

Question	Ranking	Explanation
<b>ACCESSIBILITY</b>		
1a. Within or adjoining the urban area, a defined settlement policy area or the built form of a small settlement?	?	Sharnbrook Coffle End has been acknowledged as a small settlement within the Bedford Borough Council Local Plan 2030. The land adjoins the built form of the small settlement. Its development would complete and compliment the built form within the area
1b. Accessible on foot to a food store?	++	Two farm shops are within close proximity to the site. Combined they provide a range of produce and products. The village Co-op could be accessible by foot in around 15 minutes.
1c. Accessible on foot to a primary school?	+	Sharnbrook Primary would be accessible by foot in around 16-20min walk.
1d. Accessible on foot or by bus to a major employer?	+	The site is within walking distance to a range of employers operating from the Mill Road area and also within the High Street and around the village.
1e. Outside, adjoining or within the air quality management area?	+	The site is not within or adjoining the air quality management area.
<b>BIODIVERSITY AND GREEN INFRASTRUCTURE</b>		
2a. Within or adjoining a site of nature conservation importance / within the impact risk zone of an SSSI / Natura 2000 site?	+	The site is not within or adjoining a site of nature conservation. The nearest SSSI is over 1km away (Felmersham Gravel Pits) and therefore not within the impact risk zone (for residential development)
2b. In an area where protected species are known or likely to exist?	+	No protected species are known to be recorded or likely on the site. Further Ecological information can be provided if requested.
2c. Potentially able to achieve a net gain in biodiversity?	+	Through the development a series of biodiversity enhancements could be achieved including increased habitat creation within open space and along the river frontage available.
2d. Able to link into the green infrastructure opportunity network?	+	Links along the river frontage and onto the wider footpath/bridleway network
<b>CLIMATE CHANGE &amp; ENERGY</b>		
3a. Proposing a renewable energy scheme or extra energy efficiency standards?	+	Each home created will include renewable energy creation (solar panels) to achieve at least 19% increase in current building regulation requirements (as set out in policy 54 of the Local Plan 2030). Opportunities for renewable schemes will be explored at detailed design stage.
3b. Within or adjoining the urban area, a defined settlement policy area or the built form of a small settlement?	?	As for assessment 1a.
3c. Accessible on foot to a food store?	++	As for assessment 1b

3d. Accessible on foot to a primary school?	+	As for assessment 1c
3e. Accessible on foot or by bus to a major employer?	+	As for assessment 1d
<b>CULTURAL HERITAGE &amp; HISTORIC ENVIRONMENT</b>		
4a. Likely to impact on designated or non-designated heritage assets or their settings?	+	Although undesignated, Sharnbrook Viaduct could be considered a local heritage asset. The development of this site could potentially better reveal this structure by ensuring views are celebrated and enhanced.
<b>EMPLOYMENT, BUSINESS, RETAIL &amp; TOURISM</b>		
5a. Likely to increase future economic and employment opportunities?	+	The proposal is for residential development which will support the construction sector. In addition to this the Community Hub proposed to the east aims to create additional employment and social cohesion through the creation of a complex of units available for a variety of uses to suit the needs of the community.
<b>EMPLOYMENT, BUSINESS, RETAIL &amp; TOURISM</b>		
6a. Proposing a main town centre use in, on the edge or outside of a town centre?	0	Proposal does not include a main town centre use
<b>HEALTH &amp; WELLBEING</b>		
7a. Within 400m of an existing open space or proposing open space within it?	+	Proposal includes open space and equipped children's play area.
7b. Within 800m of a sports facility or proposing a sports facility within it?	+	Outdoor woodland activity area proposed as part of development.
<b>LANDSCAPE &amp; TOWNSCAPE</b>		
8a. Likely to have a significant adverse impact on the surrounding landscape?	+	Each development parcel proposed is well contained and screened by existing mature vegetation and is not visible from the wider landscape. The proposed development will include additional management of the surrounding vegetation to better reveal views into and out of the settlement. Proposals to increase the accessibility of the river frontage will enhance the area.
8b. Within the existing settlement form?	+	The site adjoins the built form which already exists within Sharnbrook Coffle End (defined as a small settlement).
<b>LAND SOIL &amp; WATER</b>		
9a. On previously developed land?	X	The site is not previously developed
9b. On best and most versatile agricultural land ie grades, 1, 2 or 3a?	?	The majority of the land is classified as 3 as shown on the ALC mapping available with one section lying within the Grade 2 classification.
<b>LAND SOIL &amp; WATER</b>		
10a. Within a groundwater source protection zone?	+	The site is not located in a source protection zone

<b>LAND SOIL &amp; WATER</b>		
11a. At risk of flooding?	?	All the areas proposed for development are within zone 1. Areas within flood zone 2 will be utilised to provide open space and play areas.
<b>POPULATION, HOUSING &amp; COMMUNITY</b>		
12a. Likely to provide a mix of housing, including affordable housing?	+	The site is likely to provide a mix of housing and include affordable housing
12b. Able to address a particular housing need?	+	The development will meet identified housing needs with a mixture of accommodation including affordable, older person housing and family housing proposed.
<b>POPULATION, HOUSING &amp; COMMUNITY</b>		
13a. Within 800m of a facility where cultural or social activities can be accessed?	+	The site is within close proximity to Sharnbrook Mill Theatre and Millhouse Hotel and Riverside Restaurant. The Community Hub proposal will also add additional units which could be used for social or cultural activities.
<b>POPULATION, HOUSING &amp; COMMUNITY</b>		
14a. Likely to encourage social cohesion?	+	The proposal includes open space and play areas to encourage social cohesion and also a Community Hub proposal.
14b. Likely to help make the area safer?	+	The development is likely to increase public surveillance or increase activity.
<b>TRANSPORT</b>		
15a. Within or adjoining the urban area, a defined settlement policy area or the built form of a small settlement?	?	As for assessment 1a.
15b. Accessible on foot to a food store?	++	As for assessment 1b
15c. Accessible on foot to a primary school?	+	As for assessment 1c
15d. Accessible on foot or by bus to a major employer?	+	As for assessment 1d
15e. Able to connect with the highway without constraint?	+	Each development parcel will have its own highway access with no access constraints as shown on the Parameters Plan submitted.
15f. Able to be developed without causing highway or junction capacity issues?	+	As development is located close to the A6 the majority of traffic will be able to access the wider highway network with ease. Transport Assessment would be carried out at detailed design stage.