



Wootton Neighbourhood Plan

Site Assessments Report - Housing

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1 INTRODUCTION

- 1.1 Wootton Parish Council has appointed a Steering Group to prepare a Neighbourhood Plan for an area which accords with the Parish boundary (see **Figure 1**, below). The Neighbourhood Plan will provide for development within Wootton in the period up to 2035 including the allocation of land for housing and, if appropriate, land for employment.

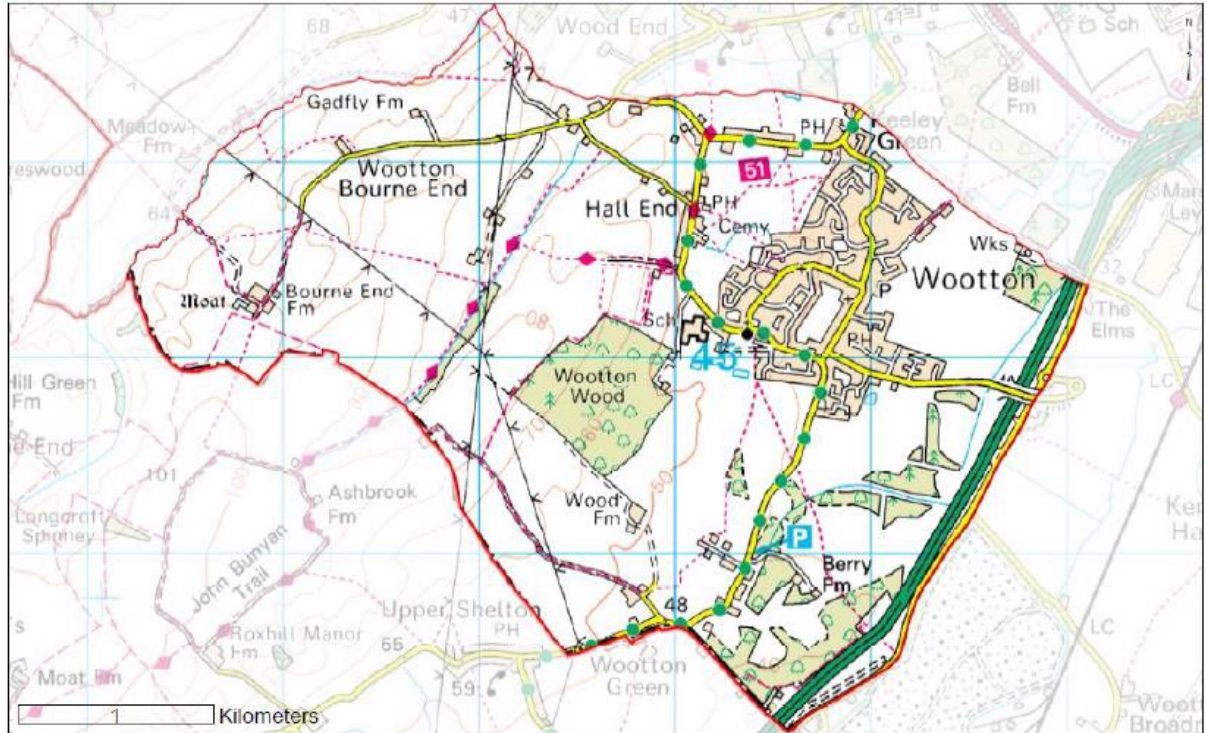


Figure 1 – Wootton Neighbourhood Area

- 1.2 The purpose of this report is to provide an assessment of 16 sites that have been put forward in terms of their suitability for potential allocation for future housing development in Wootton Parish. This assessment forms part of the evidence base in support of the Wootton Neighbourhood Development Plan (WNDP) and confirms the selection criteria on which any proposed housing site allocation in the WNP have been based. The report has been prepared by APC Planning with the assistance from the WNDP Steering Group.

2 BACKGROUND

- 2.1 National planning policy states that neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. The NPPF states that neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.¹
- 2.2 The report shows that sustainable development, as defined in the National Planning Policy Framework (NPPF) will be achieved through the development of certain sites within the Parish of Wootton and that future developments will be in conformity with the NPPF and in general conformity with the current development plan Allocations and Designations Local Plan (Adopted, 2013) and the Local Plan 2030 (Adopted, January 2020).
- 2.3 The Council's Strategic Housing Market Assessment (October 2016) identified the Full Objectively Assessed Need for Housing in the Borough to be 18,993 dwellings over the period 2015-2035. This means that on average 950 homes need to be completed in Bedford Borough each year to meet the target.
- 2.4 As part of this assessment the Borough Council's most recent Strategic Housing and Employment Land Availability Assessment (SHELAA) (April 2017) has been examined.
- 2.5 In addition to the SHELAA, consideration has also been given to the Council's Sustainability Appraisal of Sites published in April 2017 which forms part of the background documents to the new Local Plan. The undertaking of the sustainability appraisal of sites assists to inform the process of selecting sites for inclusion in the emerging Local Plan. All sites brought to the attention of the Council were assessed in terms of their contribution towards the twelve sustainability objectives of the NPPF. A copy of the Council's Sustainability Appraisal can be found on the Council website at the following address www.bedford.gov.uk.
- 2.6 The Local Plan 2035 Consultation Paper published in April 2017, set out a preferred development strategy for growth. Within the document, Wootton is defined as a Group 1 Village – Key Service Centre. The paper suggests an appropriate level of growth within the Group 1 Villages over the plan period to be 2,600 new dwellings.
- 2.7 The paper goes on to add that the Key Service Centres where most development is to take place is in the villages of Bromham, Clapham, Great Barford, Sharnbrook and Wilstead, with about 500 additional homes proposed for each. The Council consider that in some other Group 1 villages growth is already taking place and this should be allowed time to integrate. In regard to Wootton, the paper suggests that no additional development should take place at this time.

¹ Paragraph 29 of the National Planning Policy Framework

- 2.8 In January 2018, the Council published a Draft Plan for Submission for public consultation. The public consultation period ended on 29 March 2018.
- 2.9 The preferred Development Strategy and locations for growth can be summarised as follows:
- Regeneration of the urban area of Bedford and Kempston including projects to create a vibrant and modern town centre, together with urban extensions in locations that are well connected to facilities in the urban area. In this regard growth is now estimated at **2,630 dwellings** in the Local Plan period;
 - Regeneration of the former Stewartby Brickworks - with growth estimated at **1,000 dwellings** in the Local Plan period;
 - The creation of Colworth Garden Village - with growth estimated at **2,500 dwellings** in the Local Plan period;
 - Development in villages at a scale that it assumes takes account of existing commitments and infrastructure capacity - with **1,725 dwellings** proposed across Key Service Centres (**1,500 dwellings**) and Rural Service Centres (**225 dwellings**); and
 - There is no reliance on allocations in smaller villages to deliver homes to meet the borough-wide requirement but development can be identified, if required, through Neighbourhood Plans.
- 2.10 At the Council's Executive meeting held on 16 May 2018, a report was considered on the emerging Local Plan. The report referred to the key allocation within the plan, a new garden village at Colworth Park, in the north of the Borough near Santa Pod Raceway. This proposal relied upon an agreement between the garden village promoter and the operator of the raceway regarding the delivery of noise mitigation measures which has not been possible. In light of this, the Council's Executive confirmed that submission of the plan version of the Local Plan 2035 not be recommended to Full Council for submission to the Secretary of State for public examination; that Officers carry out additional work on the evidence base to support an amended Plan for Submission and a second period of publication under regulation 19 has taken place; and an update Local Development Scheme be agreed.
- 2.11 On 18 September 2018, the Council commenced consultation on Bedford Borough Local Plan 2030 – Draft Plan for Submission. The consultation period ended on 30 October 2018. The key changes to the Local Plan are summarised below:-
- The end date of the Local Plan altered from 2035 to 2030.
 - The removal of the Colworth Garden Village allocation due to unresolved noise matters relating to the nearby Santa Pod Raceway as well as unresolved issues relating to the proposed new railway station.
 - The addition of growth in Sharnbrook, a Key Service Centre (500 homes).

- The addition of growth in Willington, a Rural Service (25-50 homes).

2.12 The preferred Development Strategy (Policy 3S) and locations for growth can be summarised as follows:

- Regeneration of the urban area of Bedford with **2,532 dwellings** (of which 1,785 dwellings will be delivered by 2030).
- Urban extensions with **210 dwellings**.
- Regeneration of the former Stewartby Brickworks with an allocation of **1,000 dwellings**.
- Development in villages at a scale that it assumes takes account of existing commitments and infrastructure capacity - with **2,260 dwellings** proposed across Key Service Centres (**2,000 dwellings**) and Rural Service Centres (**260 dwellings**); and
- There is no reliance on allocations in smaller villages to deliver homes to meet the borough-wide requirement but development can be identified, if required, through Neighbourhood Plans and rural exceptions schemes.

2.13 Following the consultation period, the Council submitted the Local Plan 2030 to the Secretary of State for Examination in December 2018. The hearing sessions opened on 29 May 2019 and on 20 December 2019, the Council received the Inspector's report on the examination of the plan. With main modifications, the Inspectors concluded that the plan was 'sound' and had passed the required legal tests.

3 WOOTTON NEIGHBOURHOOD DEVELOPMENT PLAN – HOUSING REQUIREMENT

- 3.1 A Housing Needs Survey (HNS), undertaken by the Bedfordshire Rural Communities Charity (BRCC), has provided some valuable information to inform the process. The survey has sought to identify the housing needs of local people over the next 20 years, and aimed to assess the need of local people for either affordable housing or market housing in Wootton. The full report is available at www.woottonpc.bedsparishes.gov.uk.
- 3.2 The HNS report specifies the need for an additional 12 units of affordable rented and shared ownership housing for local people in Wootton and identifies that this could be provided by including a rural exception site policy within the Neighbourhood Plan, which would provide affordable housing for which households with a local connection would take priority.
- 3.3 In terms of market housing, the HNS report identified 133 respondents looking for a property to purchase on the open market at some point over the next 20 years.
- 3.4 The Neighbourhood Plan will be seeking to identify sites considered suitable for housing development. On the basis of the current need as detailed within the HNS, sustainability and existing infrastructure, the Neighbourhood Plan will allocated housing sites sufficient to accommodate a total of 145 units within the Plan period to 2030.

4 METHODOLOGY

- 4.1 The methodology to this site assessment is based on the NPPF and the advice contained within the National Planning Policy Guidance.
- 4.2 Within the Parish, a number of potential development sites have been submitted to Bedford Borough Council as part of their 'Call for Sites' exercises. The Council requested details of potential development sites to be submitted through two separate 'call for sites' exercises (held in January 2014 and October 2015). Further sites were also submitted as part of the 2017 consultation.
- 4.3 **Figure 2** identifies the submitted sites by their Call for Sites reference number.

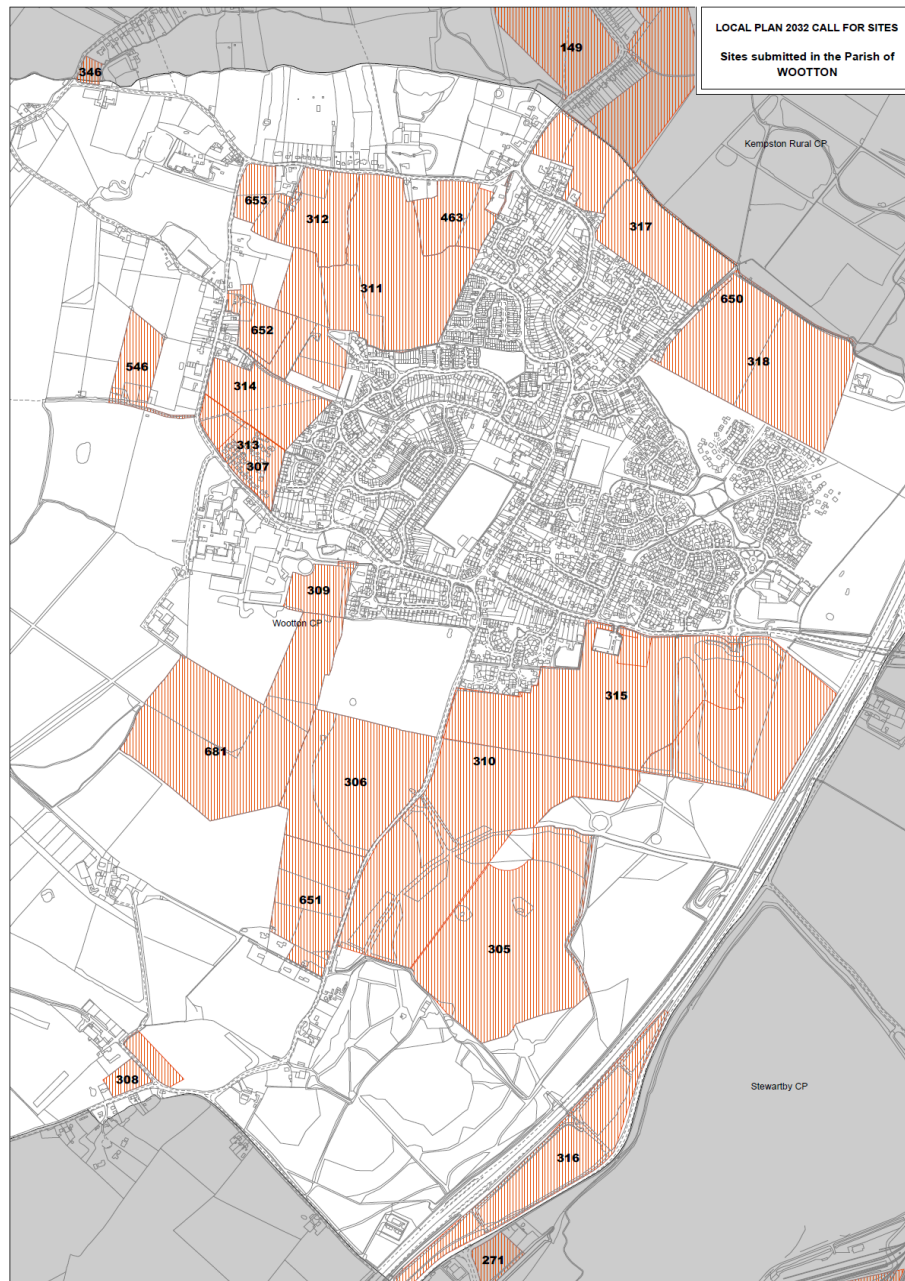
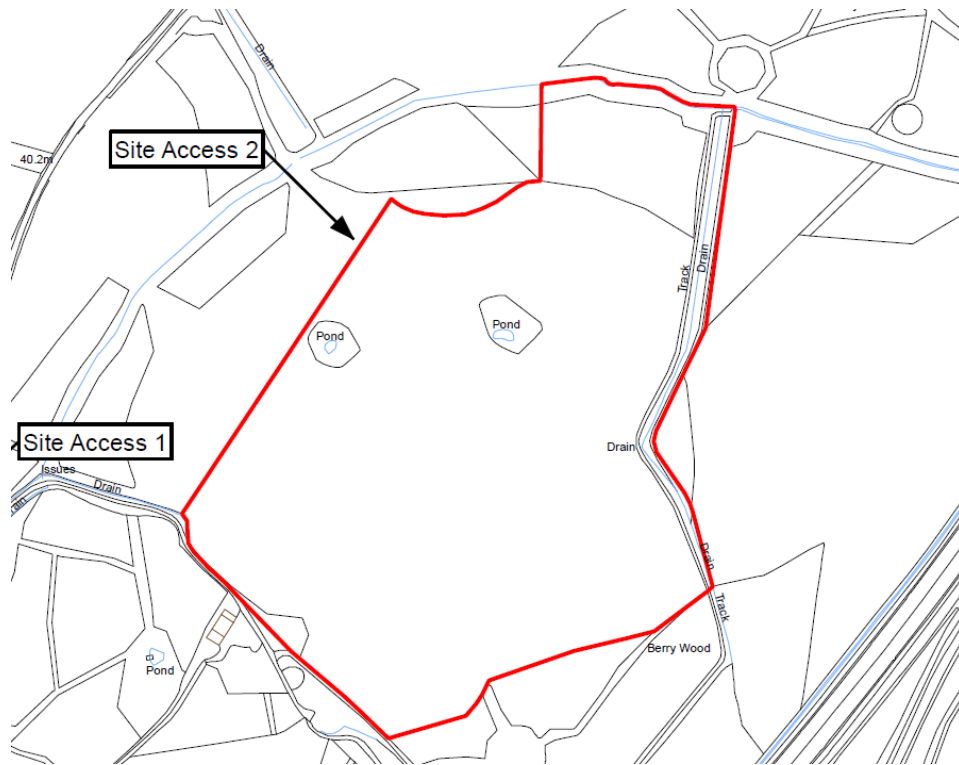


Figure 2 – Sites submitted in Wootton

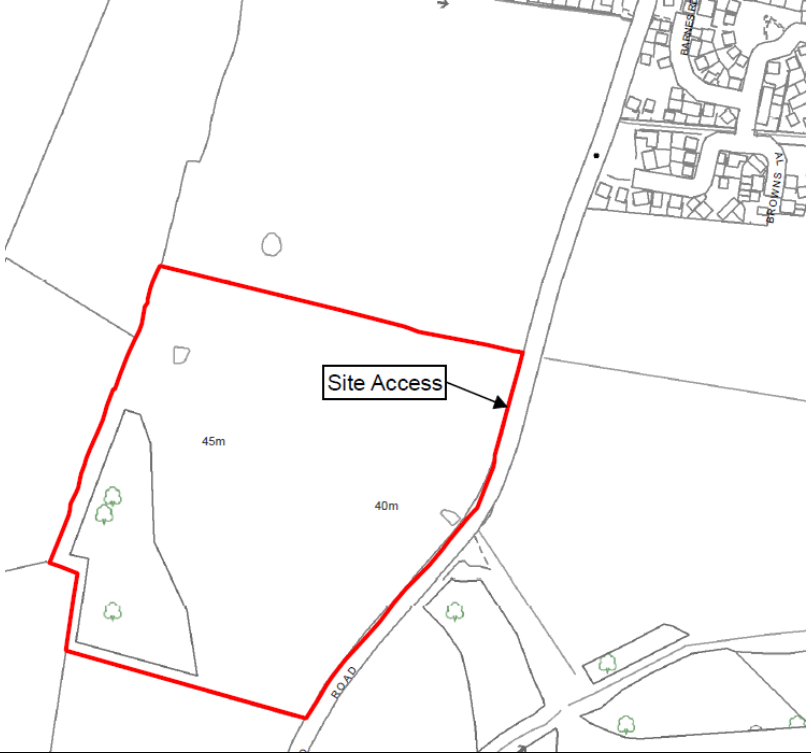
Please note Sites 307, 310 and 313 have been excluded from the list as development has already been granted or progressing.

- 4.4 The site assessment methodology aims to balance both sustainability and deliverability objectives in a way which ensures that the WNDP aspirations are met. Based on the information available for each site has been assessed against its availability, suitability and likely economic viability as defined within the National Planning Policy Framework (paragraph 67).
- 4.5 In order to allocate a site for development you will need to be able to demonstrate the site is deliverable, it must be **available, suitable and economically viable**. These three pre-requisites are crucial and definitions are set out in more detail in the Site Assessment section of this document.
- 4.6 The detailed site assessment covers the following process:-
- i) Identifying the sites that are in locations identified as being suitable for development;
 - (ii) Assessing the availability of each site;
 - (iii) Assessing the achievability of each site including viability; and
 - (iv) Assessing the acceptability of each site.
- 4.7 For each site, a site proforma was completed from a mixture of desktop assessment, site visits and discussion with Members of the WND SG. This approach provided an informed and better understanding of the context of the sites and the Neighbourhood Area as a whole.
- 4.8 In addition, during the WNDP Issues and Options consultation carried out in June 2018, an initial site assessment was provided on the 16 sites and the views received were also included within the site assessment work.
- 4.9 Section 5 provides a summary of the site assessments. For simplicity the sites are referred to by their Call for Sites reference number and can be easily identified on **Figure 2** of this report. All of the sites were assessed using a Red, Amber or Green rating, based upon the following key areas:
- Location: is it in a suitable location for development and would it contribute to the creation of sustainable and mixed communities;
 - Planning Policy/Statutory Restriction: including development plan designations, statutorily protected areas, heritage assets;
 - Physical limitations: including access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination; and
 - Potential impacts: including effect upon designated landscape features and conservation.

5 SITE ASSESSMENTS

Site Reference	305
Address	Land at Berry Farm, off Cranfield Road
	
Description	Agricultural (grade of agricultural land is unknown).
Gross Site Area (ha)	17.1
Proposed Use	300 dwellings (17.5 dph)
Suitability	The site is located to the south of Wootton. The site is not within or adjoining the urban area or a defined settlement policy area. No local services and facilities within walking distance. Low probability of flooding (Flood Zone 1).
Constraints	Access needs to be addressed in order to serve this proposed development. Rights of way (footpaths) present within the site.
Available	The land is put forward by and owned by Bedford Borough Council. The site is proposed for development in 6-10 years as access needs to be provided through the Fields Road South development.
Achievable	Access to serve the proposed development would need to be assessed. There are no other known constraints that could affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Should be preserved; if developed would destroy remaining woodland & wildlife habitat; and area already spoilt no more housing. 75.6% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. Accessibility and connectivity to existing services is poor. Site currently would not easily incorporate into the existing pattern of development within the Parish and result in coalescence.

	Public consultation did not support bringing this site forward for development. The site is excluded from further assessment.			
Suitability	Constraints	Available	Achievable	Public Consultation

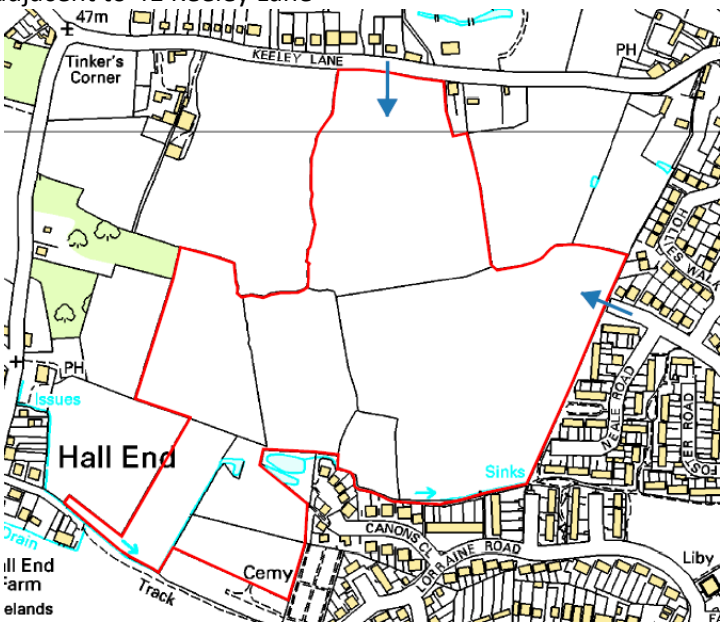
Site Reference	306			
Address	Land west of Cranfield Road 			
Description	Agricultural (grade of agricultural land is unknown).			
Gross Site Area (ha)	10.5			
Proposed Use	250 dwellings (25 per hectare)			
Suitability	The site is located to the south of Wootton. The site is not within or adjoining the urban area or a defined settlement policy area. No local services and facilities within walking distance. Low probability of flooding (Flood Zone 1).			
Constraints	No known constraints on the site, however, development would need to provide satisfactory access point.			
Available	The land is put forward by and owned by Bedford Borough Council. The site is proposed for development in 6-10 years.			
Achievable	There are no known constraints that could affect the viability of the site.			
Neighbourhood Launch Exhibition & Questionnaire Summary	Should be preserved; presence of ridge & furrow; would result in coalescence; detrimental impact on local roads; and 79.8% strongly disagreed/disagreed with this site being a preferred site.			
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. Accessibility and connectivity to existing services is poor. Site would not easily incorporate into the existing pattern of development within the Parish.			
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	308
Address	Land at Wootton Green
	
Description	Agricultural land (grade of agricultural land is unknown).
Gross Site Area (ha)	1.5
Proposed Use	30 dwellings (20 dph)
Suitability	The site is detached from the main settlement of Wootton. The site is not within or adjoining the urban area or the defined settlement policy area. No local services and facilities within walking distance and the site is not within flood risk zone 2 or 3. It is put forward that the proposed sites could be served from access from Wootton Green Road. Given the proposed access would need to be supported by a Transport Statement to assess highway impacts and potential mitigation measures, together with exploring opportunities to enhance sustainable modes of transport.
Constraints	Two Grade II Listed Buildings (Wootton Green Farmhouse and the Dovecote) are within 100m of the proposed sites. The sites are also within Historic Environments Record Area. In addition, habitats of principal importance are recorded on the site.
Available	The land is put forward by the current owner of the site. The sites are proposed for development in 1-5 years. The site is therefore available for development.
Achievable	There are constraints on the site which would need to be assessed that could affect the viability of the sites coming forward for development.
Neighbourhood Launch Exhibition & Questionnaire Summary	Should be preserved and stay as a rural part of the Parish; would result in coalescence of settlements; would set a further precedent for development in this area; and 72.8% strongly disagreed with this site being a preferred site.

Assessment Conclusions		The site is not in accordance with the preferred development strategy for Wootton as defined within the emerging Local Plan. Accessibility and connectivity to existing local services is poor. The sites could not easily be incorporated into the existing patterns of development.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	309
Address	Land at Wootton House 
Description	Existing paddock
Gross Site Area (ha)	1.75
Proposed Use	47 dwellings (27 dph)
Suitability	The site adjoins the existing SPA. The site is within walking distance of limited local services. The site is located within Flood Risk Zone 1.
Constraints	The site is allocated as Village Open Space in the Allocations and Designations Local Plan. Policy AD40 states that development will not be permitted on land designated as village open space unless the reasons for designation are not compromised or other material considerations outweigh the need to retain the space. The site is considered unsuitable for allocation as it would conflict with Policy AD40. In addition, the site is located within the Conservation Area and is in close proximity to the Grade II* listed Wootton House and its parkland ground as well as the Grade I listed St. Mary's Church. The setting of Wootton House within its parkland has largely unchanged since late 19th century. Any access would need to be addressed and made to adoptable standards with the possibility of access to third party land. Given the proposed access would need to be supported by a Transport Statement to assess highway impacts.
Available	The land is put forward by the current owner of the site. The sites are proposed for development in 1-5 years. The site is therefore available for development.
Achievable	There are known constraints that would affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Site is located within the Conservation Area and should not be built upon; access unsuitable; unique area for wildlife; and 79.2% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The development of this site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. Given the Village Open Space designation of this site, development would conflict with development plan policy. In addition, the development of the site would need to address the heritage assets

		(impact upon the Conservation Area and the setting of the listed buildings) as well as resolving a suitable access to serve the development.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	311
Address	Land adjacent to 41 Keeley Lane 
Description	Agricultural (grade of agricultural land is unknown)
Gross Site Area (ha)	15.97
Proposed Use	330 dwellings (30 dph)
Suitability	The site is located to the north west of Wootton. The site adjoins the urban area and the defined SPA. Limited or no local services or facilities within walking distance but access to public transport facilities available. Low probability of flooding (Flood Zone 1). The site is allocated as part of the Forest of Marston Vale to which Policy AD25 of the Allocations and Designations Local Plan (Adopted, July 2013) applies. Public Rights of Way (footpaths) within the site.
Constraints	Access needs to be addressed in order to serve the proposed development. The site has well preserved ridge and furrow present and therefore is of historic importance.
Available	The land is put forward by and owned by the Crown Estate. The site is proposed for development in 6-10 years. The site is therefore available for development.
Achievable	Access to serve the proposed development would need to be assessed. (the LPA's assessment raised no objection on highway grounds). There are other known constraints (as detailed above) that could affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Presence of ridge and furrow on the site; provides separation of Hall End and Keeley Lane with Wootton; large open area is a great asset to the village; and 89% strongly disagreed with the whole of this site being a preferred site.
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. The land is also of historic importance to the Parish since it includes ridge and furrow features and therefore is of historic importance. In addition, further assessment would not be addressed to demonstrate the suitability of the site in regard to access, highway arrangements and enhance

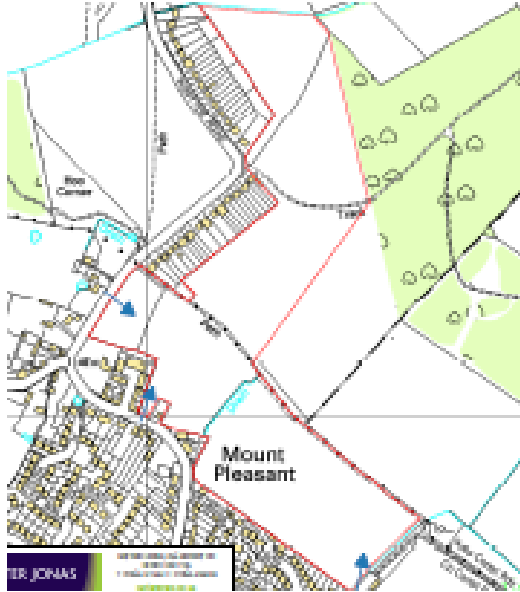
		sustainable modes of transport. Given the site's location on the edge of the built up area of Wootton, a smaller scheme could be viable subject to meeting technical requirements detailed above.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	312
Address	Land south of Keeley Lane 
Description	Agricultural/Paddock (grade of agricultural land is unknown)
Gross Site Area (ha)	3.79
Proposed Use	30-35 dwellings (10 dph)
Suitability	The site is not within or adjoining the urban area or a defined settlement policy area. The site is allocated as part of the Forest of Marston Vale to which Policy AD25 of the Allocations and Designations Local Plan (Adopted, July 2013) applies. Limited or no local services and facilities within walking distance but access to public transport facilities available. Low probability of flooding (Flood Zone 1). Footpath FP31 runs along the southern boundary of the site.
Constraints	The site is within Historic Environment Monuments Area. Grade II Listed Building (Deep Thatches) within 100 m proximity of the site. Two groups of TPO along the northern boundary (fronting Keeley Lane). In addition, there are overhead electricity lines cross the site. Access needs to be addressed in order to serve the proposed development and assess highway impacts, potential mitigation measures together with carriageway and junction improvements.
Available	The land is put forward by the current owner of the site. The sites are proposed for development in 1-5 years. The site is therefore available for development.
Achievable	Access to serve the proposed development would need to be assessed. There are other known constraints (as detailed above) that could affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Result in conflict with traffic on Keeley Lane; accessible but small development; needs to be preserved; no more buildings on open spaces; and 80.9% strongly disagreed with the whole of this site being a preferred site.
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. The land is also of historic importance. In addition, further assessment would need to be

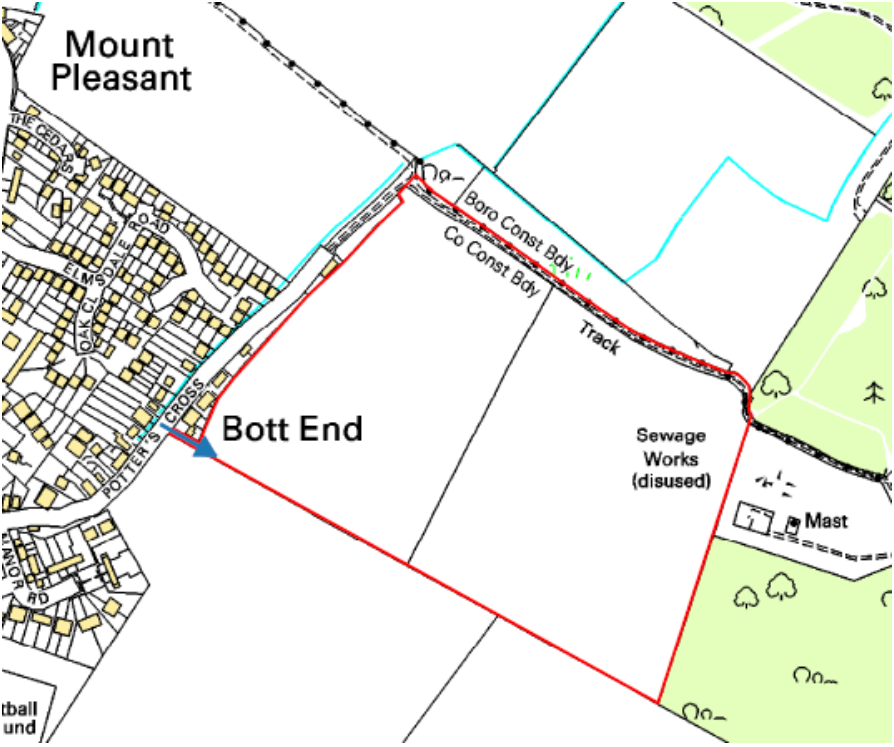
		addressed to demonstrate the suitability of the site in regard to access and in respect of the overhead electricity lines. A smaller scheme responding to the pattern of development could be viable subject to meeting technical requirements detailed above.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	314
Address	Land at Hall End Road 
Description	Agricultural land (grade of agricultural land is unknown)
Gross Site Area (ha)	4.2
Proposed Use	126 dwellings (30 dph)
Suitability	The site adjoins the urban area and the defined SPA. Within walking distance of local services and facilities together with access to public transport. Low probability of flooding (Flood Zone 1). Public Rights of Way (FP35) extends along the northern boundary of the site. Adjacent to the designated housing site (Policy AD3) which is now completed (Bovis Homes) and school extension allocation site (Policy AD3). In addition, the site is allocated as part of the Forest of Marston Vale to which Policy AD25 of the Allocations and Designations Local Plan (Adopted, July 2013) applies
Constraints	Access needs to be addressed in order to serve the proposed development and assess highway impacts, potential mitigation measures together with carriageway and junction improvements.
Available	The land is under private ownership by multiple owners. Whilst this would not necessarily be a constraint to development it relies upon the co-operation of all land owners for the site to be available. The site is proposed for development in 6-10 years. Access to the site will in part be through the proposed development by Bovis Homes for the frontage development under the approved Allocation and Designations Plan 2013, but also from a new entranceway direct to Hall End Road.
Achievable	There are no known constraints subject to resolving access that could affect the affect viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Evidence of ridge and furrow; rural part of Wootton; avoid coalescence of settlements; inadequate roads in Hall End; 83.7% strongly disagreed with the whole of this site being a preferred site.

Assessment Conclusions		The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. In addition, further assessment would not be addressed to demonstrate the suitability of the site in regard to access, highway arrangements and enhance sustainable modes of transport. Given the site's location on the edge of the built up area of Wootton, a smaller scheme could be viable subject to meeting technical requirements detailed above.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	317
Address	Potters Cross and Wootton Road 
Description	Agricultural (grade of agricultural land is unknown)
Gross Site Area (ha)	18.14
Proposed Use	380 dwellings (30 dph)
Suitability	The site is located on the northern and eastern fringes of the village of Wootton and is divided into two parts. The site adjoins the urban area and the defined SPA. There are a number of listed buildings that adjoin the site. To confirm, the site is within Historic Environments Record Area. The area of higher archaeological potential is the north west edge of the site. The most north-eastern part of the site falls within Flood Zone 2a/3, however the majority of the site is within Flood Zone 1. Public Rights of Way within the site (footpaths and bridleways).
Constraints	Access needs to be addressed in order to serve the proposed development and assess highway impacts and potential mitigation measures.
Available	The land is put forward by and owned by the Crown Estate. The site is proposed for development in 6-10 years.
Achievable	Apart from potential archaeological and access issues there are no known major constraints that could affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Ruin views looking east from the village; would create the coalescence of settlements; retain open space; increase in traffic; and 84.4% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. The scale of the development is of a significant scale and has the potential to have an overbearing impact on the village and in conflict with strategic objectives. Given the site's location on the edge of the built up area of Wootton, a smaller scheme could be viable subject to meeting technical requirements detailed above.

Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	318
Address	Land east of Potters Cross 
Description	Agricultural (grade of agricultural land is unknown)
Gross Site Area (ha)	13.35
Proposed Use	280 dwellings (30 dph)
Suitability	The site partly adjoins the urban area and the defined SPA. Limited or no local services or facilities within walking distance but access to public transport facilities available. The site is allocated as part of the Forest of Marston Vale to which Policy AD25 of the Allocations and Designations Local Plan (Adopted, July 2013) applies. Low probability of flooding (Flood Zone 1).
Constraints	Potential of well-preserved ridge and furrow earthworks (site visit required). Site is within 300m of a former mineral working area. Access needs to be addressed in order to serve the proposed development and assess highway impacts and potential mitigation measures.
Available	The land is put forward by and owned by the Crown Estate. The site is proposed for development in 11-15 years.
Achievable	Apart from potential archaeological and access issues there are no known major constraints that could affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Unsustainable; waterlogged/flood site; too much traffic already in the area& roads would not be able to support extra traffic; and 82.7% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. The scale of the development is of a significant scale and has the potential to have an overbearing impact on the village and in conflict with strategic objectives.

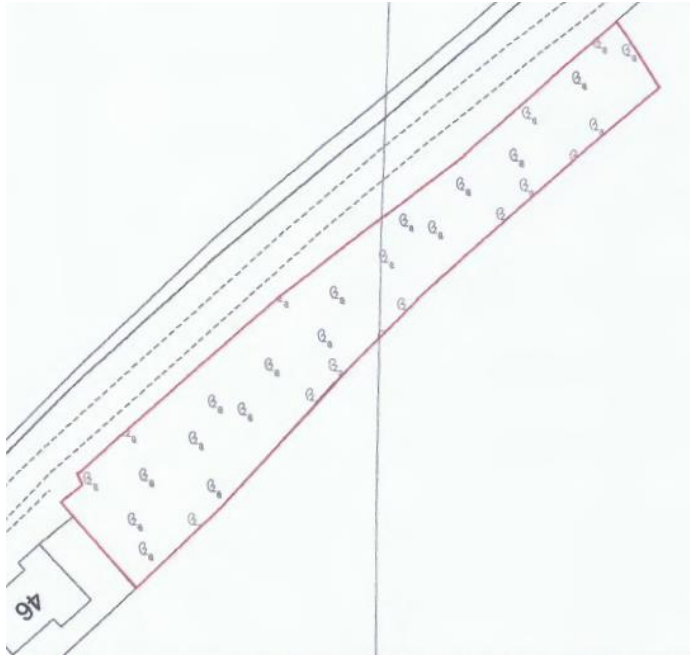
		Further assessment would need to be addressed to demonstrate the suitability of the site in regard to access and potential archaeological constraints.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	463
Address	Land on south side of Keeley Lane 
Description	Agricultural (grade of agricultural land is unknown)
Gross Site Area (ha)	2.43
Proposed Use	No number of dwellings provided within submission.
Suitability	The site is located on the north eastern fringe of the site. The site adjoins the urban area and the defined SPA. Part of the site contains ridge and furrow and therefore development may be possible on parts of site with no earthworks. Access needs to be addressed in order to serve the proposed development and assess highway impacts and potential mitigation measures.
Constraints	Access needs to be addressed. Public Rights of Way (footpaths) within and adjoining the site.
Available	The land is under private but joint ownership and available for development. The site is proposed for development in 1-5 years.
Achievable	Subject to resolving the extent of the ridge and furrow dictating the extent of the developable there are no known major constraints that could affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Keep as open land; ridge and furrow exists on the site; need to maintain access to green spaces; and 86.5% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. The land is also of historic importance and further assessment would not be addressed to demonstrate the suitability of the site for development as well as whether a suitable access could be provided. In addition, further assessment would not be addressed to demonstrate the suitability of the site in regard to

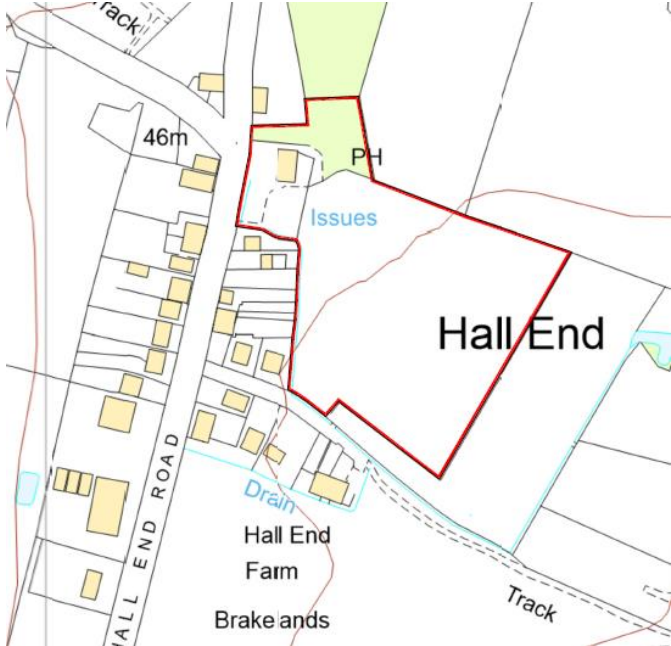
		access, highway arrangements and enhance sustainable modes of transport. Given the site's location on the edge of the built up area of Wootton, a smaller scheme could be viable subject to meeting technical requirements detailed above.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	546
Address	Land at Hall End Road 
Description	Agricultural (grade of agricultural land is unknown)
Gross Site Area (ha)	2.4
Proposed Use	64 dwellings (30 dph)
Suitability	The site is located north-west of Wootton. The site is divorced from the main settlement and is therefore not within or adjoining the urban area or the settlement policy area. Low probability of flooding (Flood Zone 1).
Constraints	No known constraints on the site, however, development would need to provide satisfactory access point. Concern whether the width of site frontage is sufficient to accommodate adoptable standard access and the impact upon highway safety.
Available	The land is under private and single ownership and available for development. The site is proposed for development in 1-5 years.
Achievable	Access to serve the proposed development would need to be satisfactory addressed. There are no other known constraints that could affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	No more building in the rural areas; roads are busy; one of the best vistas in Wootton; set a precedent for development in the area; essential green space; and 84.2% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. Accessibility and connectivity to existing services is poor. Site currently would not easily incorporate into the existing pattern of development within the Parish.

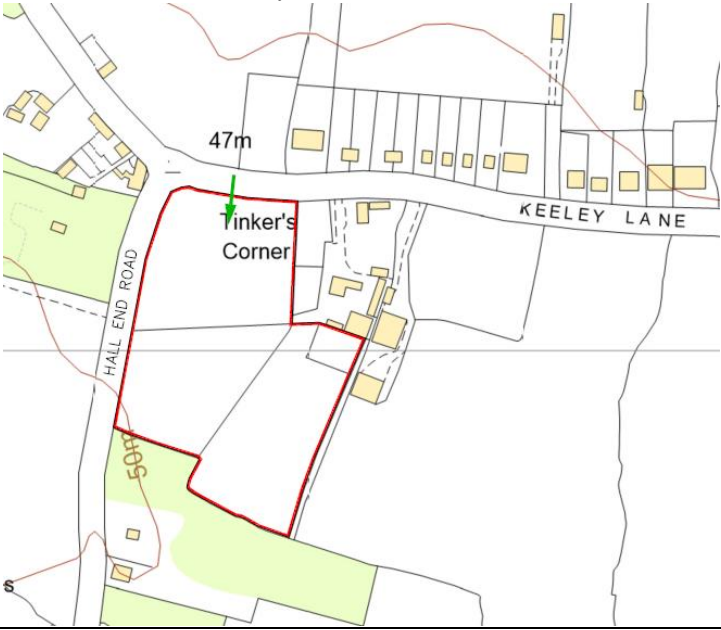
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	650			
Address	48 Potters Cross 			
Description	Previously the site of a former dwelling (now demolished) and grounds. Area of site heavily covered in trees			
Gross Site Area (ha)	0.1			
Proposed Use	3 dwellings			
Suitability	The site is located east of Wootton. The site is divorced from the main settlement and is therefore not within or adjoining the urban area or the settlement policy area. Low probability of flooding (Flood Zone 1). The site is within walking distance of local services and facilities.			
Constraints	Access needs to be addressed to adoptable standards in order to serve this proposed development, the access is currently unadopted. A Public Bridleway (9) aligns to the north west of the development boundary.			
Available	The land is under private and single ownership and available for development. The site is proposed for development in 1-5 years.			
Achievable	Apart from potential access issues there are no known major constraints that could affect the viability of the site.			
Neighbourhood Launch Exhibition & Questionnaire Summary	Possible but poor road surface and too narrow; spoil the area; already heavily over developed behind; access is poor and footpaths would need to be improved; and 72.4% strongly disagreed/disagreed with this site being a preferred site.			
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. Site currently would not easily incorporate into the existing pattern of development within the Parish unless the SPA was to be extended further into the open countryside.			
Suitability	Constraints	Available	Achievable	Public Consultation

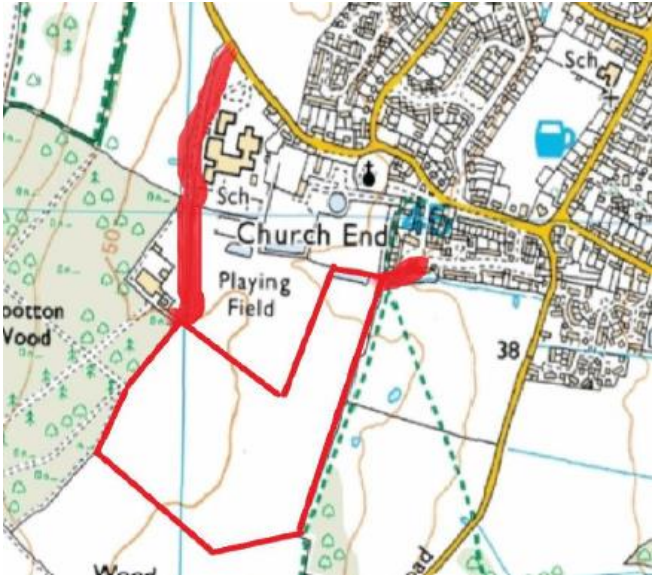
Site Reference		651		
Address		Cranfield Road, Wootton Green		
				
Description		Agricultural (grade of agricultural land is unknown)		
Gross Site Area (ha)		5.64		
Proposed Use		150 dwellings (30 dph)		
Suitability		The site is located east of Wootton. The site is divorced from the main settlement and is therefore not within or adjoining the urban area or the settlement policy area. Low probability of flooding (Flood Zone 1). The site is not within walking distance of local services and facilities. Given the proposed access would need to be supported by a Transport Statement to assess highway impacts, adoptable access standards achieved and potential mitigation measures, together with exploring opportunities to enhance sustainable modes of transport.		
Constraints		Access needs to be addressed to adoptable standards in order to serve this proposed development.		
Available		The land is under private and single ownership and available for development. The site is proposed for development in 1-5 years.		
Achievable		Apart from potential access issues there are no known major constraints that could affect the viability of the site.		
Neighbourhood Launch Exhibition & Questionnaire Summary		One of the least worst options; wrong side of Cranfield Road; over developments; spoil Berry Wood; dangerous access; and 82% strongly disagreed/disagreed with this site being a preferred site.		
Assessment Conclusions		The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. Site currently would not easily incorporate into the existing pattern of development within the Parish.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	652
Address	Land at The Chequers Public House, Hall End Road 
Description	Existing Public House, grounds and field (grazing/pasture)
Gross Site Area (ha)	2.01
Proposed Use	50 dwellings (30 dph)
Suitability	The site is not within or adjoining the urban area or a defined settlement policy area. The site is allocated as part of the Forest of Marston Vale to which Policy AD25 of the Allocations and Designations Local Plan (Adopted, July 2013) applies. Limited or no local services and facilities within walking distance but access to public transport facilities available. Low probability of flooding (Flood Zone 1). Given the proposed access would need to be supported by a Transport Statement to assess highway impacts, adoptable access standards achieved and potential mitigation measures, together with exploring opportunities to enhance sustainable modes of transport. The Chequers Public House in the northern corner is a Grade II Listed Building. In addition, 41-45 Hall End Road, adjacent to the north is also a Grade II Listed Building.
Constraints	The development of this site would involve the loss of a community facility. Access needs to be addressed in order to serve this proposed development.
Available	The land is under private and single ownership and available for development. The site is proposed for development in 1-5 years.
Achievable	There are known constraints that would affect the viability of the site.
Neighbourhood Launch Exhibition & Questionnaire Summary	Keep area rural; roads are already busy in this area; 50 houses is too much; too large; access issues; and 85.2% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The development of this site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. In addition, the development of the site would need to address the heritage assets as well as resolving a suitable access to serve the development. A smaller scheme could be viable which takes into

		account the surrounding built form and subject to meeting technical requirements detailed above.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	653
Address	Land at Tinkers Corner, Keeley Lane 
Description	Agricultural Field (grade of agricultural land is unknown)
Gross Site Area (ha)	1.85
Proposed Use	50 dwellings (30 dph)
Suitability	The site is located to the west of Wootton. The site is not within or adjoining the urban area or a defined settlement policy area. The site is allocated as part of the Forest of Marston Vale to which Policy AD25 of the Allocations and Designations Local Plan (Adopted, July 2013) applies. No local services and facilities within walking distance. Low probability of flooding (Flood Zone 1).
Constraints	Given the proposed access would need to be supported by a Transport Statement to assess highway impacts, adoptable access standards achieved and potential mitigation measures, together with exploring opportunities to enhance sustainable modes of transport. Deep Thatches, a residential property on the adjoining site to the east is a Grade II Listed building.
Available	The land is under private and single ownership and available for development. The site is proposed for development in 1-5 years.
Achievable	There are known constraints that would affect the viability of the site.
Acceptable	Wootton residents would need to comment on whether the site is considered acceptable as an allocation in the Neighbourhood Plan.
Neighbourhood Launch Exhibition & Questionnaire Summary	Roads are unable to cope; do not build on the rural areas; would set a precedent for complete infilling; over development; good site, curtilage development only; fewer houses maybe viable and 83.1% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The development of this site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. The development of the site would need to address the heritage assets (impact upon the setting of the listed building, Deep Thatches) as well as resolving a suitable access to serve the development. A smaller scheme

		could be viable which takes into account the surrounding built form and subject to meeting technical requirements detailed above.		
Suitability	Constraints	Available	Achievable	Public Consultation

Site Reference	681
Address	Rear of Wootton Upper School 
Description	Agricultural (grade of agricultural land is unknown)
Gross Site Area (ha)	16.28
Proposed Use	400 + (25-30 dph)
Suitability	The site is located to the west of Wootton. The site is not within or adjoining the urban area or a defined settlement policy area. The site is allocated as part of the Forest of Marston Vale to which Policy AD25 of the Allocations and Designations Local Plan (Adopted, July 2013) applies. To the west of the site is Wootton Wood, a County Wildlife Site. No local services and facilities within walking distance. Low probability of flooding (Flood Zone 1).
Constraints	Two access points would need to be provided to adoptable standards for 400 dwellings and need to be supported by a Transport Statement to assess highway impacts, adoptable access standards achieved and potential mitigation measures, together with exploring opportunities to enhance sustainable modes of transport. In addition, the proposed second access may require third party land.
Available	The land is under private and single ownership and available for development. The site is proposed for development in 1-5 years.
Achievable	Access to serve the proposed development would need to be assessed, in particular whether third party land is required. In addition, ecological considerations would also need to be considered given the proximity of the County Wildlife Site. There are no other known constraints that could affect the viability of the site.
Acceptable	Wootton residents would need to comment on whether the site is considered acceptable as an allocation in the Neighbourhood Plan.
Neighbourhood Launch Exhibition & Questionnaire Summary	Extra traffic; access not suitable; detriment to the Wootton Wood and Conservation Area; infilling will make the village a town; over development; ridge and furrow should be preserved; less impact than some other proposals but traffic could be a significant problem; and 85% strongly disagreed/disagreed with this site being a preferred site.
Assessment Conclusions	The site is not in line with the preferred development strategy for Wootton as defined within the emerging Local Plan. The scale of the development is of a significant scale and has the potential to have an overbearing impact on the

		village and in conflict with strategic objectives. Accessibility and connectivity to existing services is poor. Site currently would not easily incorporate into the existing pattern of development within the Parish.		
Suitability	Constraints	Available	Achievable	Public Consultation

6 CONCLUSIONS

6.1 The site assessment undertaken has shown that of the 16 sites assessed, none are immediately available and suitable for allocation for housing since there have either relatively minor technical (planning policy) or physical constraints which need to be addressed before the site can be allocated or have major constraints and are therefore unsuitable to go forward for development. In addition, opportunities have been highlighted by identifying sites which are not wholly developed but provide the prospect for a smaller scheme.

6.2 From the assessment carried out, a total of 7 sites are potentially suitable and available but have constraints that will need to be addressed or provide the opportunity for a smaller scheme, these sites are listed below with the area provided within the site submission made:-

Site 311 – Land adjacent to 41 Keeley Lane (15.97 hectares)

Site 312 – Land south of Keeley Lane (3.79 hectares)

Site 314 – Land at Hall End Road (4.2 hectares)

Site 317 – Land between Potters Cross and Wootton Road (18.14 hectares)

Site 463 – Land on south side of Keeley Lane (2.43 hectares)

Site 652 – Land at Chequers Public House, Hall End Road (2.01 hectares)

Site 653 – Land at Tinkers Corner, Keeley Lane (1.85 hectares)

6.3 Following further assessment of the above 7 sites with the WNDP Steering Group resulted in Sites 311 and 314 not progressing any further.

6.4 The remaining 9 sites were not considered suitable for allocation within the neighbourhood plan, these sites are as follows:-

Site 305 – Land at Berry Farm, off Cranfield Road (17.1 hectares)

Site 306 – Land at Cranfield Road, Wootton (10.5 hectares)

Site 308 – Land at Wootton Green (1.5 hectares)

Site 309 – Land at Wootton House (1.75 hectares)

Site 318 – Land east of Potters Cross (13.35 hectares)

Site 546 – Land at Hall End Road (2.4 hectares)

Site 650 – 48 Potters Cross (0.1 hectares)

Site 651 – Cranfield Road, Wootton Green (5.64 hectares)

Site 681 – Rear of Wootton Upper School (16.28 hectares)

6.5 The next stage will be for the WNDP Steering Group to resolve the sites (or part of a site) for allocation within the Neighbourhood Plan; to resolve further details from the site promoters to clarify

any matters which need to be addressed in order to bring the site forward; and to assess the sites against the vision and objectives of the Neighbourhood Plan