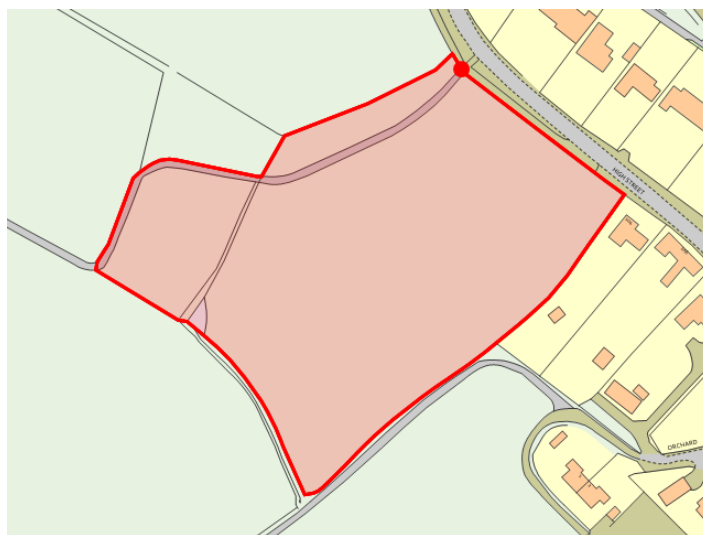


ID 1022 **a) Address of site** Land off Great Barford Highstreet, Great Barford, Bedford, MK44 3LF

a) What is the primary use you propose for the site?

Housing

Site size (ha)	The number of dwellings the site could provide.	The gross floor space the site could provide.	Site size threshold
1.70	4	No answer given.	Above



Site selection criteria

1a. Within or adjoining UAB SPA or built form of a small settlement

? The site is within or adjoining a defined settlement policy area or within the built form of a small settlement.

1e. Outside, adjoining or within the air quality management area?

+ The site is not within or adjoining the air quality management area.

2a. Within or adjoining site of nature conservation importance

+ The site is not within or adjoining a site of nature conservation importance

2b. In an area where protected species are known or likely to exist?

? Uncertain or insufficient information.

2c. Potentially able to achieve a net gain in biodiversity?

? Uncertain or insufficient information

2d. Able to link into the green infrastructure opportunity network?

No answers chosen.

3a. Proposing a renewable energy scheme or extra energy efficiency standards?

No answers chosen.

4a. Likely to impact on designated or nondesignated heritage assets or their settings?

x The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.

5a. Likely to increase future economic and employment opportunities?

No answers chosen.

6a. Proposing a main town centre use in, on the edge or outside of a town centre?

No answers chosen.

8b. Within the existing settlement form?

+ The site adjoins a defined settlement policy area or the built form of a small settlement.

Site assessment conclusions

No answer given.

9a. On previously developed land?

x The site is not previously developed land as defined in the NPPF.

9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?

x All or a majority of the site is best and most versatile agricultural land as defined in the NPPF.

10a. Within a groundwater source protection zone?

+ The site is not located in a source protection zone.

11a. At risk of flooding?

? Part of a site is within flood zone 2 or 3 but the area proposed for development is in flood zone 1.

15e. Connect highway without constraint?

+ No access constraints

15f. Highway or junction capacity issues

? Potential capacity problem requiring mitigation

Highway comments

There is an existing access point onto High Street which will need to be widened and improved. Some moderate traffic in the area however will not be impacted given the scale of the development. There are bus stops within 150m where the 27 bus provides approx 4 services per day to Bedford. The main village bus stops are approx 1km away where the 905 bus provides a half hourly service between Bedford and Cambridge. There is an adequate pavement running along the frontage of the site. No specific cycle connectivity however the road in front of the site is a cycle friendly route and connects to the national cycle network about 300m away, providing off-road and quiet road cycle connections to Bedford and St Neots. Ensure a connection to the existing pavement on High Street from the site.

Contaminated Land

No answers chosen.

Environmental Health

No answer given.

Minerals & Waste

No answer given.

Natural England Risks Opportunities

No answers chosen.

Mineral Safeguarding Area

Entire site falls within the boundary of a MSA.