

Appendix A: List of new sites which pass assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Deliverable	Developable	Approximate density	Justification for deviation if >30dph	Approximate capacity
ALP279	Land at and rear of 44 London Row	Arlesey	Arlesey	Not Green Belt	0.60		Yes	Yes	Yes	Yes	No	30		15
NLP223 / NLP403	Land adjoining Lewis Lane	Arlesey	Arlesey	Not Green Belt	2.81	NLP403	Yes	Yes	Yes	Yes	No	30		67
NLP318	Land to rear of 214-216 High Street	Arlesey	Arlesey	Not Green Belt	0.61		Yes	Yes	Yes	No	Yes	30		20
NLP419	Land to the East of Arlesey	Arlesey	Arlesey	Not Green Belt	296	NLP251	Yes	Yes	Yes	No	Yes	varied - Strategic		2000
NLP168	Land off Meadow View, Aspley Guise	Aspley Guise	Aspley Guise	Green Belt	2.03		Yes	Yes	Yes	Yes	No	30		37
NLP123	Land at Luton Rd	Barton le Clay	Barton le Clay	Green Belt	7.02		Yes	Yes	Yes	No	Yes	40	Minor Service Centre; Density of existing development.	168
NLP158	Land to the East of Barton le Clay	Barton le Clay	Barton le Clay	Green Belt	44.74	ALP406, NLP396	Yes	Yes	Yes	No	Yes	30		498
NLP258/ALP194	Land north of Biggleswade	Biggleswade	Biggleswade	Not Green Belt	47.28	ALP194	Yes	Yes	Yes	Yes	No	40	Major Service Centre; Density of existing development.	401
NLP433	West Sunderland Farm (one village only)	Biggleswade	Biggleswade, Sutton and Dunton	Not Green Belt	379.72	NLP433A	Yes	Yes	Yes	No	Yes	varied - Strategic		1500
NLP439	Caddington Park	Caddington	Luton	Green Belt	1.66		Yes	Yes	Yes	No	Yes	50	Major Service Centre; Density of existing development.	66
NLP082	Land on the South East of the Greenway	Campton and Chicksands	Campton	Not Green Belt	2.10		Yes	Yes	Yes	Yes	No	30		66
NLP435	Chapel Farm	Chalton	Chalton	Green Belt	3.18		Yes	Yes	Yes	Yes	No	30		54
ALP149 /ALP213 / NLP297	New Road	Clifton	Clifton	Not Green Belt	2.25	ALP213, NLP297	Yes	Yes	Yes	No	Yes	40	In proximity of pp demonstrating higher density.	54
NLP361	Land to the North of Shefford Rd	Clifton	Shefford	Not Green Belt	1.71		Yes	Yes	Yes	Yes	No	40	Minor Service Centre; Density of existing development.	55
ALP405	Land west of Jacques Lane	Clophill	Clophill	Not Green Belt	1.14	N/A	Yes	Yes	Yes	Yes	No	30		27
NLP149	66a High Street Clophill	Clophill	Clophill	Not Green Belt	1.77	N/A	Yes	Yes	Yes	Yes	No	30		12
ALP109/ NLP 315	East End Farm	Cranfield	Cranfield	Not Green Belt	4.60	NLP315 NLP104	Yes	Yes	Yes	No	Yes	30		48
NLP139	Land west off Lodge Rd Cranfield	Cranfield	Cranfield	Not Green Belt	0.59		Yes	Yes	Yes	Yes	No	from Planning App.	Planning application for this site for 15 dwellings.	15
NLP324	Land north of Greenfield Way	Dunton	Dunton	Not Green Belt	2.07		Yes	Yes	Yes	Yes	No	30		37
NLP483	Land off Eaton Park	Eaton Bray	Eaton Bray	Green Belt	2.69		Yes	Yes	Yes	Yes	No	30		49

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ALP094	Green Lane	Everton	Everton	Not Green Belt	0.96		Yes	Yes	Yes	Yes	No	30		23
NLP165	Land at Manor Farm	Everton	Everton	Not Green Belt	0.81		Yes	Yes	Yes	Yes	No	30		19
NLP127	Land to the rear of High Street	Flitton and Greenfield	Wardhedges	Not Green Belt	1.62		Yes	Yes	Yes	Yes	No	30		39
NLP272	Land to rear of 7-8 Moat Farm Close	Flitton and Greenfield	Greenfield	Not Green Belt	0.86		Yes	Yes	Yes	Yes	No	30		21
NLP039	Steppingley Road, Flitwick	Flitwick	Flitwick	Green Belt	9.00		Yes	Yes	Yes	Yes	No	40	Major Service Centre; Walking access to mainline railway station; in proximity of pp demonstrating higher density; Density of existing development.	216
NLP492	Site adjacent to Flitwick Garden Allotments, off Steppingley Road, Flitwick	Flitwick	Flitwick	Not Green Belt	1.08		Yes	Yes	Yes	yes	No	40	Major Service Centre; Walking access to mainline railway station; in proximity of pp demonstrating higher density; Density of existing development.	35
NLP101/ ALP467	Land at Upper Gravenhurst	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.62	ALP467	Yes	Yes	Yes	Yes	No	30		39
ALP117/ NLP381	Land to the west of Midland Mainline Railway	Harlington	Harlington	Green Belt	18.14/ 93.27	NLP381	Yes	Yes	Yes	No	Yes	40	Minor Service Centre; Walking access to mainline railway station.	435
ALP181/ NLP107	Land west of Sundon Road	Harlington	Harlington	Green Belt	6.39	NLP107	Yes	Yes	Yes	No	Yes	40	Minor Service Centre; Walking access to mainline railway station.	154
NLP502	Land south of Northwood End Road, Haynes	Haynes	Haynes	Not Green Belt	3.14		Yes	Yes	Yes	Yes	No	30		29
NLP268	Land adjacent to Derwent Lower School	Henlow	Henlow Camp	Not Green Belt	5.59		Yes	Yes	Yes	No	Yes	30		101
NLP469	RAF Henlow	Henlow	Lower Stondon and Henlow	Not Green Belt	222.68		Yes	Yes	Yes	No	Yes	varied - strategic		7000
NLP327	Land to the South West of the A5	Hockliffe	Hockliffe	Green Belt	24.20		Yes	Yes	Yes	Yes	No	30		77
NLP413/ ALP125	Land at Leighton Road, Hockliffe	Hockliffe	Hockliffe	Green Belt	0.99	ALP125	Yes	Yes	Yes	Yes	No	30		23
NLP538	A5 Watling Street, Hockliffe	Hockliffe	Hockliffe	Green Belt	6.3		Yes	Yes	Yes	Yes	No	30		41

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ALP313	Land south of Houghton Conquest	Houghton Conquest	Houghton Conquest	Not Green Belt	2.99		Yes	Yes	Yes	Yes	No	30		54.00
NLP191/ ALP224	Wixams Southern Extension	Houghton Conquest	Houghton Conquest	Not Green Belt	68.00	ALP224	Yes	Yes	Yes	Yes	No	from Planning Application	Planning application for 650 units	650
ALP307	Bidwell Gospel Hall (Dell Mount)	Houghton Regis	Bidwell	Green Belt	0.78	N/A	Yes	Yes	Yes	Yes	No	40	Major Service Centre; in proximity of pp demonstrating higher density; Density of existing development.	25
NLP546	Land to the east of Houghton Regis	Houghton Regis					Yes	Yes	Yes	No	Yes	40	Major Service Centre; in proximity of pp demonstrating higher density; Density of existing development.	355
ALP003	Site adjoining Langford Lower School	Langford	Langford	Not Green Belt	0.60		Yes	Yes	Yes	Yes	No	30		14
ALP451	Home Field	Langford	Langford	Not Green Belt	1.93	N/A	Yes	Yes	Yes	Yes	No	30		28
NLP066/ ALP071/ ALP132	Thistle Hill Field	Langford	Langford	Not Green Belt	3.94	ALP132, ALP071	Yes	Yes	Yes	No	Yes	30	In proximity of pp demonstrating higher density.	70
NLP143	Land at Church Street, Langford	Langford	Langford	Not Green Belt	2.32		Yes	Yes	Yes	Yes	No	30		19
NLP144	Land off St Andrews Way Langford	Langford	Langford	Not Green Belt	1.27		Yes	Yes	Yes	Yes	No	30		36
NLP230	Bridge Field	Langford	Langford	Not Green Belt	3.70		Yes	Yes	Yes	Yes	No	30		67
NLP302	Land off Prospect Rd and Curneys Lane	Langford	Langford	Not Green Belt	3.57		Yes	Yes	Yes	Yes	No	30		64
NLP309	Church Street, Langford	Langford	Langford	Not Green Belt	3.54		Yes	Yes	Yes	Yes	No	30		48
ALP064/ NLP072	Northern Chamberlains Barn	Leighton Linlade	Leighton Linlade	Green Belt	16.00	NLP073	Yes	Yes	Yes	No	Yes	40	Major Service Centre (developer suggests developable area of 7.29ha)	175
NLP049	Land north of Soulbury Rd	Leighton Linlade	Leighton Linlade	Green Belt	1.73		Yes	Yes	Yes	Yes	No	40	Major Service Centre	55
NLP464/A LP090	The Chiltern-Hunt Land	Leighton Linlade	Leighton Linlade	Green Belt	5.74	ALP400	Yes	Yes	Yes	No	Yes	40	Major Service Centre; in proximity of pp demonstrating higher density.	138
NLP370	Marston Valley	Lidlington	Lidlington and Marston Moretaine	Not Green Belt	587.578		Yes	Yes	Yes	Yes	No	varied - strategic		5000

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ALP011	Land at Lower Shelton Road	Marston Moretaine	Lower Shelton	Not Green Belt	2.99	NLP054	Yes	Yes	Yes	Yes	No	30		54
ALP315	Land off Lower Shelton Road	Marston Moretaine	Lower Shelton	Not Green Belt	2.19		Yes	Yes	Yes	No	Yes	30		39
NLP054	Land at Marston Moretaine and Lower Shelton	Marston Moretaine	Lower Shelton	Not Green Belt	185.39		Yes	Yes	Yes	Yes	No	varied-strategic		2000
NLP199	Wood End Lane	Marston Moretaine	Marston Moretaine	Not Green Belt	3.51		Yes	Yes	Yes	Yes	No	30		63
ALP051	Land north of Clophill Road	Maulden	Maulden/Clophill	Not Green Belt	1.06		Yes	Yes	Yes	Yes	No	from Planning Application		25
ALP116	Land between 129A and 131 Clophill Road	Maulden	Maulden/Clophill	Not Green Belt	1.03		Yes	Yes	Yes	Yes	No	from Planning Application		21
NLP253	Land fronting Silsoe Rd Maulden	Maulden	Maulden	Not Green Belt	4.48		Yes	Yes	Yes	Yes	No	30		39
ALP210	Land at Shefford Road	Meppershall	Meppershall	Not Green Belt	0.80	NLP095; ALP211	Yes	Yes	Yes	Yes	No	30		18
NLP095/ALP211	Land to rear of Stocken House	Meppershall	Meppershall	Not Green Belt	7.68	ALP211	Yes	Yes	Yes	Yes	No	30		100
NLP096	Wren Park	Meppershall	Meppershall	Not Green Belt	1.10		Yes	Yes	Yes	Yes	No	30		35
NLP237	Land at 32 Shefford Road (Bandland Nursery)	Meppershall	Meppershall	Not Green Belt	3.04		Yes	Yes	Yes	Yes	No	30		55
NLP282	Stondon Rd Nurseries	Meppershall	Meppershall	Not Green Belt	1.97		Yes	Yes	Yes	Yes	No	30		25
NLP283	Shefford Rd Meppershall	Meppershall	Meppershall	Not Green Belt	5.64		Yes	Yes	Yes	Yes	No	30		54
NLP313	Land at Bury Farm	Meppershall	Meppershall	Not Green Belt	0.42		Yes	Yes	Yes	Yes	No	30		11
NLP286/ALP180	Land adj to Park Rd /Bedford Rd (A603)	Moggerhanger	Moggerhanger	Not Green Belt	4.71	ALP180	Yes	Yes	Yes	Yes	No	30		30
NLP305/NLP159	Land east of Park Rd, Moggerhanger	Moggerhanger	Moggerhanger	Not Green Belt	1.88	NLP159	Yes	Yes	Yes	Yes	No	30		45
NLP065	Land off Biggleswade Rd	Northill	Upper Caldecote	Not Green Belt	1.64		Yes	Yes	Yes	Yes	No	30		40
NLP207	Land at Thorncote Rd Northill (Close Field)	Northill	Northill	Not Green Belt	0.86		Yes	Yes	Yes	Yes	No	30		21

D	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Deliverable	Developable	Approximate density	Justification for deviation if >30dph	Approximate capacity
NLP478/ ALP398	The Pound, Upper Caldecote	Northill	Upper Caldecote	Not Green Belt	3.31	ALP398	Yes	Yes	Yes	Yes	No	30		33
ALP217	Land north of Sandy Road	Potton	Potton	Not Green Belt	2.57	NLP186	Yes	Yes	Yes	Yes	No	30		46
ALP465	6b Sutton Road	Potton	Potton	Not Green Belt	4.16	ALP199	Yes	Yes	Yes	Yes	No	30		75
NLP170	Land off Everton Rd Potton	Potton	Potton	Not Green Belt	1.05		Yes	Yes	Yes	Yes	No	30		25
NLP347	Land at rear of Everton Rd	Potton	Potton	Not Green Belt	2.64	N/A	Yes	Yes	Yes	Yes	No	30		31
NLP542	One Acre Field, Sandy Road	Potton	Potton	Not Green Belt	0.44		Yes	Yes	Yes	Yes	No	30		12
NLP373	Line Field	Shefford	Shefford	Not Green Belt	9.20		Yes	Yes	Yes	Yes	No	30		72
ALP167/ NLP188	Land to the south and east of High Road	Shillington	Shillington	Not Green Belt	2.33	NLP188	Yes	Yes	Yes	Yes	No	30		42
NLP167	Land south of Markyate Road Slip End	Slip End	Slip End	Green Belt	6.86		Yes	Yes	Yes	No	Yes	30.00		108
NLP239	Land at Church Road, Slip End	Slip End	Slip End/Pepperstock	Green Belt	0.81		Yes	Yes	Yes	Yes	No	30		19
ALP266	Land rear of Station Road (Lower Stondon Northern Expansion)	Stondon	Lower Stondon	Not Green Belt	11.66		Yes	Yes	Yes	No	Yes	30		244
NLP281/ ALP298	Land off the Pastures Lower Stondon	Stondon	Lower Stondon	Not Green Belt	1.37	ALP298	Yes	Yes	Yes	Yes	No	30		33
NLP426	North Luton SUE	Sundon	Luton and Lower Sundon (Luton MMA)	Green Belt	283		Yes	Yes	Yes	Yes	No	varied-strategic		4000
NLP325	Land South of High Street	Sutton	Sutton	Not Green Belt	2.04		Yes	Yes	Yes	Yes	No	30		37
NLP138	Land at Luton Rd Toddington	Toddington	Toddington	Green Belt	1.46	NLP294	Yes	Yes	Yes	Yes	No	30		35
NLP405/ NLP378 (inc NLP152/1 53 and ALP086/N LP184)	Land to the east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	6.53		Yes	Yes	Yes	No	Yes	40	Minor Service Centre.	92

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NLP411	Alma Farm	Toddington	Toddington	Green Belt	6.61		Yes	Yes	Yes	Yes	No	40	Minor Service Centre.	159
NLP528	Dropshort Farm (part of NLP453 & ALP227)	Toddington			11.59		Yes	Yes	Yes	Yes	No	30		81
NLP136	Land off Flitwick Rd Westoning	Westoning	Westoning	Green Belt	7.51		Yes	Yes	Yes	Yes	No	30		135
NLP317	West View Farm	Westoning	Westoning	Green Belt	4.74		Yes	Yes	Yes	Yes	No	30		85

Appendix B: List of new sites which fail assessment

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP251	Grange Stud Farm	Amphill	Amphill	Green Belt	6.79		No			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		No			Site is poorly related to Amphill and detached from settlement.
ALP343	Extension of Warren Farm	Amphill	Amphill	Green Belt	5.06	NLP412	No			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		No			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		No			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		No			Development of this site would cause coalescence. it would also be a very poorly-related back-land development on Grade 2 Agricultural Land. This site is unable to accommodate 10 dwellings given constraints.
ALP477	Land off Woburn Road (A507)	Amphill	Amphill	Green Belt	1.99		No			Site is poorly related to Amphill and detached from settlement.
NLP043	Amphill Grange site 1	Amphill	Amphill	Green Belt	0.35	NLP044 NLP105	No			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	No			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	No			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		No			This site has a poor relationship to the residential part of Amphill, it is separated by A507. There are also significant heritage and flooding concerns.
NLP088	Land of Gas House Lane	Amphill	Amphill	Not Green Belt	0.30		No			Site would not accommodate ten dwellings or more.
NLP105	Land west of Flitwick Road	Amphill	Amphill	Green Belt	1.68	NLP043 NLP044 NLP045	No			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		No			Site is poorly related to Amphill and detached from settlement.
NLP197	Land east of Hazelwood Lane	Amphill	Amphill	Not Green Belt	4.89		No			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				Site not assessed. Site proposes employment uses.
NLP412	Warren Farm Phase II	Amphill	Amphill	Green Belt	4.46	ALP343	No			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.
ALP439	Land off Eliot Way	Arlesey	Fairfield	Not Green Belt	17.72		No			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		No		Site not considered available.
NLP093	Land to the west of High Street, Arlesey	Arlesey	Arlesey	Not Green Belt	1.22			No		Site is already a residential allocation

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NLP251	Land south east of Arlesey	Arlesey	Arlesey	Not Green Belt	59.00	ALP441		No		Site not considered available.
NLP326	Land to the North of Stotfold Rd	Arlesey	Arlesey	Not Green Belt	8.05		No			Based on an overall consideration using planning balance the site is not considered suitable. 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				Duplicate - see NLP223
NLP451	Land at Chase Farm	Arlesey	Arlesey	Not Green Belt	50.81			No		Site is already a residential allocation
NLP549	Hampden House, Arlesey	Arlesey	Arlesey	Not Green Belt	1.33	None	No			Site is in use as employment.
ALP040	Earls Court	Aspley Guise	Aspley Guise	Green Belt	3.61		No			Impact on character
ALP417	Land at Woodcote	Aspley Guise	Woburn Sands	Green Belt	0.63		No			Important gap
NLP062	Land at Dingley Dell	Aspley Guise	Aspley Guise	Green Belt	0.64		No			Low density area and poorly related.
NLP089	Land between 13 and 23 Mount Pleasant	Aspley Guise	Aspley Guise	Green Belt	0.59		No			Having regard to the character and density of existing development, as well as the need to conserve views through to Crawley Park and respect distinctive setting in village and the Registered Park, would reduce the number of homes that could be delivered on this site to below 10 dwellings.
NLP090	Land off Bedford Road	Aspley Guise	Aspley Guise	Green Belt	5.21		No			Significant harm to landscape and built heritage.
NLP463	Aspley Guise Triangle/Milton Keynes South East Opportunity Area	Aspley Guise	Standalone	Not Green Belt	259.863	N/A	No			The Oxford to Cambridge Expressway forms a nationally strategic infrastructure project with the potential to deliver significant economic benefits to the Arc and to the UK as a whole. At this point in time there is uncertainty of the route of this nationally significant road. Due to the latter and the location of the site immediately to the west of the A421 and Junction 13 of the M1, this site has the potential to sterilise or negatively affect the delivery of this project. Furthermore; the expressway if routed through this site or in close proximity to the site has the potential to negatively affect the suitability and capacity of development within this site.
ALP044	Sharpenhoe Road	Barton le Clay	Barton le Clay	Green Belt	8.22		No			Site is 50% or more covered by the Chilterns AONB.
ALP082	Top Orchard	Barton le Clay	Barton le Clay	Green Belt	0.45		No			Can't hold 10 dwellings without a high density, particularly due to buffering and trees to the southern border.
ALP252	Land at Manor Road	Barton le Clay	Barton le Clay	Green Belt	0.52		No			Unsuitable - Landscape, Not able to accommodate 10 dwellings alongside constraints; retention of mature trees etc.
ALP406	Land to the east of Barton-le-Clay	Barton le Clay	Barton le Clay	Green Belt	125.01	NLP158, NLP396		No		A landowner is not intent to develop
ALP418	Land north of Higham Road/east of Bedford Road	Barton le Clay	Barton le Clay	Green Belt	72.39	NLP382, NLP388	No			Site is poorly related, would be an extension remote from majority of services and facilities.
ALP454	Devils Pit 4x4	Barton le Clay	Barton le Clay	Green Belt	11.57		No			Site is 50% or more covered by the Chilterns AONB.

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NLP114	53-57 Hexton Road, Barton le Clay	Barton le Clay	Barton le Clay	Green Belt	0.75		No			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.
NLP255	Land at Grange Farm, Barton le Clay	Barton le Clay	Barton le Clay	Green Belt	12.28	N/A				Site not assessed. Site proposes employment uses.
NLP301	Faldo Farm	Barton le Clay	Barton le Clay	Green Belt	2.41	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	No			Scale of development. Site would be remote from existing services/facilities.
NLP396	Land East of Barton-le-Clay	Barton le Clay	Barton le Clay	Green Belt	201.87	NLP158, ALP406		No		A landowner is not intent to develop
NLP400	Land north east of Barton-le-Clay	Barton le Clay	Barton le Clay	Green Belt	46.85		No			Impact on character and scale of development.
NLP472	o.s. 120 Sharpenhoe Rd	Barton le Clay	Barton le Clay	Green Belt	8.77	ALP044	No			100% within AONB
NLP484	Willow End Cottage	Barton le Clay	Barton le Clay	Green Belt	1.05		No			Site is detached from the settlement of Barton le Clay and the A6 acts as a significant barrier between the site and the settlement. Site is not a logical extension.
ALP033	Fairfield Farm	Biggleswade	Biggleswade	Not Green Belt	5.63		No			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.
ALP182	Land R/O Potton Road	Biggleswade	Biggleswade	Not Green Belt	8.00	ALP221, NLP415		No		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				Duplicate - see NLP258
ALP204	Land east of Saxon Drive	Biggleswade	Biggleswade	Not Green Belt	6.90	NLP407		No		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.
ALP221	Barn at Rowletts View	Biggleswade	Biggleswade	Not Green Belt	8.00	ALP182, NLP415		No		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	No			Impact on heritage assets near to the site, not well related to residential areas, employment use issues
ALP382	Land south west of Albone Way	Biggleswade	Biggleswade	Not Green Belt	1.09		No			Site is 50% or more within Flood Zones 2 and 3.
ALP442	Land west of the A1	Biggleswade	Biggleswade	Not Green Belt	50.80		No			Site is not well related to Biggleswade.
ALP470	Fairfield Four Acre/ Sheepwalk	Biggleswade	Biggleswade	Not Green Belt	1.55		No			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	No			Impact on heritage assets near to the site, not well related to residential areas, employment use issues

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NLP067	Land at Newspring Farm	Biggleswade	Biggleswade	Not Green Belt	36.26		No			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		No			Site would not accommodate ten dwellings or more.
NLP181	Land off London Rd (A1) Biggleswade	Biggleswade	Biggleswade	Not Green Belt	2.60	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		No			Site is not well related to Biggleswade, the A1 acts as a barrier.
NLP265	Land at Furzenhall Road	Biggleswade	Biggleswade	Not Green Belt	2.63	N/A	No			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	No			Impact on heritage assets near to the site, not well related to residential areas, employment use issues
NLP401	Holme Lodge	Biggleswade	Biggleswade	Not Green Belt	1.40		No			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		No		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.
NLP415	Land at Potton Road (Phase 2)	Biggleswade	Biggleswade	Not Green Belt	8.00	ALP182 ALP221		No		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.
NLP437	Land west of the A1, Biggleswade	Biggleswade	Biggleswade	Not Green Belt	134.84	N/A				Site not assessed. Site proposes employment uses.
NLP458	Biggleswade MOT Centre	Biggleswade	Biggleswade	Not Green Belt	0.30		No			Site would not accommodate ten dwellings or more.
NLP494	Albone Way Industrial Estate	Biggleswade	Biggleswade	Not Green Belt	5.50		No			Site is currently employment use and cannot be allocated
NLP510	Land at Biggleswade (Hill Lane)	Biggleswade	Biggleswade	Not Green Belt		N/A				Site not assessed. Site proposes employment uses.
ALP022	Land north of A505	Billington	Leighton Buzzard	Green Belt	16.18		No			Site is poorly related to Leighton Buzzard and detached from settlement, and number of pylons act as a barrier.
NLP537	Land South of Billington	Billington	Billington	Green Belt	1.04	None	No			Site is not in a sustainable location for growth.
ALP009	Maltings Farm	Blunham	Blunham	Not Green Belt	7.91		No			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		No		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		No			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		No			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	No			The site is grade 1 Agricultural Land, and there would be a negative impact on the surrounding landscape. In addition to this, there are concerns that the proposed access could not accommodate the additional dwellings.
ALP222	The Hill	Blunham	Blunham	Not Green Belt	1.49		No			Development here would have a significant impact on the setting of Listed Buildings and the wider conservation area.

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ALP374	Land north of The Hill	Blunham	Blunham	Not Green Belt	1.84	ALP216	No			Site is poorly related to Blunham and detached from settlement. Impact on settlement pattern
ALP376	Land west of Station Road	Blunham	Blunham	Not Green Belt	4.47			No		Ownership issues with site access
NLP061	Land at Barford Road	Blunham	Blunham	Not Green Belt	3.21			No		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		No		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		No			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		No			Based on an overall consideration using planning balance the site is not considered suitable. 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				Site not assessed. Site proposes employment uses.
NLP033	Land at Salford Road, Hulcote	Brogborough	Brogborough	Not Green Belt	1.34	N/A				Site not assessed. Site proposes employment uses.
NLP178	Land at Winterwoods Farm	Brogborough	Standalone	Not Green Belt	36.32	N/A				Site not assessed. Site proposes employment uses.
NLP210	Land at Manor Farm Brogborough	Brogborough	Standalone	Not Green Belt	31.46	N/A				Site not assessed. Site proposes employment uses.
NLP269	Land West of Bedford Rd , Brogborough	Brogborough	Brogborough	Not Green Belt	3.02		No			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				Site not assessed. Site proposes employment uses.
ALP026	Land to the rear of Cotswold Business Park	Caddington	Caddington	Green Belt	1.70	NLP017	No			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	No			Poorly related back land development
ALP143	Land north west of Caddington	Caddington	Caddington	Green Belt	7.97	NLP148	No			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	No			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		No			Poorly related to Caddington and detached from settlement.
ALP286	Land east of Chaul End Road	Caddington	Caddington	Green Belt	8.98	NLP436	No			site does not represent a logical extension to Caddington as it would extend the settlement in an unsustainable way.

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ALP306	Land to the rear of 72-114 Chaul End Road	Caddington	Caddington	Green Belt	1.41	ALP099	No			Poorly related back land development
ALP455	Land at Dunstable Road	Caddington	Caddington	Green Belt	6.76	ALP455	No			Site is poorly related to Caddington and detached from the settlement.
NLP017	Land to the rear of, and including, Cotswold Business Park	Caddington	Caddington	Green Belt	4.14	ALP026	No			Site is poorly related to Caddington and detached from the settlement.
NLP148	Caddington Oaks	Caddington	Caddington	Green Belt	28.00	ALP143, NLP151	No			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	No			Site is 50% or more covered by the Chilterns AONB.
NLP174	Inions Farm (Bushwood)	Caddington	Caddington	Green Belt	120.90		No			Unsuitable - coalescence with Luton
NLP217	Land off Chaul End Road	Caddington	Caddington	Green Belt	2.75		No			Site is 50% or more covered by the Chilterns AONB.
NLP339	Land off Dunstable Rd	Caddington	Caddington	Green Belt	2.51	ALP455	No			Poorly related to Caddington and detached from settlement.
NLP418	Land east of Chaul End Road	Caddington	Caddington	Green Belt	1.93		No			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	No			Poorly related to Caddington and detached from the settlement.
NLP436	West of Luton	Caddington	Caddington, Slip End and Luton	Green Belt	338.292		No			Not an appropriate location for development due to aircraft noise associated with Luton Airport. The objective in the Vision 2020-2050 (December 2016) is to use the existing runway and increase its capacity to around 50 movements per hour – potentially supporting 240,000 aircraft movements per year. This has the potential to further exacerbate noise issues on this site.
NLP493	Land next to Eversholt Beeches	Caddington	Caddington	Green Belt	0.13	N/A				Site not assessed. Site proposes G&T accommodation.
ALP287	Land north of Greenway	Campton and Chicksands	Campton	Not Green Belt	21.20		No			Impact on heritage assets near to the site, impact on historic form of village, limited services available in village, pastoral setting of site integral to character
ALP390	Land at Kiln Farm	Campton and Chicksands	Campton	Not Green Belt	0.64		No			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.
NLP083	Land on the south east side of Greenway Campton Rear site	Campton and Chicksands	Campton	Not Green Belt	29.25		No			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		No			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		No			Significant harm to archaeology, heritage, and landscape.
ALP010	Land at Flashes Meadow	Chalgrave	Tebworth	Green Belt	6.00		No			Site does not represent a logical extension to Tebworth as it would extend the settlement in an unsustainable way.

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NLP023		Chalgrave	Tebworth	Green Belt	0.30		No			Site would not accommodate ten dwellings or more.
ALP445	Land adjacent to The Willows	Chalton	Chalton	Green Belt	1.07		No			Based on an overall consideration using planning balance the site is not considered suitable. The following issues have been identified: Site has a poor access onto the local road network, impact on archaeological assets and the impact on the landscape.
NLP012	Land at Luton Road, Chalton	Chalton	Chalton	Green Belt	3.21		No			The site is not well related to the existing settlement.
NLP058	Hillside	Chalton	Chalton	Green Belt	0.24		No			Site would not accommodate ten dwellings or more.
NLP059	Hillcrest	Chalton	Chalton	Green Belt	0.59		No			The site is poorly related to Chalton and is separated from the village.
NLP480	5a + 9 Luton Rd Chalton	Chalton	Chalton	Green Belt	0.26		No			Site would not accommodate ten dwellings or more.
NLP529	Land to the south of Chalton	Chalton	Chalton	Green Belt	12.23	None	No			The site is considered to cause coalescence between Chalton and Houghton Regis North.
ALP179	Land at Stockbridge Road	Clifton	Clifton	Not Green Belt	1.65	NLP201, NLP221	No			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		No			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				Duplicate - see ALP149
ALP236	Land off Hitchin Lane	Clifton	Clifton	Not Green Belt	4.79	ALP303, NLP110, NLP307	No			Site is poorly related to Clifton and detached from the settlement
ALP262	Land at Stanford Lane	Clifton	Clifton	Not Green Belt	7.00		No			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		No			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		No		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			No		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.
ALP414	Land between Hitchin Lane and New Road	Clifton	Clifton	Not Green Belt	4.20		No			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	No			Site is poorly related to Clifton and detached from the settlement
ALP472	Bandy Knolls	Clifton	Clifton	Not Green Belt	10.25	N/A				Site not assessed. Site proposes leisure uses.
NLP007	Land at Hitchin Road, Meppershall	Clifton	Standalone	Not Green Belt	8.63	N/A				Site not assessed. Site proposes employment uses.
NLP008	Land at Hitchin Road, Shefford	Clifton	Standalone	Not Green Belt	14.46	N/A				Site not assessed. Site proposes employment uses.
NLP010	Land at New Road, Clifton	Clifton	Clifton	Not Green Belt	2.15		No			Site is poorly related to Clifton and detached from the settlement

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NLP057	The Paddock	Clifton	Clifton	Not Green Belt	0.79			No		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.
NLP110	Land off Hitchin Lane, Clifton	Clifton	Clifton	Not Green Belt	4.83	ALP303, ALP236, NLP307	No			Site is poorly related to Clifton and detached from the settlement
NLP128	Land off Broad Street	Clifton	Clifton	Not Green Belt	3.85		No			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			No		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.
NLP145	Land off Hitchin Rd Shefford	Clifton	Shefford	Not Green Belt	3.83		No			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		No			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.
NLP147	Land off New Rd Clifton	Clifton	Clifton	Not Green Belt	3.21	ALP456	No			Site is poorly related to Clifton and detached from the settlement
NLP161	Harbrook Farm	Clifton	Clifton	Not Green Belt	0.80			No		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.
NLP201	Hollow Land	Clifton	Clifton	Not Green Belt	1.20	ALP179, NLP221	No			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		No			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	No			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		No			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				Duplicate - see ALP149
NLP307	Land west of Hitchin Lane	Clifton	Clifton	Not Green Belt	5.29	ALP303, ALP236, NLP110		No		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.
ALP162	Beadlow Manor Golf & Country Club	Clophill	Clophill	Not Green Belt	4.50	NLP349	No			Site is poorly related to Clophill and detached from the settlement.
ALP295	Clophill Lakes	Clophill	Clophill	Not Green Belt	122.70	NLP189		No		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.
ALP366	Land east of Jacques Lane	Clophill	Clophill	Not Green Belt	0.33		No			Site would not accommodate ten dwellings or more.
ALP412	Readshill Plantation	Clophill	Clophill	Not Green Belt	8.50	NLP296	No			Site does not represent a logical extension to Clophill as it would extend the settlement in an unsustainable way.

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NLP187	Land west of Little Lane	Clophill	Clophill	Not Green Belt	3.28		No			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		No		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		No			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	No			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		No			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		No			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	No			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.
ALP135	Land north of Crawley Road/ Bourne End Road	Cranfield	Cranfield	Not Green Belt	9.49	NLP266	No			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.
ALP185	Land at Broad Green Farm	Cranfield	Cranfield	Not Green Belt	4.51	NLP261	No			Site 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	No			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		No		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.

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ALP288	Land west of Cranfield Road	Cranfield	Cranfield	Not Green Belt	25.54	N/A				Site not assessed. Site proposes employment uses.
ALP289	Land north of Rectory Lane	Cranfield	Cranfield	Not Green Belt	3.57		No			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		No			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 clay land 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	No			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		No			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	No			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.
NLP173	Bayley Gate Farm	Cranfield	Cranfield (uni)	Not Green Belt	28.51	None	No			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.
NLP176	Land around Wharley End Farm	Cranfield	Cranfield (uni)	Not Green Belt	10.94	None	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP198	The Glebe Cranfield	Cranfield	Cranfield	Not Green Belt	7.00	ALP353, ALP386	No			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		No			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				Site not assessed. Site proposes employment uses.
NLP260	Land at Wharley Farm	Cranfield	Cranfield (uni)	Not Green Belt	14.65	ALP188	No			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	No			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	No			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	238.471	N/A				Site not assessed. Site proposes employment uses.
NLP315	East End Farm	Cranfield	Cranfield	Not Green Belt	4.60	ALP109 NLP104				Duplicate - see ALP109
NLP394	Land west of Mill Road, Cranfield	Cranfield	Cranfield	Not Green Belt	9.94		No			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		No			Site is poorly related to Cranfield and detached from settlement.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP486	Land at Cranfield Airport	Cranfield	Cranfield	Not Green Belt	27.90		No			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.
NLP527	Land off Bedford Road, Cranfield	Cranfield	Cranfield	Not Green Belt	5.01	None	No			Site is poorly related to Cranfield and detached from settlement.
ALP164	Land at Frenchs Avenue	Dunstable	Houghton Regis	Green Belt	4.26	N/A	No			Substantial harm to the setting of Maiden Bower Iron Age Hillfort and Neolithic Causewade Enclosure - a Scheduled Monument.
ALP468	Allotments at West Street	Dunstable	Dunstable	Green Belt	2.98	NLP193		No		Ownership issues identified
NLP025	Meadway Allotments (Part of)	Dunstable	Dunstable	Not Green Belt	0.27		No			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	No			Development of this site would cause visual coalescence with Totternhoe, and there are topography issues.
NLP046	Unit 1 French's Avenue	Dunstable	Dunstable	Not Green Belt	0.13		No			Site would not accommodate ten dwellings or more.
NLP116	Land at Mentmore Crescent	Dunstable	Dunstable	Green Belt	4.72		No			Site is 50% or more covered by the Chilterns AONB.
NLP192	Pedralbes Land	Dunstable	Dunstable	Green Belt	1.19			No		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.
NLP193	Land at West Street	Dunstable	Dunstable	Green Belt	2.98			No		Ownership issues identified
NLP275	Land off Whipsnade Rd	Dunstable	Dunstable	Green Belt	0.83		No			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			No		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				Site not assessed. Site proposes G&T accommodation.
NLP498	Dunstable Health Centre	Dunstable	Dunstable	Not Green Belt	0.22		No			Site would not accommodate ten dwellings or more.
NLP539	Land West of Tring Road	Dunstable	Dunstable	Green Belt	7.1641		No			Topography issues, visual coalescence with Totternhoe, highly visible from Dunstable Downs
ALP323	Land to the south of Biggleswade	Dunton	Dunton	Not Green Belt	1.56		No			Site has a poor relationship with Dunton and would respect the settlement pattern and character of the village. In landscape terms there is a need to retain the rural land between the roundabout and the village and to limit the linear extension of development.
ALP324	Land to the south of Biggleswade Road and to the west of Springfield	Dunton	Dunton	Not Green Belt	1.54	NLP047	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP047	Land south of Biggleswade Rd	Dunton	Dunton	Not Green Belt	1.94	ALP324	No			Based on an overall consideration using planning balance the site is not considered suitable. 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.
NLP530	Newton Grove Farm, Sutton Road, Dunton	Dunton	Dunton	Not Green Belt	45.3698		No			Based on an overall consideration using planning balance the site is not considered suitable. The following issues have been identified: the site is not well related to Dunton, the impact on the adjoining SAM and impact on the exposed and elevated site.
ALP072	Land off Totternhoe Road & The Rye	Eaton Bray	Eaton Bray	Green Belt	5.71		No			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.
ALP103	Land to the rear of Bower Lane	Eaton Bray	Eaton Bray	Green Belt	8.07		No			Fail - Unsuitable - Although site has some potential for development, it is considered that is unsuitable on landscape grounds. Open pastoral vale landscape with views across and to from elevated scarps/AONB. Effective mitigation cannot be achieved in keeping with landscape character.
ALP192	Land adjacent to 25-57 Bower Lane	Eaton Bray	Eaton Bray	Green Belt	0.57		No			Impact on GI. Not able to accommodate 10 dwellings alongside constraints and improvement/enhancement of HPI orchard
ALP423	Land east of Northall Road	Eaton Bray	Eaton Bray	Green Belt	15.86		No			Impact on archaeology
ALP464	Westrope Brothers	Eaton Bray	Eaton Bray	Green Belt	1.03		No			Site is poorly related
ALP478	Doolittle Meadow Farm	Eaton Bray	Eaton Bray	Green Belt	8.37		No			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		No			Impact on archaeology and landscape.
NLP204	Land at Eaton Bray	Eaton Bray	Eaton Bray	Green Belt	20.29		No			Impact on Archaeology: site abuts a Scheduled Monument
NLP250	Bower Lane, Eaton Bray	Eaton Bray	Eaton Bray	Green Belt	2.12		No			Site is poorly related
NLP300	Bower Lane	Eaton Bray	Eaton Bray/Edlesborough	Green Belt	9.83		No			Site would cause coalescence with Edlesborough.
NLP316	Land adjacent to The Meads	Eaton Bray	Eaton Bray	Green Belt	12.19		No			Site would cause coalescence with Edlesborough.
NLP336	Land North of Hockliffe Road, East of Leighton Linslade	Eggington	Leighton Buzzard	Green Belt	10.76		No			The site would adjoin the East Leighton Linslade urban extension once it is completed. The proposed site would however not form a logical extension as it would be separated from the wider urban extension by the Eastern Relief Road, and would result in coalescence between Eggington and Leighton Linslade once East Leighton Linslade is developed.
NLP338	Land South of Hockliffe Rd	Eggington	Leighton Buzzard	Green Belt	13.83		No			Site would adjoin the East Leighton Linslade urban extension once it is completed. The proposed site would not form a logical extension as it would be separated from the wider urban extension by the Eastern Relief Road, and would result in coalescence between Eggington and Leighton Linslade once East Leighton Linslade is developed.
NLP462	Berry End Farm	Eversholt	Eversholt	Green Belt	0.55		No			Site is poorly related

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NLP505	Land at Tyrells End 1	Eversholt	Eversholt	Green Belt	0.62		No			Site is poorly related
NLP506	Land at Tyrells End 2	Eversholt	Eversholt	Green Belt	0.49		No			Site is poorly related
NLP507	Land at Witts End 1	Eversholt	Eversholt	Green Belt	0.48		No			Site is poorly related
NLP508	Land at Witts End 2	Eversholt	Eversholt	Green Belt	0.71		No			Site is poorly related
NLP362	Land at 21 Sandy Rd Everton	Everton	Everton	Not Green Belt	0.34			No		Site is already a residential allocation
NLP452	Land South of Tempsford	Everton	Tempsford and Sandy	Not Green Belt	221.057		No			Based on the emerging strategy for growth, this site is not considered to be suitable for development at this time. East West Rail forms a nationally strategic infrastructure project with the potential to deliver significant economic benefits to the Arc and to the UK as a whole. At this point in time there is uncertainty of the route of this nationally significant railway. Due to the latter, in combination with the scale and location of the site between Bedford and Cambridge, this site has the potential to sterilise or negatively affect the delivery of this project. Furthermore; the Railway if routed through this site or in close proximity to the site has the potential to negatively or positively affect the suitability and capacity of development within this site, however due to the level of unknowns it is not considered that at this time sufficient information is available to justify the suitability of the site. All strategic sites will be subject to re-assessment upon partial review of the Plan.
ALP387	Land at High Street	Eyeworth	Eyeworth	Not Green Belt	0.32		No			Site would not accommodate ten dwellings or more.
ALP388	Land at Sutton Road	Eyeworth	Eyeworth	Not Green Belt	0.22		No			Site would not accommodate ten dwellings or more.
ALP027	Former Pig Unit	Fairfield	Fairfield	Not Green Belt	5.89			No		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			No		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		No		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		No		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		No			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		No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP240	Land at Flitton Hill	Flitton and Greenfield	Wardhedges	Not Green Belt	0.47	NLP203	No			Unsuitable for development. Although a logical extension to settlement, it would not vastly change the settlement pattern, and being an open, elevated exposed site would seriously impact on landscape.
ALP354	The Brick and Tile Depot	Flitton and Greenfield	Greenfield	Not Green Belt	0.24		No			Site would not accommodate ten dwellings or more.
ALP389	Land at Westoning Road	Flitton and Greenfield	Nr Flitwick	Not Green Belt	4.37		No			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		No			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		No			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 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		No			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		No			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.
NLP164	Land at Greenfield Rd Flitton	Flitton and Greenfield	Flitton	Not Green Belt	1.54			No		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 GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP171	Land at Manor Farm	Flitton and Greenfield	Flitton	Not Green Belt	0.93		No			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		No			Development of this site would detrimentally impact on the character of the settlement.
NLP182	Land between Church Lane and High Street	Flitton and Greenfield	Greenfield	Not Green Belt	0.79		No			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	No			Unsuitable for development. Although a logical extension to settlement, it would not vastly change the settlement pattern, and being an open, elevated exposed site would seriously impact on landscape.
NLP273	Land off Westoning Road	Flitton and Greenfield	Greenfield	Not Green Belt	6.48		No			Site is poorly related to the existing settlement of Flitton.
NLP449	96 Greenfield Road and land behind	Flitton and Greenfield	Flitton	Not Green Belt	1.70		No			Site not suitable for development on grounds of character (back land development) , flood risk, and landscape, and would need to demolish dwelling at front of site to gain access.
ALP098	Land east of Chantry Way	Flitwick	Flitwick	Green Belt	2.18	NLP245	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
ALP174	Land adjacent to Maulden Road	Flitwick	Flitwick	Green Belt	10.94	NLP321	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP177	Land east of Maulden Road	Flitwick	Flitwick	Green Belt	9.57	NLP322	No			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		No			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			No		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.
ALP345	One O One Field	Flitwick	Flitwick	Green Belt	3.58	NLP397	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
ALP435	Land rear of Hilldene Close	Flitwick	Flitwick	Not Green Belt	0.76		No			Site is 50% or more at risk of surface water flooding.
NLP081	Land adj to Trafalgar Drive	Flitwick	Flitwick	Green Belt	16.37		No			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				Duplicate - see NLP246
NLP321	Land at Maulden Rd	Flitwick	Flitwick	Green Belt	20.60	ALP174, ALP177	No			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.
NLP351	Land North East of Flitwick	Flitwick	Flitwick	Green Belt	17.90	N/A				Site not assessed. Site proposes employment uses.
NLP366	Flitwick and Ampthill Tennis Club	Flitwick	Flitwick	Not Green Belt	0.89			No		Site not available. No alternative site secured for Tennis Club relocation
NLP375	Land at Ampthill Rd	Flitwick	Flitwick	Green Belt	1.73	NLP444	No			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	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
NLP444	Land off The Birches	Flitwick	Flitwick	Green Belt	1.71	ALP375	No			Site would cause coalescence in Green Belt between Ampthill and Flitwick.
NLP532	Land off Church Road, Flitwick	Flitwick	Flitwick	Not Green Belt	10.7782		No			Site is separated from Flitwick.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP150	Land rear of 7-37 Barton Road	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.02			No		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		No			Unsuitable - Development not acceptable; site forms partly elevated northern landscape edge to highly sensitive green gap within village settlement. Effective and appropriate mitigation cannot be achieved.
ALP467	The Pygthle	Gravenhurst	Upper Gravenhurst	Not Green Belt	1.20	NLP101				Duplicate - see NLP101
NLP404	Land west of Shillington Road	Gravenhurst	Upper Gravenhurst	Not Green Belt	14.07		No			Impact on character and landscape
NLP466	Land at Barton Rd	Gravenhurst	Upper Gravenhurst	Not Green Belt	0.50		No			Impact on character, site would represent an illogical extension to settlement.
ALP123/ NLP303	Land off Goswell End Road	Harlington	Harlington	Green Belt	12.89	NLP303	No			Site would not be a logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, narrowing what is currently a relatively small gap. It would also extend the settlement away from the core services and railway station. There are flood risks that require further investigation on this site, and mitigation would also be required to address the noise from the railway. Further, development of this site would raise landscape concerns as the site is on open and rising ground and development here would extend Harlington into the open countryside.
ALP355/ NLP379	Land north of Goswell End Road	Harlington	Harlington	Green Belt	2.46		No			Despite the sites proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards and further away from the railway, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. The site is in close proximity to a Grade II listed building and therefore caution would be required in relation to any development of this site. Further, development of this site would need to avoid rising ground and extension of development beyond the existing built edge. Structural landscape mitigation may also be required to the northern and eastern boundaries alongside ecological mitigation.
NLP107	Land west of Sundon Rd Harlington	Harlington	Harlington	Green Belt	6.39	ALP181				Duplicate -see ALP181
NLP303	Land off Goswell End Rd	Harlington	Harlington	Green Belt	13.70	ALP123				Duplicate -see ALP123
NLP379	Land north of Goswell End Road, Harlington	Harlington	Harlington	Green Belt	2.80					Duplicate -See ALP355
NLP381	Land to the west of Harlington	Harlington	Harlington	Green Belt	93.27	ALP117				Duplicate -See ALP117
NLP470	Land off Goswell End Rd (parcel 1)	Harlington	Harlington	Green Belt	0.83		No			Despite the site's proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. Significant landscape concerns have also been raised, as the site is on increasingly exposed rising ground beyond the settlement's edge. Ecological concerns have also been raised and mitigation would be required to protect from the noise of the railway, which is less likely to be possible on a site of this size.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP471	Land off Goswell End Rd (parcel 2)	Harlington	Harlington	Green Belt	0.81		No			Despite the site's proximity to the upper school, it would not be the most logical option for extension of Harlington as it would extend the settlement northwards towards Westoning, crossing the road which currently separates the residential edge of the settlement. It would also extend the settlement away from the core services and railway station. Significant landscape concerns have also been raised, as the site is on increasingly exposed rising ground beyond the settlement's edge. Ecological concerns have also been raised and mitigation would be required to protect from the noise of the railway, which is less likely to be possible on a site of this size.
ALP459	Four Winds	Haynes	Haynes West End	Not Green Belt	1.77		No			Site is not well related to an existing settlement.
ALP460	Seven Acre Field	Haynes	Haynes West End	Not Green Belt	2.57	NLP266	No			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		No			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	No			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		No			Concerns over the impact on the surrounding countryside and the relationship to the existing settlement and impact on settlement pattern. The development would mainly be a poorly related back-land development due to the need for landscape mitigation.
NLP356	Land west of Silver End Rd, Haynes	Haynes	Haynes	Not Green Belt	0.51		No			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		No			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		No			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 GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP066	Checkley Wood Garden Village	Heath and Reach	Standalone	Green Belt	381.817	N/A	No			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	364.894	N/A	No			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				Site not assessed. Site proposes G&T accommodation.
NLP457	New Trees	Heath and Reach	Heath and Reach	Green Belt	44.98		No			Site would be an illogical extension and would cause coalescence between Leighton Linslade and Heath and Reach.
NLP544	Spinney Farm North	Heath and Reach	Heath and Reach	Green Belt	4.9697		No			Not suitable for development. Site poorly related to settlement and would result in visual coalescence with Leighton Linslade, Site development would substantially affect the character, appearance & significance of this part of the conservation area and the setting of the Grade II* listed Heath Manor, directly to the west of the site boundary.
NLP545	Spinney Farm South	Heath and Reach	Heath and Reach	Green Belt	1.0809		No			Not suitable for development. Crucial green countryside gap must be preserved to prevent coalescence of Heath & Reach and L. Linslade, and forms important green open buffer between historic village settlement (and conservation area) and the suburban creep of Leighton Buzzard to the south. Elevated open long ranging views, integral to landscape character edge of Greensand Ridge.
ALP001	Land adjacent to 1 Clifton Road	Henlow	Henlow	Not Green Belt	1.69		No			Portion of site in keeping with settlement pattern and buffering A507 not able to accommodate 10+ dwellings, narrow gap to A507, Grade 2 AGL
ALP028	Site 1 Henlow End	Henlow	isolated	Not Green Belt	0.58		No			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	No			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		No			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	No			Site is 50% or more within Flood Zones 2 and 3.
ALP173	Japanese Koi Company	Henlow	Henlow	Not Green Belt	1.05		No			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				Duplicate -see NLP183

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP232	Land to the rear of 102-126 High Street	Henlow	Henlow	Not Green Belt	4.81		No			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 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		No			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		No		Site withdrawn
ALP471	Town Farm Field	Henlow	Henlow	Not Green Belt	3.38	NLP228	No			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		No			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	No			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		No			Site would not accommodate ten dwellings or more.
NLP126	Land at Oldfield Farm	Henlow	Henlow Camp	Not Green Belt	8.55		No			The opportunities and constraints on this site are best understood as part of a wider consideration of the RAF Henlow redevelopment as a whole. This is particularly the case due to the site's location within RAF Henlow, access is not possible without passing through RAF Henlow and therefore any redevelopment would have a huge impact on this site. Therefore this site is considered to be unsuitable at this time, though it is expected that the site could be re-assessed once the plans for redevelopment of RAF Henlow are clearly understood.
NLP183/ NLP 220 ALP178	Land at Arlesey Road, Henlow	Henlow	Henlow	Not Green Belt	1.09	ALP178 NLP220	No			flood risk, proximity to A507, important role maintaining separation of Henlow from A507, Grade 2 AGL.
NLP219	Land off Clifton Rd Henlow	Henlow	Henlow	Not Green Belt	1.89	ALP073	No			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				Duplicate -see NLP 183
NLP232	Land south of John Howland Close, Henlow	Henlow	Henlow	Not Green Belt	0.75		No			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		No			Portion of site in keeping with settlement pattern and buffering A507 not able to accommodate 10+ dwellings, narrow gap to A507, Grade 2 AGL
NLP288	Land to the North of Clifton Rd Henlow	Henlow	Henlow	Not Green Belt	14.08	ALP471	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP292	Land at Arlesey Rd	Henlow	Henlow	Not Green Belt	9.21		No			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	No			Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
NLP337	Land of Stockbridge Road and High Street	Henlow	Henlow	Not Green Belt	3.41		No			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		No			Site is 50% or more within Flood Zones 2 and 3.
NLP363	Henlow Aggregates Site	Henlow		Not Green Belt	3.91	N/A				Site not assessed. Site proposes employment uses.
ALP125	Land off Leighton Road	Hockliffe	Hockliffe	Green Belt	0.99	NLP413				Duplicate - NLP413
ALP184	Land rear of Manor Avenue	Hockliffe	Hockliffe	Green Belt	1.92	NLP259				Duplicate - NLP259
NLP175	Land off Leighton Rd Hockliffe	Hockliffe	Hockliffe	Green Belt	3.90		No			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		No			Site is 50% or more at risk of surface water flooding.
NLP259/ ALP184	Land R/O Manor Avenue	Hockliffe	Hockliffe	Green Belt	2.24		No			The site contains significant archaeology features whereby development on this site would be contrary to para. 135 of the NPPF. There is also surface water flooding concerns on the access point into the site.
NLP278	Land off Leighton Rd Hockliffe	Hockliffe	Hockliffe	Green Belt	1.20		No			Site is 50% or more at risk of surface water flooding.
NLP298	Land south of Leighton Rd	Hockliffe	Hockliffe	Green Belt	2.73		No			The site would have significant harm to setting of a scheduled monument to the north of the site, and significant harm to existing archaeology features within the site itself. The site would impact on the setting of Listed Buildings on the south west side of the A5.
NLP420	Land south west of The Lane	Hockliffe	Hockliffe	Green Belt	20.93		No			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		No			Site would cause coalescence between Houghton Conquest and the Wixams Southern Extension.
ALP019	Hawhills Farmstead	Houghton Conquest	Houghton Conquest	Not Green Belt	0.66		No			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		No			Site is not well related to any existing settlements and is not of a sufficient scale to stand alone.
ALP065	Quest	Houghton Conquest	Stewartby	Not Green Belt	90.87	NLP071	No			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			No		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 GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP196	Land off and rear of Bedford Road	Houghton Conquest	Houghton Conquest	Not Green Belt	3.45	NLP156		No		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 London Lane	Houghton Conquest	Houghton Conquest	Not Green Belt	1.31			No		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.
ALP198	Land rear of Village Farm	Houghton Conquest	Houghton Conquest	Not Green Belt	0.65		No			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				Duplicate - see NLP191
ALP233	Land north of Chapel End Road	Houghton Conquest	Houghton Conquest	Not Green Belt	8.38			No		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	No			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
ALP314	Land north and south of The Grove	Houghton Conquest	Houghton Conquest	Not Green Belt	2.55		No			On balance, the site is considered unsuitable for development due to the sites poor relationship with the settlement and its impact on the landscape.
ALP350	Road Farm	Houghton Conquest	How End	Not Green Belt	4.01		No			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		No			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		No			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	No			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		No		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.
NLP304	Quest Pit	Houghton Conquest	Standalone	Not Green Belt	62.18	N/A				Site not assessed. Site proposes employment uses.
NLP371	Land south of Wixams	Houghton Conquest	Houghton Conquest	Not Green Belt	66.00			No		Site is already a residential allocation
ALP144	North West Dunstable	Houghton Regis	Dunstable	Green Belt	44.03	NLP306	No			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.
ALP253	The Stables	Houghton Regis	Bidwell	Green Belt	1.98	ALP260, NLP345				Duplicate - Site is being considered as part of the larger submission ALP260
ALP254	The Gate	Houghton Regis	Bidwell	Green Belt	3.75	ALP260, ALP481				Duplicate - Site is being considered as part of the larger submission ALP261
ALP255	The Orchard	Houghton Regis	Bidwell	Green Belt	0.85	ALP260, NLP40				Duplicate - Site is being considered as part of the larger submission ALP262
ALP256	The Field	Houghton Regis	Bidwell	Green Belt	1.52	ALP260, NLP346				Duplicate - Site is being considered as part of the larger submission ALP263
ALP257	The Turn	Houghton Regis	Bidwell	Green Belt	1.54	ALP260				Duplicate - Site is being considered as part of the larger submission ALP264

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP258	Land north off proposed A5-M1 link Road	Houghton Regis	Bidwell	Green Belt	2.97	ALP260				Site not assessed. Site proposes employment uses.
ALP259	Land west of Bedford Road	Houghton Regis	Bidwell	Green Belt	4.63	NLP132, ALP260				Duplicate - Site is being considered as part of the larger submission ALP264
ALP260	The Bidwell Vision	Houghton Regis	Bidwell	Green Belt	15.13	NLP132, ALP259, ALP253, NLP345, ALP481, NLP334, ALP257, NLP346, NLP135, ALP254, ALP256, ALP432, NLP024	No			Site is not suitable for development as parts of this site have been allocated as Green Infrastructure as part of the wider North Houghton Regis Allocation/ Planning Application. There are also potential flood issues.
ALP299	Land west of Coopers Way	Houghton Regis	Houghton Regis	Green Belt	1.19	NLP274		No		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.
ALP380	Land at the east side of Houghton Road	Houghton Regis	Houghton Regis	Green Belt	0.93	N/A	No			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				Is being considered as part of the larger submission ALP260
ALP481	Land off Bedford Road	Houghton Regis	Bidwell	Green Belt	2.24	ALP260, ALP254				Is being considered as part of the larger submission ALP260
NLP024	The Bungalow	Houghton Regis	Bidwell	Green Belt	1.07	ALP260, ALP256				Is being considered as part of the larger submission ALP260
NLP040	The Orchard	Houghton Regis	Bidwell	Green Belt	0.85	ALP260, ALP255				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		No		Site is not considered to be available because the site already has planning permission for the Green Space as part of a wider development and therefore is not eligible for allocation.
NLP257	Houghton Regis North	Houghton Regis	Houghton Regis	Green Belt	261.979	N/A		No		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	No			Unsuitable - Site situated to the west of Houghton Regis, would act as essential existing GI network for the extension as well.
NLP285	Oakwell Park	Houghton Regis	Houghton Regis	Green Belt	6.78			No		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.
NLP306	Totternhoe	Houghton Regis	Dunstable	Green Belt	19.30	ALP144	No			Unsuitable due to Archaeology, contains important Scheduled Monument.
NLP334	The Gates	Houghton Regis	Bidwell	Green Belt	4.21	ALP260, ALP254				Is being considered as part of the larger submission ALP260

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP344	Land at Windsor Drive	Houghton Regis	Houghton Regis	Not Green Belt	4.73		No			Site designated "Large Recreation Space" with natural linkages into the adjacent Parkside Recreation Ground. Nearby Sandringham Drive Recreation space has already been affected by the new Woodside Link dual carriageway, so this makes this area of recreational space even more valuable. Population growth from the nearby HRN1&2 will also have a significant impact on demand.
NLP345	Bidwell Farm House	Houghton Regis	Bidwell	Green Belt	1.88	ALP260, ALP253				Is being considered as part of the larger submission ALP260
NLP346	Bedford Road	Houghton Regis	Houghton Regis	Green Belt	2.58	N/A				Is being considered as part of the larger submission ALP260
NLP015	Rook Tree Business Park	Hulcote and Salford	Salford	Not Green Belt	1.21		No			Site is poorly related to Salford and detached from the settlement.
NLP190	East of M1	Hulcote and Salford	Hulcote, Salford and Milton Keynes	Not Green Belt	708.92		No			It is considered that development of this site would form substantial urban sprawl from Milton Keynes over the M1 motorway which forms a physical containment of that Settlement. It is considered that the harm caused by the development would not be outweighed by any need arising from the Milton Keynes Housing Market Area.
NLP212	51 Broughton Road Salford	Hulcote and Salford	Salford	Not Green Belt	0.19		No			Site would not accommodate ten dwellings or more.
NLP218	Land off Salford Rd	Hulcote and Salford	Standalone	Not Green Belt	7.13	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				Site not assessed. Site proposes employment uses.
NLP384	Land West of Wavendon Road	Hulcote and Salford	Salford	Not Green Belt	3.17		No			Based on an overall consideration using planning balance the site is not considered suitable. 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				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				Site not assessed. Site proposes employment uses.
ALP052	Land north of East Hyde	Hyde	Hyde	Green Belt	3.30		No			Site is poorly related
NLP228	Land adjoining Thrales End Farm	Hyde	Harpenden	Green Belt	37.52		No			Poor relationship to settlement. Site adjacent to Harpenden but is separated from the settlement by London Road. The site is poorly related as there is no existing development making the site isolated on the north side of the road. The site is also quite elevated.
NLP229	Land south of Junction 10A M1	Hyde	Standalone	Green Belt	41.32	N/A				Site not assessed. Site proposes employment uses.
NLP446	Laburnum Farm 1	Hyde	Peter's Green	Green Belt	4.25	NLP447	No			Poor relationship to settlement. Site situated on a farm and is very isolated, being separated from the nearest small settlement of Peters Green by agricultural land. It is not a logical extension to any settlement.
NLP447	Laburnum Farm 2	Hyde	Peter's Green	Green Belt	15.09	NLP446	No			Poor relationship to settlement. Site situated on a farm and is very isolated, being separated from the nearest small settlement of Peters Green by agricultural land. It is not a logical extension to any settlement.
ALP084	Land south east of Beech Road	Kensworth	Dunstable	Green Belt	8.90		No			Site is 50% or more covered by the Chilterns AONB.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP300	Packhorse Industrial Estate	Kensworth	Kensworth	Green Belt	10.79	ALP301	No			Site is 50% or more covered by the Chilterns AONB.
ALP301	Packhorse Industrial Estate (2)	Kensworth	Kensworth	Green Belt	1.83		No			Site is 50% or more covered by the Chilterns AONB.
ALP311	Land at Hollicks Lane Farm	Kensworth	Kensworth	Green Belt	3.96	NLP108	No			Site is 50% or more covered by the Chilterns AONB.
NLP005	Kensworth	Kensworth	Kensworth	Green Belt	25.50		No			Site is 50% or more covered by the Chilterns AONB.
NLP020	WISE001	Kensworth	Kenworth	Green Belt	4.19		No			Site is 50% or more covered by the Chilterns AONB.
NLP021	WISE002	Kensworth	Kenworth	Green Belt	1.52		No			Site is 50% or more covered by the Chilterns AONB.
NLP022	WISE003	Kensworth	Kenworth	Green Belt	3.73		No			Site is 50% or more covered by the Chilterns AONB.
NLP108	Hollicks Lane Farm	Kensworth	Kensworth	Green Belt	3.96	ALP311	No			Site is 50% or more covered by the Chilterns AONB.
NLP331	Plewis Field	Kensworth	Kensworth	Green Belt	3.94		No			Site is 50% or more covered by the Chilterns AONB.
NLP467	Clayhall Rd Allotments	Kensworth	Kensworth	Green Belt	1.51		No			Site is 50% or more covered by the Chilterns AONB.
NLP475	Clayhall Rd	Kensworth	Kensworth	Green Belt	3.07		No			Site is 50% or more covered by the Chilterns AONB.
NLP476	Kensworth Primary School	Kensworth	Kensworth	Green Belt	0.84		No			Site is 50% or more covered by the Chilterns AONB.
NLP543	Orchard Estate, Kensworth	Kensworth	Kensworth	Green Belt	2.08		No			Site is 50% or more covered by the Chilterns AONB.
ALP002	Land at 40 High Street	Langford	Langford	Not Green Belt	0.61		No			Site is poorly related to the settlement, not a logical extension
ALP038	Land at Station Road	Langford	Langford	Not Green Belt	1.80	NLP280		No		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				Duplicate - see NLP066
ALP132	Thistle Hill Field	Langford	Langford	Not Green Belt	2.84	ALP071, NLP066				Duplicate - see NLP066
ALP234	Land off Station Road	Langford	Langford	Not Green Belt	5.99			No		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.
NLP019	Top of Prospect Road	Langford	Langford	Not Green Belt	2.44		No			Site is poorly related to the settlement, not a logical extension
NLP079	Land north of Flexmore Way	Langford	Langford	Not Green Belt	1.86	ALP038		No		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.
NLP111	Land off Jubilee Lane	Langford	Langford	Not Green Belt	7.47			No		Ownership issues with site access
NLP280	Langford Triangle	Langford	Langford	Not Green Belt	10.76		No			Site is 50% or more at risk of surface water flooding.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP070	Land adjacent to 133 Stoke Road	Leighton Linslade	Leighton Linslade	Green Belt	1.33		No			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				Duplicate - see NLP464
ALP148	Land East of Stoke Road	Leighton Linslade	Leighton Linslade	Green Belt	7.17		No			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				Site not assessed. Site proposes employment uses.
ALP400	Phase 2 West Linslade	Leighton Linslade	Leighton Linslade	Green Belt	2.69	NLP364				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		No			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.
NLP073	Northern Chamberlains Barn	Leighton Linslade	Leighton Linslade	Green Belt	9.01	ALP064		No		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.
NLP124	Spinney Park	Leighton Linslade	Leighton Linslade	Not Green Belt	1.06		No			Site is currently use for employment
NLP310	Pledge Office Chairs	Leighton Linslade	Leighton Linslade	Not Green Belt	3.67		No			Site is currently use for employment
NLP364	Land at West Linslade, Soulbury	Leighton Linslade	Leighton Linslade	Green Belt	45.06	ALP400				Site has not been assessed. Site lies outside of Central Bedfordshire Council's boundary.
NLP456	Spinney Park	Leighton Linslade	Leighton Linslade	Not Green Belt	2.46		No			Site is currently use for employment
NLP495	Chiltern Industrial Estate	Leighton Linslade	Leighton Linslade	Not Green Belt	2.60		No			Site is currently use for employment
NLP533	Corbetts Hill Farm	Leighton Linslade	Leighton Linslade	Green Belt	3.3		No			not very well related to residential area, poor access via Greensand ROW, a large number of GI assets within the site, impact on character of green corridor through LL.
NLP535	Land at Vandyke Road	Leighton Linslade	Leighton Linslade	Green Belt	2.3		No			Site is 50% or more within Flood Zones 2 and 3.
ALP087	Westmead Farm	Lidlington	Sheeptick End	Not Green Belt	1.16		No			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		No			Site is poorly related to Lidlington and detached from the settlement.
ALP344	Greensand Ridge	Lidlington	Lidlington	Not Green Belt	0.88		No			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		No		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 GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP080	Land off Marston Rd	Lidlington	Lidlington	Not Green Belt	1.71			No		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/ NLP482	Land at Lidlington / Copemans Field	Lidlington	Lidlington	Not Green Belt	1.57	NLP482	No			Landscape, separation, railway line, back-land, access, constraints not able to be mitigated on site of this size.
NLP121	Land at Marston Road	Lidlington	Lidlington	Not Green Belt	2.62	ALP416		No		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	186.5		No			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.
NLP256	Upper Great Farm	Lidlington	Lidlington	Not Green Belt	3.85	ALP200	No			Site is poorly related to Lidlington and detached from the settlement.
NLP372	Land south of Marston Moretaine	Lidlington	Marston Moretaine	Not Green Belt	20.59	NLP370	No			This site it 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 it's size.
NLP482	Copemans Field	Lidlington	Lidlington	Not Green Belt	0.65	NLP103				Duplicate -see NLP103
ALP114/ NLP 312	Land north of High Street	Marston Moretaine	Lower Shelton	Not Green Belt	0.56	NLP312	No			proximity to A421, separation between LS and A421
ALP426	Land adjacent to the A421	Marston Moretaine	Marston Moretaine	Not Green Belt	1.97	NLP037	No			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		No			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		No			Landscape, Not able to accommodate 10 dwellings alongside constraints, not sustainable location for development of this size, settlement pattern

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NLP027	Land to r/o 39 Upper Shelton Road, Upper Shelton	Marston Moretaine	Upper Shelton	Not Green Belt	0.07		No			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		No			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		No			The site, although opposite a lower school, lies some distance from the existing facilities in Marston Moretaine and as it is only likely to deliver approximately 100 dwellings, the scale of facilities which it could provide as part of any development are likely to be limited. Further to this, development here would significantly alter the settlement pattern of Upper Shelton, which is currently entirely linear. Development of this site would also be constrained by the need for landscape mitigation to limit the impact on the upper slopes and screening and integration to the south to protect the existing dwellings. In addition to this there are flooding concerns regarding this site, specifically the potential for surface water issues and impacts on the drainage network and Stewartby Lake.
NLP030	Land at Hoo Lane Wootton	Marston Moretaine	Wootton Green	Not Green Belt	15.06		No			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		No			Landscape impact, Not able to accommodate 10 dwellings alongside constraints, not sustainable location for development of this size, impact on settlement pattern
NLP036	Stewartby Water sports Club	Marston Moretaine	Stewartby	Not Green Belt	4.93		No			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	No			Site is poorly related to Marston Moretaine and detached from settlement.
NLP312	Land north of Lower Shelton Rd	Marston Moretaine	Lower Shelton	Not Green Belt	0.56	ALP114				Duplicate -see ALP114
NLP509	Land on Marston Hill	Marston Moretaine	Cranfield	Not Green Belt	3.81		No			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	No			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).
ALP053	Land east of Ampthill	Maulden	Ampthill	Green Belt	34.76	NLP390	No			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		No			Site is poorly related to Maulden and detached from settlement.
ALP151	Land north of Clophill Road	Maulden	Maulden	Not Green Belt	0.92	NLP287	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP153	High Sables Farm	Maulden	Maulden	Not Green Belt	2.27	NLP287	No			The site 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		No			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	No			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		No			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		No			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				Duplicate -see NLP129
ALP415	Land at Silsoe Road	Maulden	Maulden	Not Green Belt	2.31	NLP342	No			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 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.
NLP016	Land off A507 at Clophill	Maulden	isolated	Not Green Belt	0.94		No			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				Duplicate -see NLP233
NLP055	Land south of Limbersey Lane	Maulden	Maulden	Not Green Belt	0.96		No			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	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP129/ ALP409	Land to rear of Gardeners Close	Maulden	Maulden	Not Green Belt	1.32	ALP409	No			On balance, due to the impact on the landscape, and concerns over access, the site is considered unsuitable for development.
NLP131	Land off Moor Lane	Maulden	Maulden	Not Green Belt	3.38		No			On balance, due to the difficulties gaining access and the presence of an Ordinary Watercourse alongside the impact on the landscape, the site is considered unsuitable for development.
NLP233/ NLP053	Land at Cobbits Road, Maulden TL 053 382	Maulden	Maulden	Not Green Belt	0.39	NLP053	No			In conclusion, the is site is considered unsuitable due to the unsuitable access arrangements and there are also flood issues which have been identified for this site and there are also ecological concerns as a SPI is likely present and it would be difficult to demonstrate net gain here.
NLP270	Land north of Clophill Rd (West)	Maulden	Maulden	Not Green Belt	2.33	ALP023	No			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	No			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 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	No			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		No			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		No			Site is poorly related to Maulden and detached from settlement.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP342	Land between Silsoe Rd and Clophill Rd Maulden	Maulden	Maulden	Not Green Belt	3.05	ALP415	No			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 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.
NLP367	Land off Abbey Lane	Maulden		Green Belt	3.68	N/A				Site not assessed. Site proposes leisure uses.
NLP377	Land South of Clophill Rd Maulden	Maulden	Maulden	Not Green Belt	1.39		No			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 of 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	No			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.
NLP416	Land at Duck End Farm, Maulden	Maulden	Maulden	Not Green Belt	2.65		No			The site sits adjacent to a known Barn Owl nest site. Barn Owls are included in Schedule 1 of the Wildlife & Countryside Act 1981 which affords them protection against disturbance whilst nesting in addition to the basic level of protection afforded to most wild birds. As such any new development proposal must ensure that a sufficient buffer is in place to prevent disturbance to nesting barn owls. Under the NERC Act CBC has a duty to have regard to biodiversity, it would be within this duty to ensure that access for Barn owl hunting is also maintained. Duck End Nature Reserve is close by and connectivity to this site should be maintained by retaining a semi natural corridor of open, undeveloped rough grassland. The site lies within the Greensand Ridge Nature Improvement Area so providing an ecologically rich GI element to the proposal would be expected. Further the southern portion of this site is considered to be unsuitable in landscape terms. The land forms part of the greensand dip slope extending down to Flitt Valley and is in a highly visible position in the broader landscape.
NLP445	Land north of Ampthill Rd, Maulden	Maulden	Maulden	Green Belt	8.44	ALP326	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP541	land to the south of Ampthill Road, Maulden	Maulden	Maulden	Not Green Belt	1.2		No			Development here would consist of a poorly-related back-land development with no frontage to the main settlement.
ALP211	Land rear of Stocken House	Meppershall	Meppershall	Not Green Belt	7.68	NLP095				Duplicate - see NLP095
ALP280	St Mary's Well Meadow	Meppershall	Meppershall	Not Green Belt	2.32		No			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		No			Site would not accommodate ten dwellings or more.
ALP373	Land at Shefford Road	Meppershall	Meppershall	Not Green Belt	0.60		No			Based on an overall consideration using planning balance the site is not considered suitable. 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		No		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			No		Availability unknown.
NLP050	New Close Nurseries	Meppershall	Meppershall	Not Green Belt	0.54	ALP473		No		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		No			Based on an overall consideration using planning balance the site is not considered suitable. 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.
NLP231	Land at Coneygate, Meppershall	Meppershall	Meppershall	Not Green Belt	0.40		No			Based on an overall consideration using planning balance the site is not considered suitable. 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		No			The site has a poor relationship with Meppershall.
NLP236	Land opposite Chapel Farm Meppershall	Meppershall	Meppershall	Not Green Belt	3.82		No			Based on an overall consideration using planning balance the site is not considered suitable. 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.
NLP118	Land between 1 Russell Grove and 12 Sandhill Close	Millbrook	Millbrook	Not Green Belt	0.59		No			Based on an overall consideration using planning balance the site is not considered suitable. 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		No			Based on an overall consideration using planning balance the site is not considered suitable. The following issues have been identified: site is not well related to any existing settlement and there are landscape issues with developing the site.

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NLP195	Land at Millbrook	Millbrook		Not Green Belt	4.33	N/A				Site not assessed. Site proposes employment uses.
NLP196	Land at Russell Grove	Millbrook	Millbrook	Not Green Belt	0.38		No			Based on an overall consideration using planning balance the site is not considered suitable. 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		No			The site is poorly related to Milton Bryan
ALP336	Leys Farm 2	Milton Bryan	Milton Bryan	Green Belt	1.21		No			The site is poorly related to Milton Bryan
ALP337	Leys Farm 3	Milton Bryan	Milton Bryan	Green Belt	1.08		No			The site is poorly related to Milton Bryan
ALP018	Land at Bedford Road	Moggerhanger	Moggerhanger	Not Green Belt	12.72		No			Site is poorly related to Moggerhanger and detached from the settlement.
ALP119	95 Blunham Road, Chalton	Moggerhanger	Chalton	Not Green Belt	0.41		No			Site is poorly related to Chalton and detached from the settlement.
ALP120	White Gabels Farm	Moggerhanger	Chalton	Not Green Belt	0.99	ALP461	No			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		No			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		No			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				Duplicate -see NLP 286
ALP461	Land between Chalton and Blunham	Moggerhanger	Blunham	Not Green Belt	26.33		No			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		No			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		No			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				Duplicate -see NLP305
NLP166	Ridgeway Business Park Extension	Moggerhanger	Standalone	Not Green Belt	5.92	N/A				Site not assessed. Site proposes employment uses.
NLP474	The Ridgeway	Moggerhanger	Blunham	Not Green Belt	9.84		No			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		No			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		No			Based on an overall consideration using planning balance the site is not considered suitable. 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		No			Based on an overall consideration using planning balance the site is not considered suitable. 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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP122	Woodlands North	Northill	Upper Caldecote	Not Green Belt	0.76		No			The site is poorly related to Northill.
ALP124	Woodlands House & Rowletts	Northill	Upper Caldecote	Not Green Belt	0.57		No			The site is poorly related to Northill.
ALP141	Land south of 82-88 Biggleswade Road, Upper Caldecote	Northill	Upper Caldecote	Not Green Belt	2.11			No		Ownership issues identified
ALP218	Land at Thorncote Road/ Hatch Road Junction	Northill	Hatch	Not Green Belt	0.53		No			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		No		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				Site not assessed. Site proposes employment uses.
ALP358	Land to rear of Bells Brook House, Biggleswade	Northill	Biggleswade	Not Green Belt	1.90		No			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		No		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.
ALP397	Land at Hitchin Road	Northill	Upper Caldecote	Not Green Belt	6.23		No			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				Duplicate - see NLP478
ALP399	Site at Northill	Northill	Upper Caldecote	Not Green Belt	0.34		No			Site would not accommodate ten dwellings or more.
ALP428	29 Bedford Road	Northill	Northill	Not Green Belt	2.50		No			Site is poorly related to Northill and detached from the settlement.
NLP003	The Paddock, Sand Lane	Northill	Northill	Not Green Belt	2.25		No			Site is poorly related to Northill and detached from the settlement.
NLP205	Woodside Caravan Park	Northill	Hatch	Not Green Belt	6.20		No			Site is 50% or more within Flood Zones 2 and 3.
NLP206	The Paddock	Northill	Hatch	Not Green Belt	0.27		No			Site would not accommodate ten dwellings or more.
NLP216	Land at Thorncote Rd, Hatch	Northill	Hatch	Not Green Belt	0.74		No			Site would not accommodate ten dwellings or more.
NLP263	Land south of Biggleswade Rd	Northill	Upper Caldecote	Not Green Belt	8.78	NLP431		No		Availability unknown.
NLP308	Land accessed from Caldecote Rd	Northill	Ickwell Green	Not Green Belt	10.87		No			Based on an overall consideration using planning balance the site is not considered suitable. The following issues have been identified: the site would have an adverse impact on the landscape characteristic of the Greensand dip slope; 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	Northill	Biggleswade	Not Green Belt	16.83		No			The site has a poor relationship with both Biggleswade (separated by A1) and Upper Caldecote.
NLP350	Land on North East side of Bedford Rd	Northill	Northill	Not Green Belt	0.54	ALP248		No		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 GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP431	Land south of Biggleswade Road, Upper Caldecote	Northill	Upper Caldecote	Not Green Belt	6.78	NLP263	No			Site is poorly related to Upper Caldecote and is detached from the settlement.
NLP441	Land at Grange Lane, Lower Caldecote	Northill	Lower Caldecote	Not Green Belt	0.30		No			Site would not accommodate ten dwellings or more.
NLP477	Water Lane	Northill	Upper Caldecote	Not Green Belt	1.75	ALP396		No		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.
NLP479	Graces	Northill	Upper Caldecote	Not Green Belt	0.98		No			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		No			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		No			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		No			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		No			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	No			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		No			Site does not represent a logical extension to Potton as it would extend the settlement in an unsustainable way.
ALP045	Land at Everton Road	Potton	Potton	Not Green Belt	0.10		No			Site would not accommodate ten dwellings or more.
ALP095	Land to the north of Myers Road	Potton	Potton	Not Green Belt	2.17		No			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		No			Site is 50% or more within Flood Zones 2 and 3.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP199	Land off Sutton Road	Potton	Potton	Not Green Belt	8.09	ALP465	No			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.
ALP220	Land south of Everton Road	Potton	Potton	Not Green Belt	0.58		No			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		No			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		No			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		No			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		No		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.
NLP006	Everton Road	Potton	Potton	Not Green Belt	0.37			No		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.
NLP042	Land to the back and side of the cemetery	Potton	Potton	Not Green Belt	2.50		No			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		No			Site is poorly related to Potton and detached from the settlement.
NLP112	The Paddocks, Potton	Potton	Potton	Not Green Belt	4.29		No			Site is poorly related to Potton and extends the settlement in an unsustainable way.
NLP130	Jay Farm	Potton	Potton	Not Green Belt	3.96		No			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	No			Site does not represent a logical extension to Potton as it would extend the settlement in an unsustainable way.
NLP186	Land north of Sandy Rd, Potton	Potton	Potton	Not Green Belt	15.56	ALP017	No			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.
NLP214	Land at Bury Hill Potton	Potton	Potton	Not Green Belt	2.07		No			Site is 50% or more within Flood Zones 2 and 3.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP290	Land off Mill Lane	Potton	Potton	Not Green Belt	3.28			No		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		No		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.
NLP398	Land adj to Jays Farm, Potton	Potton	Potton	Not Green Belt	2.46		No			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		No			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		No			No connections to sustainable transport, limited services and facilities. Impact on settlement pattern of Pulloxhill. Landscape concerns as site is on open and elevated land and is exposed in long-ranging views. Development here cannot be mitigated effectively and appropriately and therefore would result in visual sprawl.
ALP061	Land at Blackhill Lane	Pulloxhill	Pulloxhill	Not Green Belt	0.84		No			No connections to sustainable transport, limited services and facilities . Impact on settlement pattern of Pulloxhill. Landscape concerns as site is on open and elevated land and is exposed with wide-ranging views to and from the plateau. There are concerns that an appropriate scale and character of effective landscape mitigation could not be achieved with development of this site. In addition to this the site is within Grade 2 Agricultural Land.
ALP172	19A High Street	Pulloxhill	Pulloxhill	Not Green Belt	0.52	NLP051	No			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		No			The site does not have connections to sustainable transport, and there are limited services and facilities within the settlement. To access a shop for example would require access to a private car. In addition to this development of this site would change the settlement pattern of Pulloxhill. In addition to this landscape colleagues have raised substantial concerns about development of the site. The site is on open and elevated land and is exposed in long-ranging views, whilst also being Grade 2 Agricultural Land and the cost of mitigation to provide appropriate access arrangements would be high. Development here cannot be mitigated effectively and appropriately and therefore would result in visual sprawl. On balance the harm caused by development of this site would not be outweighed by the benefits, particularly due to the sites relationship to the settlement and poor sustainability.
ALP391	Land at Pulloxhill	Pulloxhill	Pulloxhill	Not Green Belt	7.42		No			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	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP335	Land off Greenfield Rd	Pulloxhill	Pulloxhill	Not Green Belt	0.99		No			The site does not have connections to sustainable transport, and there are limited services and facilities within the settlement. To access a shop for example would require access to a private car. In addition to this development of this site would change the settlement pattern of Pulloxhill. In addition to this landscape colleagues have raised substantial concerns about development of the site. The site is on open and elevated land and is exposed in long-ranging views, whilst also being Grade 2 Agricultural Land and the cost of mitigation to provide appropriate access arrangements would be high. Development here cannot be mitigated effectively and appropriately and therefore would result in visual sprawl. On balance the harm caused by development of this site would not be outweighed by the benefits, particularly due to the site's relationship to the settlement and poor sustainability.
NLP353	Hand Post Field	Pulloxhill	Flitton and Greenfield	Not Green Belt	3.69		No			The site does not have connections to sustainable transport, and there are limited services and facilities within the settlement. To access a shop for example would require access to a private car. In addition to this development of this site would change the settlement pattern of Flitton. In addition to this landscape colleagues have raised substantial concerns about development of the site. The site is on open and elevated land and is exposed in long-ranging views, whilst also being Grade 2 Agricultural Land. Development here cannot be mitigated effectively and appropriately and therefore would result in visual sprawl. On balance the harm caused by development of this site would not be outweighed by the benefits, particularly due to the site's relationship to the settlement and poor sustainability.
NLP523	Near Todd Cottage A6 Barton	Pulloxhill	Barton Le Clay	Not Green Belt	1.22		No			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		No			Unsuitable for development – would impact on the openness of landscape causing substantial harm to the setting of two Grade II* listed buildings.
NLP064	Land at Ridgmont	Ridgmont	Ridgmont	Green Belt	4.19		No			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				Site not assessed. Site proposes employment uses.
NLP503	Land at Cobbers Lane1,	Ridgmont	Ridgmont	Green Belt	0.41		No			Unsuitable - Relationship to settlement. Site not large enough to be self-contained and able to stand alone, the site is very isolated and is not a part of, or related to any settlement.
NLP504	Land at Cobbers Lane (2)	Ridgmont	None	Green Belt	16.46	N/A				Site not assessed. Site proposes employment uses.
ALP076	Land to rear of 9b High Road	Sandy	Sandy	Not Green Belt	0.81		No			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	No			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		No			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		No			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				Duplicate -see NLP414

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP320	Land North of Sandy (Option B)	Sandy	Sandy	Not Green Belt	8.96	ALP319, ALP375, NLP414				Duplicate -see NLP414
ALP375	Land off the A1	Sandy	Sandy	Not Green Belt	53.65	NLP414, NLP084, ALP320, ALP294, ALP264				Site not assessed. Site proposes employment uses.
ALP384	Land at Hall Farm	Sandy	Hatch	Not Green Belt	0.40		No			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		No			Site is 50% or more within Flood Zones 2 and 3.
ALP419	Hamlet End/Girtford	Sandy	Sandy	Not Green Belt	29.78		No			Site is 50% or more within Flood Zones 2 and 3.
ALP431	Beeston Timber Yard	Sandy	Beeston	Not Green Belt	3.79			No		Site withdrawn
NLP077	Land North of Potton Rd, Sandy/Swaden	Sandy	Sandy	Not Green Belt	6.04		No			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				Duplicate -see NLP414
NLP208	Blunham Fields	Sandy	Sandy	Not Green Belt	1.37	NLP264	No			Site is 50% or more within Flood Zones 2 and 3.
NLP209	Land at Popes Farm	Sandy	Sandy	Not Green Belt	1.09	NLP264	No			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	No			Site is poorly related to settlement, Railway Line acts as a barrier.
NLP249	Land North of Beamish Close	Sandy	Sandy	Not Green Belt	13.40	NLP461	No			Poorly related to residential form, access concerns, pollution issues from employment site
NLP264	Land Adjacent to Popes Farm	Sandy	Sandy	Not Green Belt	28.00	ALP375, ALP294	No			Poorly related to settlement, A1 is a barrier
NLP319	Land at the Baulk	Sandy	Beeston	Not Green Belt	3.55		No			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	No			Site is 50% or more within Flood Zones 2 and 3.
NLP365	H169 Swaden	Sandy	Sandy	Not Green Belt	1.09		No			Site is poorly related to Sandy, Railway acts as a barrier
NLP369	Land at New Road Sandy	Sandy	Sandy	Not Green Belt	0.47		No			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				Site not assessed. Site proposes employment uses.
NLP414/ ALP319/ ALP320/ NLP084	Land North of Sandy	Sandy	Sandy	Not Green Belt	60.46	NLP452, ALP375, NLP084, ALP319, ALP320	No			The site is located within a proposed Countryside Gap that is there to prevent the physical coalescence between Sandy and any future development at Tempsford.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP461	Land east of Middlefield Rd and North of Beamish Close Sandy	Sandy	Sandy	Not Green Belt	17.66	N/A				Site not assessed. Site proposes employment uses.
NLP497	H170 Swaden	Sandy	Sandy	Not Green Belt	1.32		No			Site is poorly related to Sandy and detached from the settlement.
NLP534	Land off New Road, Sandy	Sandy	Sandy	Not Green Belt	0.5		No			Site is currently use for employment
ALP039	Land to rear of 24a Ampthill Road	Shefford	Shefford	Not Green Belt	0.38		No			Site is 50% or more within Flood Zones 2 and 3.
ALP130	Land at Campton Road	Shefford	Shefford	Not Green Belt	8.04			No		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		No			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		No		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		No		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		No			Site is in employment use.
NLP009	Land at Hitchin Road, Shefford (west)	Shefford	Shefford	Not Green Belt	4.38		No			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	No			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	No			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		No			The site is poorly related to Shefford and detached from the settlement.
NLP155	Land to the South of Stanford Rd Shefford	Shefford	Shefford	Not Green Belt	4.60	NLP389	No			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		No			The impact of the site on the landscape, biodiversity, and built heritage. The site would also have a detrimental impact on the character and settlement pattern of Shefford.
NLP389	Land at Stanford Road, Shefford	Shefford	Shefford	Not Green Belt	4.60	NLP155	No			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		No			Site is 50% or more within Flood Zones 2 and 3.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP501	Shefford Rd Beadlow	Shefford		Not Green Belt	1.12	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			No		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		No			The impact of the development on the unique settlement pattern along Apsley End Road and the setting of the Schedule Monument and conservation areas.
ALP100	Land adjacent to 141 High Road	Shillington	Shillington	Not Green Belt	0.72		No			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				Duplicate -see NLP243
ALP275	Land off New Walk	Shillington	Shillington	Not Green Belt	4.44	ALP166, ALP402, NLP243				Duplicate - see NLP243
ALP276	Land at Hillside Road (west of the Church)	Shillington	Shillington	Not Green Belt	3.34	ALP404, NLP252	No			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		No			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		No			Site would not accommodate ten dwellings or more.
ALP402	Land at New Walk	Shillington	Shillington	Not Green Belt	5.81	ALP166, NLP243				Duplicate - see NLP243
ALP403	Land at Marquis Hill	Shillington	Shillington	Not Green Belt	0.39		No			Based on an overall consideration using planning balance the site is not considered suitable. The following issues have been identified: 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	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP133	Land off Bury Rd Shillington	Shillington	Shillington	Not Green Belt	2.67		No			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					Duplicate - see ALP167
NLP241	Land east of High Rd	Shillington	Shillington	Not Green Belt	5.20		No			The site is not considered suitable as it would have an adverse impact on the settlement pattern.
NLP243/ ALP166/ ALP275/ ALP402	The Gables, Land at New Walk	Shillington	Shillington	Not Green Belt	5.80	ALP402 , ALP166	No			The impact of the development on the settlement character and pattern of Shillington.
NLP252	Church Land	Shillington	Shillington	Not Green Belt	5.90		No			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		No			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		No			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		No			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.
NLP525	Land at Church Field	Shillington	Shillington	Not Green Belt	10.78		No			Site would cause coalescence.
ALP063	Land rear or 16-36 Newbury Lane	Silsoe	Silsoe	Not Green Belt	1.18			No		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	No			The site would impact upon the rural and open character and settlement pattern of Silsoe in this area.
ALP165	Land to the east of Barton Road	Silsoe	Silsoe	Not Green Belt	6.29	NLP490	No			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	No			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		No			Site is poorly related to Silsoe and detached from the settlement.
NLP004	Todd Lake Cottages	Silsoe	Silsoe	Not Green Belt	12.14		No			Site is 50% or more within the 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		No			Site is poorly related to Silsoe and detached from the settlement.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP113	Land East of the High Street, Silsoe	Silsoe	Silsoe	Not Green Belt	5.92	ALP004, ALP235	No			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		No			Site is 50% or more covered by a Registered Park or Garden
NLP385	Gravenhurst Garden Village	Silsoe	Barton	Not Green Belt	145.48		No			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	No			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 that 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	No			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		No			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		No			Fail - unsuitable for development. Development would result in loss of allotments for which developer has made no provision.
ALP110	Prebendal Farm	Slip End	Slip End	Green Belt	0.44			No		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.
ALP111	Land fronting Woodside Road	Slip End	Woodside Caravan Park	Green Belt	0.30	NLP240	No			Site would not accommodate ten dwellings or more.
NLP227	Land at Slip End	Slip End	Slip End	Green Belt	17.80		No			Unsuitable - Visual coalescence and relationship to settlement
NLP240	Former Woodside Allotments	Slip End	Slip End	Green Belt	1.22	ALP110	No			Unsuitable - Poorly related, very isolated.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP284	Land at Slip End	Slip End	Slip End/Pepperstock	Green Belt	2.36		No			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	No			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	No			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	No			Site is poorly related to Broom and detached from settlement.
ALP422	Land north of Bancroft Avenue	Southill	Broom	Not Green Belt	2.27	NLP516				Duplicate - see NLP516
NLP086	Land to the North of Southill Rd, Broom	Southill	Broom	Not Green Belt	6.94		No			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		No			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	No			Site is poorly related to Broom and detached from settlement.
NLP359	Land south of Southill Rd	Southill	Broom	Not Green Belt	1.17	NLP357	No			Poorly related to residential form, impact on heritage assets, very few services available in Southill and site too small to provide opportunities, impact on linear character
NLP516/ ALP422	Land at north of Bancroft Avenue, Broom	Southill	Broom	Not Green Belt	2.22	ALP422	No			The site is Grade 1 agricultural land and no suitable alternative on less essential agricultural land can be identified within the settlement. There are very few services available in the settlement and this site is not large enough to provide any new services.
NLP517	Land at Manor Farm, Broom	Southill	Broom	Not Green Belt	3.30	NLP521	No			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	No			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	No			Site is poorly related to Broom and detached from settlement.
NLP520	Land north of High Road, Broom	Southill	Broom	Not Green Belt	2.13		No			Site does not represent a logical extension as it would extend the settlement in an unsustainable way.
NLP521	Land r/o17-33 Southill Rd, Broom	Southill	Broom	Not Green Belt	2.12	NLP517	No			The site is Grade 1 agricultural land and no suitable alternative on less essential agricultural land can be identified within the settlement. There are very few services available in the settlement and this site is not large enough to provide any new services.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP067	Stanbridge Road	Stanbridge	Leighton Buzzard	Green Belt	27.48	NLP072	No			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				Site not assessed. Site proposes employment uses.
ALP278	Deans Farm	Stanbridge	Stanbridge	Green Belt	1.56	N/A				Site not assessed. Site proposes employment uses.
NLP072	Stanbridge Road	Stanbridge	Leighton Buzzard	Green Belt	15.37	NLP067	No			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		No			Steppingley a washed-over settlement. Development would impact on the openness of the village, damaging the character and identity of the village.
NLP094	Land north west of Flitwick	Steppingley	Flitwick	Green Belt	5.69	NLP402	No			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	No			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		No			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		No			Site would not accommodate ten dwellings or more.
ALP267	Expansion of Lower Stondon	Stondon	Lower Stondon	Not Green Belt	47.71					Duplicate - Portions of ALP267 are considered suitable, notably portions under ALP266. These will be considered under ALP266.
ALP268	Henlow Greyhound Stadium	Stondon	Lower Stondon	Not Green Belt	2.94	ALP267, ALP429, ALP469				Duplicate - see ALP266
ALP270	Land south of Mayfield Crescent	Stondon	Lower Stondon	Not Green Belt	2.24	NLP392	No			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

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP271	Land to rear of Doctor's Surgery	Stondon	Lower Stondon	Not Green Belt	3.01					Duplicate - see ALP266
ALP272	Land south of Greyhound Track	Stondon	Lower Stondon	Not Green Belt	0.89	NLP428				Duplicate - see ALP266
ALP298	Land adjacent to Stondon Lower School	Stondon	Lower Stondon	Not Green Belt	1.36	NLP281				Duplicate - see NLP298
ALP304	Land west of Bedford Road	Stondon	Lower Stondon	Not Green Belt	3.50		No			Impact on the landscape would be unacceptable as the site lies on the urban edge and the land forms part of the rural landscape setting to Stondon.
ALP378	Trinity College Farm	Stondon	Lower Stondon	Not Green Belt	5.45	NLP162	No			Impact on the landscape would be unacceptable as the site is exposed within a distinctive landscape. There are also strong visual connections with the AONB.
ALP469	Henlow Greyhound Stadium	Stondon	Lower Stondon	Not Green Belt	2.94	ALP267, ALP429, ALP268				Duplicate - see ALP266
NLP162	Land at Trinity College Farm	Stondon	Lower Stondon	Not Green Belt	2.84	ALP378	No			Impact on the landscape would be unacceptable as the site is exposed within a distinctive landscape. There are also strong visual connections with the AONB.
NLP179	Land between Station Road and Bedford Road	Stondon	Lower Stondon	Not Green Belt	36.75	NLP295	No			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			No		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.
NLP291	Land west of Bedford Rd	Stondon	Lower Stondon	Not Green Belt	5.47		No			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		No		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	No			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				Duplicate - see ALP266
NLP429	Land at Henlow Greyhound Stadium	Stondon	Lower Stondon	Not Green Belt	2.91	ALP267, ALP268, ALP469				Duplicate - see ALP266
NLP448	Land adjacent to 85 Station Rd	Stondon	Lower Stondon	Not Green Belt	0.37	ALP266				Duplicate - see ALP266
ALP049	Gunabe Field	Stotfold	Stotfold	Not Green Belt	1.48	NLP100	No			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		No			Site has a poor relationship with Stotfold due to its size and separation by the Pix Brook.
ALP208	Land adjacent to Astwick & Taylor's Road	Stotfold	Stotfold	Not Green Belt	0.86	ALP395		No		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	No			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.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP395	Land west of Taylor's Road	Stotfold	Stotfold	Not Green Belt	4.61	NLP078	No			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		No			Site is 50% or more within Flood Zones 2 and 3.
NLP063	Land at Taylors Road	Stotfold	Stotfold	Not Green Belt	4.47		No			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	No			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	No			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		No			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	No			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		No			Site is currently use for employment
NLP119	Land at Arlesey Road, Stotfold	Stotfold	Stotfold	Not Green Belt	18.77		No			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		No			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			No		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	No			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			No		Site is already a residential allocation
NLP163	Fen End	Stotfold	Stotfold	Not Green Belt	0.20		No			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		No			The site has a poor relationship with Stotfold and is separated by the River Ivel.
NLP391	Land off Aspen Gardens, Stotfold	Stotfold	Stotfold	Not Green Belt	4.38			No		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.
NLP425	Land at Boundary Farm, Stotfold	Stotfold	Radwell	Not Green Belt	12.23	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				Site not assessed. Site proposes employment uses.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP434	Land south of Stotfold	Stotfold	Stotfold	Not Green Belt	2.24		No			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	No			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		No			Site is poorly related to the settlement of Stotfold and detached from the settlement.
NLP531	Land at Fen End, Astwick Road	Stotfold	Stotfold	Not Green Belt	1.74		No			Site is currently use for employment
NLP536	Land North of Arlesey Road	Stotfold	Stotfold	Not Green Belt	4.51		No			Site is poorly related to the existing settlement of Stotfold.
ALP310	Brookmead Farm	Streatley	Sharpenhoe	Green Belt	6.04	NLP352	No			Site is 50% or more covered by the Chilterns AONB.
NLP224	Land at Sharpenhoe Road Streatley	Streatley	Streatley	Green Belt	0.26		No			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		No			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		No			Site is poorly related to Luton and detached from the settlement.
NLP352	Land off Harlington Rd	Streatley	Sharpenhoe	Green Belt	6.04	ALP310	No			Site is 50% or more covered by the Chilterns AONB.
ALP137	Hedgeside	Studham	Holywell	Green Belt	1.24		No			Site is 50% or more covered by the Chilterns AONB.
NLP225	Valley View Farm	Studham	Little Gaddesden	Green Belt	0.17	N/A				Site not assessed. Site proposes G&T accommodation.
NLP238	Between 41 & 55 Common Rd Studham	Studham	Studham	Green Belt	0.57		No			Site is 50% or more covered by the Chilterns AONB.
NLP254	Westhill Farm	Studham	Holywell	Green Belt	0.76	NLP277	No			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		No			Site is 50% or more covered by the Chilterns AONB.
NLP354	Long Yard	Studham	Studham	Green Belt	7.27		No			Site is 50% or more covered by the Chilterns AONB.
NLP393	Land adjacent The Bells Cottages	Studham	Studham	Green Belt	0.52		No			Site is 50% or more covered by the Chilterns AONB.
ALP142	Land adjacent to Sundon Quarry	Sundon	Luton	Green Belt	49.97	N/A	No			Site is not well related to Luton and is detached from the settlement.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP168	The Willows	Sundon	Upper Sundon	Green Belt	0.52		No			Fail - Unsuitable for development. Unacceptable impact on landscape and biodiversity. Whilst ecological constraints could be overcome by lower density development, this would likely reduce the number of homes which could be delivered on site to under 10 dwellings.
ALP359	Former Coach Depot	Sundon	Sundon	Green Belt	0.06		No			Site would not accommodate ten dwellings or more.
ALP393	Land at Common Lane	Sundon	Upper Sundon	Green Belt	11.13	NLP267				Duplicate - see NLP277
NLP056	Land at Streatley Road	Sundon	Upper Sundon	Green Belt	3.49		No			Unsuitable - Not suitable for development. Would result in substantial harm to the significance of well-preserved medieval settlement earthworks relating to the hamlet of Upper Sundon. Allocation and development would destroy these earthworks and be contrary to para 135 of the NPPF.
NLP267	Land at Common Lane, Upper Sundon	Sundon	Upper Sundon	Green Belt	11.00	ALP393	No			Fail - Unsuitable for development. The site is considerable in size in comparison to Sundon and not well suited to the settlement. While a smaller portion could overcome this issue, development of site not acceptable per se due to landscape sensitivity. Indeed, site identified in Sundon Chiltern Arc and Sundon GI Parish Plan as key GI component / landscape buffer.
NLP322	Land east of Junction 11A and north of Vauxhall Plant	Sundon	Luton	Green Belt	74.29	NLP426	No			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		No			Site is poorly related to Lower Sundon and detached from the settlement.
ALP444	Formerly Simply Oak, Potton Road	Sutton	Biggleswade	Not Green Belt	1.00	N/A				Site not assessed. Site proposes educational uses.
NLP340	Land at Rose Villas	Sutton	Sutton	Not Green Belt	5.13		No			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	Not Green Belt	205.58		No			Based on the emerging strategy for growth, this site is not considered to be suitable for development at this time. East West Rail forms a nationally strategic infrastructure project with the potential to deliver significant economic benefits to the Arc and to the UK as a whole. At this point in time there is uncertainty of the route of this nationally significant railway. Due to the latter, in combination with the scale and location of the site between Bedford and Cambridge, this site has the potential to sterilise or negatively affect the delivery of this project. Furthermore; the Railway if routed through this site or in close proximity to the site has the potential to negatively or positively affect the suitability and capacity of development within this site, however due to the level of unknowns it is not considered that at this time sufficient information is available to justify the suitability of the site. All strategic sites will be subject to re-assessment upon partial review of the Plan.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP548	Land at Tempsford	Tempsford	Tempsford		301.42		No			Based on the emerging strategy for growth, this site is not considered to be suitable for development at this time. East West Rail forms a nationally strategic infrastructure project with the potential to deliver significant economic benefits to the Arc and to the UK as a whole. At this point in time there is uncertainty of the route of this nationally significant railway. Due to the latter, in combination with the scale and location of the site between Bedford and Cambridge, this site has the potential to sterilise or negatively affect the delivery of this project. Furthermore; the Railway if routed through this site or in close proximity to the site has the potential to negatively or positively affect the suitability and capacity of development within this site, however due to the level of unknowns it is not considered that at this time sufficient information is available to justify the suitability of the site. All strategic sites will be subject to re-assessment upon partial review of the Plan.
ALP308	Land at Tilsworth Stud Farm	Tilsworth	Tilsworth	Green Belt	5.82		No			Fail - Poorly related
ALP309	Land around Tilsworth Manor	Tilsworth	Tilsworth	Green Belt	0.56		No			Fail - Poorly related
NLP134	Land south of Stanbridge Rd and west of Dunstable Rd Tilsworth	Tilsworth	Tilsworth	Green Belt	3.54		No			Fail - Unsuitable. Site not suitable for development. It is considered that that allocation and development of this site would cause substantial harm to the setting of two protected archaeological sites which would be contrary to para 132 of the NPPF.
NLP314	Land adjoining 44 Stanbridge Rd	Tilsworth	Tilsworth	Green Belt	1.88		No			Fail - Site not suitable for development. It is considered that that allocation and development of this site would cause substantial harm to the setting of two protected archaeological sites which would be contrary to para 132 of the NPPF.
NLP360	Land West of A5 and North of A505	Tilsworth	Tilsworth	Green Belt	9.27		No			Unsuitable - not well located to a settlement, being a considerable distance from Tilsworth. It also does not form a logical extension to Houghton Regis North.
NLP409	Dunstable Road, Tilsworth	Tilsworth	Tilsworth	Green Belt	0.44					Site withdrawn
NLP499	Home Farm	Tilsworth	Tilsworth	Green Belt	0.08	N/A				Site not assessed. Site proposes G&T accommodation.
NLP500	Evergreens	Tilsworth	Tilsworth	Green Belt	0.18	N/A				Site not assessed. Site proposes G&T accommodation.
NLP001	Tony's Field	Tingrith	Tingrith	Green Belt	0.99		No			Fail - Unsuitable with respect ecology (would reduce developable area to below the minimum 10 threshold) and landscape.
ALP078	Land to rear of 55-56 Luton Road	Toddington	Toddington	Green Belt	0.07		No			Site would not accommodate ten dwellings or more.
ALP086	Middle Lakes	Toddington	Toddington	Green Belt	2.83	NLP184				Duplicate - see ALP086
ALP091	Land at 117 Leighton Road	Toddington	Toddington	Green Belt	1.45		No			Site is not well related to Toddington.
ALP118	Land to the south of A5120	Toddington	Toddington	Green Belt	3.20	N/A				Site not assessed. Site proposes employment uses.
ALP146	Old Park Farm	Toddington	Standalone	Green Belt	135.25	N/A				Site not assessed. Site proposes employment uses.
ALP160	Land at Drop Short Farm	Toddington	Toddington	Green Belt	5.60		No			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		No		A landowner is not intent to develop

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
ALP193	Briarstead Farm	Toddington	Toddington	Green Belt	2.03		No			Site is not well related to Toddington.
ALP227	Crowbush Farm	Toddington	Toddington	Green Belt	32.90	NLP453		No		A landowner is not intent to develop
NLP002	Land near Griffin Farm	Toddington	Toddington	Green Belt	51.24		No			The site has a poor relationship with Toddington.
NLP032	Land at Leighton Road, Toddington	Toddington	Toddington	Green Belt	3.13		No			Site is poorly related to Toddington and detached from the settlement.
NLP041	Longview Long Lane	Toddington	Toddington	Green Belt	1.88		No			The site has a poor relationship with Toddington.
NLP069	Land north of Station Road (Adj to Tanners End)	Toddington	Toddington	Green Belt	0.90		No			The impact of the development on the landscape due to the elevated site, impact on ecological assets as the site contains parkland habitats and the site lies in the setting of a Scheduled Monument and other listed buildings.
NLP152	Land to the south east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	0.71					Duplicate - see NLP405
NLP153	Land to the south east of Leighton Rd Toddington	Toddington	Toddington	Green Belt	2.12					Duplicate - see NLP405
NLP184	Middle Lakes	Toddington	Toddington	Green Belt	2.83	ALP086				Duplicate - see NLP405
NLP294	Land lying to the east of Luton Road	Toddington	Toddington	Green Belt	0.44	NLP138	No			The site is not well related to Toddington and the landscape impact as the site is exposed and elevated.
NLP348	Fairview Farm	Toddington	Toddington	Green Belt	14.57	ALP189		No		A landowner is not intent to develop
NLP374	Land east of M1 J12	Toddington	Toddington	Green Belt	4.89	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				Site not assessed. Site proposes employment uses.
NLP378	Land at Leighton Rd Toddington	Toddington	Toddington	Green Belt	9.30			No		A landowner is not intent to develop
NLP410	Land south of Harlington Road, east of Toddington village	Toddington	Toddington	Green Belt	14.07		No			The site has a poor relationship with Toddington.
NLP443	Land at Old Park Farm	Toddington	Standalone	Green Belt	111.35	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		No		A landowner is not intent to develop
NLP454	Land to rear of Station Rd and adjacent to Long Lane	Toddington	Toddington	Green Belt	4.58		No			The impact of the site on the landscape as the site is elevated and has a strong rural landscape character and the impact of the development on the character of Toddington in this area. The site also lies in the setting of a Scheduled Monument in addition to impacts on ecological assets on site.
ALP128	Leys Farm/ Lea Farm	Totternhoe	Totternhoe	Green Belt	1.54		No			Site does not represent a logical extension to Totternhoe as it would extend the settlement in an unsustainable way.

ID	Site Name	Parish	Nearest Settlement	Green Belt	Site Size GIS (ha)	Overlapping Submissions	Suitable?	Available?	Achievable?	Fail reasons
NLP117	Fossey's Farm	Totternhoe	Totternhoe	Green Belt	0.26		No			Site would not accommodate ten dwellings or more.
NLP120	165a Castle Hill Road	Totternhoe	Totternhoe	Green Belt	1.10		No			Fail - poorly related
NLP432	Land at Tring Road, Dunstable	Totternhoe	Totternhoe	Green Belt	81.96	NLP038	No			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.
NLP526	Church End Farm, Totternhoe	Totternhoe	Totternhoe	Green Belt	6.37		No			Fail - Character and setting of settlement. Illogical extension of village.
ALP175	Bunyan Site	Westoning	Westoning	Green Belt	0.67		No			It is not well related to the existing settlement and is severely constrained by proximity to the railway.
ALP316	Land south of Westoning	Westoning	Westoning	Green Belt	27.62		No			Site is poorly related to Westoning and detached from the settlement.
ALP330	Land at London End	Woburn	Woburn	Green Belt	1.24		No			Fail - Character and setting of historic park and garden.
ALP332	Land off Leighton Street (1)	Woburn	Woburn	Green Belt	1.86		No			Fail - Not suitable. Development would result in loss of rising pastoral Greensand scene forming part of landscape setting to Wayn Close - western avenue/ride forming ceremonial approach as part of Woburn Historic Park and Gardens, and would result in the loss of Leighton Street Allotments - replacement facilities would be required, and these have not proposed by site promoter.
ALP333	Land off Leighton Street (2)	Woburn	Woburn	Green Belt	0.94		No			Fail - Development here would seriously impact on the openness and character of Woburn.
ALP334	Land off Newport Road	Woburn	Woburn	Green Belt	1.17		No			Site is poorly related to Woburn and is detached from the settlement
NLP180	Speedwell Farm	Woburn	Woburn	Green Belt	0.55		No			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		No			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		No			Site is 50% or more at risk of surface water flooding.