of Hitchin Road, Fairfield	Fairfield	Fairfield	Not Green Belt	9.04	NLP485	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP485	Land east of Hitchin Rd Fairfield	Fairfield	Fairfield	Not Green Belt	9.50	NLP442	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP043	Flittonbury	Flitton and Greenfield	Flitton	Not Green Belt	0.67		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for development. In landscape terms it forms the immediate landscape setting to the conservation area and is within the highly sensitive area of the Flit Valley, including Flitwick Moor. Ecologically the site contains a traditional orchard Habitat of Principle Importance and semi-natural habitat including ponds, ditch and hedgerow, net gain cannot be demonstrated here. Development of the site is not appropriate in heritage terms due to the impact on the Listed Buildings and Conservation Area.
ALP131	Land off Flitton Road	Flitton and Greenfield	Greenfield	Not Green Belt	0.58		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for development. In landscape terms it forms part of an important spatial buffer separating settlements and the wider landscape. Ecologically the site is recorded as including a protected orchard and development would result in the loss of a Habitat of Principle Importance.
ALP240	Land at Flitton Hill	Flitton and Greenfield	Wardhedges	Not Green Belt	0.47	NLP203	Site to be considered further as part of the Local Plan.	
ALP354	The Brick and Tile Depot	Flitton and Greenfield	Greenfield	Not Green Belt	0.24		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP389	Land at Westoning Road	Flitton and Greenfield	Nr Flitwick	Not Green Belt	4.37		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
ALP447	Land to rear of 81 Greenfield Road	Flitton and Greenfield	Greenfield	Not Green Belt	1.01		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site would constitute poorly related back-land development which would change the nature of the historic settlement pattern. This site is high quality agricultural land Development of this site would also not be acceptable in landscape terms because the site lies within an open landscape setting with limited vegetation cover and open views to the highly sensitive Flitwick Moor.
ALP450	Rear of Priory Field Farm	Flitton and Greenfield	Greenfield	Not Green Belt	1.41		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site would constitute poorly related back-land development which would change the nature of the historic settlement pattern. This site

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								is high quality agricultural land. Development of this site would also not be acceptable in landscape terms because the site forms part of a landscape buffer to the highly sensitive Flitwick Moor. The site is also not suitable in Heritage terms because it would have a negative impact on the setting of Listed Buildings and the wider Conservation Area.
NLP011	Land at High Street, Flitton	Flitton and Greenfield	Flitton	Not Green Belt	3.27		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable because development would have an inappropriate impact on Listed Buildings, the Scheduled Ancient Monument and the wider Conservation Area. In addition to this there would be a negative landscape impact if the site were to be developed; the site is exposed with wide ranging views across the highly-sensitive Flitwick Moor. The landscape setting to the Conservation area would be negatively impacted if the site were developed.
NLP052	Brook House, 18 Brook Lane,	Flitton and Greenfield	Flitton	Not Green Belt	0.53		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development. It is poorly related to the existing settlement and is located at the top of a track which is used to access a small number of large houses which are set back and not well related to the settlement. Development of this site would therefore be poorly related to the settlement and would drastically change the nature of the historic settlement pattern of Flitton which is majority linear in this place. In heritage terms, nothing greater than a very small-scale development would be suitable in this location due to the setting of the Conservation Area and Listed Buildings. In addition the site is not suitable in landscape terms because the site forms the landscape setting to the Conservation Area and plays a key role in maintaining the distinctive intimate character, set within the highly sensitive Flit Valley/Flitwick Moor Landscape. Ecologically the site not suitable because it is a large garden with a number of mature trees.
NLP127	Land to the rear of High Street	Flitton and Greenfield	Wardhedges	Not Green Belt	1.62		Site to be considered further as part of the Local Plan.	
NLP164	Land at Greenfield Rd Flitton	Flitton and Greenfield	Flitton	Not Green Belt	1.54		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP171	Land at Manor Farm	Flitton and Greenfield	Flitton	Not Green Belt	0.93		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development. It is poorly related to the existing settlement and is located at the top of a track which is used to access a small number of large houses which are set back and not well related to the settlement. Development of this site would therefore be poorly related to the settlement and would drastically change the nature of the historic settlement pattern of Flitton which is majority linear in this place. In heritage terms development is not suitable in this location due to the setting of the Conservation Area and Listed Buildings. In addition the site is not suitable in landscape terms because the site forms the landscape setting to the Conservation Area and plays a key role in maintaining the distinctive intimate character, set within the highly sensitive Flit Valley/Flitwick Moor Landscape. In terms of Green Infrastructure the extensive hedgerows/trees around and through the site would need to be retained and enhanced and ROW corridors around the site would need to be enhanced. When considering the sequential approach the flooding the site scores as Red and further assessment would be required.
NLP172	Land off Sand Road	Flitton and Greenfield	Flitton	Not Green Belt	6.71		Site to be considered further as part of the Local Plan.	
NLP182	Land between Church Lane and High Street	Flitton and Greenfield	Greenfield	Not Green Belt	0.79		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more at risk of surface water flooding.
NLP203	Land at Flitton Hill	Flitton and Greenfield	Wardhedges	Not Green Belt	2.09	ALP240	Site to be considered further as part of the Local Plan.	
NLP272	Land to rear of 7-8 Moat Farm Close	Flitton and Greenfield	Greenfield	Not Green Belt	0.86		Site to be considered further as part of the Local Plan.	

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP273	Land off Westoning Road	Flitton and Greenfield	Greenfield	Not Green Belt	6.48		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP449	96 Greenfield Road and land behind	Flitton and Greenfield	Flitton	Not Green Belt	1.70		Site to be considered further as part of the Local Plan.	
ALP098	Land east of Chantry Way	Flitwick	Flitwick	Green Belt	2.18	NLP245	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP174	Land adjacent to Maulden Road	Flitwick	Flitwick	Green Belt	10.94	NLP321	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site's proximity to Flitwick Moor makes it unsuitable for development, it is inappropriate for development in terms of landscape, ecology and green infrastructure. The proximity of the site to Flitwick Moor SSSI makes it unsuitable. The site is important in landscape terms, providing the foreground to Flitwick Moor SSSI and is an important visual feature giving identity to Flit Valley. Increased recreation/access could threaten the site ecologically. GI officer also felt that Flitwick Moor would be particularly sensitive to development impacts in terms of water levels and quality and noted the extension to Flitwick Moor was identified as a priority aspiration in the parish GI plan. In addition Heritage officer raised concerns over impact on the setting of Flitwick Mill and the site is within Grade 2 agricultural land.
ALP177	Land east of Maulden Road	Flitwick	Flitwick	Green Belt	9.57	NLP322	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Site not suitable in landscape terms, it provides an important visual feature giving identity to Flit Valley and provides the foreground to Flitwick Moor SSSI. Development of the site would also have an impact on the setting of Flitwick Mill Listed Building and there would be a risk to ecology as the site adjoins the SSSI. An extension to Flitwick Moor SSSI has been identified as a priority aspiration in the GI plan, and the SSSI would be particularly sensitive to development impacts in terms of water levels and quality. The site is also Grade 2 quality agricultural land and a Level 2 assessment for flooding would be required as the site is at risk.
ALP226	One O One Garage	Flitwick	Flitwick	Green Belt	0.54		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Flitwick.
ALP284	Land at Steppingley Road and Froghall Road	Flitwick	Flitwick	Not Green Belt	0.99		Site to be excluded from Local Plan process	Site fails at Stage 1D. The site already has planning permission for employment use as part of a wider mixed use allocation. If the developer wishes to alter this then the Call for Sites is not the correct process to do this.
ALP345	One O One Field	Flitwick	Flitwick	Green Belt	3.58	NLP397	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Flitwick.
ALP435	Land rear of Hilldene Close	Flitwick	Flitwick	Not Green Belt	0.76		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more at risk of surface water flooding.
NLP039	Steppingley Road, Flitwick	Flitwick	Flitwick	Green Belt	9.00		Site to be considered further as part of the Local Plan.	
NLP081	Land adj to Trafalgar Drive	Flitwick	Flitwick	Green Belt	16.37		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for development; it lies within the Green Belt in a relatively small gap between Ampthill and Flitwick. The Green Belt is playing an important role in stopping the merging of Ampthill and Flitwick in this location. The site is within Grade 2 Agricultural land and provides valuable foraging for birds and mammals so buffering would be required at the ditch and hedge corridors. It is also adjacent to a sewage works which presents a significant constraint for residential development.
NLP245	Land east of Chantry Way	Flitwick	Flitwick	Green Belt	2.67	NLP246	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP321	Land at Maulden Rd	Flitwick	Flitwick	Green Belt	20.60	ALP174, ALP177	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Site not suitable in landscape terms, it provides an important visual feature giving identity to Flit Valley and provides the foreground to Flitwick Moor SSSI. Development of the site would also have an impact on the setting of Flitwick Mill Listed

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								Building and there would be a risk to ecology as the site adjoins the SSSI. An extension to Flitwick Moor SSSI has been identified as a priority aspiration in the GI plan, and the SSSI would be particularly sensitive to development impacts in terms of water levels and quality. The site is also Grade 2 quality agricultural land and a Level 2 assessment for flooding would be required as the site is at risk.
NLP351	Land North East of Flitwick	Flitwick	Flitwick	Green Belt	17.90	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP366	Flitwick and Ampthill Tennis Club	Flitwick	Flitwick	Not Green Belt	0.89		Site to be excluded from Local Plan process	Site fails at Stage 1D. The site is not available for development, for this site to be redeveloped the tennis club would need to be relocated. The site submission did not demonstrate that an agreement over the proposed relocation site had been reached with the landowner of the alternative site, or indeed the relevant leisure authorities. Since the site is located within the settlement envelope, a planning submission can still be submitted outside of the call for sites process if an agreement regarding an alternative site is reached with the relevant parties.
NLP375	Land at Ampthill Rd	Flitwick	Flitwick	Green Belt	1.73	NLP444	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Flitwick.
NLP397	One-O-One Field, Ampthill Road, Flitwick, MK45 1BE	Flitwick	Flitwick	Green Belt	3.56	ALP345	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Flitwick.
NLP444	Land off The Birches	Flitwick	Flitwick	Green Belt	1.71	ALP375	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Flitwick.
NLP492	Site adjacent to Flitwick Garden Allotments, off Steppingley Road, Flitwick	Flitwick	Flitwick	Not Green Belt	1.08		Site to be considered further as part of the Local Plan.	
ALP150	Land rear of 7-37 Barton Road	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.02		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP243	Land at Barton Road	Gravenhurst	Upper Gravenhurst	Not Green Belt	0.60		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Development must remain along the road frontage to respect the settlement pattern and local character of the area and would avoid adverse landscape impacts.
ALP467	The Pyghtle	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.20	NLP101	Site to be considered further as part of the Local Plan.	
NLP101	Land at Upper Gravenhurst	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.62	ALP467	Site to be considered further as part of the Local Plan.	
NLP404	Land west of Shillington Road	Gravenhurst	Upper Gravenhurst	Not Green Belt	14.07		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site would result in urban spill on an exposed rural setting and have an adverse impact on character of village due to its scale.
NLP466	Land at Barton Rd	Gravenhurst	Upper Gravenhurst	Not Green Belt	0.50		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site poorly related to Gravenhurst and detached from settlement.
ALP117	Land to the west of Midland Mainline Railway	Harlington	Harlington	Green Belt	18.14	NLP381	Site to be considered further as part of the Local Plan.	
ALP123	Land off Goswell End Road	Harlington	Harlington	Green Belt	12.89	NLP303	Site to be considered further as part of the Local Plan.	
ALP181	Land west of Sundon Road	Harlington	Harlington	Green Belt	6.39	NLP107	Site to be considered further as part of the Local Plan.	
ALP355	Land north of Goswell End Road	Harlington	Harlington	Green Belt	2.46		Site to be excluded from Local Plan process	Site fails at Stage 1E. Site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak, or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP107	Land west of Sundon Rd	Harlington	Harlington	Green Belt	6.39	ALP181	Site to be considered	

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
	Harlington						further as part of the Local Plan.	
NLP303	Land off Goswell End Rd	Harlington	Harlington	Green Belt	13.70	ALP123	Site to be considered further as part of the Local Plan.	
NLP379	Land north of Goswell End Road, Harlington	Harlington	Harlington	Green Belt	2.80		Site to be excluded from Local Plan process	Site fails at Stage 1E. Site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak, or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP381	Land to the west of Harlington	Harlington	Harlington	Green Belt	93.27	ALP117	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. The eastern portion of the site could be well related to Harlington, however the western part of the site would not be well related and therefore it is considered appropriate to only take forward a portion of the site.
NLP470	Land off Goswell End Rd (parcel 1)	Harlington	Harlington	Green Belt	0.83		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP471	Land off Goswell End Rd (parcel 2)	Harlington	Harlington	Green Belt	0.81		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP459	Four Winds	Haynes	Haynes West End	Not Green Belt	1.77		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to an existing settlement.
ALP460	Seven Acre Field	Haynes	Haynes West End	Not Green Belt	2.57	NLP266	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to an existing settlement. Not considered appropriate to expand Haynes West End.
NLP142	Land on the South West side of High Road, Haynes	Haynes	Haynes	Not Green Belt	3.48		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Access on to the A600 at this location would be dangerous. The proposed access arrangements and the presence of the A600 would also result in the site being poorly related to the existing settlement of Haynes. There would be a negative impact on the historic settlement pattern and the site's role as a buffer between the settlement and the Warden Great Wood to the east. In addition the site is high quality agricultural land and concerns have been raised by Landscape and Education teams.
NLP226	Seven Acre Field	Haynes	Haynes West End	Not Green Belt	4.34	ALP460	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to an existing settlement. Not considered appropriate to expand Haynes West End.
NLP299	Hill Farm	Haynes	Haynes	Not Green Belt	1.77		A portion of the site will be considered further as part of the Local Plan.	
NLP356	Land west of Silver End Rd, Haynes	Haynes	Haynes	Not Green Belt	0.51		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for allocation in archaeological terms, in addition to this there does not appear to be enough education capacity in this area and whilst the site could make contributions, the effect this would have would be minimal due to the site only providing approximately 15 dwellings. Further to this development would also fill in what is a gap in the settlement pattern unique to this settlement.
NLP406	Land south of Northwood End Road, Haynes	Haynes	Haynes	Not Green Belt	2.24		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is an unusual shape and lies on the edge of the settlement in an area of lower density, and as such development here would significantly change the historic settlement pattern. The landscaping makes development of the lower slopes unsuitable, the site is elevated and highly visible in views across the valley. The site also contains important landscape features (Lime trees), in landscape terms it is important to conserve the roadside boundary hedge and protect amenity of right of way. The site also has archaeological potential, but this would not prevent allocation providing appropriate mitigation was undertaken. Ecologist has noted the site's mature trees and potential protected species interest. Considering these constraints, the site will not be considered any further as part of this process.
NLP424	Land north of Northwood End Road and west of A600, Haynes	Haynes	Haynes	Not Green Belt	11.80		Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site is highly visible forming part of the open greensand plateau and has an adverse impact on character of village due to its scale and location.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP502	Land south of Northwood End Road, Haynes	Haynes	Haynes	Not Green Belt	3.14		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. The western portion is felt to have a poor relationship with the existing settlement and development of the full site would change the nature of the historic settlement pattern significantly.
ALP066	Checkley Wood Garden Village	Heath and Reach	Standalone	Green Belt	381.82	N/A	Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for development, based on comments regarding the impacts the site would have on the visual relationship with surrounding villages and historic estates, the topography is also very rolling and higher views will affect the wider setting of the site. Furthermore the site contains a number of mineral working areas that are essential for ecological benefits to the area; this includes a number of SSSIs. Plus past quarry uses has already damaged important archaeological sites within the site area and further damage is unacceptable.
NLP074	Checkley Wood Garden Village	Heath and Reach	Standalone	Green Belt	364.89	N/A	Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for development, based on comments regarding the impacts the site would have on the visual relationship with surrounding villages and historic estates, the topography is also very rolling and higher views will affect the wider setting of the site. Furthermore the site contains a number of mineral working areas that are essential for ecological benefits to the area; this includes a number of SSSIs. Plus past quarry uses has already damaged important archaeological sites within the site area and further damage is unacceptable.
NLP440	Mile Tree Road	Heath and Reach	Heath and Reach	Green Belt	1.19	N/A	N/A	Site not assessed. Site proposes G&T accommodation.
NLP457	New Trees	Heath and Reach	Heath and Reach	Green Belt	44.98		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site causes coalescence in the Green Belt between Heath and Reach and Leighton Buzzard and has a poor relationship with both settlements.
ALP001	Land adjacent to 1 Clifton Road	Henlow	Henlow	Not Green Belt	1.69		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. The site is only related to the existing settlement by the planning permission between the site and the settlement and this permission does not extend as far as the submitted site. In addition the full site extends sharply away from the existing line of the settlement. This could also help to address potential traffic noise issues to the south of the site.
ALP028	Site 1 Henlow End	Henlow	isolated	Not Green Belt	0.58		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone. It is not considered that taking forward only a portion of the site would address this issue.
ALP030	Site 3 Henlow End	Henlow	Henlow Camp	Not Green Belt	5.18	NLP091	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone. It is not considered that taking forward only a portion of the site would address this issue.
ALP041	38 Hilltop House	Henlow	Henlow	Not Green Belt	1.81		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site would reduce what is currently a very important gap between Henlow and Clifton. Whilst a small portion might have a reduced impact, it would not be well related to the settlement and would constitute back-land development. It is important to retain this gap between Clifton and Henlow in order to prevent the two settlements merging and losing their historic character.
ALP073	Land South of Clifton Road	Henlow	Henlow	Not Green Belt	1.90	NLP219	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP173	Japanese Koi Company	Henlow	Henlow	Not Green Belt	1.05		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more at risk of surface water flooding.
ALP178	Land at Arlesey Road	Henlow	Henlow	Not Green Belt	1.62	NLP183 and NLP220	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Due to the proximity of the site to the A507, and the need to retain the landscape corridor to the A507, only a portion of this site will be considered further for residential development.
ALP232	Land to the rear of 102-126 High Street	Henlow	Henlow	Not Green Belt	4.81		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development, it is part of a highly sensitive river corridor and meadow landscape setting and development of the site would result in significant physical and visual intrusion. Indeed the landscape value was a key factor in the dismissal of the planning appeal for this site recently. The parish GI plan presents this site one for which there are aspirations to the extension of Millennium Meadow. Further to landscape value, the site is distinctive in heritage terms and the open views from the church

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								could be restricted by development on this site which would have a significant impact on both the Listed Building and the wider conservation area.
ALP265	72 Hitchin Road	Henlow	Henlow	Not Green Belt	0.18		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more. Site is 50% or more within Flood Zones 2 and 3. Site is 50% or more at risk of surface water flooding.
ALP427	The Japanese Koi Company	Henlow	Henlow	Not Green Belt	1.28	ALP173	Site to be excluded from Local Plan process	Site withdrawn
ALP471	Town Farm Field	Henlow	Henlow	Not Green Belt	3.38	NLP228	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site would reduce what is currently a very important gap between Henlow and Clifton. Whilst a small portion might have a reduced impact, it would not be well related to the settlement and would constitute back-land development. It is important to retain this gap between Clifton and Henlow in order to prevent the two settlements merging and losing their historic character. This site is therefore not suitable for development.
NLP076	Land west of Langford Road	Henlow	Henlow	Not Green Belt	7.48		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Henlow and detached from settlement. Site would cause coalescence between Henlow and Clifton. It is not considered that taking forward only a portion of the site would address this issue.
NLP091	Site 2 Henlow End	Henlow	Henlow	Not Green Belt	2.03	ALP030	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP097	The Limes	Henlow	Henlow	Not Green Belt	0.36		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP126	Land at Oldfield Farm	Henlow	Henlow Camp	Not Green Belt	8.55		Site to be considered further as part of the Local Plan.	
NLP183	Land at Arlesey Road, Henlow	Henlow	Henlow	Not Green Belt	1.09	ALP178 NLP220	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Due to the proximity of the site to the A507, and the need to retain the landscape corridor to the A507, only a portion of this site will be considered further for residential development.
NLP219	Land off Clifton Rd Henlow	Henlow	Henlow	Not Green Belt	1.89	ALP073	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP220	Land off Arlesey Road Henlow	Henlow	Henlow	Not Green Belt	1.11	ALP178 NLP183	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Due to the proximity of the site to the A507, and the need to retain the landscape corridor to the A507, only a portion of this site will be considered further for residential development.
NLP232	Land south of John Howland Close, Henlow	Henlow	Henlow	Not Green Belt	0.75		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more. Site is 50% or more within Flood Zones 2 and 3. Site is 50% or more at risk of surface water flooding.
NLP234	Land south of Clifton Rd Henlow	Henlow	Henlow	Not Green Belt	1.68		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. The full site extends sharply away from the existing line of the settlement and would significantly change the pattern of the existing settlement. This could also help to address potential traffic noise issues to the south of the site.
NLP268	Land adjacent to Derwent Lower School	Henlow	Henlow Camp	Not Green Belt	5.59		Site to be considered further as part of the Local Plan.	
NLP288	Land to the North of Clifton Rd Henlow	Henlow	Henlow	Not Green Belt	14.08	ALP471	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Henlow and detached from settlement. Site would cause coalescence between Henlow and Clifton. It is not considered that taking forward only a portion of the site would address this issue.
NLP292	Land at Arlesey Rd	Henlow	Henlow	Not Green Belt	9.21		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for residential development. In landscape terms it provides a vital countryside buffer which effectively contains the existing settlement edge. Development could also significantly impact on the setting of Henlow Grange (GII*). The site is open grazing land and is close to parkland and provides foraging for many species. There is a long standing permissive path across the site and it is identified as informal open space in the Parish GI Plan with the aspiration to formalise the access and permissive path. The site is also within a MSA and next to a permitted sand and gravel extraction site, there would also be noise associated with this in addition to noise from the A507.
NLP311	Land off Middlefield Lane & Hitchin Rd	Henlow	Henlow	Not Green Belt	0.58	ALP028	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.

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NLP337	Land of Stockbridge Road and High Street	Henlow	Henlow	Not Green Belt	3.41		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Henlow and Clifton. It is not appropriate to take forward only a portion because as access would still need to the north, within the gap between Henlow and Clifton.
NLP343	Welch's Transport Yard	Henlow	Henlow	Not Green Belt	0.99		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP363	Henlow Aggregates Site	Henlow		Not Green Belt	3.91	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP469	RAF Henlow	Henlow	Lower Stondon and Henlow	Not Green Belt	222.68		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress, to exclude the portion of the site to maintain an appropriate separation from hazardous substances associated with the neighbouring MBDA site, and areas of the site not considered to be available for development due to not being within the sole control or ownership of the site promoters.
ALP125	Land off Leighton Road	Hockliffe	Hockliffe	Green Belt	0.99	NLP413	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP184	Land R/O Manor Avenue	Hockliffe	Hockliffe	Green Belt	2.24		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP175	Land off Leighton Rd Hockliffe	Hockliffe	Hockliffe	Green Belt	3.90		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3. Site is 50% or more at risk of surface water flooding.
NLP242	Land North East of A5	Hockliffe	Hockliffe	Green Belt	3.08		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more at risk of surface water flooding.
NLP259	Land rear of Manor Avenue	Hockliffe	Hockliffe	Green Belt	1.92		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP278	Land off Leighton Rd Hockliffe	Hockliffe	Hockliffe	Green Belt	1.20		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more at risk of surface water flooding.
NLP298	Land south of Leighton Rd	Hockliffe	Hockliffe	Green Belt	2.73		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP327	Land to the South West of the A5	Hockliffe	Hockliffe	Green Belt	24.20		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. The overall site has a poor relationship to the settlement and negative impact on the landscape and heritage of the area. However, a smaller portion of the site adjacent to the A5 would help reduce the site's negative impacts and create a more logical extension to the settlement. The portion would need to be of a substantial enough size for it to warrant exceptional circumstances within the Green Belt.
NLP413	Land at Leighton Road, Hockcliffe	Hockliffe	Hockliffe	Green Belt	0.99	ALP125	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP420	Land south west of The Lane	Hockliffe	Hockliffe	Green Belt	20.93		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site does not represent a logical extension to Hockliffe as it would extend the settlement in an unsustainable way.
ALP005	Mill House Nurseries	Houghton Conquest	Houghton Conquest	Not Green Belt	6.74		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Houghton Conquest and the Wixams Southern Extension.
ALP019	Hawhills Farmstead	Houghton Conquest	Houghton Conquest	Not Green Belt	0.66		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
ALP020	Land at Chapel End Farm	Houghton Conquest	Houghton Conquest	Not Green Belt	5.00		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site has a poor relationship with Houghton Conquest and is not of a sufficient scale to be a stand alone site.
ALP065	Quest	Houghton Conquest	Stewartby	Not Green Belt	90.87	NLP071	Site to be excluded from Local Plan process	Failed at Stage 1B. The site has a poor relationship with Houghton Conquest and causes coalescence between Houghton Conquest and Stewartby.
ALP187	Land at Mill Lane, Houghton Conquest	Houghton Conquest	Houghton Conquest	Not Green Belt	0.47		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP196	Land off and rear of Bedford Road	Houghton Conquest	Houghton Conquest	Not Green Belt	3.45	NLP156	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP197	Land on south east corner of Chapel End Road and	Houghton Conquest	Houghton Conquest	Not Green Belt	1.31		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site has had planning permission approved at committee for the proposed use and therefore is not eligible

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
	London Lane							for allocation.
ALP198	Land rear of Village Farm	Houghton Conquest	Houghton Conquest	Not Green Belt	0.65		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Houghton Conquest and detached from the settlement.
ALP224	Wixams Southern Extension	Houghton Conquest	Houghton Conquest	Not Green Belt	68.00	NLP191	Site to be considered further as part of the Local Plan.	
ALP233	Land north of Chapel End Road	Houghton Conquest	Houghton Conquest	Not Green Belt	8.38		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP283	Land off Mill Lane	Houghton Conquest	Houghton Conquest	Not Green Belt	4.18	ALP005	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Houghton Conquest and the permitted development at Wixams. It is not considered that taking forward only a portion of the site would address this issue
ALP313	Land south of Houghton Conquest	Houghton Conquest	Houghton Conquest	Not Green Belt	2.99		Site to be considered further as part of the Local Plan.	
ALP314	Land north and south of The Grove	Houghton Conquest	Houghton Conquest	Not Green Belt	2.55		A portion of the site will be considered further as part of the Local Plan.	
ALP350	Road Farm	Houghton Conquest	How End	Not Green Belt	4.01		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
ALP352	Road Farm (2)	Houghton Conquest	How End	Not Green Belt	1.45		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP070	Camel	Houghton Conquest	Houghton Conquest	Not Green Belt	137.27		Site to be excluded from Local Plan process	Failed at Stage 1B. The site has a poor relationship with Houghton Conquest and causes coalescence between Houghton Conquest and Stewartby.
NLP071	Quest North	Houghton Conquest	Houghton Conquest	Not Green Belt	9.86	ALP065	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP156	Land off Bedford Rd and Rear of Duck End Close	Houghton Conquest	Houghton Conquest	Not Green Belt	2.62	ALP196	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP191	Wixams Southern Extension	Houghton Conquest	Houghton Conquest	Not Green Belt	68.00	ALP224	Site to be considered further as part of the Local Plan.	
NLP304	Quest Pit	Houghton Conquest	Standalone	Not Green Belt	62.18	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP371	Land south of Wixams	Houghton Conquest	Houghton Conquest	Not Green Belt	66.00		Site to be excluded from Local Plan process	Site fails at Stage 1D. The site is already allocated for housing in the adopted North Core Strategy (Policy MA3)
ALP144	North West Dunstable	Houghton Regis	Dunstable	Green Belt	44.03	NLP306	Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: comments from consultees indicate the issues with the site regarding the scheduled monument that is of very high value to Central Bedfordshire and would be negatively impacted upon by any development. Furthermore, the open setting of the area that provides onset onto the AONB and historical uniqueness of this would be lost. Thus the site is not worthy of further assessment.
ALP164	Land at Frenchs Avenue	Houghton Regis	Houghton Regis	Green Belt	4.26	N/A	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP253	The Stables	Houghton Regis	Bidwell	Green Belt	1.98	ALP260, NLP345	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
ALP254	The Gate	Houghton Regis	Bidwell	Green Belt	3.75	ALP260, ALP481	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
ALP255	The Orchard	Houghton Regis	Bidwell	Green Belt	0.85	ALP260, NLP40	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
ALP256	The Field	Houghton Regis	Bidwell	Green Belt	1.52	ALP260, NLP346	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
ALP257	The Turn	Houghton Regis	Bidwell	Green Belt	1.54	ALP260	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP258	Land north off proposed A5-M1 link Road	Houghton Regis	Bidwell	Green Belt	2.97	ALP260	N/A	Site not assessed. Site proposes employment uses.
ALP259	Land west of Bedford Road	Houghton Regis	Bidwell	Green Belt	4.63	NLP132, ALP260	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
ALP260	The Bidwell Vision	Houghton Regis	Bidwell	Green Belt	15.13	NLP132, ALP259, ALP253, NLP345, ALP481, NLP334, ALP257, NLP346, NLP135, ALP254, ALP256, ALP432, NLP024	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress, the parts of the submission which are allocated for Green Space in the wider Houghton Regis North allocation will not be progressed further.
ALP299	Land west of Coopers Way	Houghton Regis	Houghton Regis	Green Belt	1.19	NLP274	Site to be excluded from Local Plan process	Site fails at stage 1D. Site is included within the North Houghton Regis Allocation, any changes to this planning permission should be made through the application process.
ALP307	Bidwell Gospel Hall (Dell Mount)	Houghton Regis	Bidwell	Green Belt	0.78	N/A	Site to be considered further as part of the Local Plan.	
ALP380	Land at the east side of Houghton Road	Houghton Regis	Houghton Regis	Green Belt	0.93	N/A	Site to be excluded from Local Plan process	Fails at Stage 1B. Site does not represent a logical extension to Houghton Regis as it would extend the settlement in an unsustainable way.
ALP432	Highfield Barn	Houghton Regis	Bidwell	Green Belt	0.87	ALP260	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
ALP481	Land off Bedford Road	Houghton Regis	Bidwell	Green Belt	2.24	ALP260, ALP254	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
NLP024	The Bungalow	Houghton Regis	Bidwell	Green Belt	1.07	ALP260, ALP256	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
NLP040	The Orchard	Houghton Regis	Bidwell	Green Belt	0.85	ALP260, ALP255	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
NLP132	Land west of Bedford Rd,	Houghton Regis	Bidwell	Green Belt	4.62	ALP260, ALP259	Site to be excluded from Local Plan process	Site fails at Stage 1D. The site already has planning permission for Green Space as part of a wider mixed use allocation. If the developer wishes to alter this then the Call for Sites is not the correct process to do this.
NLP257	Houghton Regis North	Houghton Regis	Houghton Regis	Green Belt	261.98	N/A	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP274	Land west of Coopers Way	Houghton Regis	Houghton Regis	Green Belt	1.00	ALP299	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Houghton Regis.
NLP285	Oakwell Park	Houghton Regis	Houghton Regis	Green Belt	6.78		Site to be excluded from Local Plan process	Site fails at Stage 1D. The site already has planning permission for Green Space as part of a wider mixed use allocation. If the developer wishes to alter this then the Call for Sites is not the correct process to do this.
NLP306	Totternhoe	Houghton Regis	Dunstable	Green Belt	19.30	ALP144	Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: its locality in regards to an adjacent county wildlife site and the Maiden Bower scheduled monument which is of high value to the area means the site would have a very negative impact on the setting of the area. The site is not worthy of further assessment.
NLP334	The Gates	Houghton Regis	Bidwell	Green Belt	4.21	ALP260, ALP254	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
NLP344	Land at Windsor Drive	Houghton Regis	Houghton Regis	Not Green Belt	4.73		Site to be excluded from Local Plan process	Fail at Stage 2. Based on an overall consideration using planning balance. The following issues have been identified: Although the site is within the settlement of Houghton Regis, it is situated on designated open space which when considering existing open space should not be built on unless: - Assessments have been taken which clearly show the open space, buildings or land to be surplus to requirements.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								<p>- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location. Given the sites' location, it will be unlikely that a suitable location elsewhere could be identified within the settlement itself</p> <p>- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</p> <p>This is indicated within the National Planning Policy Framework (NPPF). CBC's Leisure Strategy does not state that this site is surplus to requirements, furthermore, no land has been identified that can provide equivalent or better provision of open space and the development would not provide alternative sports and recreation provision that would outweigh the loss.</p> <p>Given the recent allocations of Houghton Regis North 1 and 2 and the increase in population this brings, this puts more pressure to retain open spaces within the settlement as well as newly provided open spaces. The site also provides essential green infrastructure in a very dense area. Even if surplus to requirement. For the reasons outlined above, it is not considered that this site is worthy of further assessment for development.</p>
NLP345	Bidwell Farm House	Houghton Regis	Bidwell	Green Belt	1.88	ALP260, ALP253	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
NLP346	Bedford Road	Houghton Regis	Houghton Regis	Green Belt	2.58	N/A	Site to be excluded from Local Plan process	Is being considered as part of the larger submission ALP260
NLP015	Rook Tree Business Park	Hulcote and Salford	Salford	Not Green Belt	1.21		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Salford and detached from the settlement.
NLP190	East of M1	Hulcote and Salford	Hulcote, Salford and Milton Keynes (Milton Keynes HMA)	Not Green Belt	708.92		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. On balance, when having regard to the level of housing need within the Strategic Housing Market Area of Milton Keynes and the housing need of CBC and all other benefits that would arise as part of development of this site, it is considered that the harm caused by development of this site, which includes substantial harm to the character and appearance of the area, substantial harm to the character of this landscape, the loss of the best and most versatile agricultural land, ecological impacts, the loss of a valued landscape as well as the harm that would be caused by virtue of the sites poor relationship with the strategic road network including that within Milton Keynes would outweigh the benefits of development of this site, either in whole or in part.
NLP212	51 Broughton Road Salford	Hulcote and Salford	Salford	Not Green Belt	0.19		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP218	Land off Salford Rd	Hulcote and Salford	Standalone	Not Green Belt	7.13	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP383	Land east of M1, South of Broughton Road	Hulcote and Salford	Standalone	Not Green Belt	27.35	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP384	Land West of Wavendon Road	Hulcote and Salford	Salford	Not Green Belt	3.17		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the site does not relate well to the settlement pattern of Salford and there are archaeological issues with the site due to the presence of well preserved medieval earthworks.
NLP034	Land at Bedford Road, Husborne Crawley	Husborne Crawley	Standalone	Not Green Belt	14.59	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP035	Land at Bedford Road, Husborne Crawley (2)	Husborne Crawley	Husborne Crawley	Green Belt	0.39	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP052	Land north of East Hyde	Hyde	Hyde	Green Belt	3.30		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP228	Land adjoining Thrales End Farm	Hyde	Harpenden	Green Belt	37.52		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Harpenden and detached from the settlement.
NLP229	Land south of Junction 10A M1	Hyde	Standalone	Green Belt	41.32	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP446	Laburnum Farm 1	Hyde	Peter's Green	Green Belt	4.25	NLP447	Site to be excluded from Local Plan process	Fails at Stage 1B. Site is poorly related to Peter's Green and detached from the settlement.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP447	Laburnum Farm 2	Hyde	Peter's Green	Green Belt	15.09	NLP446	Site to be excluded from Local Plan process	Fails Stage 1B. Poorly related to Peter's Green and detached from the settlement.
ALP084	Land south east of Beech Road	Kensworth	Dunstable	Green Belt	8.90		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
ALP300	Packhorse Industrial Estate	Kensworth	Kensworth	Green Belt	10.79	ALP301	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
ALP301	Packhorse Industrial Estate (2)	Kensworth	Kensworth	Green Belt	1.83		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
ALP311	Land at Hollicks Lane Farm	Kensworth	Kensworth	Green Belt	3.96	NLP108	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP005	Kensworth	Kensworth	Kensworth	Green Belt	25.50		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP020	WISE001	Kensworth	Kenworth	Green Belt	4.19		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP021	WISE002	Kensworth	Kenworth	Green Belt	1.52		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP022	WISE003	Kensworth	Kenworth	Green Belt	3.73		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP108	Hollicks Lane Farm	Kensworth	Kensworth	Green Belt	3.96	ALP311	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP331	Plewis Field	Kensworth	Kensworth	Green Belt	3.94		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP467	Clayhall Rd Allotments	Kensworth	Kensworth	Green Belt	1.51		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP475	Clayhall Rd	Kensworth	Kensworth	Green Belt	3.07		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP476	Kensworth Primary School	Kensworth	Kensworth	Green Belt	0.84		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
ALP002	Land at 40 High Street	Langford	Langford	Not Green Belt	0.61		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to the settlement, not a logical extension
ALP003	Site adjoining Langford Lower School	Langford	Langford	Not Green Belt	0.60		Site to be considered further as part of the Local Plan.	
ALP038	Land at Station Road	Langford	Langford	Not Green Belt	1.80	NLP280	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP071	Thistle Hill Field	Langford	Langford	Not Green Belt	1.50	ALP132, NLP066	Site to be considered further as part of the Local Plan.	
ALP132	Thistle Hill Field	Langford	Langford	Not Green Belt	2.84	ALP071, NLP066	Site to be considered further as part of the Local Plan.	
ALP234	Land off Station Road	Langford	Langford	Not Green Belt	5.99		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP451	Home Field	Langford	Langford	Not Green Belt	1.93	N/A	Site to be considered further as part of the Local Plan.	
NLP019	Top of Prospect Road	Langford	Langford	Not Green Belt	2.44		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to the settlement, not a logical extension
NLP066	Thistle Hill Field	Langford	Langford	Not Green Belt	3.94	ALP132, ALP071	Site to be considered further as part of the Local Plan.	
NLP079	Land north of Flexmore Way	Langford	Langford	Not Green Belt	1.86	ALP038	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP111	Land off Jubilee Lane	Langford	Langford	Not Green Belt	7.47		Site to be considered further as part of the Local Plan.	
NLP143	Land at Church Street, Langford	Langford	Langford	Not Green Belt	2.32		Site to be considered further as part of the Local Plan.	
NLP144	Land off St Andrews Way Langford	Langford	Langford	Not Green Belt	1.27		Site to be considered further as part of the Local Plan.	
NLP230	Bridge Field	Langford	Langford	Not Green Belt	3.70		Site to be considered further as part of the Local Plan.	
NLP280	Langford Triangle	Langford	Langford	Not Green Belt	10.76		Site to be excluded from Local Plan process	Fails at Stage 2, Based on an overall consideration using planning balance. The following issues have been identified: Given its location within the heart of the settlement it would severely impact on the character of the village, resulting in the loss of the 'Triangle' feature that characterises the built form of the village. Also there may be existing access issues as there is no clear point of access onto the main road. Therefore the site is not worthy of further assessment.
NLP302	Land off Prospect Rd and Curneys Lane	Langford	Langford	Not Green Belt	3.57		Site to be considered further as part of the Local Plan.	
NLP309	Church Street, Langford	Langford	Langford	Not Green Belt	3.54		Site to be considered further as part of the Local Plan.	
ALP064	Northern Chamberlains Barn	Leighton Linslade	Leighton Linslade	Green Belt	16.00	NLP073	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP070	Land adjacent to 133 Stoke Road	Leighton Linslade	Leighton Linslade	Green Belt	1.33		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Although the site can be considered an extension to Leighton Linslade, it is considered to have the potential to impact on the landscape and ecology of the area. The site would have the potential for visual impact of this scale on the rising ground. There are also ecological concerns with regards to developing the site. However, Leighton Linslade is a sustainable town with the provision and access to a wide range of services and facilities. If appropriate mitigation is included in the development, it could be considered more appropriate for development. It is considered that the site will not be considered further for development.
ALP090	The Chiltern-Hunt Land	Leighton Linslade	Leighton Linslade	Green Belt	5.47	NLP464	Site to be considered further as part of the Local Plan.	
ALP148	Land East of Stoke Road	Leighton Linslade	Leighton Linslade	Green Belt	7.17		Site to be excluded from Local Plan process	Fails Stage 1B. Site does not represent a logical extension to Leighton Linslade as it would extend the settlement in an unsustainable way.
ALP318	CEMEX Linslade	Leighton Linslade	Leighton Linslade	Green Belt	3.30	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP400	Phase 2 West Linslade	Leighton Linslade	Leighton Linslade	Green Belt	2.69	NLP364	N/A	Site has not been assessed. Site lies outside of Central Bedfordshire Council's boundary.
NLP018	The Camden Site and Associated Land	Leighton Linslade	Leighton Linslade	Not Green Belt	2.83		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. the following issues have been identified: site located within an employment area resulting in the loss of employment land and could potentially impact the future activities of the adjoining employment properties.
NLP049	Land north of Soulbury Rd	Leighton Linslade	Leighton Linslade	Green Belt	1.73		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP073	Northern Chamberlains Barn	Leighton Linslade	Leighton Linslade	Green Belt	9.01	ALP064	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP124	Spinney Park	Leighton Linlade	Leighton Linlade	Not Green Belt	1.06		Site to be considered further as part of the Local Plan.	
NLP310	Pledge Office Chairs	Leighton Linlade	Leighton Linlade	Not Green Belt	3.67		Site to be considered further as part of the Local Plan.	
NLP364	Land at West Linlade, Soulbury	Leighton Linlade	Leighton Linlade	Green Belt	45.06	ALP400	N/A	Site has not been assessed. Site lies outside of Central Bedfordshire Council's boundary.
NLP456	Spinney Park	Leighton Linlade	Leighton Linlade	Not Green Belt	2.46		Site to be considered further as part of the Local Plan.	
NLP464	The Chiltern-Hunt Land	Leighton Linlade	Leighton Linlade	Green Belt	5.74	ALP400	Site to be considered further as part of the Local Plan.	
NLP495	Chiltern Industrial Estate	Leighton Linlade	Leighton Linlade	Not Green Belt	2.60		Site to be considered further as part of the Local Plan.	
ALP087	Westmead Farm	Lidlington	Sheeptick End	Not Green Belt	1.16		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Lidlington and detached from the settlement.
ALP215	Land north of Sheep Tick End	Lidlington	Sheeptick End	Not Green Belt	0.87		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Lidlington and detached from the settlement.
ALP344	Greensand Ridge	Lidlington	Lidlington	Not Green Belt	0.88		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Whilst the site does have planning permission for three units, it is not considered appropriate for a higher density development of 10+ dwellings. The topography of the site is uneven and in landscape terms it is not appropriate for further development as the site is open to the views from the Greensand Ridge Landscape.
ALP416	Land at Marston Road	Lidlington	Lidlington	Not Green Belt	3.42	NLP121	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP080	Land off Marston Rd	Lidlington	Lidlington	Not Green Belt	1.71		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP103	Land at Lidlington	Lidlington	Lidlington	Not Green Belt	1.57	NLP482	Site to be considered further as part of the Local Plan.	
NLP121	Land at Marston Road	Lidlington	Lidlington	Not Green Belt	2.62	ALP416	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP177	Land at Boughton End Farm	Lidlington	Boughton End	Not Green Belt	186.50		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The site is prominent within the wider landscape and features the Greensand Ridge walk through the centre of the site and the John Bunyan Trail which are clearly valued by local people, featuring an extensive and very well used right of way network through the site which connects to a network of public right of ways through the landscape and is a landscape in which people spend their leisure time, which is experienced close up and at a distance. There is no doubt that any development on this site would lead to a change in character and appearance and that development would be immediately apparent to those using the associated footpath network and when viewed from the wider landscape. Even given a potential for provision of landscape buffers due to the topography of the site, development would fail to provide the isolation necessary for the right of way either in landscape terms or in respecting the quieter more tranquil parts of the public right of way network. Furthermore; it is considered the wider visual impact of development upon the landscape would be difficult to mitigate and would likely result in substantial harm to the character and beauty of the countryside. Therefore development of this site in part or as a whole, to provide a self contained development would unacceptably erode the rural setting of this landscape, neither conserving nor enhancing the varied countryside character or quality of the wider landscape, causing harm to the character and appearance of the area. Therefore it is considered that the harm caused by development would significantly and demonstrably outweigh the benefits.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP256	Upper Great Farm	Lidlington	Lidlington	Not Green Belt	3.85	ALP200	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Lidlington and detached from the settlement.
NLP370	Marston Valley	Lidlington	Lidlington and Marston Moretaine	Not Green Belt	587.58		Site to be considered further as part of the Local Plan.	
NLP372	Land south of Marston Moretaine	Lidlington	Marston Moretaine	Not Green Belt	20.59	NLP370	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is at risk of flooding, in addition to this it is unsuitable in archaeological terms because the site would be within the setting of two Scheduled Monuments (Thrupp End Moated Site and Moat Farm enclosure and settlement earth works). The Marston Vale trail RoW also passes directly through the site and the site is within a MSA. There has also been a great deal of development in Marston Moretaine recently, with significant outstanding commitments yet to be built. Mitigation opportunities for on this size would be limited due to its size.
NLP482	Copemans Field	Lidlington	Lidlington	Not Green Belt	0.65	NLP103	Site to be considered further as part of the Local Plan.	
ALP011	Land at Lower Shelton Road	Marston Moretaine	Lower Shelton	Not Green Belt	2.99	NLP054	Site to be considered further as part of the Local Plan.	
ALP114	Land north of High Street	Marston Moretaine	Lower Shelton	Not Green Belt	0.56	NLP312	Site to be considered further as part of the Local Plan.	
ALP315	Land off Lower Shelton Road	Marston Moretaine	Lower Shelton	Not Green Belt	2.19		Site to be considered further as part of the Local Plan.	
ALP426	Land adjacent to the A421	Marston Moretaine	Marston Moretaine	Not Green Belt	1.97	NLP037	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Marston Moretaine and detached from settlement.
NLP014	Land at Wood End, Marston Moretaine	Marston Moretaine	Marston Moretaine	Not Green Belt	5.38		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Marston Moretaine and detached from settlement.
NLP026	Land at Upper Shelton Road, Upper Shelton (north) (2)	Marston Moretaine	Upper Shelton	Not Green Belt	0.40		Site to be considered further as part of the Local Plan.	
NLP027	Land to r/o 39 Upper Shelton Road, Upper Shelton	Marston Moretaine	Upper Shelton	Not Green Belt	0.07		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP028	Land at Upper Shelton Road, Upper Shelton (south)	Marston Moretaine	Upper Shelton	Not Green Belt	14.36		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence between Upper Shelton and Lower Shelton. It is not appropriate to take forward only a portion as there is no portion which would have a strong enough relationship to the existing settlements.
NLP029	Land at Lower Shelton Road, Upper Shelton	Marston Moretaine	Upper Shelton	Not Green Belt	5.77		Site to be considered further as part of the Local Plan.	
NLP030	Land at Hoo Lane Wootton	Marston Moretaine	Wootton Green	Not Green Belt	15.06		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP031	Land at Upper Shelton Road, Upper Shelton (north)	Marston Moretaine	Upper Shelton	Not Green Belt	0.74		Site to be considered further as part of the Local Plan.	
NLP036	Stewartby Watersports Club	Marston Moretaine	Stewartby	Not Green Belt	4.93		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP037	The Paddocks	Marston Moretaine	Marston Moretaine	Not Green Belt	2.00	ALP426	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Marston Moretaine and detached from settlement.
NLP054	Land at Marston Moretaine and Lower Shelton	Marston Moretaine	Lower Shelton	Not Green Belt	185.39		Site to be considered further as part of the Local Plan.	

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NLP199	Wood End Lane	Marston Moretaine	Marston Moretaine	Not Green Belt	3.51		Site to be considered further as part of the Local Plan.	
NLP312	Land north of Lower Shelton Rd	Marston Moretaine	Lower Shelton	Not Green Belt	0.56	ALP114	Site to be considered further as part of the Local Plan.	
NLP509	Land on Marston Hill	Marston Moretaine	Cranfield	Not Green Belt	3.81		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Cranfield and detached from settlement.
ALP023	Land at Old Farm	Maulden	Maulden	Not Green Belt	11.87	NLP270, NLP276, NLP087	Site to be excluded from Local Plan process	Site fails at Stage 1B. Development of the whole site would constitute a unsustainable extension to Maulden and is not a logical extension. Some of the road frontage may however be suitable for a smaller scale of development, but roadside portions of this site which have stronger relationship are being considered under submissions (NLP087, NLP270, NLP276).
ALP051	Land north of Clophill Road	Maulden	Maulden/Clophill	Not Green Belt	1.06		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Development of this site would need to be sensitive to the SSSI, and therefore it is likely that only a portion of the site is suitable for development with the portion fronting onto the SSSI acting as a buffer.
ALP053	Land east of Ampthill	Maulden	Ampthill	Green Belt	34.76	NLP390	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Maulden. It is not considered that taking forward only a portion of the site would address this issue.
ALP055	Land adjoining Kingsbrook	Maulden	Maulden	Not Green Belt	3.94		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Maulden and detached from settlement.
ALP116	Land between 129A and 131 Clophill Road	Maulden	Maulden/Clophill	Not Green Belt	1.03		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Development of this site would need to be sensitive to the SSSI, and therefore it is likely that only a portion of the site is suitable for development with the portion fronting onto the SSSI acting as a buffer.
ALP151	Land north of Clophill Road	Maulden	Maulden	Not Green Belt	0.92	NLP287	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development. This site is mostly Grade 2 agricultural land and lies between two distinctly separate settlement envelopes. Development here would fill in a gap in the settlement pattern which is distinctive and unique to the historical pattern of Maulden, development could have an unacceptable impact on the character of the settlement.
ALP153	High Sables Farm	Maulden	Maulden	Not Green Belt	2.27	NLP287	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified; it forms an important gap between what are currently two distinct parts of Maulden. Maulden has a distinctive and historical settlement pattern which consists of a number of separate parts with important landscape gaps defining distinct parts and maintaining a rural character. Development of this site would close one of these important gaps and thus change the distinctive character of Maulden, instead making it a linear settlement. In addition to this the site is important in landscape terms, providing open views to greensand dipslope and the Flit Valley.
ALP250	Land adjacent to North Limbersey Farm	Maulden	isolated	Not Green Belt	0.75		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Maulden and detached from settlement.
ALP326	Land to the north of Snow Hill	Maulden	Maulden	Green Belt	10.81	NLP445	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Maulden. It is not considered that taking forward only a portion of the site would address this issue.
ALP327	Land to the west of Flitwick Road	Maulden	Maulden	Green Belt	3.76		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Maulden and Ampthill. It is not considered that taking forward only a portion of the site would address this issue.
ALP394	Land at The Barns	Maulden	Maulden	Not Green Belt	2.67		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Maulden and detached from settlement.
ALP409	Land to the rear of Gardeners Close	Maulden	Maulden	Not Green Belt	2.81	NLP129	Site to be considered further as part of the Local Plan.	
ALP415	Land at Silsoe Road	Maulden	Maulden	Not Green Belt	2.31	NLP342	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development because lies in an important gap between what are currently two distinct parts of Maulden. Maulden has a distinctive and historical settlement pattern which consists of a number of separate parts with

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								important landscape gaps defining distinct parts and maintaining a rural character. Development of this site would adjoin what are currently two distinctive separate parts of Maulden, instead making it a linear settlement. In addition to this the site is important in landscape terms; the land rises steeply from the road and it plays an important role in avoiding intrusion in the views from the elevated ridge to the north. Ecologically, no development would be acceptable which disturbed the woodland. Though the site lies a small distance south of the parts of the settlement at danger of coalescence, development of only the eastern portion would not be well related to the existing settlement and would have a negative ecological impact and there is already planning permission for development of the western portion so there is no need to re-consider this portion under the Call for Sites process.
NLP016	Land off A507 at Clophill	Maulden	isolated	Not Green Belt	0.94		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3. Site is 50% or more at risk of surface water flooding.
NLP053	Cobbitts Road	Maulden	Maulden	Not Green Belt	1.18	NLP233	Site to be considered further as part of the Local Plan.	
NLP055	Land south of Limbersey Lane	Maulden	Maulden	Not Green Belt	0.96		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more at risk of surface water flooding.
NLP087	Land at corner of Clophill Rd and Green End Land	Maulden	Maulden	Not Green Belt	0.75	ALP151, ALP153	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is mostly Grade 2 agricultural land. Development here would fill in a gap in the settlement pattern which is distinctive and unique to the historical pattern of Maulden. Green End forms a gateway to Maulden Wood and thus developing either side of this would change the character of this rural area for the users of Maulden Wood. Whilst it is recognised that there is some low density development on the opposite side of the road, it is not considered to be an appropriate location for an allocation of 10 or more dwellings which would considerably change the nature of the settlement in this place.
NLP129	Land to rear of Gardeners Close	Maulden	Maulden	Not Green Belt	1.32	ALP409	Site to be considered further as part of the Local Plan.	
NLP131	Land off Moor Lane	Maulden	Maulden	Not Green Belt	3.38		Site to be considered further as part of the Local Plan.	
NLP233	Land at Cobbitts Road, Maulden TL 053 382	Maulden	Maulden	Not Green Belt	0.39	NLP053	Site to be considered further as part of the Local Plan.	
NLP253	Land fronting Silsoe Rd Maulden	Maulden	Maulden	Not Green Belt	4.48		A portion of the site will be considered further as part of the Local Plan.	Only a portion to be considered further. Taking forward only the portion of the site which sites within the existing depth of the build form would help to ensure the site is well related to Maulden and does not significantly alter the existing historic settlement pattern.
NLP270	Land north of Clophill Rd (West)	Maulden	Maulden	Not Green Belt	2.33	ALP023	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is mostly Grade 2 agricultural land. In addition to this the site is unsuitable in Archaeological terms because it contains archaeological earthworks. In landscape terms the site forms an important farmed open space within linear development, it is important to maintain hedged enclosure and sequence of farmed spaces within the village. Development here would fill in a gap in the settlement pattern which is distinctive and unique to the historical pattern of Maulden. It is however recognised that there is some low density development on the opposite side of the road, and there is some existing housing and employment to the west of the site but development could still have an unacceptable impact on the character of the settlement and when combined with the other constraints it is considered that the site is not suitable.
NLP276	Land north of Clophill Rd (East)	Maulden	Maulden	Not Green Belt	1.71	ALP023	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development. The site is Grade 2 Agricultural Land. Development here would fill in a gap in the settlement pattern which is distinctive and unique to the historical pattern of Maulden. Green End forms a gateway to Maulden Wood and thus developing either side of this would change the character of this

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								rural area for the users of Maulden Wood. Whilst it is recognised that there is some low density development on the opposite side of the road, it is not considered to be an appropriate location for an allocation of 10 or more dwellings which would considerably change the nature of the settlement in this place. In landscape terms the site forms an important farmed open space within linear development.
NLP287	Land to the South and North of Clophill Rd	Maulden	Maulden	Not Green Belt	3.64	ALP151 , ALP153	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is mostly Grade 2 agricultural land and lies between two distinctly separate settlement envelopes. Development here would fill in a gap in the settlement pattern which is distinctive and unique to the historical pattern of Maulden, development could have an unacceptable impact on the character of the settlement. In landscape terms, the land to the south of Maulden road in particular provides open views to Greensand Dipslope and Flit Valley which should be retained.
NLP289	Land to the rear of Clophill Rd	Maulden	Maulden	Not Green Belt	7.08		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development; it forms an important gap between what are currently two distinct parts of Maulden. Maulden has a distinctive and historical settlement pattern which consists of a number of separate parts with important landscape gaps defining distinct parts and maintaining a rural character. Development of this site would close one of these important gaps and thus change the distinctive character of Maulden, instead making it a linear settlement. In addition to this because the site rises steeply from the road, development would intrude on views to Maulden Church and there would also be a wider impact on the setting of Listed Buildings and the Conservation Area. In addition to this the portion of the site which connects to the road is designated as an employment site.
NLP320	Land west of Silsoe Rd	Maulden	Maulden	Not Green Belt	0.44		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Maulden and detached from settlement.
NLP342	Land between Silsoe Rd and Clophill Rd Maulden	Maulden	Maulden	Not Green Belt	3.05	ALP415	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development because it lies in an important gap between what are currently two distinct parts of Maulden. Maulden has a distinctive and historical settlement pattern which consists of a number of separate parts with important landscape gaps defining distinct parts and maintaining a rural character. Development of this site would adjoin what are currently two distinctive separate parts of Maulden, instead making it a linear settlement. In addition to this the site is important in landscape terms; the land rises steeply from the road and it plays an important role in avoiding intrusion in the views from the elevate ridge to the north. Ecologically, no development would be acceptable which disturbed the woodland. Though the site lies a small distance south of the parts of the settlement at danger of coalescence, development of only the eastern portion would not be well related to the existing settlement and would have a negative ecological impact and there is already planning permission for development of the western portion so there is no need to re-consider this portion under the Call for Sites process.
NLP367	Land off Abbey Lane	Maulden		Green Belt	3.68	N/A	N/A	Site not assessed. Site proposes leisure uses.
NLP377	Land South of Clophill Rd Maulden	Maulden	Maulden	Not Green Belt	1.39		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for development. The capacity of the site would be severely restricted by it being 40% within Flood Zones 2/3 and in addition further constraints would be presented by the two major roads which run alongside two of the site's borders and that intersect at a large roundabout adjacent to the site. There are also a number of mature trees on the site and potentially a Species of Principle Importance. Due to the size of the site and the constraints presented, it is considered unlikely that it would be suitable for a development or 10 or more dwellings that is in-keeping with the density and character of the adjoining settlements of Maulden and Clophill and has a positive impact in terms of ecology and green infrastructure.
NLP390	Land east of Ampthill	Maulden	Ampthill	Green Belt	33.70	ALP053	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Maulden. It is not considered that taking forward only a portion of the site would address this

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								issue.
NLP416	Land at Duck End Farm, Maulden	Maulden	Maulden	Not Green Belt	2.65		A portion of the site will be considered further as part of the Local Plan.	Portion of the site only to progress. Considering the landscape and ecology constraints on site, it is a considered that a smaller roadside portion of the site may be more appropriate. Taking forward only a portion of the site would reduce the landscape impact and mitigate against ecological concerns.
NLP445	Land north of Ampthill Rd, Maulden	Maulden	Maulden	Green Belt	8.44	ALP326	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Maulden. It is not considered that taking forward only a portion of the site would address this issue.
ALP210	Land at Shefford Road	Meppershall	Meppershall	Not Green Belt	0.80	NLP095; ALP211	Site to be considered further as part of the Local Plan.	
ALP211	Land rear of Stocken House	Meppershall	Meppershall	Not Green Belt	7.68	NLP095	Site to be considered further as part of the Local Plan.	
ALP280	St Mary's Well Meadow	Meppershall	Meppershall	Not Green Belt	2.32		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to Meppershall and the setting of the listed church acts as a barrier.
ALP281	Land at 4 High Street	Meppershall	Meppershall	Not Green Belt	0.33		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP373	Land at Shefford Road	Meppershall	Meppershall	Not Green Belt	0.60		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site will have a detrimental impact on the landscape as it forms a rural setting to the village due to its open landscape. There are also ecological concerns with developing the site in ecological terms.
ALP473	New Close Nurseries	Meppershall	Meppershall	Not Green Belt	0.51	NLP050	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP483	Land at Shillington Road	Meppershall	Meppershall	Not Green Belt	1.19		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered available because no submission form was submitted and it is not clear if the land owners are intent on developing the site.
NLP050	New Close Nurseries	Meppershall	Meppershall	Not Green Belt	0.54	ALP473	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP060	100 High Street	Meppershall	Meppershall	Not Green Belt	1.60		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified; impact on the settlement pattern, noise concerns regarding a grain dryer and heritage concerns on demolishing a building for access.
NLP095	Land to rear of Stocken House	Meppershall	Meppershall	Not Green Belt	7.68	ALP211	Site to be considered further as part of the Local Plan.	
NLP096	Wren Park	Meppershall	Meppershall	Not Green Belt	1.10		Site to be considered further as part of the Local Plan.	
NLP231	Land at Coneygate, Meppershall	Meppershall	Meppershall	Not Green Belt	0.40		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: access; detrimental impact on the landscape as the site forms a key feature providing screening to existing development; ecological concerns due to the diverse habitat that the site provides and GI aspirations for the site.
NLP235	Land to the west of Chapel Rd Meppershall	Meppershall	Meppershall	Not Green Belt	8.30		Site to be excluded from Local Plan process	Failed at Stage 1B. Site has a poor relationship with Meppershall.
NLP236	Land opposite Chapel Farm Meppershall	Meppershall	Meppershall	Not Green Belt	3.82		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: due its impact on the landscape as the land is integral to the farmed landscape and setting of the village. The land is elevated so built form would be intrusive and restrict views. There are also heritage concerns due to its impact on the setting of the listed buildings and SAM. The site is also not well related to the village.
NLP237	Part of the proposal is known as Bandland Nursery	Meppershall	Meppershall	Not Green Belt	3.04		Site to be considered further as part of the Local Plan.	
NLP282	Stondon Rd Nurseries	Meppershall	Meppershall	Not Green Belt	1.97		Site to be considered further as part of the	

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							Local Plan.	
NLP283	Shefford Rd Meppershall	Meppershall	Meppershall	Not Green Belt	5.64		Site to be considered further as part of the Local Plan.	
NLP313	Land at Bury Farm	Meppershall	Meppershall	Not Green Belt	0.42		Site to be considered further as part of the Local Plan.	
NLP118	Land between 1 Russell Grove and 12 Sandhill Close	Millbrook	Millbrook	Not Green Belt	0.59		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Site would impact landscape due to elevated greensand landscape and heritage issues as site within wider setting of listed church and ecological issues with the NIA being a good habitat for reptiles..
NLP169	Land at Warren Farm, Millbrook	Millbrook	Millbrook	Not Green Belt	2.66		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site is not well related to any existing settlement and there are landscape issues with developing the site.
NLP195	Land at Millbrook	Millbrook		Not Green Belt	4.33	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP196	Land at Russell Grove	Millbrook	Millbrook	Not Green Belt	0.38		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Site would impact landscape due to elevated greensand landscape and heritage issues as site within wider setting of listed church.
ALP335	Leys Farm 1	Milton Bryan	Milton Bryan	Green Belt	1.00		Site to be excluded from Local Plan process	Site fails at 1B. The site is poorly related to Milton Bryan
ALP336	Leys Farm 2	Milton Bryan	Milton Bryan	Green Belt	1.21		Site to be excluded from Local Plan process	Site fails at 1B. The site is poorly related to Milton Bryan
ALP337	Leys Farm 3	Milton Bryan	Milton Bryan	Green Belt	1.08		Site to be excluded from Local Plan process	Site fails at 1B. The site is poorly related to Milton Bryan
ALP018	Land at Bedford Road	Moggerhanger	Moggerhanger	Not Green Belt	12.72		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Moggerhanger and detached from the settlement.
ALP119	95 Blunham Road, Chalton	Moggerhanger	Chalton	Not Green Belt	0.41		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Chalton and detached from the settlement.
ALP120	White Gabels Farm	Moggerhanger	Chalton	Not Green Belt	0.99	ALP461	Site to be excluded from Local Plan process	Stage fails at Stage 1B. The site does not represent a logical extension to Chalton as it would extend the settlement in an unsustainable way.
ALP121	Land south of Blunham Road	Moggerhanger	Chalton	Not Green Belt	1.95		Site to be excluded from Local Plan process	Stage fails at Stage 1B. The site does not represent a logical extension to Chalton as it would extend the settlement in an unsustainable way.
ALP127	Land rear of 22-32A (evens), Blunham Road, Chalton	Moggerhanger	Chalton	Not Green Belt	0.49		Site to be excluded from Local Plan process	Stage fails at Stage 1B. The site does not represent a logical extension to Chalton as it would extend the settlement in an unsustainable way.
ALP180	Land at Bedford Road	Moggerhanger	Moggerhanger	Not Green Belt	3.57	NLP286	Site to be considered further as part of the Local Plan.	
ALP461	Land between Chalton and Blunham	Moggerhanger	Blunham	Not Green Belt	26.33		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Blunham and detached from the settlement.
ALP475	Asterby and Chalkcroft Nursery (Site A)	Moggerhanger	Chalton	Not Green Belt	0.74		Site to be excluded from Local Plan process	Stage fails at Stage 1B. The site does not represent a logical extension to Chalton as it would extend the settlement in an unsustainable way.
ALP476	Asterby and Chalkcroft Nursery (Site B)	Moggerhanger	Chalton	Not Green Belt	0.86		Site to be excluded from Local Plan process	Stage fails at Stage 1B. The site does not represent a logical extension to Chalton as it would extend the settlement in an unsustainable way.
NLP159	Land north of Park Road, Moggerhanger	Moggerhanger	Moggerhanger	Not Green Belt	1.88	NLP305	Site to be considered further as part of the Local Plan.	
NLP166	Ridgeway Business Park Extension	Moggerhanger	Standalone	Not Green Belt	5.92	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP286	Land adj to Park Rd /Bedford Rd (A603)	Moggerhanger	Moggerhanger	Not Green Belt	4.71	ALP180	Site to be considered further as part of the Local Plan.	

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NLP305	Land east of Park Rd, Moggerhanger	Moggerhanger	Moggerhanger	Not Green Belt	1.88	NLP159	Site to be considered further as part of the Local Plan.	
NLP474	The Ridgeway	Moggerhanger	Blunham	Not Green Belt	9.84		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP511	Land at Bedford Rd, Moggerhanger	Moggerhanger	Moggerhanger	Not Green Belt	11.44		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Moggerhanger and detached from settlement.
ALP034	Land rear of 67-103 Biggleswade Road, Upper Caldecote	Northill	Upper Caldecote	Not Green Belt	2.90		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified; access to the site; and impact on ecology as there is the potential habitat of principle importance. Given the back-land nature of the site it would have an adverse impact on the settlement pattern.
ALP035	Land to the rear of Almshouses	Northill	Upper Caldecote	Not Green Belt	1.94		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified; access to the site; and impact on landscape due to the setting of the almshouses and visibility of the site.
ALP122	Woodlands North	Northill	Upper Caldecote	Not Green Belt	0.76		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Northill
ALP124	Woodlands House & Rowletts	Northill	Upper Caldecote	Not Green Belt	0.57		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Northill
ALP141	Land south of 82-88 Biggleswade Road, Upper Caldecote	Northill	Upper Caldecote	Not Green Belt	2.11		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered available because the information provided on the submission form indicates that there is a legal or land ownership issue which could not realistically be overcome.
ALP218	Land at Thorncote Road/ Hatch Road Junction	Northill	Hatch	Not Green Belt	0.53		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP248	Land on the north east side of Bedford Road	Northill	Northill	Not Green Belt	0.72	NLP350	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP357	Bells Brook Lorry Park, Biggleswade	Northill	Biggleswade	Not Green Belt	1.54	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP358	Land to rear of Bells Brook House, Biggleswade	Northill	Biggleswade	Not Green Belt	1.90		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP396	Land at Water Lane	Northill	Upper Caldecote	Not Green Belt	2.61	NLP477	Site to be considered further as part of the Local Plan.	
ALP397	Land at Hitchin Road	Northill	Upper Caldecote	Not Green Belt	6.23		Site to be excluded from Local Plan process	Failed Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site has a poor relationship with Upper Caldecote; site not suitable in ecological terms due to its open grassland used as foraging for bats / birds located on Grade 1 soil.
ALP398	Land at the Pound	Northill	Upper Caldecote	Not Green Belt	4.90	NLP478	A portion of the site will be considered further as part of the Local Plan.	Only a portion of this site warrants further consideration because of the impact the full site would have on the character of the settlement.
ALP399	Site at Northill	Northill	Upper Caldecote	Not Green Belt	0.34		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP428	29 Bedford Road	Northill	Northill	Not Green Belt	2.50		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Northill and detached from the settlement.
NLP003	The Paddock, Sand Lane	Northill	Northill	Not Green Belt	2.25		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Northill and detached from the settlement.
NLP065	Land off Biggleswade Rd	Northill	Upper Caldecote	Not Green Belt	1.64		Site to be considered further as part of the Local Plan.	
NLP205	Woodside Caravan Park	Northill	Hatch	Not Green Belt	6.20		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP206	The Paddock	Northill	Hatch	Not Green Belt	0.27		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP207	Land at Thorncote Rd Northhill (Close Field)	Northhill	Northhill	Not Green Belt	0.86		Site to be considered further as part of the Local Plan.	
NLP216	Land at Thorncote Rd, Hatch	Northhill	Hatch	Not Green Belt	0.74		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP263	Land south of Biggleswade Rd	Northhill	Upper Caldecote	Not Green Belt	8.78	NLP431	A portion of the site will be considered further as part of the Local Plan.	Only a portion of this site warrants further consideration because of the impact the full site would have on the character of the settlement.
NLP308	Land accessed from Caldecote Rd	Northhill	Ickwell Green	Not Green Belt	10.87		Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the site would have an adverse impact on the landscape characteristic of the Greensand dipslope; its impact on the NIA and its impact on the character of the village in terms of scale of the site.
NLP332	Land adjacent to A1	Northhill	Biggleswade	Not Green Belt	16.83		Site to be excluded from Local Plan process	Failed at Stage 1B. The site has a poor relationship with both Biggleswade (separated by A1) and Upper Caldecote.
NLP350	Land on North East side of Bedford Rd	Northhill	Northhill	Not Green Belt	0.54	ALP248	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP431	Land south of Biggleswade Road, Upper Caldecote	Northhill	Upper Caldecote	Not Green Belt	6.78	NLP263	Site to be excluded from Local Plan process	Failed at Stage 1B. Site is poorly related to Upper Caldecote and is detached from the settlement.
NLP441	Land at Grange Lane, Lower Caldecote	Northhill	Lower Caldecote	Not Green Belt	0.30		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP477	Water Lane	Northhill	Upper Caldecote	Not Green Belt	1.75	ALP396	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP478	The Pound, Upper Caldecote	Northhill	Upper Caldecote	Not Green Belt	3.31	ALP398	A portion of the site will be considered further as part of the Local Plan.	Only a portion of this site warrants further consideration because of the impact the full site would have on the character of the settlement.
NLP479	Graces	Northhill	Upper Caldecote	Not Green Belt	0.98		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to the Upper Caldecote and is detached from the settlement. it is not considered that taking forward only a portion would address this issue.
NLP512	Land at Kingshill Farm, Upper Caldecote	Old Warden	Upper Caldecote	Not Green Belt	8.16		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP513	Land at Broom Quarry, Hill Lane, Upper Caldecote	Old Warden	Upper Caldecote	Not Green Belt	9.10		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP514	Land at Broom Quarry, Hill Lane, Upper Caldecote	Old Warden	Upper Caldecote	Not Green Belt	7.63		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP515	Land between The Lodge and Richard's Crescent, Bedford Rd, Old Warden	Old Warden	Old Warden	Not Green Belt	1.10		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site would have an adverse impact on the landscape due to the elevated open land forming the setting to the Park and there are archaeological and heritage issues with the site due to its proximity to the Scheduled Monument and Grade II* listed building.
ALP017	Land at Sandy Road	Potton	Potton	Not Green Belt	15.57	NLP186	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site forms an important spatial gap between Deepdale and Potton, and development could potentially cause coalescence between Potton and Deepdale. It would not be appropriate to take forward a portion of the site that maintained the spatial separation between Potton and Deepdale because the site does not present a logical extension to Potton and would considerably change the historical settlement patterns and character of Potton. The site plays an important role in landscape terms, forming the spatial gap between Potton and Deepdale and there are records of reptiles and mammals whilst the site has value to farmland birds. In addition, a large portion of the site is Grade 2 agricultural land and within a Minerals Safeguarding Area..
ALP024	64 Biggleswade Road	Potton	Potton	Not Green Belt	1.00		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Potton as it would extend the settlement in an unsustainable way.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP045	Land at Everton Road	Potton	Potton	Not Green Belt	0.10		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP095	Land to the north of Myers Road	Potton	Potton	Not Green Belt	2.17		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Potton and detached from the settlement.
ALP096	Land to the south of Sheepwalk Close	Potton	Potton	Not Green Belt	1.11		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP199	Land off Sutton Road	Potton	Potton	Not Green Belt	8.09	ALP465	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site does has potential ecological value in terms of foraging for birds and mammals, but it is not considered that this would prevent allocation rather this is something that could be addressed through design. There would also need to be extensive buffering to the south of the site, to protect the Green Infrastructure here. It is also suggests that some landscape mitigation is used to reinforce the wetland character of lower slopes. Due to the need for landscape mitigation and buffering to the Green Infrastructure on the south of the site, it is suggested that only the northern portion of the site would be suitable for a residential allocation, with the remaining land being used for buffering. Therefore it is proposed that only the parcel submitted as ALP465 is taken forward, and this submission for the wider site is not considered further.
ALP217	Land north of Sandy Road	Potton	Potton	Not Green Belt	2.57	NLP186	Site to be considered further as part of the Local Plan.	
ALP220	Land south of Everton Road	Potton	Potton	Not Green Belt	0.58		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Potton and detached from the settlement.
ALP223	Land rear of 42 Biggleswade Road	Potton	Potton	Not Green Belt	1.14		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Potton as it would extend the settlement in an unsustainable way.
ALP381	Land at Gamlingay Road	Potton	Potton	Not Green Belt	1.41		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Potton as it would extend the settlement in an unsustainable way.
ALP453	Old Bedford Road	Potton	Potton	Not Green Belt	3.48		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Potton and detached from the settlement.
ALP458	Land adjacent to Potton Cemetery	Potton	Potton	Not Green Belt	3.67	NLP330	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP465	6b Sutton Road	Potton	Potton	Not Green Belt	4.16	ALP199	Site to be considered further as part of the Local Plan.	
NLP006	Everton Road	Potton	Potton	Not Green Belt	0.37		Site to be excluded from Local Plan process	Site Fails at Stage 1D. Site is not considered to be available because the site already have planning permission for the proposed use and therefore is not eligible for allocation.
NLP042	Land to the back and side of the cemetery	Potton	Potton	Not Green Belt	2.50		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Potton as it would extend the settlement in an unsustainable way.
NLP098	Jay Farm	Potton	Potton	Not Green Belt	3.58		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Potton and detached from the settlement.
NLP112	The Paddocks, Potton	Potton	Potton	Not Green Belt	4.29		Site to be excluded from Local Plan process	Site Fails at Stage 1B, Site is poorly related to Potton and extends the settlement in an unsustainable way.
NLP130	Jay Farm	Potton	Potton	Not Green Belt	3.96		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Potton and detached from the settlement.
NLP157	Land on the west side of Gamlingay Rd Potton	Potton	Potton	Not Green Belt	2.20	ALP381	Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Potton as it would extend the settlement in an unsustainable way.
NLP170	Land off Everton Rd Potton	Potton	Potton	Not Green Belt	1.05		Site to be considered further as part of the Local Plan.	
NLP186	Land north of Sandy Rd, Potton	Potton	Potton	Not Green Belt	15.56	ALP017	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site forms an important spatial gap between Deepdale and Potton, and development could potentially cause coalescence between Potton and Deepdale. It would not be appropriate to take forward a portion of the site that maintained the spatial separation between Potton and Deepdale because the site does not present a logical

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								extension to Potton and would considerably change the historical settlement patterns and character of Potton. The site plays an important role in landscape terms, forming the spatial gap between Potton and Deepdale and there are records of reptiles and mammals whilst the site has value to farmland birds. In addition, a large portion of the site is Grade 2 agricultural land and within a Minerals Safeguarding Area.
NLP214	Land at Bury Hill Potton	Potton	Potton	Not Green Belt	2.07		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP290	Land off Mill Lane	Potton	Potton	Not Green Belt	3.28		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP330	Land to the south of Sandy Rd Potton	Potton	Potton	Not Green Belt	3.77	ALP458	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP347	Land at rear of Everton Rd	Potton	Potton	Not Green Belt	2.64	N/A	Site to be considered further as part of the Local Plan.	
NLP398	Land adj to Jays Farm, Potton	Potton	Potton	Not Green Belt	2.46		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Potton as it would extend the settlement in an unsustainable way.
NLP421	Land north of Bury Hill, Potton	Potton	Potton	Not Green Belt	11.16		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not suitable for development because it forms a highly distinctive open space between the town and the landmark church, it is a very sensitive site and development would have a negative impact on the setting of the Grade I listed church. In addition to this the site does not have a strong relationship to the existing settlement of Potton.
ALP060	Land west of Tyburn Lane	Pulloxhill	Pulloxhill	Not Green Belt	0.67		Site to be considered further as part of the Local Plan.	
ALP061	Land at Blackhill Lane	Pulloxhill	Pulloxhill	Not Green Belt	0.84		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Only the portion of the site which is well related to the settlement envelope will be considered further.
ALP172	19A High Street	Pulloxhill	Pulloxhill	Not Green Belt	0.52	NLP051	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not considered suitable for development, as development of this site would constitute a poorly related back-land development which would change the historic settlement pattern of Pulloxhill. This is particularly relevant in the context that the site forms part of the setting to the conservation area and thus ensuring that any development is sympathetic to the existing character is important. The site is also within Grade 2 Agricultural land.
ALP292	Land west of Tyburn Lane	Pulloxhill	Pulloxhill	Not Green Belt	1.54		Site to be considered further as part of the Local Plan.	
ALP391	Land at Pulloxhill	Pulloxhill	Pulloxhill	Not Green Belt	7.42		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Pulloxhill and detached from the settlement. It is not considered that taking forward only a portion of the site would address this issue.
NLP051	19a High Street	Pulloxhill	Pulloxhill	Not Green Belt	1.12	ALP172	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: This site is not considered suitable for development, as development of this site would constitute a poorly related back-land development which would change the historic settlement pattern of Pulloxhill. This is particularly relevant in the context that the site forms part of the setting to the conservation area and thus ensuring that any development is sympathetic to the existing character is important. The site is also within Grade 2 Agricultural land and there is a need for improved buffering to the existing habitat.
NLP335	Land off Greenfield Rd	Pulloxhill	Pulloxhill	Not Green Belt	0.99		Site to be considered further as part of the Local Plan.	
NLP353	Hand Post Field	Pulloxhill	Flitton and Greenfield	Not Green Belt	3.69		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. Although the eastern portion of the site is well related to the existing development, the western portion of the site is poorly related. Therefore it is considered appropriate to only take forward a portion of the site for further consideration. Limiting this site to a portion also enables mitigation for the landscape concerns raised.

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NLP523	Near Todd Cottage A6 Barton	Pulloxhill	Barton Le Clay	Not Green Belt	1.22		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to any existing settlements and is not of a sufficient scale to stand alone. It is not considered that taking forward only a portion of the site would address this issue.
ALP331	Land at Ridgmont	Ridgmont	Ridgmont	Green Belt	4.40		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP064	Land at Ridgmont	Ridgmont	Ridgmont	Green Belt	4.19		Site to be excluded from Local Plan process	Site fails at Stage 1B, the site is poorly related to Ridgmont and detached from the settlement. It is not considered that taking forward only a portion would address this issue.
NLP244	Land at Ridgmont	Ridgmont	Standalone	Not Green Belt	42.95	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP503	Land at Cobbers Lane1,	Ridgmont	Ridgmont	Green Belt	0.41		Site to be excluded from Local Plan process	Site fails at Stage 1B, the site is isolated and not well related to any settlement. It is not considered that taking forward only a portion would address this issue.
NLP504	Land at Cobbers Lane (2)	Ridgmont	None	Green Belt	16.46	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP076	Land to rear of 9b High Road	Sandy	Sandy	Not Green Belt	0.81		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP133	Land East of Railway Line	Sandy	Sandy	Not Green Belt	24.14	NLP248	Site to be excluded from Local Plan process	Fails at Stage 1B. Site is poorly related to sandy, railway line in Sandy acts as a barrier.
ALP219	Land North of Beeston	Sandy	Beeston	Not Green Belt	8.57		Site to be excluded from Local Plan process	Fails at Stage 1C, The site cannot provide the critical infrastructure requirements that could enable delivery due to unsafe access from the A1.
ALP294	Land East of Tempsford Road	Sandy	Sandy	Not Green Belt	17.15		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP319	Land North of Sandy (Option A)	Sandy	Sandy	Not Green Belt	21.76	ALP320, NLP084, NLP414, ALP375	A portion of the site will be considered further as part of the Local Plan.	A portion would be necessary along the southern boundary of the site, adjacent to the existing settlement of Sandy in order to provide a logical extension that does not extend Sandy too far northwards.
ALP320	Land North of Sandy (Option B)	Sandy	Sandy	Not Green Belt	8.96	ALP319, ALP375, NLP414	A portion of the site will be considered further as part of the Local Plan.	A portion would be necessary along the southern boundary of the site, adjacent to the existing settlement of Sandy in order to provide a logical extension that does not extend Sandy too far northwards.
ALP375	Land off the A1	Sandy	Sandy	Not Green Belt	53.65	NLP414, NLP084, ALP320, ALP294, ALP264	N/A	Site not assessed. Site proposes employment uses.
ALP384	Land at Hall Farm	Sandy	Hatch	Not Green Belt	0.40		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Hatch as it would extend the settlement in an unsustainable way.
ALP408	Land South of Sandy	Sandy	Sandy	Not Green Belt	6.96		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP419	Hamlet End/Girtford	Sandy	Sandy	Not Green Belt	29.78		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP431	Beeston Timber Yard	Sandy	Beeston	Not Green Belt	3.79		Site to be excluded from Local Plan process	Fails at Stage 1C, The site cannot provide the critical infrastructure requirements that could enable delivery due to unsafe access from the A1.
NLP077	Land North of Potton Rd, Sandy/Swaden	Sandy	Sandy	Not Green Belt	6.04		Site to be excluded from Local Plan process	Fails Stage 1B. Site is poorly related to settlement, Railway line acts as a barrier.
NLP084	Land North of Sunderland Road	Sandy	Sandy	Not Green Belt	22.38	ALP320, ALP319, NLP414	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. A linear portion is necessary for this site to remain complimentary to the existing pattern of sandy, whilst not extending the settlement too far northwards.
NLP208	Blunham Fields	Sandy	Sandy	Not Green Belt	1.37	NLP264	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP209	Land at Popes Farm	Sandy	Sandy	Not Green Belt	1.09	NLP264	Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Sandy, A1 acts as a barrier
NLP248	Land East of the Railway Line and North of Sandy Lane, Sandy	Sandy	Sandy	Not Green Belt	31.00	ALP133	Site to be excluded from Local Plan process	Fails Stage 1B. Site is poorly related to settlement, Railway Line acts as a barrier.

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NLP249	Land North of Beamish Close	Sandy	Sandy	Not Green Belt	13.40	NLP461	Site to be considered further as part of the Local Plan.	
NLP264	Land Adjacent to Popes Farm	Sandy	Sandy	Not Green Belt	28.00	ALP375, ALP294	Site to be excluded from Local Plan process	Fails Stage 1B. Poorly related to settlement, A1 is a barrier
NLP319	Land at the Baulk	Sandy	Beeston	Not Green Belt	3.55		Site to be excluded from Local Plan process	Fails at Stage 1C The site cannot provide the critical infrastructure requirements that could enable delivery due to unsafe access from the A1.
NLP328	Land West of Sandy	Sandy	Sandy	Not Green Belt	23.82	ALP419	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP365	H169 Swaden	Sandy	Sandy	Not Green Belt	1.09		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Sandy, Railway acts as a barrier
NLP369	Land at New Road Sandy	Sandy	Sandy	Not Green Belt	0.47		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site does not represent a logical extension to Sandy as it would extend the settlement in an unsustainable way.
NLP399	Land at Beeston, Sandy	Sandy	Beeston	Not Green Belt	14.11	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP414	Land North of Sandy	Sandy	Sandy	Not Green Belt	60.46	NLP452, ALP375, NLP084, ALP319, ALP320	A portion of the site will be considered further as part of the Local Plan.	A portion would be necessary along the southern boundary of the site, adjacent to the existing settlement of Sandy in order to provide a logical extension that does not extend Sandy too far northwards.
NLP461	Land east of Middlefield Rd and North of Beamish Close Sandy	Sandy	Sandy	Not Green Belt	17.66	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP497	H170 Swaden	Sandy	Sandy	Not Green Belt	1.32		Site to be excluded from Local Plan process	Site Fails Stage 1B. Site is poorly related to Sandy and detached from the settlement.
ALP039	Land to rear of 24a Amphthill Road	Shefford	Shefford	Not Green Belt	0.38		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
ALP130	Land at Campton Road	Shefford	Shefford	Not Green Belt	8.04		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP145	Land off Northbridge Wharf	Shefford	Shefford	Not Green Belt	0.30		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more. Site is 50% or more within Flood Zones 2 and 3.
ALP273	Land at Bridge Farm (1)	Shefford	Shefford	Not Green Belt	1.45	ALP274	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP274	Land at Bridge Farm (2)	Shefford	Shefford	Not Green Belt	1.95	ALP273	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP407	The Old Laundry Site	Shefford	Shefford	Not Green Belt	1.24		Site to be considered further as part of the Local Plan.	
NLP009	Land at Hitchin Road, Shefford (west)	Shefford	Shefford	Not Green Belt	4.38		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site is poorly related to Shefford and detached from the settlement.
NLP135	Land west of Hitchin Rd Shefford	Shefford	Shefford	Not Green Belt	8.02	NLP137	Site to be excluded from Local Plan process	Fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the main issue being the sites relationship to Shefford. The site is separated from Shefford in the east by an agricultural field and although the area to the west adjoins Shefford access from this area to Hitchin Road is constrained.
NLP137	Land west of Hitchin Rd and east of Bridge Farm Shefford	Shefford	Shefford	Not Green Belt	5.90	NLP135	Site to be excluded from Local Plan process	Fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the main issue being in relation to access and relationship to Shefford. The site is separated from Shefford in the east by an agricultural field and although the area to the west adjoins Shefford access from this area to Hitchin Road is constrained. In terms of access, the access would be limited to a narrow portion of land fronting Hitchin Road.
NLP141	Land at Hillfoot Depot Shefford	Shefford	Shefford	Not Green Belt	1.33		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site is poorly related to Shefford and detached from the settlement.
NLP155	Land to the South of	Shefford	Shefford	Not Green	4.60	NLP389	Site to be excluded from	Fails at Stage 2 based on an overall consideration using planning balance. The following

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	Stanford Rd Shefford			Belt			Local Plan process	issues have been identified: the main issue being the sites relationship and impact on the character of Shefford. The site is separated from Shefford in the south by the Ivel River and although the area to the west adjoins Shefford settlement, this area has dispersed buildings and thus development here would have an impact on the more rural nature of Shefford here.
NLP355	Land at Bedford Rd, Shefford	Shefford	Shefford	Not Green Belt	10.95		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress. There are concerns over the relationship of the site to Shefford due to its size and concerns over landscape in the northern part of the site as this area forms the dipslope landscape of the Greensand Ridge. A smaller portion is considered more suitable only on the southern section.
NLP373	Line Field	Shefford	Shefford	Not Green Belt	9.20		Site to be considered further as part of the Local Plan.	
NLP389	Land at Stanford Road, Shefford	Shefford	Shefford	Not Green Belt	4.60	NLP155	Site to be excluded from Local Plan process	Fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the main issue being the sites relationship and impact on the character of Shefford. The site is separated from Shefford in the south by the Ivel River and although the area to the west adjoins Shefford settlement, this area has dispersed buildings and thus development here would have an impact on the more rural nature of Shefford here.
NLP460	Land off Hazel Close	Shefford	Shefford	Not Green Belt	0.98		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP501	Shefford Rd Beadlow	Shefford		Not Green Belt	1.12	N/A	N/A	Site not assessed. Site proposes G&T accommodation.
ALP025	Land between 30 and 48 Hanscombe End Road	Shillington	Shillington	Not Green Belt	0.62		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP062	Land at Aspley End Road	Shillington	Shillington	Not Green Belt	0.71		Site to be considered further as part of the Local Plan.	
ALP100	Land adjacent to 141 High Road	Shillington	Shillington	Not Green Belt	0.72		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is within a Conservation Area and within the setting of a Scheduled Monument and Grade II* Listed Building as well as being located within the open countryside, detached from defined settlement envelopes. It is considered that a development of more than 10 dwellings within the site would be inappropriate and would likely cause harm to the character and appearance of the area.
ALP166	Land to the north of New Walk	Shillington	Shillington	Not Green Belt	4.50	ALP402, NLP243	Site to be considered further as part of the Local Plan.	
ALP167	Land to the south and east of High Road	Shillington	Shillington	Not Green Belt	2.33	NLP188	Site to be considered further as part of the Local Plan.	
ALP275	Land off New Walk	Shillington	Shillington	Not Green Belt	4.44	ALP166, ALP402, NLP243	Site to be considered further as part of the Local Plan.	
ALP276	Land at Hillside Road (west of the Church)	Shillington	Shillington	Not Green Belt	3.34	ALP404, NLP252	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site in whole or in part would result in the loss of a valued landscape, cause harm to the character and appearance of , and failing to conserve and enhance the Shillington Conservation Area, cause harm to the character and appearance of the area more generally and would cause harm to the setting of a Grade I Listed Building. Development of this site in whole would also result in the loss of an important open space (allotments) that are not considered to be surplus to requirements.
ALP277	Land off High Road	Shillington	Shillington	Not Green Belt	0.77		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The development of the site would result in the loss of community facility that cannot be re-provided within the confines of the site and therefore this impact cannot be mitigated through a site specific policy. Furthermore; the site cannot be developed without the removal of the community facility.
ALP351	Land off Brookside	Shillington	Shillington	Not Green Belt	0.44		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP402	Land at New Walk	Shillington	Shillington	Not Green Belt	5.81	ALP166, NLP243	Site to be considered further as part of the Local Plan.	
ALP403	Land at Marquis Hill	Shillington	Shillington	Not Green Belt	0.39		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site would cause harm to the character and appearance of the area, which includes the openness of the countryside and the character of the settlement which includes its setting, due to the topography of the site and the openness of the landscape it is not considered that the impact of the development upon the landscape could be mitigated to an acceptable degree through soft landscaping.
ALP404	Land at Hillside	Shillington	Shillington	Not Green Belt	2.66	ALP276, NLP252	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site in whole or in part would result in the loss of a valued landscape, cause harm to the character and appearance of , and failing to conserve and enhance the Shillington Conservation Area, cause harm to the character and appearance of the area more generally and would cause harm to the setting of a Grade I Listed Building. Development of this site in whole would also result in the loss of an important open space (allotments) that are not considered to be surplus to requirements.
NLP133	Land off Bury Rd Shillington	Shillington	Shillington	Not Green Belt	2.67		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site in whole or in part would cause coalescence between Shillington and one of its ends'. Furthermore the site would unacceptably erode the rural setting of this landscape, neither conserving nor enhancing the varied countryside character or quality of the wider landscape which includes its amenity value, causing harm to the character and appearance of the area.
NLP188	Land north of Dawes Garage	Shillington	Shillington	Not Green Belt	1.18		Site to be considered further as part of the Local Plan.	
NLP241	Land east of High Rd	Shillington	Shillington	Not Green Belt	5.20		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not considered suitable as it would have an adverse impact on the settlement pattern.
NLP243	The Gables, Land at New Walk	Shillington	Shillington	Not Green Belt	5.80	ALP402 , ALP166	Site to be considered further as part of the Local Plan.	
NLP252	Church Land	Shillington	Shillington	Not Green Belt	5.90		Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site has a poor relationship with Shillington; it has an adverse impact on landscape due to its exposed site within an historic landscape setting and the impact on the setting of Listed Buildings.
NLP395	Land at Hillfoot Road	Shillington	Shillington	Not Green Belt	1.67		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is within the conservation area and is within the open countryside. Development of this site, by virtue of its open countryside location and its relationship with the existing settlement, result in the loss of an area of valued open space and the introduction of built form that would have a harmful impact on character of the area and local amenity and would fail to either preserve or enhance the character and appearance of the Conservation Area at this edge of settlement location.
NLP423	Land at Archers Farm, Handscombe End Road, Shillington	Shillington	Shillington	Not Green Belt	3.31		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site is detached from the settlement and considered to be in an isolated location.
NLP524	Land off Bury Rd,	Shillington	Shillington	Not Green Belt	2.80		Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Development of this site in whole or in part would unacceptably erode the rural setting of this landscape, neither conserving nor enhancing the varied countryside character or quality of the wider landscape which includes its amenity value, causing harm to the character and appearance of the area.
ALP063	Land rear or 16-36 Newbury Lane	Silsoe	Silsoe	Not Green Belt	1.18		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP104	Land east of High Street	Silsoe	Silsoe	Not Green Belt	3.34	NLP113, ALP235	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site would impact upon the rural and open character and

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								settlement pattern of Silsoe in this area.
ALP165	Land to the east of Barton Road	Silsoe	Silsoe	Not Green Belt	6.29	NLP490	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by a Registered Park or Garden
ALP235	Land east of the High Street	Silsoe	Silsoe	Not Green Belt	5.92	ALP104, NLP113	Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site has a poor relationship with Silsoe and would impact on the character of the settlement and site would impact the setting of Wrest Park. There are also GI aspirations for the site.
ALP462	The Bungalow	Silsoe	Silsoe	Not Green Belt	2.32		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Silsoe and detached from the settlement.
NLP004	Todd Lake Cottages	Silsoe	Silsoe	Not Green Belt	12.14		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3. Site is 50% or more at risk of surface water flooding.
NLP109	Tranquilla	Silsoe	Silsoe	Not Green Belt	0.99		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Silsoe and detached from the settlement.
NLP113	Land East of the High Street, Silsoe	Silsoe	Silsoe	Not Green Belt	5.92	ALP004, ALP235	Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site has a poor relationship with Silsoe and would impact on the character of the settlement and site would impact the setting of Wrest Park. There are also GI aspirations for the site.
NLP185	Site of houses 1-6 Park Road, and adjoining land immediately west of A6	Silsoe	Silsoe	Not Green Belt	4.59		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by a Registered Park or Garden
NLP385	Gravenhurst Garden Village	Silsoe	Barton	Not Green Belt	145.48		Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The following issues have been identified: Development within this site would cause substantial harm to the designated heritage assets which on balance would not be outweighed by the benefits of a development in excess of 1500 homes either through developing the site as a whole or in part, to form a self contained settlement. It is considered that development to the west of the A6 would be disconnected from the settlement and would not be of a scale to standalone. It is considered that the site is not worthy of further assessment.
NLP388	Barton Urban Extension and Gravenhurst Garden Village	Silsoe	Standalone	Not Green Belt	266.58	N/A	Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. Development within this site would cause substantial harm to the designated heritage assets which on balance would not be outweighed by the benefits of a development in excess of 1500 homes either through developing the site as a whole or in part, to form a self contained settlement. It is considered that development to the west of the A6 would be disconnected from the settlement and would not be of a scale to standalone. A small portion of the site could be considered further as a small development extending to the north of Barton, in accordance with the assessment under ALP418. In order to avoid double counting both this assessment and ALP418 it is considered that this site should not proceed for further assessment as a development of a greater scale than the portion referred to in assessment ALP418 is not worthy of further assessment.
NLP490	Land between Barton Road and A6, south of Yew Tree Close, Silsoe, and land between The Beeches and A6, south of Park Road	Silsoe	Silsoe	Not Green Belt	6.45	ALP165	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by a Registered Park or Garden
NLP491	Northern portion of Area3 to rear of Taymer Nursing Home Barton Rd Silsoe	Silsoe	Silsoe	Not Green Belt	2.50		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Silsoe and detached from the settlement.
ALP069	Land at Front Street and New Street	Slip End	Slip End	Green Belt	1.62		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP110	Prebendal Farm	Slip End	Slip End	Green Belt	0.44		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP111	Land fronting Woodside Road	Slip End	Woodside Caravan Park	Green Belt	0.30	NLP240	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP167	Land south of Markyate Road Slip End	Slip End	Slip End	Green Belt	6.86		Site to be considered further as part of the Local Plan.	
NLP227	Land at Slip End	Slip End	Slip End	Green Belt	17.80		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Slip End and Pepperstock, it is not considered that taking forward only a portion of the site would address this issue.
NLP239	Land at Church Road, Slip End	Slip End	Slip End/Pepperstock	Green Belt	0.81		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP240	Former Woodside Allotments	Slip End	Slip End	Green Belt	1.22	ALP110	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Slip End/Caddington and detached from settlement.
NLP284	Land at Slip End	Slip End	Slip End/Pepperstock	Green Belt	2.36		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Slip End and Pepperstock. It is not appropriate to take forward only a portion of this because the area is small and would still cause coalescence.
NLP380	Land off Front Street and Half Moon Lane	Slip End	Slip End	Green Belt	6.78	NLP386	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Slip End and Pepperstock, it is not considered that taking forward only a portion of the site would address this issue.
NLP386	Land adjacent to 90 Front Street, Slip End, Luton	Slip End	Slip End	Green Belt	6.51	NLP380	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Slip End and Pepperstock, it is not considered that taking forward only a portion of the site would address this issue.
ALP340	Land south of Southill Road	Southill	Broom	Not Green Belt	1.14	ALP340, NLP357	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Broom and detached from settlement.
ALP422	Land north of Bancroft Avenue	Southill	Broom	Not Green Belt	2.27	NLP516	Site to be considered further as part of the Local Plan.	
NLP086	Land to the North of Southill Rd, Broom	Southill	Broom	Not Green Belt	6.94		Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site would extend the settlement westwards resulting in under developed parcels between the settlement envelope and the new development. The proposal would also have an adverse impact on landscape, affecting the gateway to the village as well as impacting on the setting of Broom Hall to the south east of the site. The site is also located immediately adjacent to Broom quarry to the east
NLP357	Land south of Broom	Southill	Broom	Not Green Belt	21.00		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site has a poor relationship with Broom due to its size and scale.
NLP358	Land at Broom Farm	Southill	Broom	Not Green Belt	1.14	NLP358, NLP357	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Broom and detached from settlement.
NLP359	Land south of Southill Rd	Southill	Broom	Not Green Belt	1.17	NLP357	Site to be considered further as part of the Local Plan.	
NLP516	Land at north of Bancroft Avenue, Broom	Southill	Broom	Not Green Belt	2.22	ALP422	Site to be considered further as part of the Local Plan.	
NLP517	Land at Manor Farm, Broom	Southill	Broom	Not Green Belt	3.30	NLP521	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Broom and detached from settlement.
NLP518	Land south of Southill Rd, Broom	Southill	Broom	Not Green Belt	1.17	NLP357	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Broom and detached from settlement.
NLP519	Land west of Broom Farm, Southill Rd, Broom	Southill	Broom	Not Green Belt	0.96	NLP357	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Broom and detached from settlement.
NLP520	Land north of High Road, Broom	Southill	Broom	Not Green Belt	2.13		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site does not represent a logical extension as it would extend the settlement in an unsustainable way.
NLP521	Land r/o17-33 Southill Rd,	Southill	Broom	Not Green	2.12	NLP517	Site to be considered	

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
	Broom			Belt			further as part of the Local Plan.	
ALP067	Stanbridge Road	Stanbridge	Leighton Buzzard	Green Belt	27.48	NLP072	Site to be excluded from Local Plan process	Site fails at Stage 2, based on an overall consideration using planning balance. The following issues have been identified: There is a key concern with the site's impact on the landscape; the topography of the site is such that there are long ranging views between the site and the surrounding landscape, particularly on the northern and southern slopes of the spur. Due to the topography of the site it is considered that soft landscaping would not mitigate the visual impact of the development upon the wider landscape causing substantial harm to the intrinsic character and beauty of the countryside. In addition, it is considered that development on the south facing slope of the spur would feature a poor visual relationship with the existing settlement of Leighton Linlade. Whereby it is not considered that the benefits of development would outweigh this substantial harm identified. For the reasons outlined above, it is considered that the site is not worthy of further consideration for development. Any alteration to the greenbelt boundaries will require exceptional circumstances to be demonstrated.
ALP249	Midway Depot	Stanbridge	Stanbridge	Green Belt	3.71	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP278	Deans Farm	Stanbridge	Stanbridge	Green Belt	1.56	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP072	Stanbridge Road	Stanbridge	Leighton Buzzard	Green Belt	15.37	NLP067	Site to be excluded from Local Plan process	Site fails at Stage 2, based on an overall consideration using planning balance. The following issues have been identified: There is a key concern with the site's impact on the landscape; the topography of the site is such that there are long ranging views between the site and the surrounding landscape. Due to the topography of the site it is considered that soft landscaping would not mitigate the visual impact of the development upon the wider landscape causing substantial harm to the intrinsic character and beauty of the countryside. Whereby it is not considered that the benefits of development would outweigh this substantial harm identified. For the reasons outlined above, it is considered that the site is not worthy of further consideration for development. Any alteration to the greenbelt boundaries will require exceptional circumstances to be demonstrated.
NLP085	Land South of Rectory Rd, Steppingley	Steppingley	Steppingley	Green Belt	0.94		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP094	Land north west of Flitwick	Steppingley	Flitwick	Green Belt	5.69	NLP402	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP402	Land at Froghall Farm	Steppingley	Flitwick	Green Belt	23.98	NLP094	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in Green Belt between Ampthill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
NLP408	Land south of Steppingley Road	Steppingley	Flitwick	Green Belt	25.44		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Flitwick and detached from the settlement. Site would cause coalescence in Green Belt between Ampthill and Flitwick. It is not considered that taking forward only a portion of the site would address this issue.
ALP229	Land to rear of Hillside Road	Stondon	Lower Stondon	Not Green Belt	0.27		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP266	Lower Stondon Northern Expansion	Stondon	Lower Stondon	Not Green Belt	11.66		Site to be considered further as part of the Local Plan.	
ALP267	Expansion of Lower Stondon	Stondon	Lower Stondon	Not Green Belt	47.71		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress due to the impact the full site, due to its size and scale, would have on the character of the settlement.
ALP268	Henlow Greyhound Stadium	Stondon	Lower Stondon	Not Green Belt	2.94	ALP267, ALP429, ALP469	Site to be considered further as part of the Local Plan.	
ALP270	Land south of Mayfield Crescent	Stondon	Lower Stondon	Not Green Belt	2.24	NLP392	Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: adverse landscape impacts site is on an exposed site and would have a visual impact on the wider landscape and the site would extend development

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								southwards, beyond the settlement envelope resulting in sprawl into the rural setting
ALP271	Land to rear of Doctor's Surgery	Stondon	Lower Stondon	Not Green Belt	3.01		Site to be considered further as part of the Local Plan.	
ALP272	Land south of Greyhound Track	Stondon	Lower Stondon	Not Green Belt	0.89	NLP428	Site to be considered further as part of the Local Plan.	
ALP298	Land adjacent to Stondon Lower School	Stondon	Lower Stondon	Not Green Belt	1.36	NLP281	Site to be considered further as part of the Local Plan.	
ALP304	Land west of Bedford Road	Stondon	Lower Stondon	Not Green Belt	3.50		Site to be considered further as part of the Local Plan.	
ALP378	Trinity College Farm	Stondon	Lower Stondon	Not Green Belt	5.45	NLP162	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress due to the impact the full site, in terms of its size, scale and local topography, would have on the character of the settlement.
ALP469	Henlow Greyhound Stadium	Stondon	Lower Stondon	Not Green Belt	2.94	ALP267, ALP429, ALP268	Site to be considered further as part of the Local Plan.	
NLP162	Land at Trinity College Farm	Stondon	Lower Stondon	Not Green Belt	2.84	ALP378	A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress due to the impact the full site would have on the character of the settlement, in terms of impact on the landscape with development extending beyond the ridge.
NLP179	Land between Station Road and Bedford Road	Stondon	Lower Stondon	Not Green Belt	36.75	NLP295	Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: land forms part of rural landscape with views over rising ground to south and site also is poorly related with Stondon.
NLP279	Land off Station Road	Stondon	Lower Stondon	Not Green Belt	2.50		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP281	Land off the Pastures Lower Stondon	Stondon	Lower Stondon	Not Green Belt	1.37	ALP298	Site to be considered further as part of the Local Plan.	
NLP291	Land west of Bedford Rd	Stondon	Lower Stondon	Not Green Belt	5.47		Site to be excluded from Local Plan process	Failed at Stage 1B. Site is not well related to Lower Stondon due to its separation.
NLP295	Holwell Bury Farm	Stondon	Lower Stondon	Not Green Belt	5.97	NLP179	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP392	Land off Mayfield Crescent	Stondon	Lower Stondon	Not Green Belt	2.24	ALP270	Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: adverse landscape impacts site is on an exposed site and would have a visual impact on the wider landscape and the site would extend development southwards, beyond the settlement envelope resulting in sprawl into the rural setting
NLP428	Land to the south of Henlow Greyhound Stadium	Stondon	Lower Stondon	Not Green Belt	0.83	ALP272	Site to be considered further as part of the Local Plan.	
NLP429	Land at Henlow Greyhound Stadium	Stondon	Lower Stondon	Not Green Belt	2.91	ALP267, ALP268, ALP469	Site to be considered further as part of the Local Plan.	
NLP448	Land adjacent to 85 Station Rd	Stondon	Lower Stondon	Not Green Belt	0.37	ALP266	Site to be considered further as part of the Local Plan.	
ALP049	Gunabe Field	Stotfold	Stotfold	Not Green Belt	1.48	NLP100	Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site would have an adverse impact on the rural character of this area and the loss of Grade 2 agricultural land and would result in the loss of part of the important countryside setting of the historic hamlet of Astwick.
ALP171	Land west of A1	Stotfold	Stotfold	Not Green Belt	33.36		Site to be excluded from Local Plan process	Failed at Stage 1B. Site has a poor relationship with Stotfold due to its size and separation by the Pix Brook.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
ALP208	Land adjacent to Astwick & Taylor's Road	Stotfold	Stotfold	Not Green Belt	0.86	ALP395	Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
ALP282	Land at Hitchin Road	Stotfold	Stotfold	Not Green Belt	21.87	NLP106	Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: the site could lead to coalescence between Arlesey and Stotfold and it is important in landscape terms to maintain this buffer. ecologically there are protected species within Etonbury Woods that need to be safeguarded.
ALP395	Land west of Taylor's Road	Stotfold	Stotfold	Not Green Belt	4.61	NLP078	Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: concerns over coalescence with Astwick, its impact on the character of Stotfold here, and the need to maintain the attractive farmland setting forming the space between Astwick and Stotfold.
ALP413	Land at Taylors Road	Stotfold	Stotfold	Not Green Belt	7.90		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP063	Land at Taylors Road	Stotfold	Stotfold	Not Green Belt	4.47		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP068	River Ivel Nursery (formally Taylors Nursery)	Stotfold	Stotfold	Not Green Belt	0.97	NLP329	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3.
NLP078	Land between Astwick Road and Taylor's Road	Stotfold	Stotfold	Not Green Belt	3.23	ALP395	Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: concerns over coalescence with Astwick, its impact on the character of Stotfold here, and the need to maintain the attractive farmland setting forming the space between Astwick and Stotfold.
NLP100	Land west of Astwick Rd	Stotfold	Stotfold	Not Green Belt	5.34		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site would have an adverse impact on the rural character of this area and the loss of Grade 2 agricultural land and would result in the loss of part of the important countryside setting of the historic hamlet of Astwick.
NLP106	Land west of Hitchin Rd Stotfold	Stotfold	Stotfold	Not Green Belt	36.88	ALP282	Site to be excluded from Local Plan process	Fail at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: Due to ecological and landscape reasons and concerns over coalescence with Arlesey, the site is not considered suitable.
NLP115	Land off Taylor's Road Stotfold	Stotfold	Stotfold	Not Green Belt	0.89		Site to be considered further as part of the Local Plan.	
NLP119	Land at Arlesey Road, Stotfold	Stotfold	Stotfold	Not Green Belt	18.77		Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site would have an adverse impact on the settlement character and the land extends into open vale forming foreground to clay ridge
NLP122	Land at Malthouse Lane	Stotfold	Stotfold	Not Green Belt	5.25		Site to be excluded from Local Plan process	Failed at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: valuable open land within historic core of village, with strong characteristic of Ivel valley landscape; River Ivel corridor important for wildlife needs significant buffer and GI aspirations for the site.
NLP125	Land east of Rook Tree Lane	Stotfold	Stotfold	Not Green Belt	0.57		Site to be excluded from Local Plan process	Site fails at Stage 1D. Site is not considered to be available because the site already has planning permission for the proposed use and therefore is not eligible for allocation.
NLP154	Land to the South of Arlesey Rd Stotfold	Stotfold	Stotfold	Not Green Belt	4.22	NLP468	Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site does not follow the existing residential line of development and would extend the settlement in an illogical way. Comments from consultees highlight issues surrounding negative impacts on existing green corridors the sites importance as a rural buffer. Also the site is not within a flood zone but may hold flooding issues from the adjacent brook.
NLP160	Land at Arlesey Road, Stotfold	Stotfold	Stotfold	Not Green Belt	5.16		Site to be considered further as part of the Local Plan.	
NLP163	Fen End	Stotfold	Stotfold	Not Green Belt	0.20		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more. Site is 50% or more at risk of surface water flooding.
NLP329	Land at Spring Time Nursery	Stotfold	Stotfold	Not Green Belt	22.21		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site has a poor relationship with Stotfold and is separated by the River Ivel.
NLP391	Land off Aspen Gardens,	Stotfold	Stotfold	Not Green	4.38		Site to be considered	

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
	Stotfold			Belt			further as part of the Local Plan.	
NLP425	Land at Boundary Farm, Stotfold	Stotfold	Radwell	Not Green Belt	12.23	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP427	Land west of the A1, Stotfold	Stotfold	Stotfold	Not Green Belt	43.93	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP434	Land south of Stotfold	Stotfold	Stotfold	Not Green Belt	2.24		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site is not suitable for development; the site is on land that acts as a buffer between existing residential development and the A507. The area provides a woodland buffer helping to reduce noise impacts from the road and the site also acts as informal recreational space for existing dwellings.
NLP468	Land off Arlesey Road	Stotfold	Stotfold	Not Green Belt	4.21	NLP154	Site to be excluded from Local Plan process	Fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: The site does not follow the existing residential line of development and would extend the settlement in an illogical way. Comments from consultees highlight issues surrounding negative impacts on existing green corridors the sites importance as a rural buffer. Also the site is not within a flood zone but may hold flooding issues from the adjacent brook.
NLP481	Littlebury Fruit Farm	Stotfold	Stotfold	Not Green Belt	1.96		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to the settlement of Stotfold and detached from the settlement.
ALP310	Brookmead Farm	Streatley	Sharpenhoe	Green Belt	6.04	NLP352	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP224	Land at Sharpenhoe Road Streatley	Streatley	Streatley	Green Belt	0.26		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more. Site is 50% or more covered by the Chilterns AONB
NLP246	Land at east of the A6 (Barton Rd)	Streatley	Luton	Green Belt	20.00		Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: Development of this site would cause substantial harm to the significance of the scheduled monument known as Dray's Ditches and would cause significant harm to the intrinsic character and beauty of the countryside, including the setting of the Chiltern's AONB. It is considered that the benefits of the development would not outweigh the identified harm. For the reasons outlined above it is considered that development within this site is not worthy of further consideration.
NLP247	Land at Whitehill Farm	Streatley	Streatley	Green Belt	37.65		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Luton and detached from the settlement.
NLP352	Land off Harlington Rd	Streatley	Sharpenhoe	Green Belt	6.04	ALP310	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
ALP137	Hedgeside	Studham	Holywell	Green Belt	1.24		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP225	Valley View Farm	Studham	Little Gaddesden	Green Belt	0.17	N/A	N/A	Site not assessed. Site proposes G&T accommodation.
NLP238	Between 41 & 55 Common Rd Studham	Studham	Studham	Green Belt	0.57		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP254	Westhill Farm	Studham	Holywell	Green Belt	0.76	NLP277	Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP277	Land south of Holywell Rd adj to Dunstable Rd Holywell	Studham	Holywell	Green Belt	9.22		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP354	Long Yard	Studham	Studham	Green Belt	7.27		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
NLP393	Land adjacent The Bells Cottages	Studham	Studham	Green Belt	0.52		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more covered by the Chilterns AONB.
ALP142	Land adjacent to Sundon Quarry	Sundon	Luton	Green Belt	49.97	N/A	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to Luton and is detached from the settlement.
ALP168	The Willows	Sundon	Upper Sundon	Green Belt	0.52		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
								In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP359	Former Coach Depot	Sundon	Sundon	Green Belt	0.06		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP393	Land at Common Lane	Sundon	Upper Sundon	Green Belt	11.13	NLP267	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP056	Land at Streatley Road	Sundon	Upper Sundon	Green Belt	3.49		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP267	Land at Common Lane, Upper Sundon	Sundon	Upper Sundon	Green Belt	11.00	ALP393	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP322	Land east of Junction 11A and north of Vauxhall Plant	Sundon	Luton	Green Belt	74.29	NLP426	Site to be excluded from Local Plan process	Fails Stage 2, based on an overall consideration using planning balance. The following issues have been identified: Development of the site will cause harm to the significance of the designated heritage asset, this being the Church of St. Mary, a Grade 1 listed building. It is not considered that the benefits of development of this site in isolation would outweigh the harm. Furthermore, development of this scale would not provide the local infrastructure that is required to support development in this location. In addition to the above, there are a number of sources of noise pollution adjacent to the site which would require mitigation. For the reasons outlined above it is considered that development within this site in isolation is not worthy of further consideration.
NLP368	Manor Farm	Sundon	Lower Sundon	Green Belt	17.75		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Lower Sundon and detached from the settlement.
NLP426	North Luton SUE	Sundon	Luton and Lower Sundon (Luton MMA)	Green Belt	283.00		Site to be considered further as part of the Local Plan.	
ALP444	Formerly Simply Oak, Potton Road	Sutton	Biggleswade	Not Green Belt	1.00	N/A	N/A	Site not assessed. Site proposes educational uses.
NLP325	Land South of High Street	Sutton	Sutton	Not Green Belt	2.04		Site to be considered further as part of the Local Plan.	
NLP340	Land at Rose Villas	Sutton	Sutton	Not Green Belt	5.13		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more within Flood Zones 2 and 3. Site is 50% or more at risk of surface water flooding.
NLP450	Tempsford Airfield	Tempsford	Tempsford (Bedford HMA)	Not Green Belt	205.58		Site to be considered further as part of the Local Plan.	
ALP308	Land at Tilsworth Stud Farm	Tilsworth	Tilsworth	Green Belt	5.82		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP309	Land around Tilsworth Manor	Tilsworth	Tilsworth	Green Belt	0.56		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP134	Land south of Stanbridge Rd and west of Dunstable Rd Tilsworth	Tilsworth	Tilsworth	Green Belt	3.54		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP314	Land adjoining 44 Stanbridge Rd	Tilsworth	Tilsworth	Green Belt	1.88		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP360	Land West of A5 and North of A505	Tilsworth	Tilsworth	Green Belt	9.27		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Tilsworth and is detached from the settlement.
NLP409	Dunstable Road, Tilsworth	Tilsworth	Tilsworth	Green Belt	0.44		Site to be excluded from Local Plan process	Site has been withdrawn from the site assessment process as the land is no longer available for development.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP499	Home Farm	Tilsworth	Tilsworth	Green Belt	0.08	N/A	N/A	Site not assessed. Site proposes G&T accommodation.
NLP500	Evergreens	Tilsworth	Tilsworth	Green Belt	0.18	N/A	N/A	Site not assessed. Site proposes G&T accommodation.
NLP001	Tony's Field	Tingrith	Tingrith	Green Belt	0.99		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP078	Land to rear of 55-56 Luton Road	Toddington	Toddington	Green Belt	0.07		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
ALP086	Middle Lakes	Toddington	Toddington	Green Belt	2.83	NLP184	Site to be considered further as part of the Local Plan.	
ALP091	Land at 117 Leighton Road	Toddington	Toddington	Green Belt	1.45		Site to be excluded from Local Plan process	Site fails at Stage 1B . Site is not well related to Toddington.
ALP118	Land to the south of A5120	Toddington	Toddington	Green Belt	3.20	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP146	Old Park Farm	Toddington	Standalone	Green Belt	135.25	N/A	N/A	Site not assessed. Site proposes employment uses.
ALP160	Land at Drop Short Farm	Toddington	Toddington	Green Belt	5.60		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site has a poor relationship with Toddington and is separated from the village.
ALP189	Land off Dunstable Road	Toddington	Toddington	Green Belt	14.50	NLP348	Site to be excluded from Local Plan process A portion of the site will be considered further as part of the Local Plan.	Site fails at Stage 1D. A landowner of the site has contacted the Council and stated that they do not wish to develop the site. Portion of site only to progress because of the impact the full site, due to its size, scale and local topography, would have on the character of the settlement.
ALP193	Briarmead Farm	Toddington	Toddington	Green Belt	2.03		Site to be excluded from Local Plan process	Site fails at Stage 1B . Site is not well related to Toddington.
ALP227	Crowbush Farm	Toddington	Toddington	Green Belt	32.90	NLP453	Site to be excluded from Local Plan process A portion of the site will be considered further as part of the Local Plan.	Site fails at Stage 1D. A landowner of the site has contacted the Council and stated that they do not wish to develop the site. Portion of site only to progress because of the impact the full site, due to its size, scale and local topography, would have on the character of the settlement.
NLP002	Land near Griffin Farm	Toddington	Toddington	Green Belt	51.24		Site to be excluded from Local Plan process	Site fails at Stage 1B. The site has a poor relationship with Toddington.
NLP032	Land at Leighton Road, Toddington	Toddington	Toddington	Green Belt	3.13		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Toddington and detached from the settlement.
NLP041	Longview Long Lane	Toddington	Toddington	Green Belt	1.88		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP069	Land north of Station Road (Adj to Tanners End)	Toddington	Toddington	Green Belt	0.90		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP138	Land at Luton Rd Toddington	Toddington	Toddington	Green Belt	1.46	NLP294	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP152	Land to the south east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	0.71		Site to be considered further as part of the Local Plan.	
NLP153	Land to the south east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	2.12		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress because of the impact the full site, due to its size, scale and local topography, would have on the character of the settlement.
NLP184	Middle Lakes	Toddington	Toddington	Green Belt	2.83	ALP086	Site to be considered further as part of the Local Plan.	

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
NLP294	Land lying to the east of Luton Road	Toddington	Toddington	Green Belt	0.44	NLP138	Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP348	Fairview Farm	Toddington	Toddington	Green Belt	14.57	ALP189	Site to be excluded from Local Plan process. A portion of the site will be considered further as part of the Local Plan.	Site fails at Stage 1D. A landowner of the site has contacted the Council and stated that they do not wish to develop the site. Only a portion of this site warrants further consideration because of the impact the full site, due to its size, scale and local topography, would have on the character of the settlement.
NLP374	Land east of M1 J12	Toddington	Toddington	Green Belt	4.89	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP376	Land west of M1 and south of Harlington Rd	Toddington	Toddington	Green Belt	6.23	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP378	Land at Leighton Rd Toddington	Toddington	Toddington	Green Belt	9.30		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress because of the impact the full site, due to its size, scale and local topography, would have on the character of the settlement.
NLP405	Land to the east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	6.53		A portion of the site will be considered further as part of the Local Plan.	Portion of site only to progress because of the impact the full site, due to its size, scale and local topography, would have on the character of the settlement.
NLP410	Land south of Harlington Road, east of Toddington village	Toddington	Toddington	Green Belt	14.07		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP411	Alma Farm	Toddington	Toddington	Green Belt	6.61		Site to be considered further as part of the Local Plan.	
NLP443	Land at Old Park Farm	Toddington	Standalone	Green Belt	111.35	N/A	N/A	Site not assessed. Site proposes employment uses.
NLP453	Land between Luton Rd - Dunstable Rd including Crowbush Farm	Toddington	Toddington	Green Belt	34.51	ALP227	Site to be excluded from Local Plan process. A portion of the site will be considered further as part of the Local Plan.	Site fails at Stage 1D. A landowner of the site has contacted the Council and stated that they do not wish to develop the site. Portion of site only to progress due to the scale of the site and topography.
NLP454	Land to rear of Station Rd and adjacent to Long Lane	Toddington	Toddington	Green Belt	4.58		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP128	Leys Farm/ Lea Farm	Totternhoe	Totternhoe	Green Belt	1.54		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site does not represent a logical extension to Totternhoe as it would extend the settlement in an unsustainable way.
NLP117	Fossey's Farm	Totternhoe	Totternhoe	Green Belt	0.26		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site would not accommodate ten dwellings or more.
NLP120	165a Castle Hill Road	Totternhoe	Totternhoe	Green Belt	1.10		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
NLP432	Land at Tring Road, Dunstable	Totternhoe	Totternhoe	Green Belt	81.96	NLP038	Site to be excluded from Local Plan process	Site fails at Stage 1B. Site would cause coalescence in the Green Belt between Totternhoe and Dunstable, it is not considered that taking forward only a portion of the site would address this issue.
ALP175	Bunyan Site	Westoning	Westoning	Green Belt	0.67		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP316	Land south of Westoning	Westoning	Westoning	Green Belt	27.62		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is poorly related to Westoning and detached from the settlement.
NLP136	Land off Flitwick Rd Westoning	Westoning	Westoning	Green Belt	7.51		Site to be considered further as part of the Local Plan.	
NLP317	West View Farm	Westoning	Westoning	Green Belt	4.74		Site to be considered further as part of the	

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size (ha)	Overlapping Submissions	Outcome	Justification
							Local Plan.	
ALP330	Land at London End	Woburn	Woburn	Green Belt	1.24		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP332	Land off Leighton Street (1)	Woburn	Woburn	Green Belt	1.86		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP333	Land off Leighton Street (2)	Woburn	Woburn	Green Belt	0.94		Site to be excluded from Local Plan process	Site fails at Stage 1E. The site is located in the Green Belt and has not been identified as a parcel that is making only a relatively weak, weak or no contribution to the wider Green Belt. In addition to this it does not fulfil criteria to be considered for exceptional circumstances.
ALP334	Land off Newport Road	Woburn	Woburn	Green Belt	1.17		Site to be excluded from Local Plan process	Site fails at Stage 1B . Site is poorly related to Woburn and is detached from the settlement
NLP180	Speedwell Farm	Woburn	Woburn	Green Belt	0.55		Site to be excluded from Local Plan process	Site fails at Stage 1B. Site is not well related to Woburn and is detached from the settlement
NLP092	Land east of High Street	Wrestlingworth and Cockayne Hatley	Wrestlingworth	Not Green Belt	2.30		Site to be excluded from Local Plan process	Site fails at Stage 2 based on an overall consideration using planning balance. The following issues have been identified: site would have an adverse impact on settlement pattern and character due to back-land development; there would be adverse landscape implications as the site forms an attractive rural edge to the village and there are aspirations for GI in the GI Plan.
NLP333	Land at Potton Rd Wrestlingworth	Wrestlingworth and Cockayne Hatley	Wrestlingworth	Not Green Belt	1.01		Site to be excluded from Local Plan process	Site fails at Stage 1A. Site is 50% or more at risk of surface water flooding.