

BEDFORD BOROUGH COUNCIL (BBC) - LOCAL PLAN 2040 CALL FOR SITES CONSULTATION JULY/AUGUST 2020 - REPRESENTATION MADE ON BEHALF OF WRENBRIDGE AND UNILEVER IN RESPECT OF COLWORTH GARDEN VILLAGE

August 2020

INTRODUCTION

1. These representations to the latest Call for Sites consultation have been prepared by Rapleys on behalf of **Wrenbridge Land Ltd and Unilever (hereafter refer to as 'Wrenbridge/Unilever')**. The representations are accompanied by a number of appendices, including the BBC Call for Sites form and a Site Location Plan (Appendix 1 and 2 respectively).
2. Wrenbridge has a promotion agreement with Unilever who own the agricultural land known as Lee Farm which comprises the majority of the Colworth Garden Village (CGV) promotion site. The site is located to the north-west of the settlement of Sharnbrook and surrounds the well-established Colworth Science Park where Unilever are the largest occupying tenant.
3. The site has been previously promoted through the 2016/2017 Call for Sites exercises and given the reference number **'Site 622: Colworth (Lee Farm)' by BBC**. The site was identified as a proposed allocation for some 4,500 dwellings, associated social/community/green & blue infrastructure, two new access roads to the A6, and a parkway railway station in the January 2018 Regulation 19 Submission version of the Bedford Local Plan 2035 as Policy 27. However, due to Council concerns over the deliverability of the allocation relating to noise mitigation (from Santa Pod) and the railway station, in May 2018 BBC considered it was not possible to continue with the submission of the plan as originally intended. As a result, a new Regulation 19 Submission version plan was consulted upon in September 2018 which shortened the Plan period to 2030, reduced the overall housing requirement and thus removed the CGV proposed allocation. Following Examination during the Summer of 2019, the Bedford Local Plan 2030 was formally adopted in January 2020 (without the inclusion of the CGV).
4. As part of the 2030 plan preparation process, a considerable body of technical evidence and representations has been amassed in relation to the site (and is available on the BBC web site) - this is summarised in section 2 (Submissions Already Made/Brief History) of this representation. BBC has advised that this evidence still stands and does not in itself need to be resubmitted. However, BBC has requested that as part of this 2020 Call for Sites submission, a number of topic areas are revisited to address previous outstanding concerns.
5. This representation therefore seeks to advance the case for the allocation of CGV as a new settlement option within the 2040 Local Plan (and thereby covers, along with other matters, the latest requirements of Officers). It addresses the following -
 - BBC Conservation Officer concerns in respect of impact on heritage assets
 - Land ownership matters in respect of the A6 road links
 - Traffic impacts, in particular along the A6 at specified junctions
 - Railway station deliverability and viability
 - Noise mitigation and design - including the resulting design approach and how that it is appropriate to the site location
 - Viability of the proposal.
6. As a result of a disparity with the timescales for the Call for Sites submissions relative to the availability of output from the Strategic Transport Model, some of the accompanying technical reports dealing with a number of the above issues will follow during the course of September, as agreed in discussion with BBC.

SUBMISSIONS ALREADY MADE - A BRIEF HISTORY

7. Appendix 3 identifies the list of submissions that have been made supporting the principle of CGV since 2016. A brief synopsis of these is provided below according to the following topics - road, rail, noise/ design, viability.

Road

8. Two new access roads were proposed from the site to the A6 - one consisting of improvements to the existing Forty Foot Lane which forms the northern boundary to the site, the other consisting of improvements to the existing road bridge over the railway, then a new road across the fields to the south of Souldrop, both routes culminating in new roundabout junctions with the A6. Secondary access would also be available from the south of the site along Yelow Lane, although this would be restricted to a defined number of dwellings and/or bus only back into Sharnbrook village.
9. A **'predict and provide'** analysis approach was submitted which demonstrated that the potential uplift in vehicle trips generated by a build out of some 2,500 dwellings could be accommodated on the surrounding highway network with appropriate modest mitigation and that this could be serviced by the construction of one of the A6 routes. Forty Foot Lane would be constructed first to serve the dwellings, the railway station and potentially Santa Pod. Such mitigation would likely include -
- Increasing entry widths of the A6 south arm from 7m to 10m on the A6/A5028 Bedford Road roundabout;
 - Provision of a two-lane approach for 30m on the A6 southbound approach at the A6/Mill Road junction, with provision of two lanes through the junction exiting onto the southbound arm and with use of an exit merge as appropriate;
 - Potential signalisation of an additional right turn lane for traffic from the A6 northbound into Thurleigh Road, and
 - Increasing the entry width of the A6 (south) arm of the Paula Radcliffe Way (A6)/Clapham Road/ Great Ouse Way/Bedford Western Bypass roundabout from 8am to 10am.
10. The distribution analysis associated with the development identified that there would be little demand for development trips through Sharnbrook as a result of the provision of the high capacity links to the A6 and the provision of a railway station. Furthermore, with the Science Park access being closed/restricted for vehicular traffic and rerouted through CGV to the station/A6, traffic within Sharnbrook would be considerably reduced. Any need for mitigation within Sharnbrook would be based on traffic management measures and public amenity improvements.
11. In summary, the previous analysis indicated that in access was achievable from the site to the A6 and that traffic generated from the development could be accommodated subject to some off-site mitigation, as outlined in the **'A6 Preliminary Corridor Study', October 2017** and **'Transport Strategy and Highway Assessment - NCC & Milton Earnest Junctions', October 2018** both by PBA.

Rail

12. The provision of a parkway railway station as part of the development provided an opportunity to capture some commuting traffic from the A6 and to relieve congestion at Bedford railway station, with trains running at regular intervals along the Midland Mainline. In principle support for the new station was given by Network Rail, although station implementation was dependent on the completion of the line's electrification. Network Rail's standard GRIP (**Governance for Railway Investment Projects**) 1 and 2 process was wrapped up in an Outline Business Case which considered the strategic, economic, financial, commercial and management cases for the station as well as timetabling and scheduling of services for the new station.
13. Forty Foot Lane was identified as the most appropriate location for the station, with consideration given to pedestrian, cycle, bus links, both into and out of the station from areas beyond the site, including Sharnbrook, and within the CGV and to/from the Science Park (and to Santa Pod). The station carpark was sized sufficient

to cater for both more localised traffic and those expected to divert off the A6 and take the train south to Bedford or north to other destinations.

14. In summary, the case for the station at Colworth concluded that there was passenger demand for the station, there were clear benefits to Network Rail as a result of easing congestion at Bedford Station, station **construction was feasible and it was financially viable, as advanced in ‘Colworth Railway Station - Outline Business Case’, October 2018 by PBA.**

Noise from Santa Pod/Design

15. The original approach to mitigation of noise from Santa Pod focussed on the delivery of on-site mitigation, i.e., at the source on land at Santa Pod, involving the principle of construction of racked seating around the eastern end of the racetrack and a reduction in the operation of some of the events.
16. Subsequently, however, Wrenbridge/Unilever reconsidered its mitigation approach to avoid the need for Santa Pod land (due to the respective position of the parties at that time).
17. The new approach was based on the May 2017 ProPG Planning and Noise whereby scheme design considers the process to achieving acceptable noise conditions for a satisfactory living environment, including -
 - Optimal planning and layout - landscaping features and /or a layout which take advantage of the self-shielding effect of buildings to provide shelter to main living spaces and external amenity areas;
 - Orientation of the proposed buildings - locating bedrooms on shielded elevations;
 - Detailed examination of building performance and ventilation/cooling strategies, enabling openable windows and passive ventilation.
18. Essentially the design approach combined distance (avoidance of development on the most sensitive part of the site, i.e., in the north-west closest to Santa Pod) incorporating **a bunded and landscaped ‘country park’** area, with a higher density, close-knit three/four storey block structure beyond that to the north-east and around the station area with building orientation providing shielding of public and private space, grading down to a more traditional development design and density the further away from the noise. The design approach was modelled against a number of different race events and indicated that a suitable residential environment could be achieved, **as set out in the ‘Draft Design Report’, June 2018 by Planit and the ‘Acoustic Modelling Report’ (as a follow up to the Draft Design Report), October 2018 by Arup.**

Viability

19. Viability of the scheme was tested at a high level both independently by consultants commissioned by BBC and by those engaged by Wrenbridge/Unilever. Whilst acknowledging a considerable upfront cost resulting from the requirement for road, rail and some noise mitigation infrastructure to be provided prior to dwelling occupation, analysis indicated that the development was ultimately viable and deliverable over its lifetime **(see ‘Financial Viability Assessment Addendum’, October 2017 by Rapleys).**

THE CURRENT CGV PROPOSAL

20. The CGV proposal remains as presented in the earlier 2016/17 Call for Sites exercise (and as referenced above in the brief history section), but with refinement of design as a result of ongoing technical work and the continued assumption of the need to provide on-site mitigation to counteract noise impact arising from the operation of Santa Pod. This is notwithstanding the fact that, as a result of the Covid-19 crisis, much of the 2020 race season has been cancelled and it is not known how and in what form racing will resume to enable compliance with Covid restrictions.
21. In summary the proposal consists of -
 - 4,500 mixed tenure dwellings,
 - Circa 7ha of employment land allowing for the expansion of the Science Park,

- Associated social and community infrastructure, including primary schools, local shops,
 - Associated green and blue infrastructure including the retention of existing woodland habitat, golf course, etc and the creation of new habitat, playing fields, Suds features, **bunding & landscaping within a ‘country park’**, etc,
 - Two new access roads to the A6 including the creation of a new access from the Science Park through the development, and an assumption that access to Santa Pod will also be made available along the Forty Foot Land route,
 - A parkway railway station which would have one or two platforms, pedestrian footbridge, passenger waiting facilities, bus interchange and parking for cars and cycles.
22. Questions 5.1 and 5.2 of the Call for Sites form seek information on phasing and build out of the site from the adoption of the (review) Local Plan 2040 which is assumed to be at the end of 2023. The ability to start on site and then secure housing completions within the first five years post plan adoption is very much dependent on the speed with which the Council is prepared to grant planning permission, either in advance of plan adoption or swiftly thereafter. Assuming a hybrid permission where detailed consent is given for a first phase consisting of the Forty Foot Lane link/A6 road and junction, the railway station and carpark, the noise mitigation bunding/country park area and circa 4-500 dwellings in 2023/early 2024, a start on site could be effected during the latter part of 2024 and completed within the first five year period to 2028/29. A rolling phasing programme of reserved matters and development and infrastructure construction of some 200 dwellings per year thereafter could potentially be achieved providing a further 2,000 between 2029/30 and 2039/40, with the remaining 2,100 post the end of the plan period.
23. To achieve this, there would need to be some flexibility with the construction/completion and occupation of first phase of housing relative to the station construction/opening.
24. Wrenbridge/Unilever reserve the right to make further refinements to the phasing dependent on the outputs from the strategic transport modelling which is not due until after this 14th August submission deadline.

FURTHER WORK AND COMMENTARY

25. The key areas of the further work that have been, and are being, undertaken to support the promotion of the CGV are headlined in paragraph 5 of this representation and expanded on below.

Heritage

26. A further heritage setting assessment has been undertaken by EDP in June 2020 (attached as Appendix 4) to address a number of concerns raised by the Conservation Officer. It assumes the retention of all designated heritage assets and locally listed buildings both within any development scheme and within the surrounding area.
27. In terms of those assets within the site boundaries, the assessment identifies (i) that the listed farmhouses and locally listed farm cottages within the site derive a degree of significance from their wider agricultural settings and (ii) that the development will inevitably effect this setting resulting in a degree of harm to their significance. It considers that this harm is **at the lower end of ‘less than substantial harm’**, and that there is ample scope to sensitively incorporate them into the new development and limit any adverse impact.
28. With regard to the wider implications, the assessment notes that despite the large scale of the site, previous landscape and visual assessment undertaken to inform the site promotion had established, through the identification of a Zone of Theoretical Visibility (ZVI), that it was visually relatively well contained. This was due to enclosure by the railway line to the northeast and significant areas of tree cover and woodland, particularly along the southern edge of the site. Views of the site were primarily experienced as short-range, sequential views along public footpaths from within it. Views from the established settlement of Sharnbrook were extremely limited, although there were views from the south-western edge of Souldrop to the north.

29. The established ZVI has been used to identify all of the heritage assets that fall within it to determine whether their settings are potentially **sensitive to change from the site's development such that it might affect their significance**.
30. The assessment identifies that overall, for most of the designated heritage assets considered that lie outside the development site, the site does not form part of their setting and does not contribute to the significance of the assets and, that its development has no potential to cause harm to their significance. The only asset where open land at the site makes a contribution to its significance is considered to be the Grade II * listed Church of All Saints at Souldrop (1159751). Views are possible from the church, including from its entrance porch, looking out across pastoral land down to a row of trees which lies adjacent to the Midland Railway. Beyond the railway are fields that are a part of the development site. The extent of the view halts at a band of trees which form a belt along the crest of the opposite valley sides. The visible land to the south-west makes a **positive contribution to the church's significance**, with the greatest contribution from the large pasture that is nearest to the church. Part of the site forms the more distant fields in this view, and thus is part of the **church's setting, although it is partially screened by intervening trees**. The assessment concludes that this part of the site makes a minor positive contribution to the significance of the church through the appreciation it **allows of the asset's historical wider agricultural setting**.
31. The separation of the development areas of the site from the Sharnbrook Conservation Area and the listed buildings and scheduled monument within it, by the local topography as well as woodland cover and existing built form, leads to the conclusion that it is very unlikely that any of these assets would experience a loss of significance through the development of the site.
32. This further assessment has re-emphasised the earlier position that the development of this site would not be inappropriate because of its historic significance or its contribution to the significance of surrounding heritage assets.
33. The development design concept has been revised to reflect the above findings in relation to the Souldrop Church. How this has been achieved is explained within the Acoustic and Heritage Design Response Report that is currently being finalised.

Land Ownership

34. The development of the site requires third party land in order to secure the station and associated works (from Network Rail), and to create the two A6 road links and junctions.
35. The north-western boundary of the site is formed by Forty Foot Lane. Forty Foot Lane then continues beyond the railway to the A6 - here agreements have been made to secure and deliver the proposed road infrastructure alignments and junction arrangements. It is this access that would be delivered as part of the first principle development phase as referred to in paragraph 22 above.
36. As regards the second A6 access to the south and east of Souldrop, the requirement for which is triggered around 2,500 dwellings, positive and progressive discussions are ongoing with relevant third parties, with the intent of securing the appropriate delivery of the infrastructure as it is required to support the CGV.

Road/Traffic and Rail

37. A brief update note of the latest position with regards to both road traffic and rail is provided as Appendix 5 and should be read in conjunction with the following summary paragraphs for each.

Road/Traffic

38. **As noted above in paragraph 6, the Council's strategic** multi-modal transport model is not available until end of August/September. Whilst previous policy implications, trip rates, development phasing assumptions, etc have been confirmed with both BBC Highways and discussed with AECOM in a series of meetings between the three parties, the final analysis of the development scenarios needs to be run through the model and then assessed

on the local highway network. This will then determine the extent of development impact and the need for any mitigation beyond that already identified within the earlier transport work (paragraph 9 above refers).

39. The reporting of this in respect of the CGV will be supplied to the Council as agreed as soon as possible during the course of September.

Rail

40. Since the submission of the Outline Business Case in 2018, the Midland Mainline electrification has been **completed, the 'route' of the** East-West rail link has been confirmed as running from Bedford north-east via St Neots to Cambridge, the procurement process for securing new stations has been revised and BBC has commissioned a strategic multi-modal transport model (which includes rail travel) to understand potential future development scenarios.
41. In addition, much of 2020 has been affected by the Covid-19 pandemic which has had a considerable impact on the public use of the railway and how it is operated. DfT have effectively assumed control (rather than the individual franchisees) and this could affect how service changes are delivered.
42. Taking all the above into account, the Outline Business Case for the Colworth station is being reviewed and updated in parallel with progressing discussions with Network Rail, DfT and the Rail Operators. The revised Outline Business Case will be supplied to the Council in September, alongside and in conjunction with the Road Traffic report.

Noise Mitigation and Design

43. The principles of the new design approach as present to BBC in 2018 are set out in paragraphs 15 and 16 above. BBC advised further consideration needs to be given to (i) public/political perception over what is an acceptable noise environment and (ii) the general perception of the acceptability of the resulting design solution within the particular locality.
44. It should be noted that additional noise survey work was carried out over several months of the Santa Pod 2019 racing season (April through to July) in order to confirm the acoustic environment over the site. In response to the above considerations, a number of meetings and discussions have been, and continue to be, held with the EHO. Agreement to the ProPG principle approach has been confirmed in these discussions.
45. Consequently, an Acoustic and Heritage Design Response Report is currently being prepared which details and explains further how the design responds to the varied noise environment that occurs across the site (with the general acceptable noise level criteria being agreed with the EHO) and the mitigation measures that are employed as a result. Three differing areas of the site/concept plan (chosen on the basis of varying distance from Santa Pod) are being analysed in detail in terms of noise levels, noise character, mitigation both physical and through building/public space environment design - block form, building form/materials, landscaping, local character and best practice examples, to show how the development design is appropriate to the locality and principles expected of garden villages.
46. This report will be submitted to the Council during the course of September.

Viability

47. With the revisions and updates to the key areas of the development - rail costs, road traffic mitigation, acoustic design - as well as potential adopted policy implications on types and amounts of housing provision, green infrastructure requirements, climate change, etc, and having given consideration to the conclusions on **viability in the Inspector's Report to the North Essex Authorities Local Plan, Wrenbridge/Unilever** has commissioned an update to the original Viability Assessment. As part of this work, the original Paribas analysis undertaken on behalf of the Council and the critique contained in the Bedfordia Twinwoods representation, have been reviewed to address any points arising.

48. The completion of this update is dependent on the outcome and conclusions arising from the further work on the road traffic, rail, acoustic/design position. Consequently, the update on Viability will be submitted during the course of September.

CONCLUSIONS

49. The reasons that led to BBC to propose the allocation of CGV within its Local Plan (originally to 2035) remain the same today - the ability to provide a genuinely sustainable development with the provision of a new station forming an integral part of that. All of the extensive work submitted as part of the evidence base is robust and supports and justifies the site for development - the updates currently being finalised further emphasise this and provide certainty over the deliverability of CGV.

50. The benefits of a truly sustainable garden village at Colworth are clear and evident -

- Promotion of the quality planning and design of the built and public environment in order to deliver on the garden village principles as a whole,
- Ensures that green infrastructure is at the heart of the design with at least 50% being multi-functional yet containing distinctive environments which enable connectivity to existing and retained biodiversity systems, creating opportunities to enhance and increase biodiversity and create a highly accessible network of green space,
- Provision of 4,500 dwellings making a substantial contribution to the overall housing requirement of the review plan,
- Early delivery of a parkway station that will ease capacity issues at Bedford station and congestion issues along the A6 into Bedford,
- Integration of infrastructure, both within the CGV itself and with the wider area beyond, including wider transport improvements such as enhancements to highways, bus services, new and integrated cycleways/footpaths,
- The advantage of an existing employment base with the provision of additional employment land which will also allow the expansion of the existing Science Park,
- Maintenance of the separation both physically and visually between CGV and Sharnbrook whilst ensuring accessible connections to each for their mutual benefit,
- Provision of appropriate social and community infrastructure which will enhance the quality of life for both Sharnbrook residents and those of CGV itself, and
- That an appropriate, suitable and sustainable environment for residential development can be achieved and delivered, notwithstanding its location adjacent to Santa Pod or the upfront infrastructure costs required in order to open up the site for development.

51. Consequently, we consider that the Council can have confidence in the ability of CGV to deliver housing to assist in meeting the potential housing requirements for the Borough to 2040 and beyond.

Appendix 1 - Call for Sites Form 2020



Local Plan Review

Have Your Say on the Future of Your Borough

BEDFORD BOROUGH LOCAL PLAN CALL FOR SITES SUBMISSION FORM

Please use this form to make a submission to the call for sites process and promote a site for development or redevelopment in the new Bedford Borough Local Plan. **Be aware that all sites submitted during previous call for sites exercises must be submitted again to be considered as part of this Local Plan.**

Wherever possible, sites should be submitted electronically through the council's online consultation system. The online system allows all details to be entered and allows for location plans to be drawn using the map function. Please complete a **separate form for each site**. If you are unable to use the online system, forms can be returned by email to planningforthefuture@bedford.gov.uk (please return as a WORD document) or by post to:

Bedford Borough Council
Planning Policy Team
Borough Hall,
Caldwell Street,
Bedford, MK42 9AP

Your suggested site cannot be considered if you do not send along with the completed submission form a location plan which clearly identifies the site boundary and point of access to a public highway. The council is unable to provide blank plans for this exercise, but Ordnance Survey plans of sites may be obtained via external companies that can be identified through an internet search (there may be a charge for this service).

Please do not make submissions in more than one format or send to more than one email address. If you have sent information on a site electronically you do not need to print and post it.

Putting a site forward does not guarantee that the council will allocate it or support its development in the future, as all sites will need to be assessed in terms of site suitability, availability and deliverability against relevant planning policy and other considerations including site constraints. Further information can be found in the [Housing and Employment Land Availability Assessment Methodology and the Site Assessment Methodology](#).

This form and any information it contains will be published on the council's website in due course. Contact information will also be kept on the Planning Policy database for the purposes of communication regarding your site submission and the preparation of the Local Plan. Personal data will be collected and processed in accordance with the Data Protection Act and the General Data Protection Regulations. Further information can be found on the council's Data Protection webpage and in the Privacy Notices for planning policy.

CONTACT DETAILS			
	Personal details		Agent's details (if applicable)
Title	See Agent		Mrs
Name			██████████
Job title (if applicable)			Planning Partner
Organisation (if applicable)	Wrenbridge/ Unilever		Rapleys LLP
Address			126 Colmore Row, Birmingham, BS 6AP
Postcode			
Telephone no			██████████
Email			██
If you are using an agent, who would you prefer any correspondence to go to?	Contact agent x <input type="checkbox"/>	Contact client <input type="checkbox"/>	Contact both <input type="checkbox"/>
Your interest (please <i>indicate</i>)	Land owner x <input type="checkbox"/>	Agent x <input type="checkbox"/>	Other (please specify) <input type="checkbox"/>
Current owner's name and address	Unilever (via agent above)		

1. SITE DETAILS			
a)	Address of site <i>Please attach location plan on an Ordnance Survey base clearly showing site boundaries and access to an adopted highway.</i>	Land adjacent Colworth Science Park	d) Adjoining land uses, if known. North - Santa Pod/agricultural South - agricultural East - Colworth Science Park West - agricultural
b)	Gross site area (hectares)		e) Has the site been developed previously? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
c)	Current use of the land	Agricultural including woodland	
2 PROPOSED USE			
2.1 What do you think the site should be used for?			
a)	What is the primary use you propose for the site? <i>Please tick one only</i>	Housing <input checked="" type="checkbox"/> Gypsy and Traveller Site <input type="checkbox"/> Employment <input type="checkbox"/> Retail <input type="checkbox"/> Hotel <input type="checkbox"/> All other types <input type="checkbox"/>	b) For mixed use proposals, what further uses do you propose for the site? <i>Please tick as many as apply</i> Housing <input checked="" type="checkbox"/> Gypsy and Traveller Site <input type="checkbox"/> Employment <input checked="" type="checkbox"/> Retail <input checked="" type="checkbox"/> Hotel <input type="checkbox"/> All other types <input type="checkbox"/>
2.2 What type and scale/quantum of development do you propose on this site? Please complete all relevant sections below.			
a)	For housing (C2/C3 use classes) sites please indicate...		

i)	The number of dwellings the site could provide.	4,500 as a Garden Village	iii)	The density you have assumed	Average 30-45dph though densities will vary across the site
ii)	The type of housing you are proposing	Family houses <input type="checkbox"/> Self-build/Custom build homes <input type="checkbox"/> Older people housing <input type="checkbox"/> Flats <input type="checkbox"/> Other <input type="checkbox"/> <i>Please specify</i>	iv)	The tenures you are proposing	<u>Market housing</u> Owner occupied <input type="checkbox"/> Private rented housing <input type="checkbox"/> <u>Affordable Housing</u> Affordable rent <input type="checkbox"/> Shared ownership <input type="checkbox"/> Other <input type="checkbox"/> <i>Please specify</i>
b)	For Gypsy and Traveller sites and Travelling Showpeople sites please indicate...				
i)	If you are proposing the site as a permanent site or transit site.		ii)	If the site is privately owned.	Yes <input type="checkbox"/> No <input type="checkbox"/> Don't know <input type="checkbox"/>
iii)	For a Gypsy and Traveller site the number of pitches and for Travelling Showpeople the number of plots the site could accommodate.				
c)	For employment (B1/B2/B8 use classes) sites please indicate...				
i)	The type of employment the site could provide.	B1 space, live/work units, flexible space as part of overall garden village concept	ii)	The gross floor space the site could provide.	Circa 6-7ha new B1 space as part of overall garden village concept (in addition to that existing at the adjacent Colworth Science Park)
d)	For retail sites (A1 only) please indicate ...				

i)	The type of retail you are proposing.	'Local' provision as part of the overall garden village concept	ii)	The net floor space that the site could provide.	
iii)	The gross floor space that the site could provide.				
e)	For hotel (C1 use class) sites please indicate ...				
i)	The number of hotel rooms the site could accommodate.				
f)	For all other types, including leisure and recreation (D2 use class), community uses (D1 use class) and other uses please....				
i)	Quantify the amount of development you propose		ii)	Fully describe the use here	
3 ACCESS					
3.1	Can suitable access be achieved for the site?	Suitable access is achievable (but requires improvement) <input checked="" type="checkbox"/> The current access is unsuitable/requires improvement <input type="checkbox"/> There is no access to an adopted highway <input type="checkbox"/>	3.2	Where will the site's access point(s) be? <i>Please give details here and show access on the site location plan.</i>	1. A new rail halt/station. 2. Two new principle points of access – along Forty Foot Lane to the A6, and via Back Lane skirting Souldrop to the A6. 3. Other arrangements, as necessary as referenced in the separate supporting statement.
4 AVAILABILITY AND ACHIEVABILITY CONSIDERATIONS					
4.1	Is the site available for development now?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	4.2	Is the site currently subject to a planning application?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

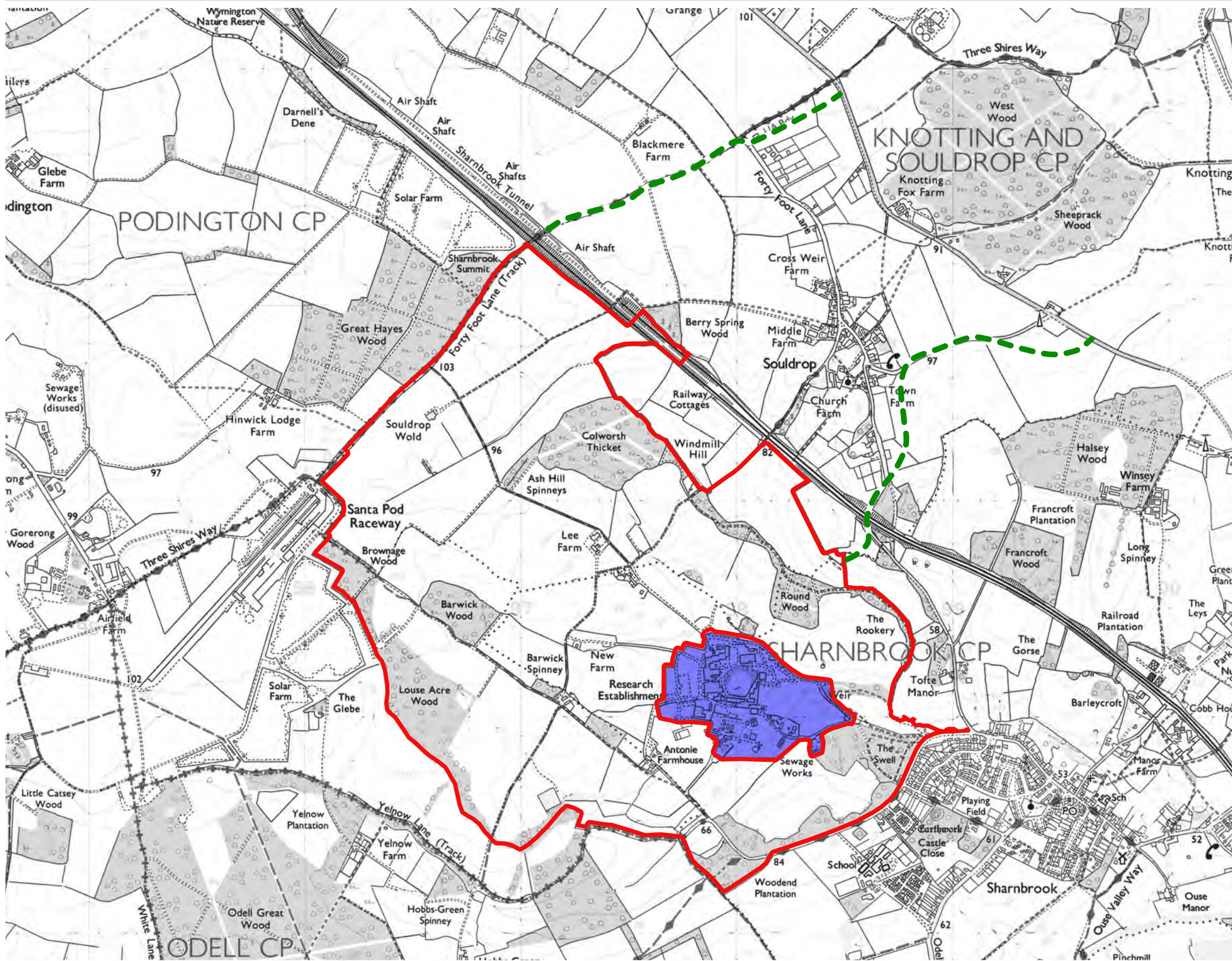
		Don't know <input type="checkbox"/>			Don't know <input type="checkbox"/>
4.3	Is the site currently being marketed?	Yes <input type="checkbox"/> No x <input type="checkbox"/> Don't know <input type="checkbox"/>	4.4	Please provide details of any evidence of market interest in the type of development you are proposing on this site	N/A – this is to meet the Borough's housing requirement and to respond to the development strategy option of new settlement
4.5	Are you the landowner of the site?	Yes x <input type="checkbox"/> No <input type="checkbox"/>	4.6	If you are not the landowner of the site you are submitting, do you have permission to submit the site for the council's consideration on their behalf?	Yes x <input type="checkbox"/> No <input type="checkbox"/>
4.7	Are you aware of any issues that might affect the viability of developing the site?	Yes x <input type="checkbox"/> No <input type="checkbox"/>		Please provide details	See separate supporting submission attachment

5 DELIVERABILITY AND DEVELOPABILITY CONSIDERATIONS

5.1	If the plan is adopted in December 2023 as currently proposed, when would you expect development to take place on site? <i>(please write in)</i>	<table border="0"> <tr> <td>Years</td> <td>No. dwgs</td> </tr> <tr> <td>1-5 years constructed (2024/25-2028/29)</td> <td>400</td> </tr> <tr> <td>6-10 years (2029/30-2033/34)</td> <td>1000</td> </tr> <tr> <td>11-15 years (2034/35-2039/40)</td> <td>1000</td> </tr> <tr> <td>16+ years (2040 onwards)</td> <td>2100</td> </tr> </table>	Years	No. dwgs	1-5 years constructed (2024/25-2028/29)	400	6-10 years (2029/30-2033/34)	1000	11-15 years (2034/35-2039/40)	1000	16+ years (2040 onwards)	2100	5.2	What year, post adoption, would you expect development to start on site?	This would depend on how quickly the Council were prepared to accept a planning application for the development and/or whether planning permission would be granted in advance of the adoption of the Plan – see separate submission attachment for further explanation. Notwithstanding the above, Wrenbridge/Unilever would pursue a start on site as soon as planning permission was
Years	No. dwgs														
1-5 years constructed (2024/25-2028/29)	400														
6-10 years (2029/30-2033/34)	1000														
11-15 years (2034/35-2039/40)	1000														
16+ years (2040 onwards)	2100														

					granted, which could be as soon as 2024.
6 CLIMATE CHANGE					
6.1	The council has declared a climate emergency. Please explain how your proposal will respond to climate change (see Local Plan 2030 Policy 51S)			The proposal is to provide an exemplar Garden Village which not only accords with current policy requirements but that incorporates flexible design principles, materials, etc that can adapt overtime to changing policies on climate change, environment, etc.	

Appendix 2 - Site Location Plan



- Promotion Site Boundary
- Colworth Science Park
- Access

SITE PLAN
 Colworth Garden Village
 BEDFORDSHIRE
 (August 2020)

Scale @ A3 : Not to Scale
 Plan No. : 82/199/1_SP01a



Appendix 3- Chronology of Evidence Base Submissions for CGV

APPENDIX 3: CHRONOLOGY OF EVIDENCE BASE SUBMISSIONS MADE SO FAR TO SUPPORT COLWORTH GARDEN VILLAGE
August 2020

DECEMBER 2015

Call for Sites Submission, form, covering letter - Deloitte/Wrenbridge

JUNE 2016

Colworth Vision Document - Planit
 Planning and Housing Assessment Report - Rapleys
 Transport Feasibility Report - PBA
 Utility Infrastructure Report - PBA
 Flood Risk Assessment Report - PBA
 Environmental Considerations - EDP
 Phase 1 Ground Conditions Assessment Report - PBA
 Energy Technical Note - PBA
 Landscaping Supporting Evidence - Planit
 Savills letter on costs

AUGUST 2016

New Utility Supplies Technical Note - PBA
 Acoustics Response to BBC comment Technical Note - PBA

MARCH 2017

Environmental Sound Survey Report - PBA
 Preliminary Noise Impact Assessment Report - PBA
 Response to BBC Scoring Matrix and transport comments - PBA
 Overall Response Table - Team
 Financial Viability Submission - Rapleys
 Response to BBC Scoring Matrix/Comment on Ecology/Archaeology - EDP
 Access Land Update Information - Wrenbridge

JUNE 2017

Representations to the Issues and Options Consultation

OCTOBER 2017

A6 Preliminary Corridor Study - PBA
 Noise Mitigation Addendum 1 - PBA
 Duty to Co-operate Note - Rapleys
 Financial Viability Assessment Addendum - Rapleys
 Infrastructure Costs Estimate - Rapleys

NOVEMBER 2017

Rail Station Feasibility Report - PBA
 Noise Report Addendum 2 - PBA
 Final Concept Plan/Development Areas - Planit
 Further Submissions Commentary - Rapleys

MARCH 2018

Representations to the Regulation 19 consultation - Rapleys

JUNE 2018

Outline Business Case for the Colworth Rail Station - PBA
 Design Report for Revised Scheme - Planit and Arup
 A6 Preliminary Corridor Study Update - PBA
 Response to Representations Made in Respect of Colworth Garden Village - Rapleys

OCTOBER 2018

Representations to Regulation 19 Consultation - Rapleys

Transport Strategy and Highway Assessment - NCC and Milton Earnest Junctions - PBA

Acoustic Modelling Report (follow up to Design Report of June 2018) - Arup

Colworth Railway Station - Outline Business Case - PBA

Heritage Impact Assessment Report - response to Historic England criticism of BBC evidence base - EDP

Colworth Garden Village Promotion Heritage Impact Assessment edp3366_r001c

1. Introduction

- 1.1 This Heritage Impact Assessment has been prepared to support the promotion of the Colworth site in the Bedford Borough Local Plan Issues and Options and Call for Sites Consultation. It seeks to provide an analysis of the potential effects on heritage assets, through the development of the site, and demonstrate that Colworth Garden Village can successfully be developed with appropriate regard to the conservation and enhancement of the historic environment, and therefore would be an appropriate and deliverable allocation in the future Local Plan.
- 1.2 This report has been prepared by Eddy Stratford BA (Hons) MCIfA, Associate at The Environmental Dimension Partnership Ltd (EDP) with assistance from Robert Skinner MA ACIfA, Principal Archaeology and Heritage Consultant at EDP. It has been produced with due regard to the NPPF (2019) *Chapter 3: Plan-making* and *Chapter 16: Conserving and enhancing the Historic Environment*, and the following guidance:
- *The Historic Environment in Local Plans: Historic Environment Good Practice Advice in Planning: 1* (Historic England 2015); and
 - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (second edition)* (Historic England 2017).
- 1.3 In line with the guidance set out above, the analysis of potential effects on heritage assets from the development of the site is provided through this proportionate assessment, which acknowledges that neither the parameters of any future development, nor the nature of the impacts on the assets, can be definitively determined in the absence of any formal proposals at this promotional stage.
- 1.4 Nonetheless, this assessment is able to identify the potential for impacts on heritage assets in general terms, and thereafter provide recommendations and conclusions with regard to the site's suitability for development in that respect, and whether it is possible to avoid or minimise any conflict between the conservation of heritage assets and any aspect of future proposals.
- 1.5 It is important to acknowledge from the outset that, where potential harm to designated heritage assets is identified, it does not follow that this would make the allocation of the site, or development within it, unacceptable. Indeed, the NPPF (Paragraphs 193 -196) makes clear that, where harm to the significance of a designated heritage asset is identified, that harm should be weighed against the public benefits of the proposal.

- 1.6 This assessment has also been informed by EDP's inputs into a 'Vision Document', submitted to the Council in July 2016, in response to the 'call for sites' under its adopted Local Plan. The Vision Document introduced the site, described how existing constraints and opportunities (including designated and non-designated heritage assets) had been identified at that early stage and shaped initial design considerations. It confirmed its 'in-principle' suitability and viability as a site capable of delivering the Council's required housing need.
- 1.7 The scope of the assessment was informed by a consultation response from The Manager for Heritage and Planning Compliance at Bedfordshire Council (25/1/2019). In this response additional analysis was requested regarding the potential for the site's development to impact upon the settings of heritage assets in the wider landscape. A list of assets suggested as susceptible was included. The assessment presented in this report and in the gazetteer at **Appendix EDP 1** addresses this request and assesses all relevant heritage assets in the site's wider environs, including those identified for consideration by Bedfordshire Council.

2. Current Baseline

- 2.1 The archaeological and heritage inputs to this assessment, as well as to the emerging concept plan and early proposals for the Colworth Garden Village scheme set out in the Vision Document, have been informed by a desk study and data trawl of appropriate information repositories.
- 2.2 Sources consulted comprise the Central Bedfordshire Historic Environment Record (HER), Bedfordshire Archives, the Historic England Archive and the National Heritage List for England, curated by Historic England. The purpose was to gather sufficient information to determine key archaeological and heritage constraints and opportunities and identify any potential 'in-principle' constraints that would prevent the allocation or development of the site.
- 2.3 In addition to the examination of existing information and evidence, the assessment has also been informed by a series of visits to the site and the surrounding designated heritage assets in the wider area which was completed in July 2020.
- 2.4 Furthermore, a geophysical survey has been undertaken across parts of the site (ASWYAS 2017), which has provided additional information on its archaeological potential.
- 2.5 This assessment recognises that more detailed analyses and investigation would need to be required at the appropriate stage as any future proposals progress through to a planning application. Nonetheless these initial studies have established the known historic environment baseline in respect of the site and the heritage matters that are of relevance to its allocation and future development, which are duly set out in the following paragraphs.

Designated Heritage Assets

- 2.6 As illustrated on **Plan EDP 1**, the site contains two Grade II listed farmhouses, Antonie Farmhouse (**1321481**), a late 17th century farmhouse of limestone rubble construction,

and New Farmhouse (**1114375**), an early 18th century farmhouse, also of limestone rubble construction.

- 2.7 The site surrounds the Grade II* listed Colworth House (**1160878**), an early 18th century country house, while parts of the house's former parkland are located within the site. Two Grade II listed lodges associated with the main house, comprising North Lodge (**1310356**) and Twin Lodges and a Connecting Archway (**1114374**), are located on the eastern edge of the site and former parkland – but outside of the allocation, adjacent to the western extents of modern Sharnbrook.
- 2.8 The Sharnbrook Conservation Area, containing approximately 40 listed buildings and a scheduled monument, comprising a later medieval moated site (**1012363**) within woodland surrounded by modern development, lies southeast of the site.
- 2.9 A further scheduled monument, Wold Farm moated enclosure (**1012490**), is located c.1.7km to the west of the site.
- 2.10 Further designated heritage assets are located across the wider landscape surrounding the site, largely comprising listed buildings in the main settlements and farmsteads, as illustrated on **Plans EDP 1** and **2**. These assets include: the Grade II listed Tofte Manor (**1310287**) and its associated gate piers and walls (**1114393**), located southeast of the site; a group of 12 listed buildings in the settlement of Souldrop to the east of the site, including an outlying Rectory (**1321553**); the Grade II listed Hinwick Lodge 18th century house (**1114350**) and its associated barn (**1310558**) to the north of the site; the Grade II listed Hobbs Green Farmhouse (**1310751**) to the southwest of the site; over 20 listed buildings within and around the conservation area at Odell, over 1km southwest of the site; 16 listed buildings within and around the conservation area at Felmersham, c.2km to the southeast; and, more widely, over 2km to the northwest of the site, the Grade II Registered Park and Gardens at Hinwick Hall and Hinwick House, within and around which are numerous listed buildings, including the Grade I listed house, and the Podington Conservation Area containing 25 listed buildings.
- 2.11 In terms of locally listed buildings (which are not designated at a national level), the Central Bedfordshire HER identifies two such examples in the site, comprising (**MBD11486**), a 19th century estate cottage named Windmill Hill, on the eastern edge of the site and (**MBD11402**), an early 20th century estate cottage named 'The Kennels', in the centre of the site.

Non-designated Heritage Assets

- 2.12 As set out in the Vision Document (P-1e, 2020), the site is located within an area of known archaeological potential that has historically yielded evidence for prehistoric, Roman and later settlement, and associated activities, up to the modern period.
- 2.13 The Central Bedfordshire HER has identified numerous records of known or potential archaeological features within the site. The most notable non-designated heritage assets within the site include the location of a prehistoric enclosed settlement, a Roman 'villa' or farmstead

settlement and a medieval moated site, all of which have been recorded in the southern portion of the site. The presence of below-ground remains, associated with prehistoric settlement and the Roman villa, has subsequently been verified by the completion of a geophysical survey in 2017.

- 2.14 Further, as yet unidentified archaeological features and deposits are also likely to survive to varying extents across the remainder of the site.
- 2.15 In terms of the historic landscape of the site, aside from ancient woodland, it retains surprisingly few historic landscape features of significance, with agricultural intensification since the post-war period having denuded much of its historic character.

3. Potential Effects of Development

Assumptions

- 3.1 It is understood that the proposed allocation of the site is under consideration for a 4,500 dwelling mixed-use garden village. Given at this stage there are no detailed design proposals, it is assumed that any future development will be of the highest quality, and there will be ongoing efforts by the planning authority to minimise impacts on the historic environment as the proposals evolve.
- 3.2 This assessment assumes the retention of all designated heritage assets and locally listed buildings within any future development scheme, as indicative masterplans submitted to the Council have demonstrated to date. Indeed, as demonstrated by these masterplans, the physical retention of these assets can be easily accommodated alongside the proposed level of housing.
- 3.3 The assessment of potential effects has been made with reference to the guidance set out at Section 1.4 of this document and was informed by site visits to understand the setting and relationships of each asset to the site.

Designated Heritage Assets

Colworth House

- 3.4 The Grade II * listed Colworth House (**1160878**) lies within a land parcel bounded by the site (but, like the Colworth Science Park, is outside of the proposed promotion site). This asset has been subsumed into the modern Colworth Science Park complex, which occupies much of the house's former parkland to the north, south and west. The presence of this extensive industrial/commercial development around the house has served to sever its relationship to the agricultural landscape beyond, such that the experience of the house, in views to or from the land to the north, south and west, is dominated by its industrial and modern commercial setting.

- 3.5 In contrast, the eastern extents of the former parkland, which the main frontage of the house looks out onto, have seen less intensive development and still retain their parkland character to a large degree, and thereby make a positive contribution to the significance of the asset.
- 3.6 As the listed building is located on land that is surrounded on all sides by the promotion site, there is the potential that it could experience harm through changes to its setting, in particular, the loss of the relatively intact parkland that can be experienced to the east of the house.
- 3.7 In light of the impact of the existing modern Colworth Science Park buildings complex, to the north, south and west of the listed building, it is not anticipated that development across the adjacent parts of the site would materially affect the contribution of views to its setting, or the appreciation of its significance. Nonetheless, the loss of agricultural land historically associated with the Colworth House estate would be likely to result in a limited degree of adverse impact on the significance of this asset.
- 3.8 As such, it is considered that the level of potential impacts on this asset would be, to a large extent, dependent on the disposition of new development proposals within the site, with the greatest level of impact potentially arising from the development of parts of the promotion site to the east of the house. However, consideration of the indicative masterplans for the site which accompany the current promotion, indicate how the 'sensitive' eastern extents of the site could remain undeveloped in future proposals, illustrating how development of the site could be implemented with only very minimal effects on the Grade II* Colworth House listed building, equating to the very low end of 'less than substantial harm'.

North Lodge and Twin Lodges and a Connecting Archway

- 3.9 Similarly, with respect to the two listed lodges on the eastern edge of the site, North Lodge (**1310356**) and Twin Lodges and a Connecting Archway (**1114374**), it is considered that the level of potential impacts on these assets would be dependent on the disposition of new development proposals within the site. In consideration of the indicative masterplans for the site which accompany the current promotion, the proposals indicate no development in proximity to these assets, such that there would be no appreciable change to their settings or effects on their key relationship with the associated Colworth House to the west. As such, it is considered that in these circumstances, the development of the site would be likely to result in a negligible impact on the setting and significance of each of these assets.

Antonie Farmhouse and New Farmhouse

- 3.10 These Grade II listed farmhouses are each located in separate farmsteads in the centre of the site. The setting of New Farmhouse (**1114375**) is defined by its position in a topographic dip, surrounded by woodland, with agricultural land surrounding the farmhouse in all directions. Antonie Farmhouse (**1321481**) is located in a less isolated position to the southwest of Colworth Park, where more recent modern residential development in close proximity has partly eroded its agricultural setting. Nonetheless, it is still experienced in a predominantly agricultural setting.

- 3.11 This assessment assumes the presumption in favour of the retention of these listed buildings within any future development proposals. The indicative masterplans for the site, which accompany the current promotion, have demonstrated how these listed buildings could be accommodated within future proposals and offer place-shaping opportunities to influence the character of the new development.
- 3.12 Nonetheless, it is clear that development of the form proposed within the site would result in a degree of change to the wider setting of these listed buildings, eroding the historical agricultural setting of these farmhouses, which is likely to result in a degree of harm to their significance, at the lower end of 'less than substantial harm'. However, there is ample scope, given the size of the site, to sensitively incorporate these assets into development proposals and limit the adverse impacts on the significance of each listed building.

Locally Listed Buildings

- 3.13 In much the same way as the listed farmhouses, the locally listed estate cottages within the site, comprising Windmill Hill (**MBD11486**) and The Kennels (**MBD11402**) derive a degree of significance from their wider agricultural settings. As such, it is concluded that the loss of this agricultural setting, through development of the site, would result in a limited degree of harm to the significance of these assets.

Designated Heritage Assets Beyond the Site

- 3.14 Despite the large scale of the site, landscape and visual assessment undertaken to inform the site promotion has established that it is visually relatively well contained. This is due to enclosure by the railway line to the northeast and significant areas of tree cover and woodland, particularly along the southern edge of the site. Views of the site are primarily experienced as short-range, sequential views along public footpaths from within it. Views from the neighbouring settlement of Sharnbrook are extremely limited, although there are views from the south-western edge of Souldrop to the north.
- 3.15 The findings of the landscape and visual assessment were apparent during the site visit undertaken for this heritage assessment.
- 3.16 In order to provide a robust assessment of the potential for change within the settings of heritage assets from the site's development, an additional broad-scope, high level appraisal of heritage assets in the site's locality was undertaken. Initially the scope of this assessment was informed through the use of a Zone of Theoretical Visibility (ZTV). A ZTV was projected from the site on the basis of a 15m high block of development. This captures the height of houses within the site and was applied without bias to all parts of the site. The ZTV was projected to a 5km radius from the site boundary (see **Plan EDP 2**).
- 3.17 The ZTV was based on Lidar data at 1m resolution comprising a Digital Terrain Model. As such, it does not account for landscape detail such as buildings, trees or hedgerows. In this respect, the ZTV as projected does not represent a definite projection of the site's visibility, rather, it is

only accurate in relation to general landform and functions as a scoping tool and guide to the subsequent site visit.

- 3.18 All designated heritage assets that fall within or partly within the ZTV were then visited. Observations were made during this visit that informed an assessment in line with Historic England guidance (HE, 2017), as to whether their settings are potentially sensitive to change from the site's development such that might affect their significance.
- 3.19 Historic map evidence indicates that the land at the site was either parkland associated with Colworth House or agricultural land associated with the farmhouses located within it. As such, there are few known historic associations between the land at the site and any designated heritage assets in the wider vicinity, such that the site might make a contribution to the significance of a heritage asset on account of an historical association that does not rely on a visual connection.
- 3.20 The results of this survey are presented in a gazetteer which set out the assets by settlement along with relevant photographs and plans and broadly describes the setting of the designated heritage assets and its contribution to the significance of the individual assets. The gazetteer is appended to this report at **Appendix EDP 1**.
- 3.21 In summary, the assessment concludes that overall, for most of the designated heritage assets considered, the site does not form part of their setting and does not contribute to the significance of the assets and, that its development has no potential to cause harm to their significance.
- 3.22 The only asset where open land at the site makes a contribution to its significance is considered to be the Grade II * listed Church of All Saints at Souldrop (1159751). Views are possible from the church, including from its entrance porch, looking out across pastoral land down to a row of trees which lies adjacent to the Midland Railway. Beyond the railway are fields that are a part of the proposed development site. The extent of the view halts at a band of trees which form a belt along the crest of the opposite valley sides.
- 3.23 The church's setting to the south-west comprises countryside, that reflects its historic setting on the edge of a rural village and across which, on account of its openness, the church is prominent, although the countryside character of the view has diminished on account of the modern railway line and its overhead electrical lines. Furthermore, historic map evidence indicates that the land at the site was in the 19th century part of a land holding associated with the church and its Rectory, although this is now historical and the association is degraded by the division of the land by the railway line.
- 3.24 Nevertheless, it is concluded that, the visible land to the south-west makes a positive contribution to the church's significance, with the greatest contribution from the large pasture that is nearest to the church. Part of the site forms the more distant fields in this view, and thus is part of the church's setting, although it is partially screened by intervening trees. The assessment concludes that this part of the site makes a minor positive contribution to the

significance of the church through the appreciation it allows of the asset's historical wider agricultural setting.

- 3.25 Elsewhere, the site's wooded boundaries on its southern edge screen views into the site from various heritage assets, providing a limit to the viewshed from the Grade II* listed Harrold bridge, the Grade I listed Church of St Nicholas, the Scheduled Monument Tri-Focal Deserted Medieval Village, Chellington and the Grade II listed building Hobbs Green Farmhouse. Provided the well-treed boundaries are retained, the site's development would not result in any notable change to the setting of these assets or adverse impact upon the significance of their significance.
- 3.26 Many of the churches in the site's locality display spires. Some of these are visible on the skyline and, from some elevated locations, such as from the hillside to the north-east of Chellington, multiple churches can be perceived. In the view from Chellington a degree of historic integrity is apparent between the prominent churches and their associated settlements that line the valley sides. The site does not intrude into this or any other view in which church spires are prominent, such that this prominence might be reduced by its development. Notwithstanding the church at Souldrop which has been discussed above, none of the local spires are visible from within the site to any significant extent, such that they would require consideration in any future development proposals.
- 3.27 The separation of the proposed development areas of the site from the Sharnbrook Conservation Area and the listed buildings and scheduled monument within it, by the local topography, as well as woodland cover and existing built form, leads to the conclusion that it is very unlikely that any of these assets would experience a loss of significance through the development of the site.
- 3.28 The indicative masterplans for the site which accompany the current promotion, which restrict development within the eastern extents of the site, demonstrate how the proposals could preserve the setting of the Sharnbrook Conservation Area, and respect its character and appearance by ensuring that built form does not encroach on the settlement or dominate views from, or of, the conservation area.
- 3.29 For all other designated heritage assets in the wider area, the completion of site visits, and the analysis of the topographic settings of these assets and intervening woodland cover and settlement between them and the site, indicated that it is very unlikely that any of these assets would experience an appreciable change to their setting through the development of the site. Consequently, none were considered to have the potential for their significance to be adversely affected by development of the form proposed. Further detail on this assessment process and the conclusions on which assets have the potential to be affected by development of the site is set out in the gazetteer at **Appendix EDP 1**.

Non-designated Heritage Assets

- 3.30 It has been established that the site is located within an area of known archaeological potential, with non-designated heritage assets including the location of a prehistoric enclosed settlement, a Roman 'villa' or farmstead settlement, and a medieval moated site having been recorded

within the site. In addition, further as yet unidentified archaeological features and deposits are also likely to survive to varying extents across the site. However, at this stage, a full programme of archaeological evaluation has not yet been undertaken to establish the exact character, survival and extent of archaeological remains.

- 3.31 Nonetheless, none of the known archaeological features within the site are designated, and there is no suggestion from the current evidence that any remains within the site are of national importance, such that they would require preservation *in situ* in any future development proposals.
- 3.32 The impact upon the known and as yet unidentified remains within the site cannot be quantified in detail at the moment, as the exact nature of the proposals and their below ground impacts is yet to be established. However, given the nature of modern development, it is reasonable to assume that any surviving archaeological deposits would be significantly impacted by development proposals.
- 3.33 Even so, the provision of significant areas of open space, as presented on the indicative masterplans for the site submitted to the Council, offers the opportunity to preserve archaeological features or deposits *in situ*, should that be desirable. Therefore, at this stage there is also the potential for beneficial effects on the archaeological features within the site, through their preservation *in situ*.

4. Recommendations and Mitigation

- 4.1 This assessment has identified the potential for development of the site to adversely affect the significance of a number of designated and non-designated heritage assets. This section provides recommendations for suitable mitigation that would assist in avoiding, reducing or offsetting any potential adverse effects.
- 4.2 It has been established that the development of the site has the potential for adverse impacts on the Grade II* listed Colworth House and its associated Grade II listed lodges, the Grade II listed Antonie Farmhouse and the Grade II listed New Farmhouse, as well as two locally listed cottages, which are all located within the site. In light of the presumption that any development proposals would ensure the physical preservation of the buildings themselves, the potential impacts would arise through changes to the setting of these assets. Outwith the site there is potential for an adverse impact upon the Grade II* listed Church of All Saints.
- 4.3 As such, potential adverse impacts on the nationally listed and locally listed buildings could be limited through sensitive masterplanning. Further detailed assessment and consultation, with relevant local authority officers and statutory consultees, will be required to inform an application and to agree suitable investigations and mitigation by design, to ensure that these heritage assets and their settings are appropriately preserved, or at least harm to them minimised, within the development proposals. This could be achieved through buffer zones, landscaping, screening and detailed design treatments.

4.4 The following aspects would need to be addressed through the evolution of proposals for any future scheme, in respect of each of the assets identified above:

- Land use;
- Layout;
- Density;
- Storey heights;
- Character and local 'distinctiveness';
- Sense of place; and
- Design and materials.

4.5 In terms of the known and potential non-designated archaeological features within the site, the potential impact of the development on these remains could be mitigated, by a suitable programme of archaeological investigation and recording, in advance of development.

4.6 There is also the potential that sensitive masterplanning could limit the impact of any development proposals on buried archaeological remains. The scale of the site offers significant opportunities for the preservation *in situ* of any below-ground remains within areas of open space, should further investigations deem such an approach necessary. Preservation *in situ*, therefore, has the potential for beneficial impacts on archaeological remains.

5. Conclusions

5.1 Based on the findings set out above, with regard to the potential impacts on heritage assets, this section sets out conclusions with regard to the site's suitability for development.

5.2 Within the site and its immediate environs a number of designated heritage assets, comprising the Grade II* listed Colworth House and its associated Grade II listed lodges, the Grade II listed Antonie Farmhouse and the Grade II listed New Farmhouse, as well as two non-designated but locally listed cottages, have been identified to have the potential to be adversely affected by future development proposals. More widely, there is potential for an adverse impact upon the Grade II* listed Church of All Saints.

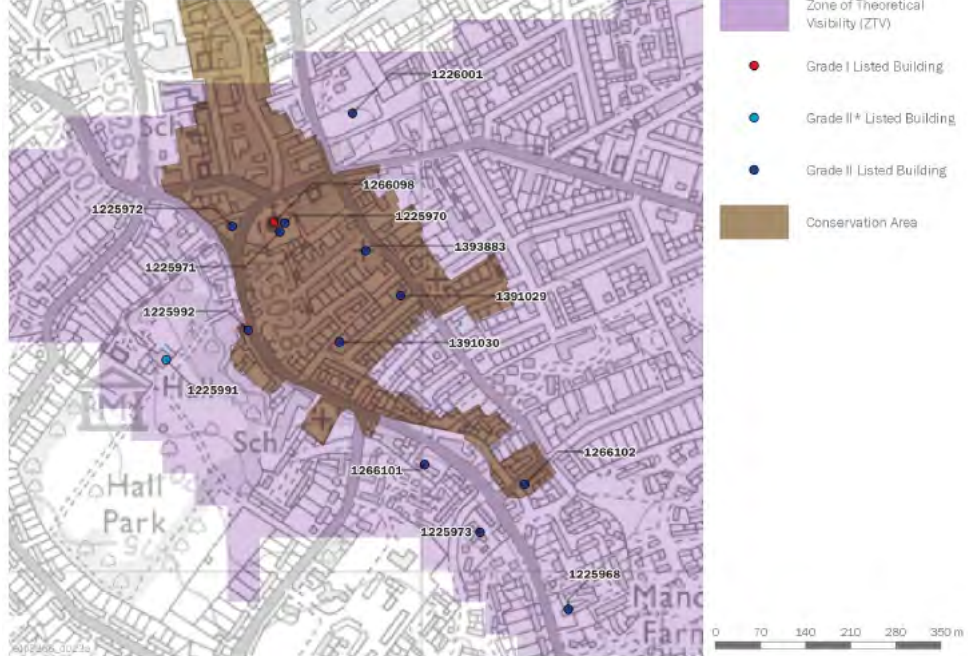
5.3 It is considered likely that the change to the setting of these assets that development of the form proposed within the site would bring, would result in some limited loss of significance, and a low level of 'less than substantial' harm to each asset.

- 5.4 However, it is recognised that, through sensitive masterplanning, it would be possible to mitigate or reduce harmful effects. Given the size of the site, there is ample scope to sensitively incorporate these assets into development proposals and ensure that the contribution that their setting makes to their significance is maintained as far as possible, thus minimising any resultant harm.
- 5.5 Any residual harm would have to be balanced against the public benefits of future development proposals, as well as the opportunity that the sensitive incorporation of these assets into a future scheme provides, to contribute to the character of the new development and public appreciation of the historic environment.
- 5.6 The site is located within an area of known archaeological potential, with notable non-designated heritage assets dating from the prehistoric, Roman and medieval periods recorded within the site. Further detailed field investigation and assessment may yet identify additional archaeological remains.
- 5.7 This assessment has established that the archaeology of the site has the potential to experience beneficial effects through the implementation of future development proposals, in instances where preservation *in situ* may be determined appropriate. Where preservation *in situ* of archaeological features or deposits is determined not to be required, a programme of recording and investigation in advance of development would mitigate the impacts of any future proposals.
- 5.8 The potential harmful effects identified to heritage assets (whether designated or non-designated) does not preclude the allocation or future development of the site. Rather, in line with the guidance set out at Chapter 16 of the NPPF, to determine the acceptability of proposals where the significance of a heritage asset is harmed, this harm should be weighed against the wider public benefits of the proposals as a whole.
- 5.9 As such, this assessment has identified that the allocation or development of the site would not be inappropriate because of its historic significance or its contribution to the significance of surrounding heritage assets. While a number of localised constraints have been identified, namely the presence of listed buildings within and nearby the site, indicative masterplans for the site submitted to the Council demonstrate that sensitive masterplanning could conserve these assets within a future development, such that harm to them could be avoided, reduced or offset. Furthermore, the presence of these heritage assets within the site provides opportunities for the historic environment to make a positive contribution to the character of new development.
- 5.10 On this basis, the analysis of the potential effects on heritage assets through the development of the site demonstrates that there are no 'in-principle' constraints to the allocation or development of the Colworth Garden Village as a whole, and it could be successfully developed with appropriate regard to the conservation and enhancement of the historic environment. There is therefore considered to be no reason why, based on consideration of historic environment matters, it should not be included as an allocation in the Local Plan.

Appendix EDP 1
Gazetteer of Designated Heritage Assets within the ZTV up to 5km from the Site Boundary

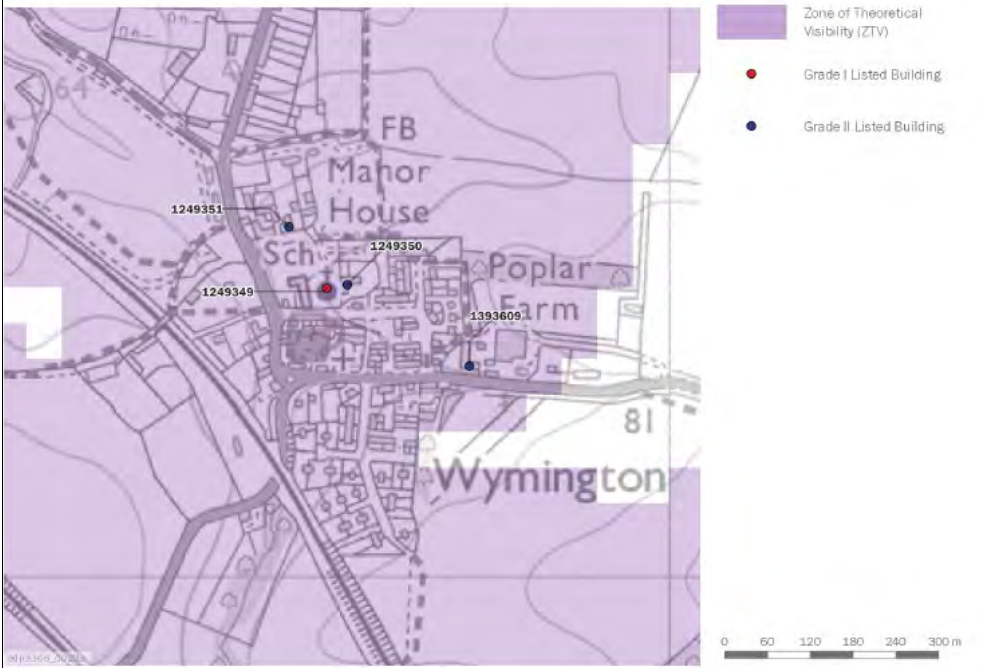
Appendix EDP 1

Gazetteer of Designated Heritage Assets within the ZTV up to 5km from the Site Boundary

Settlement	Rushden
Heritage Assets within the ZTV	Rushden Conservation Area Grade I Listed Building Church of St Mary (1266098) Grade II* Listed Building Rushden Hall (1225991) Grade II Listed Buildings: The Old Rectory (1226001) War Memorial 30m West of the Church of St Mary (1225972) Chest Tomb 1m East of the Church of St Mary (1225970) Chest Tomb 1m South of the Church of St Mary (1225971) Former Park Road Methodist Church (1393883) Cunnington Brothers (1391029) Manor Farmhouse (1225968) Hilly Farmhouse and attached outbuilding and barn (1225973) Florence Simpson Ltd. (1225992) 120, 122, 124 High Street South (1266101) 61, Little Street (1266102) 5A and 7 Crabb Street (1391030)
Distance from the site boundary (closest and farthest heritage assets)	3.8km – 5km
Location plan	 <p>Rushden</p>
Description of setting	Aside from The Grade II* listed building, Rushden Hall, all of the heritage assets visited at Rushden, including the conservation area are located within a densely

Settlement	Rushden
	<p>developed urban landscape, with buildings screening views out of the settlement. Their settings, and the character and appearance of the conservation area, are defined by the experience of the assets in adjacent streetscapes and the historic character of those streetscapes, rather than any relation to the wider, distant countryside that includes the site.</p> <p>An exception is Rushden Hall which is set within a designed parkland, Hall Park. Whilst this open setting allows for an appreciation of the hall within its historic parkland setting, it is bounded by trees and surrounded by urban development. As such, views out from the park in the direction of the site are screened.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Rushden.</p>
Potential effects from site's development	The site's development would have no implications for the setting of any of the heritage assets at Rushden


Settlement	Wymington
Heritage Assets within the ZTV	<p>Grade I listed building Parish Church of St Lawrence (1249349)</p> <p>Grade II listed buildings:</p> <p>5 and 7 Church Lane (1249350)</p> <p>Manor House (1249351)</p> <p>Poplars farmhouse (1393609)</p>
Distance from the site boundary (closest and farthest heritage assets)	2.48 km to 2.78 km

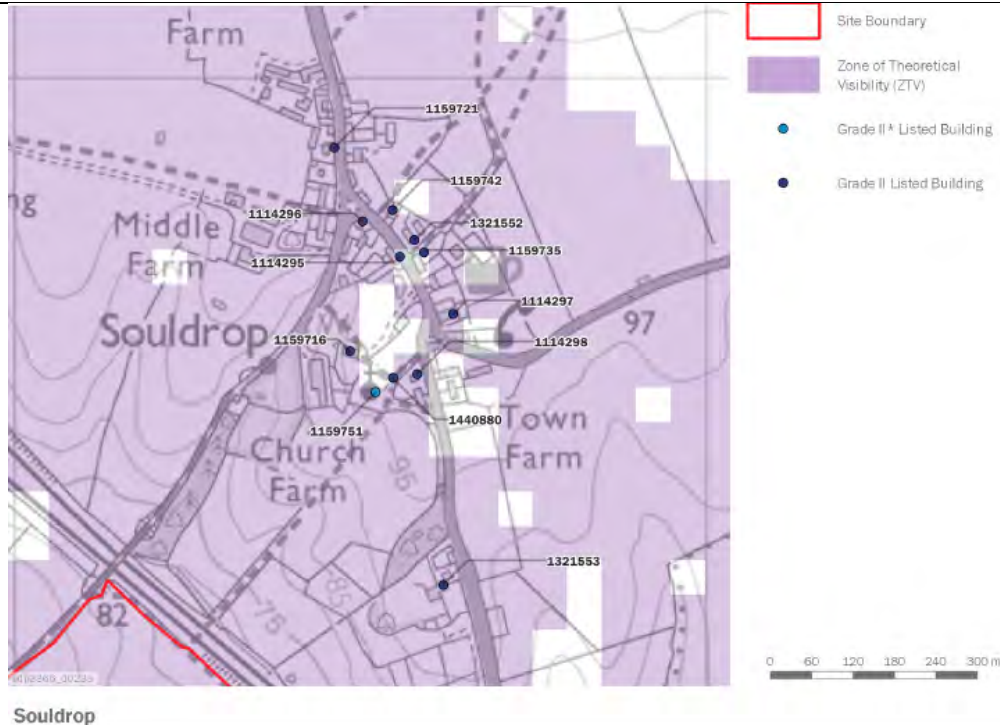
Settlement	Wymington
Location plan	 <p data-bbox="416 1032 526 1061">Wymington</p>
Description of setting	<p data-bbox="416 1077 1404 1279">All of the heritage assets visited at Wymington are located with a densely developed nucleated village. The church, set within an enclosed churchyard, and two adjacent listed buildings are located at the centre of the village, with their settings are defined by the experience of the assets from adjacent streets and open areas, such as the churchyard, and they are screened from the wider landscape to the south and east by adjacent buildings, with no views possible to or from the site.</p> <p data-bbox="416 1317 1404 1480">The Grade II listed building Poplars Farmhouse is located on the south-eastern edge of the settlement. It is screened form the wider landscape to the south and south-east by a dense stand of trees. As such, an experienced of the asset from beyond its immediate surroundings is not possible and there are no views from the asset towards the site.</p> <p data-bbox="416 1525 1404 1554">The church at Wymington has a relatively small spire which is not visible from the site.</p> <p data-bbox="416 1592 1404 1653">There is no known intangible historical association between the farmland at the site and any of the heritage assets at Wymington.</p>
Potential effects from site's development	<p data-bbox="416 1666 1404 1727">The site's development would have no implications for the setting of any of the heritage assets at Wymington.</p>


Settlement	Higham Park
Heritage Assets within the ZTV	<p data-bbox="416 1845 1404 1874">Scheduled Monument Great Lodge Moated Site, Higham Park</p> <p data-bbox="416 1879 1404 1908">Grade II listed building Higham Park Farmhouse</p>
Distance from the site boundary	<p data-bbox="416 1951 1404 1980">2.26 km to 2.36 km</p>

Settlement	Higham Park
(closest and farthest heritage assets)	
Location plan	
Description of setting	<p>Both the scheduled moat and house at Higham Park are located within an enclosed land holding. The moated site comprises earthworks which are situated within a field enclosed by a dense mature hedgerow. This serves to restrict access to the earthworks and an experience of them from beyond the hedgerow is very limited. Likewise, the farmhouse is situated adjacent to outbuildings to the south-west and south which enclose it from the wider landscape and, which, alongside the adjacent field to the south-east define the extent of its setting.</p> <p>Views out from the edge of the moated site, from adjacent to the hedgerow towards the site comprise only the field to the south-west with trees within and on the boundaries of gardens and fields at Ravensden Farm screening any view further. As such, there are no views possible to or from the site to either of these heritage assets.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Higham Park.</p>
Potential effects from site's development	<p>The site's development would have no implications for the setting of either of the heritage assets at Higham Park.</p>

Settlement	Newton Bromswold
Heritage Assets within the ZTV	<p>Grade I listed building Church of St Peter (1371900) Grade II listed buildings:</p> <p>Churchyard Cross Base 3m south of the church (1192193) 10 Church Lane (1922192)</p>

Settlement	Newton Bromswold
Distance from the site boundary (closest and farthest heritage assets)	4.5 km to 4.7 km
Location plan	 <p>The map shows the settlement of Newton Bromswold with a purple shaded area representing the Zone of Theoretical Visibility (ZTV). A red dot indicates a Grade I Listed Building at Church Farm (1371900), and a blue dot indicates a Grade II Listed Building at Rectory Farm (1192192). Other labeled areas include Middle Farm and Newton Bromswold. A scale bar at the bottom right shows distances from 0 to 300 meters.</p>
Description of setting	<p>All of the heritage assets visited at Newton Bromswold are located with a small nucleated village. The church, set within an enclosed churchyard, is adjacent to buildings and boundary vegetation and its setting is defined by the experience of the asset from adjacent spaces and streets. A view is notable from the edge of the churchyard out to the wider landscape to the south in the direction of the site. However, it was established that the view is only as far as West Wood to the north of Souldrop, which screens any vista beyond. As such it was concluded that no views are possible from the churchyard to or from the site.</p> <p>The Grade II listed building 10 Church lane is situated within a densely developed area and is screened from the wider landscape by adjacent buildings. As such, an experienced of the asset from beyond its immediate surroundings is not possible and there are no views from the asset towards the site.</p> <p>The church at Newton Bromswold has a prominent spire, however on account of its distance from the site and the screening effect of intervening features, such as West Wood, it is not visible from the site.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Newton Bromswold.</p>
Potential effects from site's development	The site's development would have no implications for the setting of any of the heritage assets at Newton Bromswold.

Settlement	Souldrop
Heritage Assets within the ZTV	<p>Grade II* listed building Church of All Saints (1159751)</p> <p>Grade II listed buildings:</p> <p>Church Farmhouse (1159716)</p> <p>Cross Weir Farmhouse (1159721)</p> <p>5 - 7 High Street (1159735)</p> <p>The Old Post Office (1159735)</p> <p>8 - 13 High Street (1321552)</p> <p>The Rectory and Spinney Hill (1321553)</p> <p>Souldrop War Memorial (1440880)</p> <p>Meadowcroft (1114295)</p> <p>Lambs Cottage (1114296)</p> <p>Souldrop Village Hall and Adjoining House (1114297)</p> <p>Orchard Cottage (1114298)</p>
Distance from the site boundary (closest and farthest heritage assets)	320 m to 710 m
Location plan	 <p>The map shows the settlement of Souldrop with a red outline indicating the site boundary. A purple shaded area represents the Zone of Theoretical Visibility (ZTV). Various heritage assets are marked with dots: a blue dot for Grade II* listed buildings and black dots for Grade II listed buildings. Labels on the map include 'Farm', 'Middle Farm', 'Souldrop', 'Church Farm', and 'Town Farm'. Specific asset numbers are labeled: 1159721, 1159742, 1321552, 1159735, 1114297, 1114298, 1159716, 1159751, 1440880, 1321553, 1114296, 1114295, 1114299, and 1321552. A scale bar at the bottom right indicates distances from 0 to 300 meters. The map is titled 'Souldrop' at the bottom left.</p>
Description of setting	<p>Grade II* listed building Church of All Saints (1159751)</p> <p>The highest value heritage asset at Souldrop is the Grade II* listed Church of All Saints. The church is located on the southern edge of the settlement, set back to the west from the main north-south thoroughfare along which much of the village is set. Its more immediate setting comprises its closely associated churchyard and there are adjacent houses and their garden boundaries to the north and east, and the grounds of a small</p>

Settlement	Souldrop
	<p data-bbox="395 360 1406 421">farm to the west. The church is best appreciated from the churchyard and this represents the aspect of its setting that contributes most highly to its significance.</p> <p data-bbox="395 465 1406 629">The church sits at a local high point overlooking a stream-cut valley to the south-west (see Image EDP 1 below). Views are possible from the church looking out across pastoral land down to a row of trees which lies adjacent to the Midland Railway. Beyond the railway are fields that are a part of the proposed development site. The extent of the view halts at a band of trees which form a belt along the crest of the opposite valley sides.</p>  <p data-bbox="395 1256 1177 1285">Image EDP 1: View towards the site from the churchyard at Souldrop</p> <p data-bbox="395 1330 1406 1563">The church's setting to the south-west therefore comprises countryside, albeit also containing a modern railway line and its overhead electrical lines, that reflects its historic setting on the edge of a rural village and across which, on account of its openness, the church is prominent. This vista is available from the church's entrance porch and is part of the experience of persons using the church. As such, the visible land to the south-west makes a positive contribution to the church's significance, with the greatest contribution from the large pasture that is nearest to the church.</p> <p data-bbox="395 1608 1406 1704">Part of the site forms the more distant fields in this view, and is part of the church's setting, although it is partially screened by intervening trees. In this respect this part of the site makes a minor positive contribution to the significance of the church.</p> <p data-bbox="395 1749 1406 1944">The land within the site that is visible from the church is part of the historical parish of Souldrope and according to the 1842 Tithe Map Apportionment was part of the land holding of the Rectory. Although this suggests a historic connection between the site and the Rectory, and by association the Church, this association is now entirely historical and the land has been separated from the fields adjacent to the church by the railway line reducing the meaningfulness of this historic connection and its appreciation.</p>

Settlement	Souldrop
	<p><i>Grade II listed buildings</i></p> <p>Three listed buildings are located adjacent to the church; however, these do not share the church's prominence or its aspect overlooking the valley to the south-west as they are enclosed by high hedges, trees and fences. As such, the open land between them and the site, or the site itself, does not form part of their setting and does not contribute to their significance.</p> <p>Similarly, the Grade II listed building, <i>The Rectory and Spinney Hill</i> is also located on the east side of the valley opposite the land at the site. This large house is private and so was not visited however, aerial sources indicate that the south-western boundary of its grounds is defined by a dense stand of trees and it is unlikely that there are anything more than glimpsed views out to the wider countryside to the south-west.</p> <p>Situated within enclosed gardens the house's setting is defined by its more immediate surroundings and relationship with adjacent buildings rather than with the more distant countryside, beyond its estate and, the land at the site almost certainly does not contribute to its significance.</p> <p>Otherwise, listed buildings within Souldrop are located along the main north-south thoroughfare through the village and on side roads. This core area is enclosed by buildings, walls and trees and there are no views out to the wider landscape, including the site. the setting of the buildings in the village core is defined by their relationship to the adjacent streetscape and the site make no contribution to the significance of any of them.</p>
<p>Potential effects from site's development</p>	<p>The development of the part of the site that is also part of the setting of the Grade II* listed church would potentially result in harm to the significance of the church. On account of its limited contribution, this harm would almost certainly be no more than minor and thus towards the lower end of the 'less than substantial' harm distinction made in NPPF. Careful masterplanning and enhancement of the tree-lined boundary between the fields adjacent to the church and the railway would certainly reduce the degree of any impact upon the church's significance from development in this location.</p> <p>Otherwise, the site's development would have no implications for the setting of any of the other heritage assets at Souldrop.</p>

Settlement	Sharnbrook
<p>Heritage Assets within the ZTV</p>	<p>Grade I listed building Parish Church of St Peter (1160824) Scheduled Monument: Moated Site in Castle Close (1012363) Sharnbrook Conservation Area Grade II listed buildings:</p> <p>Tofte Manor (1310287) Gate Piers to Ouse Manor (1310299) 97, High Street (1310236) 107, High Street (1310239)</p>

Settlement	Sharnbrook
	<p>Strict Baptist Chapel (1114378) Wall, Piers, railing and gate of Strict Baptist Church (1310341) Kinssing gate of East Side of Churchyard (1321480) 61, High Street (1321482) 95 High Street (1321483) 115 and 177 High Street (1321484) 2 High Street (1321485) 26 High Street (1321486) 48 High Street (1321487) Riverside Lodge (1321488) Stoney Cottage (1321489) 1 and 2 Sharnside (1321490) Jay's Court (1114372) Magniac Mausoleum St Pters Churchyard (1114373) Rose Cottage (1114376) 21 High Street (1114377) 37 High Street (1114379) 49 High Street (1114380) Sharnbrook House (1114381) 71 - 75 High Street (114382) 105 High Street (1114383) Barn Nearest House at Ouse Manor (1114384) Stables to North of Barn at Ouse Manor (114385) Stone Cottage (1114386) 28 - 32 High Street (1114387) 42 High Street (1114388) Moat House (1114389) Former Farmhouse at Hill Farm (1114390) Little Thatch (1114391) Manor Farmhouse (1114392) Gate, Gate Piers and Wall to Tofte Manor (1114393) Wrought Iron Gate to St Peters Close (1160854) Goblon House (1160893) Wyrde House (1160899) 43-47 High Street (1160913) 51 - 55 High Street (1160926) Stables north-West of Sharnbrook House (1160935) 91 High Street (1160947) Ouse Manor (1160967) Granary at Manor Farm (1161029)</p>
Distance from the site boundary (closest and farthest heritage assets)	45 m to 1.7 km

Settlement	Sharnbrook
Location plan	<p>The map shows the settlement of Sharnbrook with various landmarks and features. A red line indicates the site boundary. A purple shaded area represents the Zone of Theoretical Visibility (ZTV). A yellow hatched area marks a Scheduled Monument. Red and blue dots represent Grade I and Grade II Listed Buildings, respectively. A brown shaded area indicates the Conservation Area. Numerous numbered points are scattered across the map, likely representing individual buildings or structures. A scale bar at the bottom right shows distances from 0 to 500 meters.</p>
Description of setting	<p>The large village of Sharnbrook contains 45 listed buildings and a scheduled monument. The majority of these are situated along the densely developed main streets that run through the village from north-west to south-east and from south-west to north-west, with others representing outlying residences. The historic core of the village is designated as a conservation area and a large proportion of its character and appearance is derived from the historic buildings that line its main streets (see Image EDP 2).</p> <p>The photograph shows a narrow street lined with historic buildings. On the left, there are two-story brick buildings with white window frames. On the right, there are stone buildings with white window frames. A dark car is driving away from the camera down the center of the street. A speed limit sign for 20 is visible on the left side of the road.</p> <p>Image EDP 2: View along the High Street at Sharnbrook illustrating its enclosed character</p>

Settlement	Sharnbrook
	<p data-bbox="376 394 1410 667">The conservation area covers part of Colworth Road which runs close to the site boundary (c. 45m at its closest point). The character of this part of the street is defined by high quality modern houses (see Image EDP 3), with the rows of historic buildings located further to the east. The edges of the site are defined by the gate lodges and wooded boundaries of the former Colworth estate and there is a clear distinction between the village, and its conservation area, and the site. This distinction is also apparent in views from the edge of the conservation area on Lodge Road, where the gateway is visible as a definite boundary against between the former estate and the village (see image EDP 4 below).</p>  <p data-bbox="376 1321 1136 1352">Image EDP 3: View along Colworth Road towards the site boundary</p> 

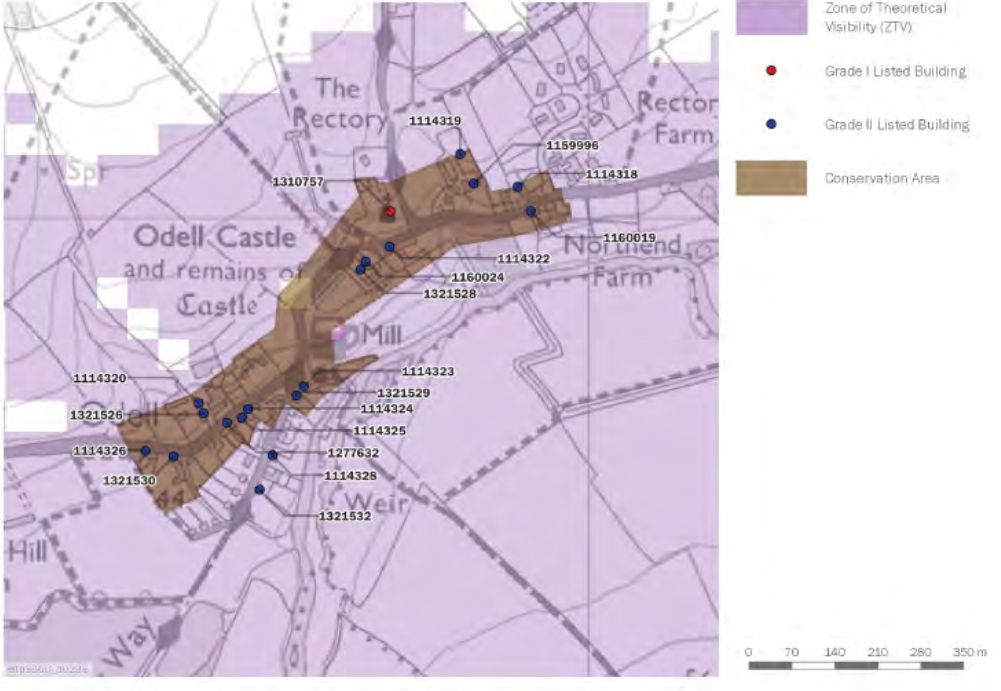
Settlement	Sharnbrook
	<p>Image EDP 4: View along Lodge Road towards the site boundary</p> <p>As such, given that the main focus of the conservation area’s special interest is the village’s well-enclosed core and its associated streetscapes, the land at the site, located within the wider countryside to the west, has little relevance to the conservation area’s character and appearance.</p> <p>Likewise, the majority of the village’s listed buildings are enclosed within the urban area and their settings are defined by their relationship to the adjacent streetscapes, rather than land beyond the edge of the village. The Scheduled Monument comprises a moated site characterised by earthworks that is located within woodland, and thus is screened from the surrounding village and the site beyond.</p> <p>The Grade I listed church is set within an extensive churchyard and is screened from the site by intervening modern houses. Like many in this part of Bedfordshire, the church has a prominent spire and, given its location on the northern valley slopes of the Great Ouse River, it’s spire is visible from high ground points from across the valley to the south, where its forms part of the skyline, indicating the position of the surrounding settlement. Due to the site’s wooded boundaries and rising land on its south-eastern boundary there are no views to the spire form within the site.</p> <p>The Grade II listed building, Tofte Manor is located 160m to the east of the site boundary. The Manor is set within a small parkland estate which extends to the site boundary but is separated from the site by trees. Furthermore, the house itself is enclosed by woodland adjacent to the west. Although this private house was not visited, given this degree of enclosure, it is not thought that the site is experienced from the house and the land within it is unlikely to make any contribution to its significance.</p> <p>There is no known specific intangible historical association between the farmland at the site and any of the individual heritage assets at Sharnbrook, although a general historical association exists between Colworth House and its grounds and the neighbouring settlement, that is defined by the conservation area.</p>
<p>Potential effects from site’s development</p>	<p>The site’s development would potentially extend the village of Sharnbrook to the west and thus erode its distinction as a historic settlement and the historic connection between the Colworth estate and the village. However, this effect could be overcome by an undeveloped buffer between the developed parts of the site and the edge of Sharnbrook, and the retention of the woodland and gateways at the edge of the estate which further the experience of separation and distinction between the development and the village. As such, this effect could be overcome through masterplanning and would not necessarily result in any harm to the character and appearance of the conservation area.</p> <p>Otherwise, the site’s development would not result in any harm to the significance of any of the listed buildings or the scheduled monument within or around the village.</p>

Settlement	Felmersham
<p>Heritage Assets within the ZTV</p>	<p>Grade I listed building Parish Church of St Mary (1321569) Felmersham Conservation Area</p>

Settlement	Felmersham
	<p>Grade II listed buildings:</p> <p>1114252 CORN CLOSE 1114253 COLLEGE FARMHOUSE 1114255 SUN INN 1114256 THE OLD BAKERY 1114257 THE OLD RECTORY AND RECTORY COTTAGE 1114258 EAST GRANGE 1114259 THE COTTAGE 1114261 WILLS FARMHOUSE 1159198 TITHE BARN 1159249 SIX RINGERS INN 1159271 THE OLD FARMHOUSE 1159342 THE STABLES 1159345 WEST GRANGE 1159356 THE MANOR 1310371 FELMERSHAM BRIDGE 1321570 HARROWDENE FARMHOUSE</p>
<p>Distance from the site boundary (closest and farthest heritage assets)</p>	<p>1.68 km to 2.2 km</p>
<p>Location plan</p>	<p>The location plan map shows the settlement of Felmersham with various landmarks and heritage assets. A brown shaded area represents the Conservation Area, and a light purple shaded area represents the Zone of Theoretical Visibility (ZTV). Red dots indicate Grade I listed buildings, and blue dots indicate Grade II listed buildings. The map includes labels for 'Perch Islands Bridge', 'Felmersham', 'Boat House', 'Wills Farm', 'Harrowdene Farm', and 'Pastures'. A scale bar at the bottom right indicates distances up to 350m.</p>

Settlement	Felmersham
Description of setting	<p>Felmersham is a nucleated village located on terraces on the southern edge of the Great Ouse River. The village's historic core is focused on an east – west route along the valley and on a river crossing and roads radiating from it. This core area is designated as a conservation area and is the location of most of the village's listed buildings.</p> <p>Part of the conservation area comprises the riverside, and open area with attractive views along the river and to adjacent fields available. A key heritage asset is the Grade II listed Felmersham Bridge which is experienced within this context. From the riverside, and from the adjacent Grade I listed church, long views are possible to the north across the Great Ouse valley however the extent of these is curtailed by trees within the Felmersham Gravel Pits Nature Reserve to the north and the views do not extend to the edge of the site. As such, the site has no influence on the setting of the conservation area.</p> <p>Away from the riverside, the village's streets are enclosed by adjacent buildings and the majority of its listed buildings have settings that comprise their immediate streetscapes and, they are experienced in views along adjacent streets, with views out to the wider countryside restricted and of little relevance to their significance as individual buildings. As such, no views are possible from any of these buildings to or from the site.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Felmersham.</p>
Potential effects from site's development	The site's development would have no implications for the setting of any of the heritage assets at Felmersham.

Settlement	Odell
Heritage Assets within the ZTV	<p>Grade I listed building Parish Church of All Saints (1310757)</p> <p>Odell Conservation Area</p> <p>Grade II listed buildings:</p> <p>1114318 OUTHOUSE</p> <p>1114319 GARDEN WALL AT ODELL MANOR</p> <p>1114320 BARN AT VILLAGE FARM</p> <p>1114322 ODELL ESTATE OFFICE</p> <p>1114323 75-79, HIGH STREET</p> <p>1114324 89 AND 91, HIGH STREET</p> <p>1114325 93, HIGH STREET</p> <p>1114326 121-125, HIGH STREET</p> <p>1114328 13 AND 15, HORSEFAIR LANE</p> <p>1159996 ODELL MANOR</p> <p>1160019 CASTLE FARMHOUSE</p> <p>1160024 GARAGE, STABLES AND COTTAGE AT ODELL CASTLE</p> <p>1277632 K6 TELEPHONE KIOSK ADJACENT TO NUMBER 971310757 PARISH CHURCH OF ALL SAINTS</p> <p>1321526 VILLAGE FARMHOUSE</p>


Settlement	Odell
	<p>1321528 ENTRANCE GATES, GATE PIERS, WALLS AND RAILINGS, ODELL CASTLE</p> <p>1321529 THE BELL INN</p> <p>1321530 113-119, HIGH STREET</p> <p>1321532 23, HORSEFAIR LANE</p> <p>1310751 HOBBS GREEN FARMHOUSE</p> <p>1114321 ODELL LODGE</p>
<p>Distance from the site boundary (closest and farthest heritage assets)</p>	<p>530 m to 1.9 km</p>
<p>Location plan</p>	
<p>Description of setting</p>	<p>Odell is a village with a linear form located on the lower valley sides on the northern edge of the Great Ouse River. The village's historic core is split between two foci, with the village church and earthwork remains of a castle at the north-east end, and a more densely developed area with a residential function at the south-west end of the village. The conservation area covers both parts of the village as well as outlying historic farms at the far eastern end. A few scattered listed buildings are located on the hillsides to the north.</p> <p>Part of the conservation area comprises the riverside, and views south to the river are available from some locations that are an aspect of its character and appearance. Otherwise, the conservation area is well enclosed. Walls, trees and hedges line its main street at the eastern end, and the former castle is now occupied by a large house and is enclosed by a high stone wall and garden boundaries. The church is prominent from the immediate roadside but is screened to the north by trees and garden boundaries. The south-western end of the village is at a lower level and is enclosed from the north by</p>

Settlement	Odell
	<p>houses; its main focus, and a key aspect of the setting of many of the listed buildings in this area, being the river to the south. The site is separated from Odell by rising land to the north and views out from the village towards it are screened, as such the site has no influence on the setting of the conservation area or on any of the listed buildings within the village.</p> <p>The Grade II listed building Hobbs Green Farmhouse is located on the crest of the slope to the north of the village. The farmhouse is set adjacent to outbuildings and gardens and is surrounded by fields bounded by mature hedgerows and trees. Its garden boundaries partially screen it from the wider landscape although, due to its topographic position, views are possible from the rear of the house out to the countryside to the north. The site is screened in this view by the wooded belts located on the site's southern edge, and, as such, the land beyond these woods is not visible and is not experienced as part of the farm's wider countryside setting.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Odell.</p>
Potential effects from site's development	<p>The site's development would have no implications for the setting of any of the heritage assets in the village at Odell.</p> <p>Given the screening effect of woodland on the site's southern boundary, provided the wooded belts are retained, the site's development would have no effect on the setting of Hobbs Green Farmhouse and would not harm its significance.</p>

Settlement	Carlton and Chellington																														
Heritage Assets within the ZTV	<p>Grade I listed building Diocesan Youth Centre, St Nicholas Church (1114239) Grade II* listed building Harrold Bridge (1321535) Scheduled Monument Tri-Focal Deserted Medieval Village, Chellington (1013277) Chellington Conservation Area Carlton Conservation Area</p> <p>Grade II listed buildings:</p> <table data-bbox="379 1509 877 2022"> <tr><td>1114237</td><td>LABURNHAM HOUSE</td></tr> <tr><td>1114238</td><td>10, BRIDGEND</td></tr> <tr><td>1114240</td><td>KNOWLE COTTAGE</td></tr> <tr><td>1114241</td><td>LYE COTTAGE</td></tr> <tr><td>1114242</td><td>HOMESTEAD</td></tr> <tr><td>1114243</td><td>24, HIGH STREET</td></tr> <tr><td>1114244</td><td>28, HIGH STREET</td></tr> <tr><td>1114245</td><td>ROWAN COTTAGE</td></tr> <tr><td>1114246</td><td>STAYESMORE MANOR</td></tr> <tr><td>1114247</td><td>MARSH FARMHOUSE</td></tr> <tr><td>1159020</td><td>8, BRIDGEND</td></tr> <tr><td>1159072</td><td>THE ANGEL PUBLIC HOUSE</td></tr> <tr><td>1159127</td><td>STONEHAVEN</td></tr> <tr><td>1159131</td><td>7, THE MOOR</td></tr> <tr><td>1159136</td><td>MOORFIELD</td></tr> </table>	1114237	LABURNHAM HOUSE	1114238	10, BRIDGEND	1114240	KNOWLE COTTAGE	1114241	LYE COTTAGE	1114242	HOMESTEAD	1114243	24, HIGH STREET	1114244	28, HIGH STREET	1114245	ROWAN COTTAGE	1114246	STAYESMORE MANOR	1114247	MARSH FARMHOUSE	1159020	8, BRIDGEND	1159072	THE ANGEL PUBLIC HOUSE	1159127	STONEHAVEN	1159131	7, THE MOOR	1159136	MOORFIELD
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Settlement	Carlton and Chellington
	1245639 25, THE MOOR 1311212 CARLTON POST OFFICE AND VILLAGE STORES 1311224 BAPTIST MEETING HOUSE 1311244 THE DEN 1321560 CHELLINGTON HOUSE 1321561 CROSSWAYS 1321562 MONUMENT TO SIR ROBERT DARLING, 1 1/2 METRES FROM SOUTH EAST CORNER OF CHANCEL, ST NICHOLAS CHURCH 1321563 25, HIGH STREET 1321564 2, HIGH STREET 1321565 26, HIGH STREET 1321566 TWILDO 1321567 FAULKNER'S FARMHOUSE 1321568 21, PAVENHAM ROAD
Distance from the site boundary (closest and farthest heritage assets)	2.9 km to 4.8 km
Location plan	<p>The map shows the locations of Carlton and Chellington. Key features include: <ul style="list-style-type: none"> Zones of Theoretical Visibility (ZTV): Indicated by light purple shaded areas. Scheduled Monument: A large orange hatched area in the north-east, labeled 'The Chellington Centre - Tri-Focal Deserted Medieval village, Chellington'. Grade I Listed Building: Marked with a red dot (e.g., 1321562). Grade II* Listed Building: Marked with a blue dot (e.g., 1321560, 1311244). Grade II Listed Building: Marked with a dark blue dot (e.g., 1245639, 1321564, 1321567). Conservation Area: A brown shaded area covering the central and southern parts of the villages. A scale bar at the bottom right indicates distances from 0 to 500m. The map title is 'Chellington and Carlton'.</p>
Description of setting	The two villages of Carlton and Chellington are located immediately adjacent to each other and modern development has joined them into a single settlement. The villages are located on low slopes to the south of the flood plain of the Great Ouse River. For both villages their historic cores are designed as conservation areas and both contain clusters of listed buildings.

Settlement	Carlton and Chellington
	<p>The villages are inward looking and enclosed by buildings with few views available out to the surrounding countryside. As such, the setting of the assets within them is defined by their relationship to the adjacent streetscape and how they are experienced within it. A view is possible from The Marsh to the north which takes in the adjacent valley landscape and, in the distance, the hills to the north of Odell but does not extend to the site. As such, the site has no influence on the setting of the conservation areas or that of any of the listed buildings within them.</p> <p>To the north of Chellington, connecting it with the village of Harrold, is a causeway and multi-span stone bridge of a medieval date that is Grade II* listed (1321535). The causeway crosses the valley bottom with the bridge spanning the river. The significance of the bridge is chiefly on account of its fabric and its setting is most relevant to its significance in so much as it relates to its function, i.e. carrying a road across a river and to the experience of the bridge in its adjacent riverside setting. More distant views to the wider countryside are of limited relevance to its significance.</p> <p>From the causeway and bridge, to the north, views are mostly screened by adjacent trees, however in glimpsed views between vegetation (see Image EDP 5), the tree-covered hills to the north of Odell are visible and, in the far distance, the woodland on the site's southern boundary is also visible. In this view, the woodland at the site represents a very small part of the wider rural landscape setting of the bridge and makes at most, a very small contribution to its significance.</p>  <p>Image EDP 5: View to the north-east from the land adjacent to Harrold Bridge</p> <p>To the north-east of Chellington the land rises to a broad down overlooking the valley of the Great Ouse river. On top of this hill is a sprawling scheduled monument that represents the earthwork and archaeological remains of a large deserted medieval village, that once comprised three dispersed settlement foci. A modern farm no occupied the site of the village and the only remaining medieval building is the villages church, the Grade I listed Church of St Nicholas which has a prominent spire.</p>

Settlement	Carlton and Chellington
	<p>The deserted settlement's significance is primarily derived from its archaeological interest however, located on high slopes the village would have had broad views to the north across the Great Ouse Valley that reflect its historic setting. The church is a prominent feature on the hillside and it is visible from across the valley; its topographic position is also an aspect of its significance. From the church, and the deserted settlement remains, views to the north (see Image EDP 6) take in other nearby church spires, such as that at Harrold and the church at Odell and, although very distant, the church spire at Sharnbrook. As such, a historic integrity is apparent between the prominent churches and their associated settlements that line the valley sides.</p>  <p>Image EDP 6: View to the north-east from the deserted medieval settlement at Chellington</p> <p>The view extends to the line of hills to the north of Odell and further to the east includes the woodland on the site's southern boundary. In this view, the woodland at the site represents a very small part of the wider rural landscape setting of the deserted settlement and the church and makes at most, a very small contribution to the significance of these heritage assets. No views are possible to the land at the site beyond the woodland to the north.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Carlton or Chellington.</p>
Potential effects from site's development	<p>The site's development would have no implications for the setting of any of the heritage assets in the villages of Carlton or Odell.</p> <p>Given the screening effect of woodland on the site's southern boundary, provided the wooded belts are retained, the site's development would have no effect on the setting of the Grade II* listed Harrold bridge, the Grade I listed Church of St Nicholas or the Scheduled Monument Tri-Focal Deserted Medieval Village, Chellington and would not harm the significance of any of these heritage assets.</p>

Settlement	Harrold
Heritage Assets within the ZTV	<p>Scheduled Monument Little Odell abandoned medieval village (1477397)</p> <p>Harrold Roundhouse (1004604)</p> <p>Grade I listed building Parish Church of St Peter (1321537)</p> <p>Grade II* listed building The Old Manor (1159476)</p> <p>Harrold Conservation Area</p> <p>Grade II listed buildings:</p> <p>1114262 31, BROOK LANE</p> <p>1114263 2, BROOK LANE</p> <p>1114264 THE OLD VICARAGE</p> <p>1114265 RANGE OF FARM BUILDINGS 20 METRES TO NORTH EAST OF POINTER'S LODGE</p> <p>1114266 POINTER'S LODGE</p> <p>1114267 MARKET HOUSE</p> <p>1114268 5-11, THE GREEN</p> <p>1114269 HARROLD CATHOLIC CHAPEL</p> <p>1114270 73 AND 75, HIGH STREET</p> <p>1114271 GREYSTONES</p> <p>1114272 MAPLE COTTAGE</p> <p>1114273 50, HIGH STREET</p> <p>1114274 MAGPIE PUBLIC HOUSE</p> <p>1114275 BARHAM HOUSE</p> <p>1114276 QUINTIN HOUSE</p> <p>1114277 102-106, HIGH STREET</p> <p>1114278 GATES AND GATE PIERS TO THE MANSION</p> <p>1114327 215, HIGH STREET</p> <p>1159413 21-27, BROOK LANE</p> <p>1159451 4, DOVE LANE</p> <p>1159459 THE LOCK UP</p> <p>1159482 119 AND 121, HIGH STREET</p> <p>1159491 48, HIGH STREET</p> <p>1159501 52, HIGH STREET</p> <p>1159514 BARN 40 METRES TO NORTH EAST OF NUMBER 76</p> <p>1159520 OAKLEY ARMS PUBLIC HOUSE</p> <p>1160016 THE MAD DOG INN</p> <p>1310760 198, HIGH STREET</p> <p>1310970 THE MANSION</p> <p>1310978 Dicken House</p> <p>1310998 MULBERRY LODGE</p> <p>1311007 118, HIGH STREET</p> <p>1311019 HONEYSUCKLE COTTAGE</p> <p>1311024 67, HIGH STREET</p> <p>1311025 77 AND 79, HIGH STREET</p> <p>1321527 208, HIGH STREET</p> <p>1321531 207, HIGH STREET</p> <p>1321536 NORTH WEST BARN TO POINTER'S LODGE</p>

Settlement	Harrold	
	1321538 1321539 1321540 1321541 1321542 1321573	1 AND 3, THE GREEN 1, CHURCH WALK NUNSWOOD THE VINES PRIORY FARMHOUSE 29, BROOK LANE
Distance from the site boundary (closest and farthest heritage assets)	2.2 km to 3.7 km	
Location plan		
Description of setting	<p>Harrold comprises a large village located on terraces on the north side of the Great Ouse River. The majority of the heritage assets at Harrold are located within the historic core of the village. This area which comprises a series of main thoroughfares through the settlement is also designated as a conservation area. A separate group of listed buildings and a single scheduled monument are located on the north-eastern edge of the village at Little Odell.</p> <p>The conservation area and listed buildings within the village are entirely enclosed from the wider landscape by buildings, including modern houses which surround the historic core. The character and appearance of the conservation area is defined by attractive streetscapes and narrow lanes through the village rather than by views out to the surrounding countryside and, the setting of the listed buildings within the village is defined by their relationship to the adjacent streetscape and how they are experienced within it rather than by distant views.</p>	

Settlement	Harrold
	<p>The village has a Grade I listed church with a tall spire. Although this spire is prominent in wider views across the Great Ouse valley, the church is surrounded by trees and adjacent modern houses and is thus well enclosed. As such it was concluded that no views are possible from the church or any other designated heritage asset in Harrold to or from the site.</p> <p>The listed buildings at Little Odell are best experienced from the adjacent roadside and are screened from the wider landscape by adjacent hedgerows. The same applies to the scheduled monument which, as a deserted medieval settlement, principally derives its significance from its archaeological interest rather than its wider setting. Views out to the wider landscape from it restricted to the south and views north-east, in the direction of the site, are screened by hedges.</p> <p>As such, the site is not visible from, or experienced in conjunction with any of the heritage assets at Harrold or Little Odell and its does not influence the setting of any of them.</p> <p>Furthermore, there is no known intangible historical association between the farmland at the site and any of the heritage assets at Harrold or Little Odell.</p>
Potential effects from site's development	The site's development would have no implications for the setting of any of the heritage assets at Harrold or Little Odell.

Settlement	Hinwick Lodge Farm
Heritage Assets within the ZTV	Grade II listed buildings: 1310558 BARN TO SOUTH EAST OF HINWICK LODGE 1114350 HINWICK LODGE
Distance from the site boundary (closest and farthest heritage assets)	440 m to 460 m

Settlement	Hinwick Lodge Farm
Location plan	<p>The map shows the site boundary in red, the Zone of Theoretical Visibility (ZTV) in purple, and two Grade II listed buildings marked with black dots. The buildings are labeled with their grid references: 1114350 and 1310558. The map also shows the surrounding area, including Hinwick Lodge Farm, Plain Pond, and Leats Pond. A scale bar at the bottom right indicates distances from 0 to 250 meters.</p>
Description of setting	<p>Two Grade II listed buildings, Hinwick Lodge and Barn to the south of Hinwick Lodge are located within farmland to the north-west of the site boundary. The two buildings are closely associated and date from the 18th century, representing a post-medieval farm, with their significance principally derived from their architectural interest.</p> <p>The buildings are set adjacent to large modern outbuildings which lie to the south, with gardens to the north and east, all of which are closely associated with them. The wider setting comprises large agricultural fields to the west, south and north and woodland to the east. This setting reflects the historic setting of the farm and its function. Views out across the adjacent agricultural landscape from the farm are partially restricted due to the modern buildings and garden boundaries immediately adjacent to the farm, and, on account of its historical and functional association with the farm, the adjacent agricultural land only makes a minor contribution to the setting of the two listed buildings.</p> <p>To the south-west of the adjacent field is a former airfield that is now the Santa Pod Racetrack and it is anticipated that the sound of the races permeates the setting of the farm; the racetrack representing a negative aspect of the setting of the listed buildings.</p> <p>The land at the site is screened to the north-west by two hedgerows and a small clump of trees and is clearly distinct from the farmland adjacent to the farm. And, it is unlikely that view are possible to the site from the house or barn due to the intervening modern outbuildings. A track runs along the site boundary, but views to the farm from this are of the modern building, rather than the historic farmstead. As such, it is not possible to experience the land at the site in conjunction with the listed buildings, and the wider farmland at the site is not considered to be</p>

Settlement	Hinwick Lodge Farm
	<p>part of the wider setting of agricultural land that contributes positively to the significance of the farm buildings.</p> <p>Furthermore, there is no known intangible historical association between the farmland at the site and either of the heritage assets, with the land at the site located within a different historic parish to the farm.</p>
Potential effects from site's development	<p>Due to the presence of the racetrack, the development proposals are unlikely to include extensive housing development in the north-west corner that is adjacent to it. Given this factor and, provided that the hedgerow boundaries on the north-western edge of the site are retained, the site's development would have no implications for the setting of either of the heritage assets at Hinwick Lodge.</p>
Settlement	Hinwick
Heritage Assets within the ZTV	<p>Grade I listed building Hinwick House (1160476) Grade II* listed building Hinwick Hall (1310445) Grade II* listed building Garden Entrance gates at Hinwick Hall (1114353) Grade II Registered Park and Garden Hinwick Hall (1000575) Grade II Registered Park and Garden Hinwick House (1000576)</p> <p>Grade II listed buildings:</p> <p>1114351 GATE PIERS AND FLANKING WALLS TO REAR ENTRANCE OF HINWICK HOUSE 1114352 THE TURRET, HINWICK HOUSE 1114354 FORDLANDS 1114355 1 AND 2, HINWICK VILLAGE 1114356 4, HINWICK VILLAGE 1114357 QUIETWAYS 1114358 SLADE HOUSE 1114359 ROSE COTTAGE 1114360 BARN TO NORTH OF WEST FARMHOUSE 1114361 IVY COTTAGE 1160487 OUTBUILDINGS TO HINWICK HOUSE 1160500 GATEPIERS TO DRIVE ENTRANCE, HINWICK HALL 1160524 COTTAGE TO NORTH OF FORDLANDS 1160532 3, HINWICK VILLAGE 1160558 HOUSE OPPOSITE QUIETWAYS 1160568 JETTY COTTAGE 1160579 PARK FARMHOUSE AND ADJOINING BARN 1160594 HOUSE TO WEST OF WEST FARMHOUSE 1200374 K6 TELEPHONE KIOSK ADJACENT TO NUMBERS 6 AND 7 1310528 ROSEDEAN 1310560 ENTRANCE GATES AND GATE PIERS TO HINWICK HOUSE 1321506 HINWICK BRIDGE 1321507 DOVECOTE TO HINWICK HOUSE 1321508 STABLE BLOCK TO HINWICK HALL 1321509 WEST FARMHOUSE</p>
Distance from the site boundary (closest and	2.1 km to 3.2 km

Settlement	Hinwick Lodge Farm
farthest heritage assets)	
Location plan	<p>The map shows the village of Hinwick with various buildings marked by colored dots: red for Grade I, blue for Grade II*, and dark blue for Grade II. Two Registered Parks and Gardens (RPG) are highlighted in pink: Hinwick Hall RPG and Hinwick House RPG. A purple shaded area indicates the Zone of Theoretical Visibility (ZTV). Landmarks include Hinwick Hall College, The Grove, and Hinwick Park Farm. A scale bar at the bottom right shows distances up to 400 meters.</p>
Description of setting	<p>Hinwick comprises a small, nucleated village located on the western edge of a small valley. The village contains a dense group of listed buildings situated on the lanes that run through the village. The listed buildings within the village are entirely enclosed from the wider landscape by adjacent buildings, boundary walls and hedges that form garden boundaries and the boundaries of small paddocks that lie adjacent to the east. The setting of the listed buildings within the village is defined by their relationship to the adjacent streetscapes and gardens and how they are experienced within the village rather than by distant views.</p> <p>Due to the village's west facing aspect and the presence of adjacent boundaries to the east, no views are possible from the listed buildings out to the wider countryside to the east or to the site. In this respect, the land at the site has no influence on the settings of any of the listed buildings within the village at Hinwick.</p> <p>To the north of the village are two adjacent parkland estates associated with two large historic country houses; Hinwick House and Hinwick Hall. The Grade II* listed building Hinwick Hall is the older of the two, with the building originating in the 16th century. The Hall is approached from the south through its Grade II* listed entrance gates. It is set within private grounds comprising land on the west and east side of a small valley. The immediate surroundings comprise gardens and pleasure grounds with land with a parkland character to the east and west. The estate is enclosed from the wider landscape by trees and, on account of its situation either side of a valley is inward looking. The wider landscape to the east is not experienced in views from the parkland and no views to the site are possible.</p>

Settlement	Hinwick Lodge Farm
	<p>Hinwick House is of the 18th century. The House is set within a private parkland which extends in all directions from it and is adjacent to various service buildings which are also listed. To the west the parkland dips into the adjacent valley. To the east are lawns and two crescents of lime trees which frame view out from the house to the east across a ha-ha. Formerly, the view east extended beyond the Hinwick to Podington Lane but this is now not the case as the road is lined with trees which screen views beyond them.</p> <p>Further east, the parkland comprises scattered trees across open pasture with ridge and furrow earthworks. Views are possible from and across this land which reflect the character of the historic view from the front of the house to the east. These views are out across adjacent large open fields but reach their limited at a line of trees to the north-west of Gorerong farm. As such, the view from the parkland does not extend to the site and no views to the site from the house or parkland are possible.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Hinwick. As such, the land at the site is not a part of the setting of any of the heritage assets at Hinwick and makes no contribution to their significance.</p>
Potential effects from site's development	The site's development would have no implications for the setting of any of the heritage assets at Hinwick.

Settlement	Podington
Heritage Assets within the ZTV	<p>Grade I listed building Parish Church of St Mary (1321514)</p> <p>Podington Conservation Area</p> <p>Grade II listed buildings:</p> <p>1114362 7, GOLD STREET</p> <p>1114363 20-23, GOLD STREET</p> <p>1114364 1-4, HIGH STREET</p> <p>1114365 OLD SCHOOL ROOM</p> <p>1114366 BARN TO NORTH WEST OF CHURCH FARMHOUSE</p> <p>1114367 DOVECOTE AT CHURCH FARMHOUSE</p> <p>1114368 THE COTTAGE AND NOS. 29, 31 AND 33</p> <p>1114369 36, HIGH STREET</p> <p>1114370 OLD VICARAGE</p> <p>1114371 WOODYARD COTTAGE</p> <p>1160702 HALL FARMHOUSE</p> <p>1160722 17, 18 AND 19, GOLD STREET</p> <p>1310376 KNAPWELL FARMHOUSE</p> <p>1310413 COTTAGE 30 METRES SOUTH OF SYCAMORE</p> <p>1310416 MULLION COTTAGE</p> <p>1310489 OLD BEAMS</p> <p>1321478 MANOR FARM COTTAGES</p> <p>1321479 HOUSE AT KNAPWELL FARM</p> <p>1321510 POPLAR FARMHOUSE</p>

Settlement	Podington
	1321511 STONEHENGE 1321512 25-28, HIGH STREET 1321513 CHURCH FARMHOUSE AND ADJOINING BARN
Distance from the site boundary (closest and farthest heritage assets)	2.1 km to 2.7 km
Location plan	
Description of setting	<p>Podington comprises a large village located on either side of a valley at a confluence of streams. The majority of the heritage assets at Podington are located within the historic core of the village, with other listed building scattered along adjacent roads out of the village. This area which comprises a series of main thoroughfares through the settlement and side streets is also designated as a conservation area.</p> <p>Due to its situation within a valley, the conservation area has an enclosed, inward looking character and it and the listed buildings within the village are enclosed from the wider landscape by adjacent buildings, gardens boundaries and rising land on the valley sides to the north, east and south. The character and appearance of the conservation area is defined by attractive streetscapes and views along narrow lanes through the village rather than by views out to the surrounding countryside and, the setting of the listed buildings within the village and on adjacent lanes is defined by their relationship to the adjacent streetscape and how they are experienced within it rather than by distant views.</p>

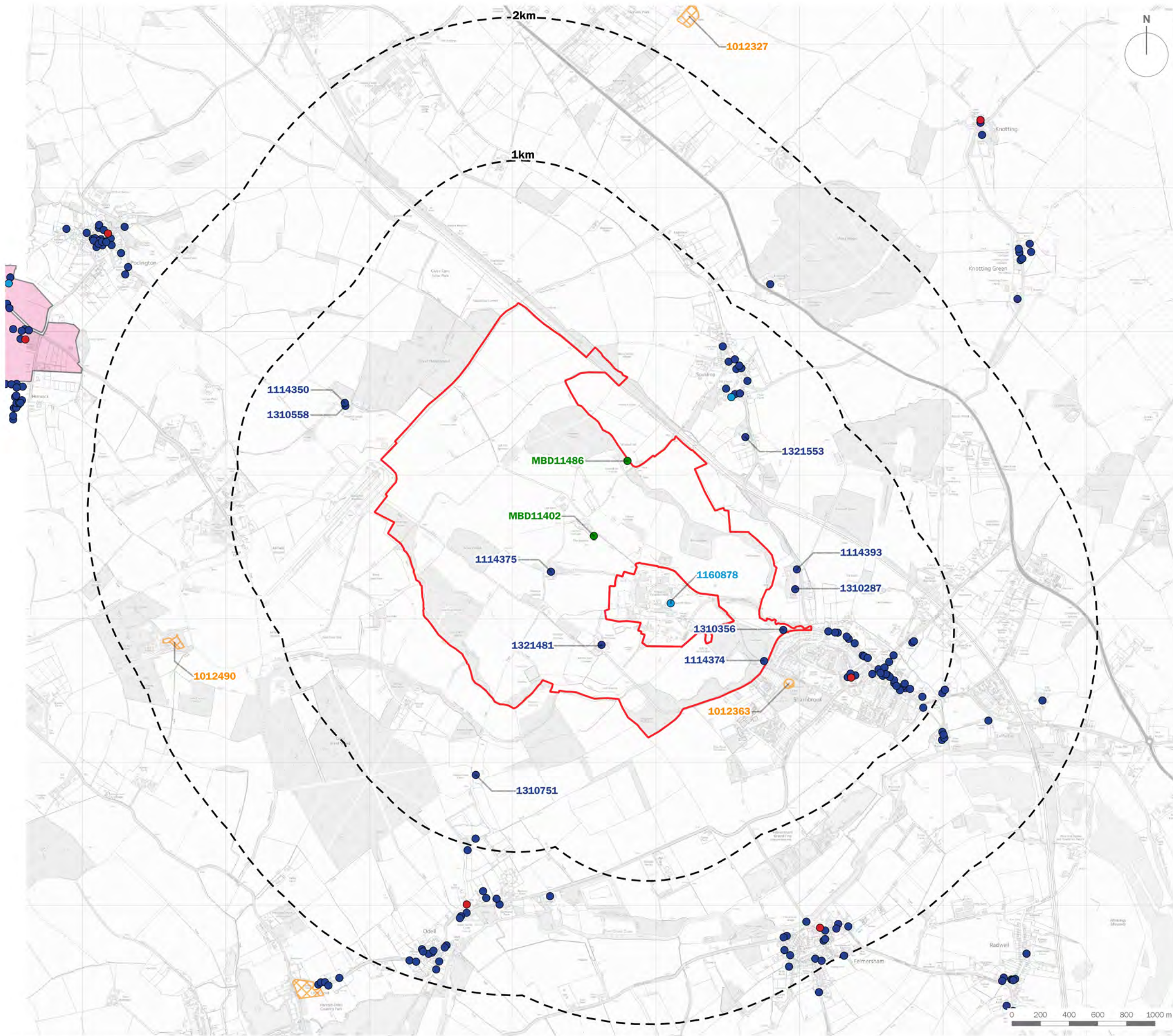
Settlement	Podington
	<p>The village has a Grade I listed church with a tall spire, although this spire is not especially prominent in wider views due to its valley-bottom location. However, the church is experienced as a prominent feature of the village and in views along its streets.</p> <p>Due to rising land to the east, and the presence of adjacent buildings, garden and field boundaries it was concluded that no views are possible from the church or any other designated heritage asset in Podington to or from the site.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Podington. As such, the land at the site is not a part of the setting of any of the heritage assets at Podington and makes no contribution to their significance.</p>
Potential effects from site's development	The site's development would have no implications for the setting of any of the heritage assets at Podington.

Settlement	Farndish
Heritage Assets within the ZTV	<p>Grade I listed building Church of St Michael and All Saints (1114345)</p> <p>Farndish Conservation Area</p> <p>Grade II listed buildings:</p> <p>1114346 PARSONAGE HOUSE</p> <p>1114347 BARN TO MANOR FARM COTTAGE</p> <p>1114348 ALDERMAN'S HOUSE</p> <p>1114349 GRANGE FARMHOUSE</p> <p>1321503 MANOR FARM COTTAGE</p> <p>1321504 MANOR</p> <p>1321505 DOVECOTE TO GRANGE FARM</p>
Distance from the site boundary (closest and farthest heritage assets)	4.1 km to 4.3 km

Settlement	Farndish
Location plan	<p>The map shows the village of Farndish with a brown-shaded Conservation Area. A purple-shaded Zone of Theoretical Visibility (ZTV) surrounds the village. Several listed buildings are marked: a red dot for a Grade I building (the church) and several blue dots for Grade II buildings. Farms labeled include Grange Farm, Manor Farm, and Rectory Farm. A scale bar at the bottom right indicates distances up to 250 meters.</p>
Description of setting	<p>All of the heritage assets at Farndish are located within a small village with a linear form which is designated as a conservation area. The conservation area has a very rural character and the buildings within it are dispersed and scattered with fields and gardens in between. It is from these adjacent spaces and from the road that runs through the village that they are experienced, and which comprises their setting.</p> <p>The Grade I listed medieval church is set within an enclosed churchyard and has a small tower. The church has little presence in views from beyond its immediate surrounding and the wider countryside is not readily experienced from it.</p> <p>Views from the conservation area are available to the south-east from the roadside. These are across adjacent fields and enable an experience of the village in a remote, rural setting. The views only extend as far as trees on the ridgeline to the south-east at Alderman Spinney and do not extent to the site.</p> <p>There is no known intangible historical association between the farmland at the site and any of the heritage assets at Farndish. As such, the land at the site is not a part of the setting of any of the heritage assets at Farndish and makes no contribution to their significance.</p>
Potential effects from site's development	<p>The site's development would have no implications for the setting of any of the heritage assets at Farndish.</p>



Plan EDP 1
Designated Heritage Assets
(edp3366_d021a 12 August 2020 GY/RS)



- Site Boundary
- Range Rings (at 1km intervals)
- Scheduled Monuments
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Registered Park and Garden
- Locally Listed Building

client
Wrenbridge Land Ltd Unilever

project title
Colworth Garden Village

drawing title
Plan EDP 1: Designated Heritage Assets

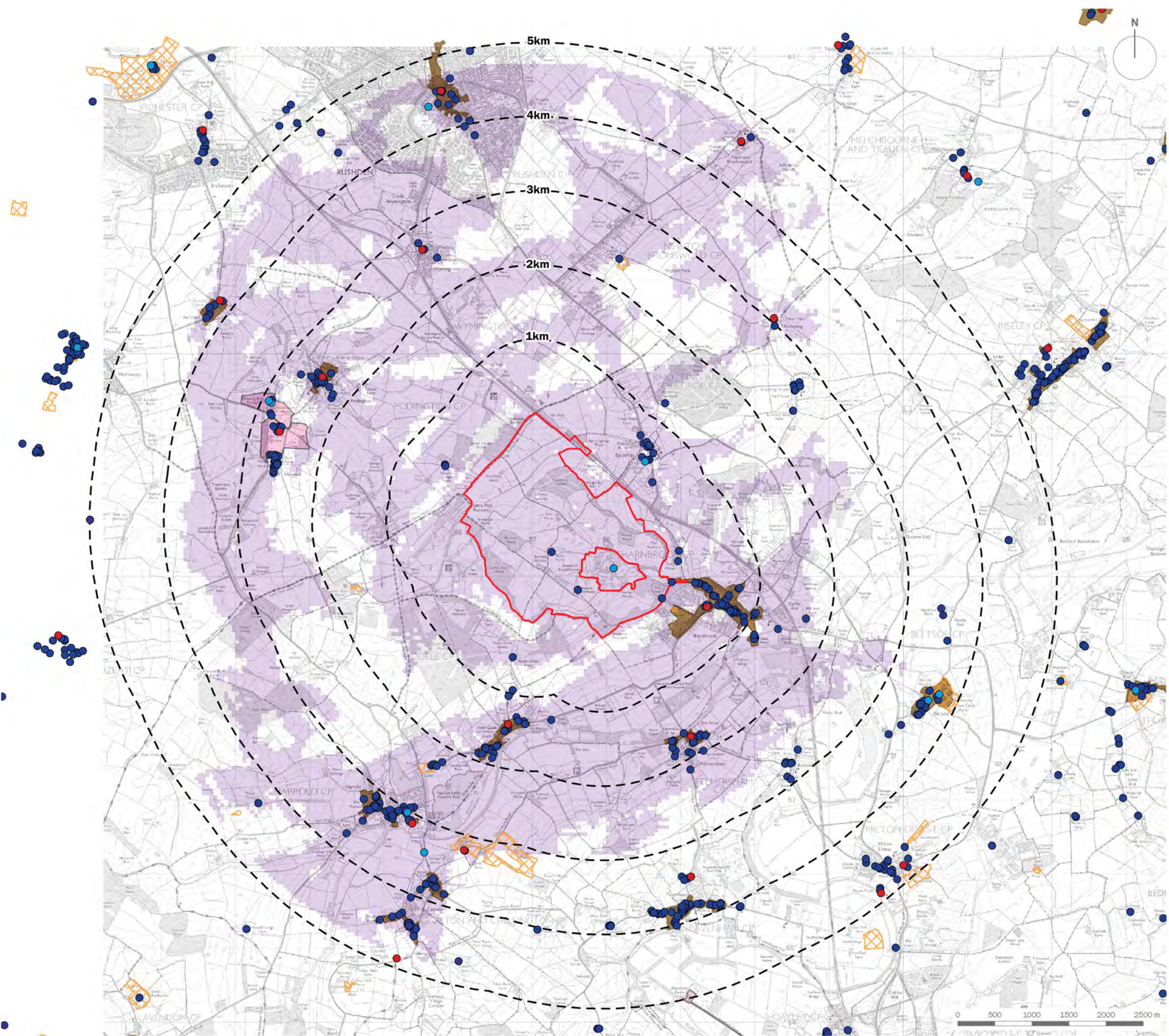
date **12 AUGUST 2020** drawn by **GY**
drawing number **edp3366_d021a** checked **RS**
scale **Refer to scale bar @ A3 QA** JTF



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Plan EDP 2
Designated Heritage Assets within 5km ZTV
(edp3366_d022a 10 August 2020 RB/FJ)



- Site Boundary
- Range Rings (at 1km intervals)
- Zone of Theoretical Visibility (ZTV)
- Scheduled Monument
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Conservation Area
- Registered Parks and Garden

Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation (Observer Height)
- 12m Proposed Development Locations (Ridge Height)
- 360 Degree Field of View
- OS Terrain 50m Digital Terrain Model (DTM) (vertical accuracy of +/- 2.5m)
- Building Locations and Height Information Derived from Ordnance Survey Mastermap Topographical Layer
- National Tree Map NTM Height Data 2010 (Based on the maximum height recorded). Tree height and canopy extents are considered when 3m and above

client
Wrenbridge Land Ltd Unilever

project title
Colworth Garden Village

drawing title
Plan EDP 2: Designated Heritage Assets within 5km ZTV

date	10 AUGUST 2020	drawn by	RB
drawing number	edp3366_d022a	checked	RS
scale	1:50,000 @ A3	QA	JTF



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TECHNICAL NOTE

Job Name: Colworth Garden Village
Job No: 49130
Note No: 01
Date: 14th August 2020
Prepared By: [REDACTED]
Subject: Inputs into Call for Sites

Background

Stantec produced a Sustainable Transport Feasibility report which was submitted to Bedford Borough Council along with the Colworth Vision document in June 2016. This report and subsequent response to comments from BBC and their consultants indicated that the transport strategy had undertaken an acceptable methodology for impact assessment and that the use of National Travel Survey was an acceptable tool to determine trip generation. The accesses proposed were considered sufficient to accommodate the reported vehicular trip generation, subject to meeting the appropriate design standards. Further details were requested by Bedford Borough Council to assess the impact of the development on the A6 corridor, and an A6 Preliminary Corridor Study report was submitted to Bedford Borough Council in October 2017 which was further revised in in October 2018. The October 2018 version considered two scenarios for the Colworth Garden Village at 2035 as per the January Regulation 19 version of the Local Plan:

- A build out to 2,500 dwellings, a proportion of the employment and the railway station by 2035; and
- A full build out to 4,500 dwellings, with the full implementation of additional employment land and a railway station, in order to test a fuller capacity of the site up to 2035.

Subsequent to this BBC have commissioned Aecom to prepare a strategic multi-modal highway assessment model which is welcomed. Stantec held a meeting with Aecom in April 2020 to introduce the scheme, works completed to date, updates on engagement with Bedford BC, Northamptonshire Borough Council and East Northamptonshire Council; and the model scope, extents and timescales was discussed. All completed reports and traffic data was also shared with Aecom. Subsequent to these discussions a meeting was held with BBC on 13th August 2020 to discuss the next steps going forward. Meeting attendees and the principle points of discussion are identified below, although it should be noted that formal minutes of the meeting have not yet been agreed –

- Melanie McLeod, BBC
- Gill Cowie, BBC
- Jon Shortland, BBC
- Greg Callaghan, Stantec
- Manu Dwivedi, Stantec.

The points discussed were:

1. Brief discussion on the assessments conducted for Colworth Garden Village.
 - a. Trip generation/ trip rates
 - b. Highway impact assessment and extents
 - c. Access junction design and assessments
2. Scenarios for development – yield of 200 homes per year; 2,500 homes; 4,500 homes. The completion date was 2035 previously but will tie in with the new Local Plan period.
3. Scenario to potentially include the Mill Lane site adjacent to A6 as part of Neighbourhood Plan proposing a new junction south of Templar's way.
4. Summary of DfT/ NR discussions.
5. Strategic highway assessment model, timescales, fees, contractual procedures etc.

TECHNICAL NOTE

The discussions were constructive, and we agree with BBC that the use of strategic highway model to assess the development impacts, infrastructure improvements, sensitivity testing and mitigation proposals is the most appropriate way forward.

COLWORTH GARDEN VILLAGE – RAIL / BUSINESS CASE – UPDATE 14 AUGUST 2020

Work is continuing to update the Outline Business Case for the proposed rail station. The current position is as follows:

1. **Delivering the rail station.** A joint meeting with DfT and Network Rail (NR) was held on Thursday 13 August. The rail proposals and the position that had been reached in 2018 were re-stated by Stantec and there was a discussion about the development process. DfT has agreed to discuss the proposals with the DfT Passenger Services team and this would provide a link to the franchise operators. DfT/NR identified some additional areas for be considered within the Outline Business Case (OBC), including the influence of HS2 and the associated wider changes to rail services, freight use of the line. A further meeting is to be held in mid-September to discuss the revised OBC. and an update to the previously prepared Memorandum of Understanding.
2. **Contact with SLC.** Contact has been made with Tony Cahill (SLC Rail) who is Bedford Borough Council's rail advisor. The effects of providing a station as part of the development will also be run through the BBC strategic multi-modal model when it is available in September and the results fed into the OBC.
3. **Updating the business case.** The Outline Business Case is currently being updated to reflect the current policy environment, refresh passenger demand forecasts and to incorporate any changes to the rail station proposals based on discussions with DfT and Network Rail. The capital cost of the station has been reviewed, using recently opened stations at Thanet and Reading Green Park as benchmark examples (and further detail on this is being provided by DfT. The updated cost analysis also includes a review of the benefits of the station proposal. In broad terms the business case is still expected to provide similar result as last time, i.e. the benefits of the rail scheme are greater than the costs.
4. **Reports and Outputs.** Stantec will be providing a revised Outline Business Case which captures all the revised analysis of the station proposals and associated costs and benefits before the end of September.