Description:
The site lies to the east of Northill adjacent to existing residential development and open countryside. The site has planning permission for 7 dwellings and the construction of this has been completed. As a result, the site represents a logical addition to the current residential form of Northill without any constraints.
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Appendices

Old Warden
**Table of Contents**

- **OLD01** ......................................................................................................................................................... 4
- **OLD02** ......................................................................................................................................................... 5
Description:

The site lies within the northern section of Old Warden adjacent to the existing settlement envelope on three sides of the site, this consisting of low level residential development. The site itself contains vegetation and space for car parking. The site does not contain any residential uses and is considered to be an extended garden which in general, are not included within settlement envelopes. Thus, the site can be considered part of the countryside.

Exclude
The site lies to the east of the southern section of Old Warden, adjacent to the existing settlement envelope. Although the site proposes the potential to connect the two settlement envelopes of Old Warden, the site contains agricultural styles uses demonstrated by agricultural structures. The portion of the site that would connect the two envelopes consists of dense vegetation and the main road, neither of these are settlement related uses and can be considered part of the open countryside. Therefore the site cannot be included.
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POT01.................................................................................................................................................................................................. 4
POT02.................................................................................................................................................................................................. 5
POT03.................................................................................................................................................................................................. 6
The site is situated to the south east of Potton, adjacent to residential development to the north and west that is already included within the settlement envelope. The site has planning permission for 151 dwellings (CB/13/00921/OUT), this has begun construction. Therefore given the recent planning permission, the site can be considered a part of Potton settlement pattern, extending the existing development in a logical way without being disconnected to the existing residential form.
Description:
The site lies to the west of Potton, adjacent to existing residential development along Everton Road. The site is surrounding by open countryside to the north and west and the site itself contains agricultural style dwellings and uses that are not considered residential uses and extends into the open countryside.

Exclude
Description:
The site lies to the west of Potton, adjacent to Everton Road. The site contains one residential dwelling and a couple of residential based curtilages however, the site is currently isolated on the western side of Everton road. There has been recent planning permission for residential development to the south of the site but this is yet to begin construction thus, in order to remain consistent the site will not be included unless the adjacent planning permission begins construction.

Exclude
Table of Contents
PUL01 ................................................................................................................................. 4
PUL02 ................................................................................................................................. 5
Description:
The site lies to the east of Pulloxhill, adjacent to the settlement envelope to the south of the site. The site contains a large residential dwelling that is well related to other existing development to the south. However, the associated residential garden for this dwelling is large in scale and extends into the open countryside and can be considered as such. Therefore the residential dwelling shall be included whilst the associated garden shall be excluded.

Include
Description:

The site is situated to the east of Pulloxhill’s existing settlement envelope and is adjacent to existing residential development to the south and west. The site contains one newly built residential dwelling including access, this is adjacent to another residential dwelling to the east and represents a logical extension to the new and pre-existing residential development.
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SHE02..................................................................................................................................................................................................5
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SHE04..................................................................................................................................................................................................7
Description:
The site lies to the north of the A507 and to the west of the school in Shefford. The site is adjacent to the settlement envelope to the east and north and a cemetery to the north west. This consists of planning permission for residential development under CB/15/04892/RM and this has begun construction. The site is well related to Shefford and appropriately bounded by the A507 and existing residential development, it is therefore a logical addition to the existing settlement pattern without constraint.

Include
The site lies to the south of Shefford, adjacent to Ivel road and near to the A507 that runs south of the site, the settlement currently is present to the north and west and consists of existing residential development. The site contains two planning permissions: One for the development of 49 dwellings (CB/15/02657/FULL) and one for 85 dwellings (CB/12/01125/FULL), both of these are under construction and also includes a new school. As a result, the site extends the built form to the south of Shefford in a logical way and follows the settlement pattern appropriately.
Description:

The site lies to the north of Shefford, adjacent to an existing extension to the settlement envelope to include residential development; Shefford Mill lies to the east of the site whilst the River Ivel lies to the south. The site contains planning permission for 95 dwellings under CB/12/01306/FULL and this has begun construction. The site is a logical extension to the existing settlement envelope however Shefford Mill has not been included within the boundaries.
Description:

The site is situated to the south of Shefford, adjacent to allotments that front the main road and Robert Lucas Drive. The existing settlement envelope lies to the east and north of the site. Shefford Health Centre lies within the site alongside associated car parking and can be considered a residential related use and therefore should be included within the settlement envelope.

Include
Appendices
Shillington
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- SHI01 ................................................................................................................................................................................................... 4
- SHI02 ................................................................................................................................................................................................... 5
- SHI03 ................................................................................................................................................................................................... 6
Shillington

Scale 1:15000

Sites to be Excluded
Sites to be Included
Description:
The site is to the north of Shillington, adjacent to the existing settlement envelope to the south of the site and open countryside to the north. The site consists of planning permission for 8 houses and 3 bungalows under CB/11/03682/FULL, this was completed in 2013. As a result, the site position is well related to the existing settlement envelope and forms a logical extension to the built form.
Description:

The site lies to the north of Shillington with the existing settlement envelope present to the south and open countryside to the north. The site has planning permission for 20 dwellings under CB/13/01556/RM and the construction of this has been completed. The site forms a logical extension to the built form of the settlement and represents a logical extension to the settlement pattern without constraint.

Include
Description:
The site lies within the centre of Aspley End, at the intersection of two roads that pass through the settlement. Aspley End’s existing settlement envelopes lie to the north west and south. As Aspley End already contains envelopes that represent the ‘ends’ of the settlement as these clusters of houses are disconnected from each other, the site does not include residential development similar in size, density and scales to those within the existing settlement envelopes, density is very low here due to the agricultural based uses in the area, the detached and large scale residential dwellings which individually contain large associated gardens and outbuildings. The area as a whole can be therefore considered part of the countryside and does not need a settlement envelope.

Exclude
Appendices

Silsoe
Description:
The site lies to the south of Silsoe, adjacent to the existing settlement envelope to the east and north of the site. The site includes planning permission for a school and associated playing fields in respect to the ongoing construction of residential development to the east of the site under CB/14/03844/RM. The school and associated playing fields are considered to be residential related uses and are well related to the existing envelope and as the playing fields will be identified as open space then this can be included within the settlement envelope.

Include
Appendices

Stanford
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STA01 ................................................................. 4
The village of Stanford lies to the south of Southill and to the North of Clifton. The village contains residential development that encompasses an area of designated open space within the centre of the village. The Green Man Bed and Breakfast is also situated on the end of Stanford. As a result of the Settlement Hierarchy, a study done as part of the Draft Local Plan, Stanford has been classified as a ‘small village’ and requires a settlement envelope.
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Stondon
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Description:

The site lies to the south of Station Road, and is adjacent to Bedford Road to the east. The site is surrounded by the existing settlement envelope to the north, east and partly to the south. The site consists of planning permission for 98 dwellings under CB/12/02929/FULL and this has been completed. As a result, the site can be seen as logical extension to the settlement envelope as it appropriately follows the existing settlement pattern without harming the built form.
Description:

The site lies to the south of Lower Stondon and to the east of Shannon Close and Meadowsweet. The site consists of one residential dwelling and associated curtilage including a stable. The stable has been excluded from the settlement envelope however due to the nature of the existing settlement envelope, the dwelling; garage and garden are well related and would extend the envelope in a logical manner.

Include
Appendices

Sutton
Description:

The site lies to the east of Sutton adjacent to the south of the High Street. The site is adjacent to the existing settlement envelope to the north and west. The site contains agricultural land with no residential uses and is therefore considered a part of the countryside.

Exclude
Appendices

Upper Caldecote
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CAL01

4
Description:

The site is situated to the east of Upper Caldecote, adjacent to Biggleswade road and with the settlement envelope north and west of the site. The site consists of residential development associated with planning permission for 10 dwellings under CB/13/00554/FULL, which was completed in 2015. The site is a logical extension to Upper Caldecote and continues the settlement pattern and built form.
Description:
The site lies to the West of Wrestlingworth, adjacent to the high street. The settlement envelope is situated to the east and south of the site, separating it from the existing residential development. The site contains a residential garden that is associated with a dwelling already within the settlement envelope, this can be considered as a large residential garden with no curtilage and the current envelope follows a pre-existing tree line that acts as a defensible barrier to the open countryside. Therefore the site is considered part of the open countryside and a large residential garden.

Exclude
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