

POTTON NEIGHBOURHOOD DEVELOPMENT PLAN

Potton NDP - Annex A Site Assessments

Date: April 2025
Version: 4.0



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1 Introduction

As part of the process of developing the Potton neighbourhood development plan an exercise was conducted to establish what development sites existed within the Potton neighbourhood plan area and which of these would be:

- Acceptable to the community.
- Appropriate taking in to account access to the site, location, size.
- Local knowledge related to the value of the site to the parish.

Each of the sites was considered and given a rating of:

- Supported (Housing).
- Supported (Employment).
- Not Supported.

The overall data has been collated and presented in this document.

1.1 Site Assessment Process

To undertake the process there were a number of inputs used, namely:

- Neighbourhood plan consultations (questionnaire).

As part of the neighbourhood plan questionnaire and vision setting process the populace have been consulted as to their views on where development may be acceptable within the parish.

- Potton's Green Infrastructure Plan review.

As part of the neighbourhood plan development process the populace showed they were in favour of maintaining and enhancing the green infrastructure of Potton. They were consulted during the creation of a green infrastructure plan/Green wheel and designation of local green spaces. This information has been used when assessing potential sites.

- Potential or existing development sites.

An exercise was undertaken by the neighbourhood plan sub-committee to identify all the existing or potential development sites that were relevant for the period of the plan. Clearly there may be other small windfall sites that come forward during the plan period and these will be assessed using the same criteria at the relevant time by the Town Council. The sites identified comprise:

- Sites identified by the CBC in the call for sites.
- Sites that have previously been granted permission.
- Sites that are currently being developed.



- Sites that may fall within the category of windfall within the CBC Local Plan.
- Local knowledge of the sites in question.

Where potential sites exist there is a wealth of local knowledge relating to these that is not available to those who do not live within the community.

- Information on whether site rejection as part of CBC planning assessments.

The information for each site was then considered and detailed in the following sections, the site being given a status of:

- **Supported (Housing).**

The plan will support the development of housing in line with the policies within the neighbourhood plan and associated design guidance.

- **Supported (Employment).**

The plan will support the development of employment facilities/opportunities in line with the policies within the neighbourhood plan and associated design guidance.

- **Not Supported.**

The plan will not support the development of housing or employment facilities/opportunities on the site as it is deemed to be unsuitable.

2 Site Assessments

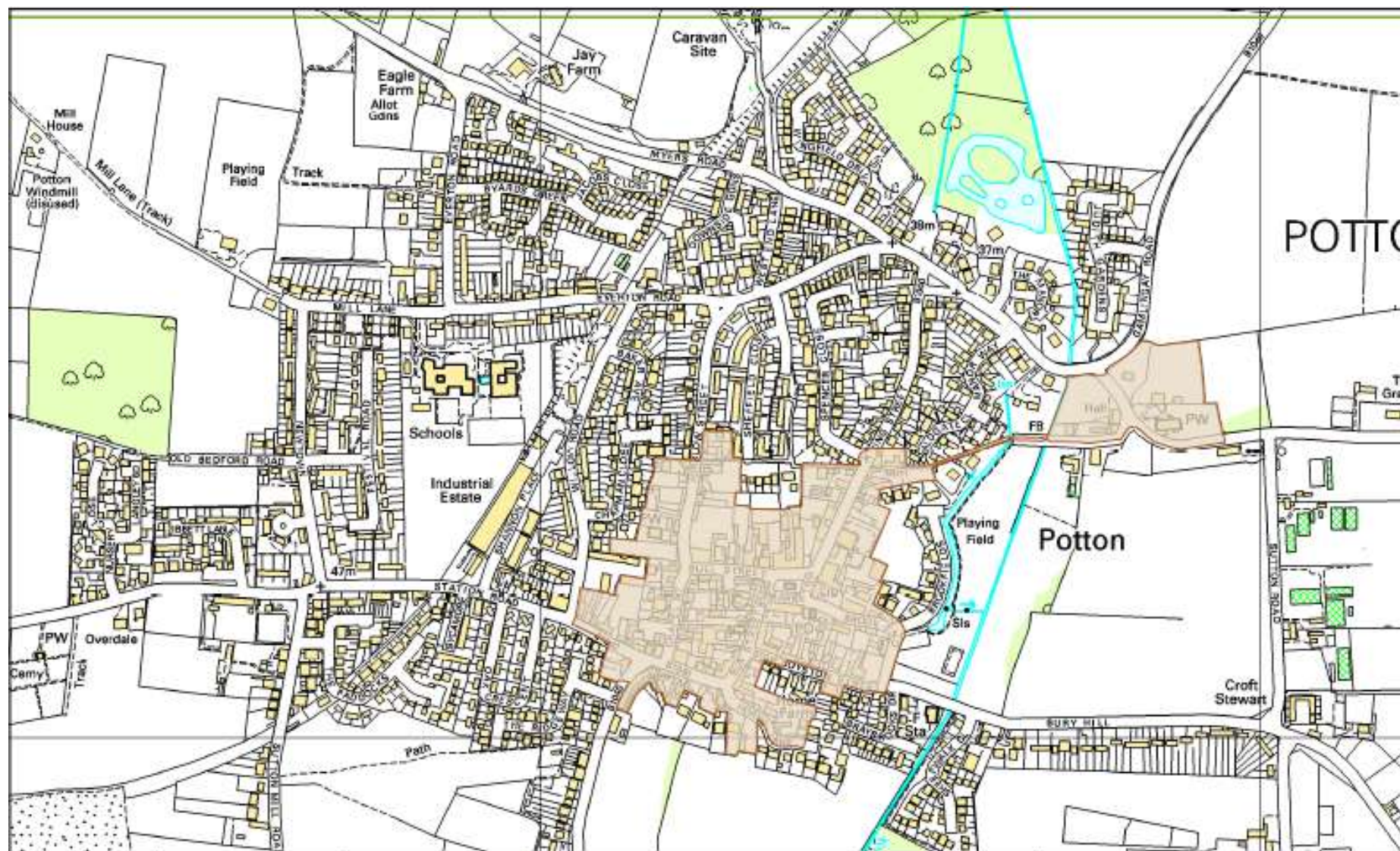


Figure 1 - Potton Conservation Area

Potton NDP - Annex A Site Assessments Potton Neighbourhood Development Plan

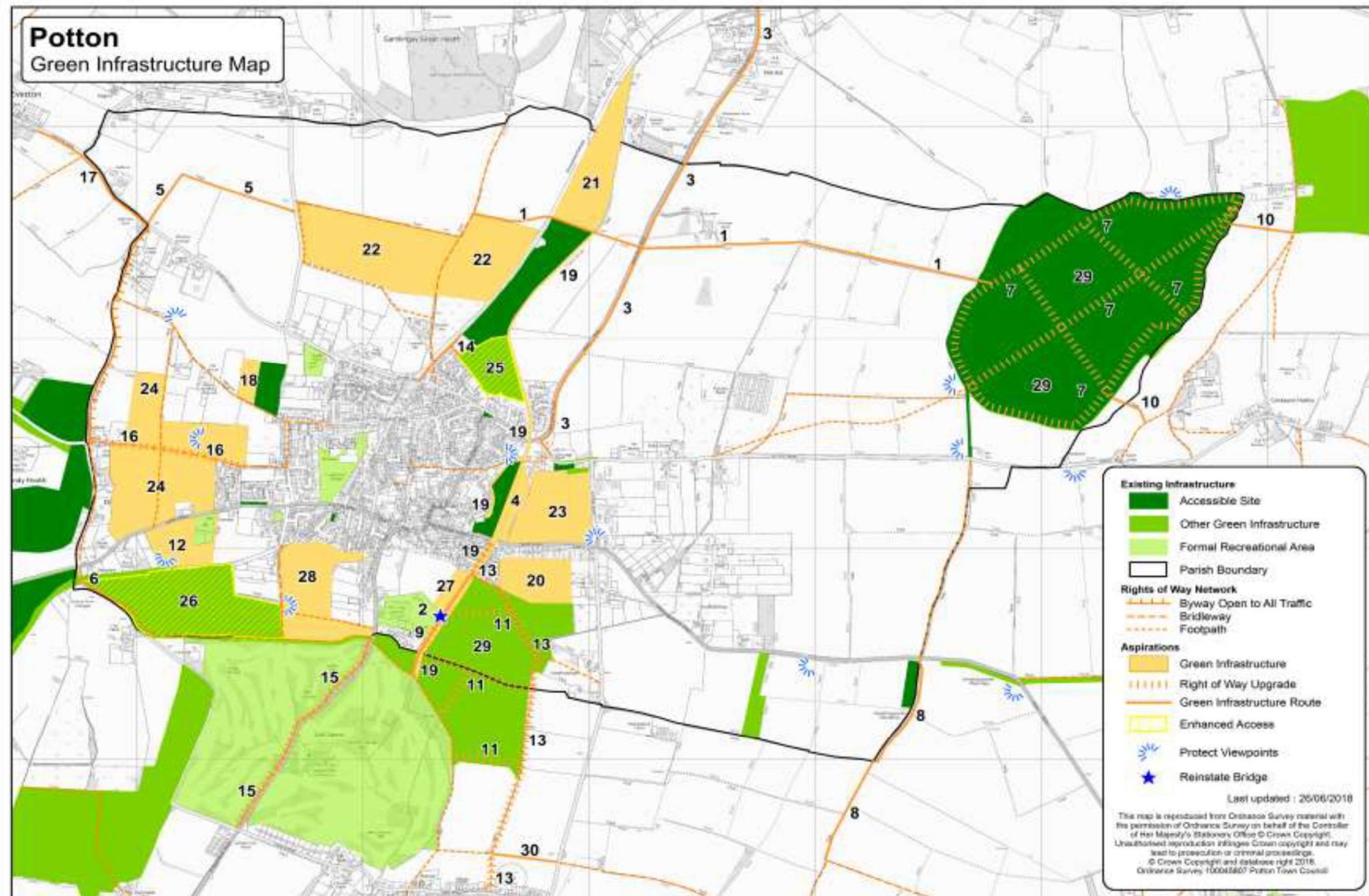


Figure 2 - Potton Green Infrastructure Map

Potton Town Council

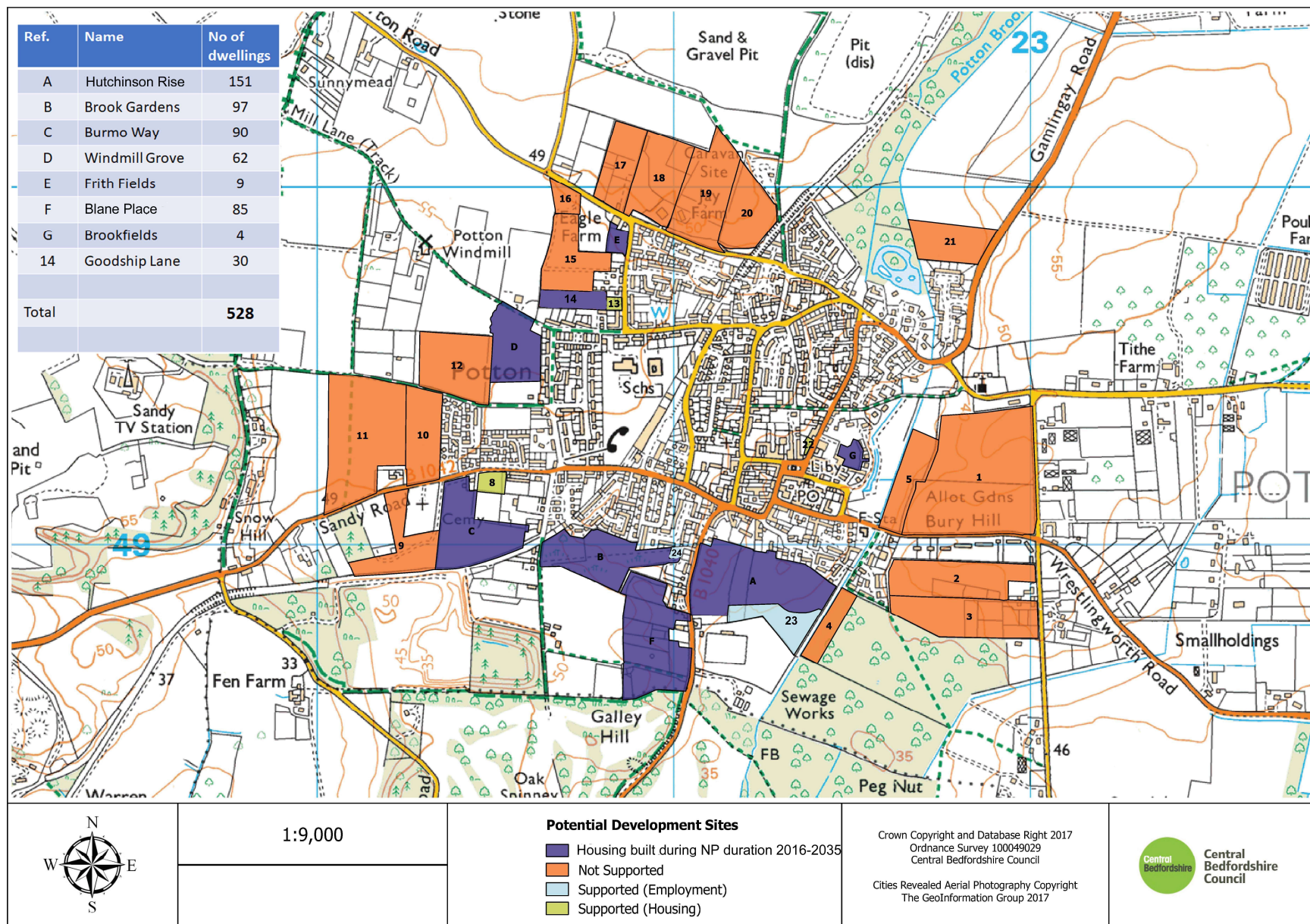




Figure 3 - Assessed Sites







Table 1 - Key to the assessed sites map location / identifiers



Page	Site Number	CBC Reference	Site Description
10	Site 1	NLP421	Land north of Bury Hill
11	Site 2	ALP465	Land south of Bury Hill and off Sutton Road
12	Site 3	ALP 199	Land off Sutton Road
13	Site 4	ALP096	Land south of Sheepwalk Close and adjoining Pegnut Wood and Potton Brook
14	Site 5	NLP214	Land at Bury Hill
15	Site 8	HAS43	Land off Sandy Road, adjacent to site D
16	Site 9	NLP042	Land at the back and side of Potton Cemetery. Sandy Road south
17	Site 10	ALP217	Land north of Sandy Road
18	Site 11	NLP186 / ALP017	Land north of Sandy Road
19	Site 12	ALP453	Land off Old Bedford Road
20	Site 13	ALP453	Land off Everton Road



Page	Site Number	CBC Reference	Site Description
21	Site 14	NLP170	Land off Everton Road
22	Site 15	NLP347	Land at rear of Everton Road
23	Site 16	ALP220	Land south of Everton Road
24	Site 17	ALP095	Land north of Myers Road , west of Jay Farm
25	Site 18	NLP098	Jay Farm
26	Site 19	NLP130	Jay Farm
27	Site 20	NLP398	Land adjacent to Jay Farm
28	Site 21	NLP157	Land on the west side of Gamlingay Road
26	Site 22	NLP157	Former site of Thornhill Car Sales, King Street
27	Site 23	MA5	Designated Employment Area within CBC Local Plan 2011
28	Site 24		Engine Shed

Site 1	NLP421	Land north of Bury Hill
 	Description:	This site is prime agricultural land and is let on an agricultural tenancy.
	Size / Capacity	10.51 ha Maximum dwellings (CBC): 189
	Access:	Access would be from Bury Hill and Sutton Road.
	Comments:	<p>This site is outside the settlement envelope. It borders the settlement envelope on the southern boundary only. This site forms a highly distinctive open space and has been identified a site of significant beauty overlooking a Grade 1 listed 12th century church (see photo).</p> <p>The Potton Green Infrastructure Plan has an aspiration to create accessible GI land that includes a community woodland in this location. This site is also a critical section of the developing Potton Green Wheel.</p> <p>The site is within a Minerals and Waste Safeguarding Area and also has archaeological potential.</p> <p>The site does not have a strong relationship to the existing settlement of Potton. Any development on this site would create an isolated housing estate to the east of the town.</p> <p>Green Infrastructure Plan aspiration 23 is the creation of accessible land on this site.</p> <p>Potton Green Wheel proposes a bridleway/footpath which runs through this site.</p>




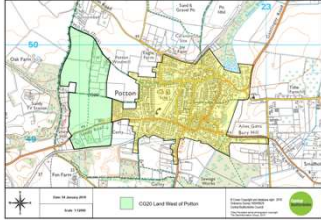
Site 2	ALP465	Land south of Bury Hill and off Sutton Road
 	Description:	The site is currently divided into multiple paddocks. A proportion of the site is classified as grade 1 agricultural land.
	Size / Capacity	3.42 ha Maximum dwellings (CBC formula): 61
	Access:	Access to this site is from Sutton Road, a single carriageway road linking Potton to the villages of Sutton and Dunton.
	Comments:	<p>The site has been identified in the Potton GI Plan as aspirational extension to Pegnut Wood with accessible woodland and grassland areas.</p> <p>This site is within the Greensand Nature Improvement Area and is thus an inappropriate location for development.</p> <p>Any development would cause harm to the character and appearance of the area by extending built development into the countryside and due to its siting to the rear of the strong building line of Bury Hill would appear incongruous and out of character with the existing dwellings to the north.</p> <p>The site has potential ecological value in terms of forage for birds and mammals and any potential development would have to take account of this.</p> <p>This site is outside of the Potton settlement Envelope and is within the open countryside. Given its location and relationship to the existing settlement and in the absence of provision for direct access and suitable footpath and cycleway connections it would be isolated from the services and facilities of Potton and thus would result in heavy dependency on car journeys either into the market square or through the centre of town to Biggleswade or Sandy.</p>

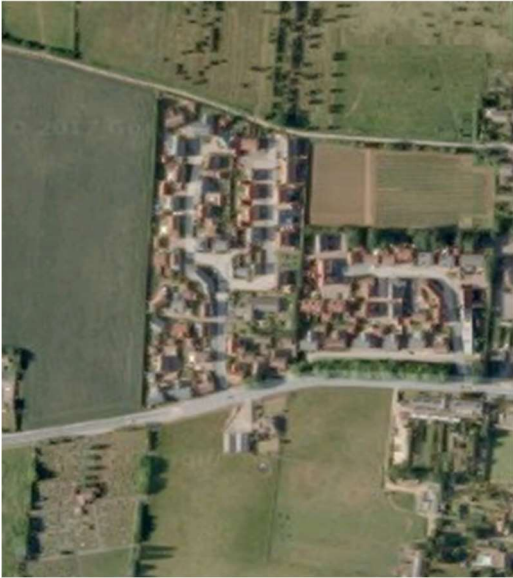

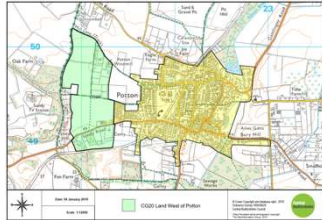
Site 3	ALP 199	Land off Sutton Road
 	Description:	<p>The site is currently divided into multiple paddocks. A proportion of the site is classified as grade 1 agricultural land. The site is immediately north of Pegnut Wood, sharing a 325m boundary.</p>
	Size / Capacity	3.1 ha Maximum dwellings (CBC): 56
	Access:	Access to this site is from Sutton Road, a single carriageway road linking the villages of Sutton and Dunton.
	Comments:	<p>This site is identified as Aspiration 20 of the Potton GI Plan, to: Extend Pegnut Wood, northwards, with accessible woodland and grassland areas. An extension of the wood provides opportunity to diversify woodland age structure and habitat.</p> <p>This site is within the Greensand Nature Improvement Area and is thus an inappropriate location for development.</p> <p>This site is outside the settlement envelope and any development would cause harm to the character and appearance of the area by creating a remote built development into the countryside and due to its isolated siting would appear incongruous and out of character with the existing dwellings to the north.</p> <p>The site has potential ecological value in terms of forage for birds and mammals and any potential development would have to take account of this.</p> <p>Given its location and relationship to the existing settlement and in the absence of provision for direct access and suitable footpath and cycleway connections it would be isolated from the services and facilities of Potton and thus would result in heavy dependency on car journeys either into the market square or through the centre of town to Biggleswade or Sandy.</p>

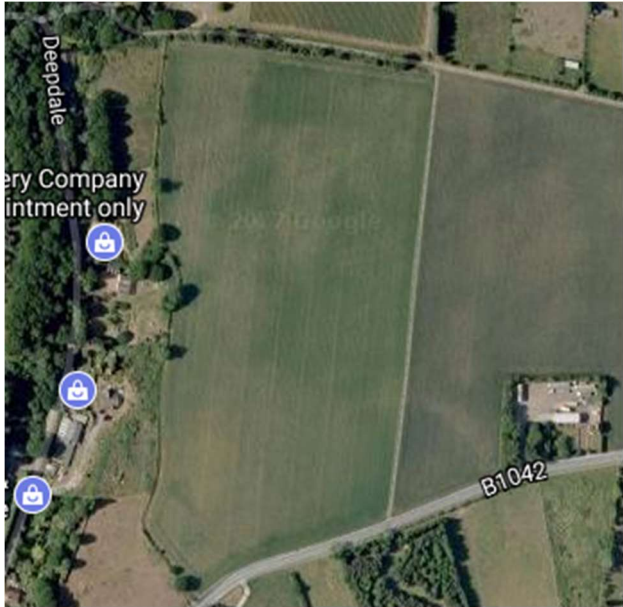

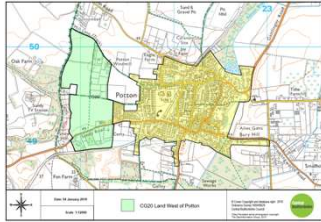
Site 4	ALP096	Land south of Sheepwalk Close and adjoining Pegnut Wood and Potton Brook
 	Description:	This is a narrow strip of land boarded by Potton Brook and Pegnut Wood.
	Size / Capacity	0.665 ha Maximum dwellings (CBC): 16
	Access:	Access would be via Sheepwalk Close at the northern end of the site.
	Comments:	<p>50% of the eastern side of this site borders Pegnut Wood which has been designated as a Local Green Space by the Potton Neighbourhood Plan. The western boundary borders the designated sites for a Community Green Space (Aspiration 27 of the Potton GI Plan) and Community Hall. Any development on this site would form an unnatural division between two identified Local Green Spaces.</p> <p>This site is identified as, to: Create new community green space and orchard adjacent to Potton Brook.</p> <p>Site of a former bridge crossing for which reinstatement is being sought as part of the GI Plan aspirations and Green Wheel, albeit not necessarily in its exact former location</p> <p>100% of the site is within Flood Zones 2 and 3.</p> <p>The site is close location to the Potton Sewage Treatment Works and recent Odour Assessment indicates that the southern end of the site is unfit for housing development.</p> <p>This site is outside the settlement envelope.</p>



Site 5	NLP214	Land at Bury Hill
 	Description:	Land part of a residential plot
	Size / Capacity	2 ha Maximum dwellings (CBC formula): 36
	Access:	From Bury Hill
	Comments:	<p>The undeveloped nature of the site allows unobstructed views from the Henry Smith playing fields towards the Bury Hill / church area. These views were designated as important during the GI plan consultation - Green Infrastructure Plan aspiration 4 is the creation of a wildlife corridor with wetland features</p> <p>The site borders Potton Brook and also features rough grassland and scrub. As such the site supports a range of wildlife and acts as a refuge from the busier Henry Smith playing field opposite. It provides foraging for bats and a variety of birds (see Henry Smith playing field).</p> <p>Geologically and as a habitat, this site is the one of the few remaining examples within the parish of alluvial riverine clays with a peaty surface and part of the Dunton Clay Vale landscape designation in Potton. Such areas would have formerly been lowland wet grassland and grazing pasture and now with a future potential for restoration to flower rich grassland.</p> <p>More than 50% of this site is within the Potton Brook flood zone. Access to the site is close to a bend on Bury Hill and would therefore present a traffic hazard.</p> <p>This site is outside the settlement envelope and development would result in urbanisation of the open countryside and would have a poor relationship with the built up area of Potton.</p>



Site 8	HAS43	Sandy Road
 	Description:	This site is adjacent to site C which has planning consent.
	Size / Capacity	CBC formula calculates a maximum of 12 properties
	Access:	From Sandy Road
	Comments:	<p>This site is adjacent site C on Sandy Road and has been included in the new Local Plan.</p> <p>Sandy Road is a busy entrance route into Potton and therefore any development on this site must take account of this. This is particularly important because this site is adjacent to site C where the development of 90 dwellings will increase traffic flow in the immediate area.</p> <p>Any development should be in accordance with the Neighbourhood Plan Design Statement and Character Assessment.</p> <p>The Neighbourhood Plan will support development on this site.</p>

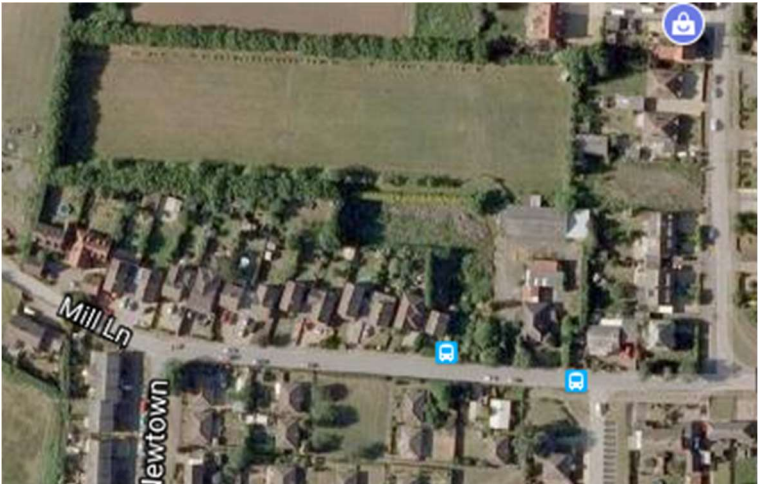

Site 9	NLP042	Land at the back and side of Potton Cemetery. Sandy Road south
  	Description:	This is a greenfield site
	Size / Capacity	2.02 ha Maximum dwellings (CBC): 36
	Access:	From Sandy Road
	Comments:	<p>This site is within the Local Plan Countryside Gap to prevent settlements merging (coalescence).</p>  <p>This site is outside the settlement envelope and lies to the southwest of the town and surrounds Potton Cemetery. The cemetery is very open in visual terms and the site would not be a logical extension to the settlement as it is separate and extends away from existing built development.</p> <p>Despite the fact that an adjacent site to east has recently been granted planning consent, this site is still an unnatural extension to the west of Potton and would provide an isolated development some considerable distance from the shopping area. This isolation would either lead to increased vehicular traffic into the centre of town or residents travelling to Sandy.</p> <p>Speeding traffic has been identified as an issue on Sandy Road and so access from the site is also considered hazardous.</p> <p>This site is identified as Aspiration 23 of the Potton GI Plan, to: Create accessible GI land west of Sutton Road. It also provides excellent views toward St Marys Church.</p>



Site 10	ALP217	Land north of Sandy Road
 	Description:	This site is grade 2 agricultural land and within a Minerals Safeguarding Area.
	Access:	From Sandy Road
	Size / Capacity	2.57 ha Maximum dwellings (CBC): 46
	Comments:	<p>This site is within the Local Plan Countryside Gap to prevent settlements merging (coalescence).</p>  <p>The site is outside the settlement envelope and does not present a logical extension to Potton and would considerably change the historical settlement pattern and character of Potton.</p> <p>The site is within the Greensand Ridge Nature Improvement Area NERC have designated the site as a significant wildlife area. There are records of reptiles and mammals on site and has value to farmland birds such as Skylark and Grey Partridge.</p> <p>Development of this site would have an adverse impact on the views and resultant amenity enjoyed by users of the local highway and footpath network where walkers would be confronted by views of a hard urban edge to the south along footpath No9.</p> <p>A single exit onto an already busy link road from Potton to Sandy is dangerous when turning towards Sandy.</p> <p>Potton Green Infrastructure Plan aspiration 24 is the creation of a managed area on this site, as accessible acid grassland</p>



Site 11	NLP186 / ALP017	Land north of Sandy Road
 	Description:	This site is grade 2 agricultural land and within a Minerals Safeguarding Area.
	Access:	From Sandy Road
	Size / Capacity	5 ha Maximum dwellings (CBC): 90
	Comments:	<p>This site is within the Local Plan Countryside Gap to prevent settlements merging (coalescence).</p>  <p>The site is outside the settlement envelope and does not present a logical extension to Potton and would considerably change the historical settlement pattern and character of Potton. A single exit onto an already busy link road from Potton to Sandy is dangerous when turning towards Sandy.</p> <p>The site is within the Greensand Ridge Nature Improvement Area NERC have designated the site as a significant wildlife area. There are records of reptiles and mammals on site and has value to farmland birds such as Skylark and Grey Partridge.</p> <p>Development of this site would have an adverse impact on the views and resultant amenity enjoyed by users of the local highway and footpath network (particularly footpaths No9 and 15). Walkers would be confronted by views of a hard urban edge to the south along footpath No9 and footpath No15 will run south through the centre of the development to Sandy Road.</p> <p>Potton Green Infrastructure Plan aspiration 24 is the creation of a managed area on this site, as accessible acid grassland</p> <p>Potton Green Wheel incorporates footpath PTN 15/10 which runs through this site.</p>



Site 12	ALP453	Land off Old Bedford Road
 	Description:	This is a greenfield site
	Size / Capacity	3.5 ha Maximum dwellings (CBC): 63
	Access:	From Old Bedford Road (Bridleway PTN/9/20) – No public road access to the site.
	Comments:	<p>Access to this site is only via Old Bedford Road which is a bridleway PTN/9/20 . There is no access provided via the adjacent site that has been recently awarded planning consent.</p> <p>Public Rights of Way pass through this site. These routes will form part of the emerging Potton Green Wheel, either as ‘spokes’ or the main ‘rim’). This area is very popular with cyclists, horse riders, walkers, for exercising dogs and is heavily used.</p> <p>The site lies outside the settlement envelope and is not a logical extension to the town. The site would be isolated and not well related to the existing settlement.</p> <p>This site is identified as Aspiration 24 of the Potton GI Plan, to: Manage area to north and south of Old Bedford Road as accessible acid grassland site, which is a local and national priority habitat</p>

Site 13	ALP045	Land off Everton Road
 	Description:	This is a greenfield site.
	Size / Capacity	0.10 ha Maximum dwellings (CBC): 3
	Access:	This site is on Everton Road
	Comments:	<p>This site is on the edge of the settlement envelope, with existing developments on the eastern and southern borders. Vehicular access to this site is from Everton Road.</p> <p>It is possible that this site could provide access to site 14</p> <p>The Neighbourhood Plan will support development on this site.</p>


Site 14	NLP170	Land off Everton Road
 	Description:	Paddock. This is a greenfield site.
	Size / Capacity	1.05 ha Maximum dwellings (CBC): 25
	Access:	No vehicular access
	Comments:	<p>This site is on the edge of the settlement envelope, with existing developments on the eastern and southern borders.</p> <p>There is no vehicular access to this site and so development proposals would have to include the creation of an access road.</p> <p>The eastern boundary of the site is adjacent to Potton Recreation site and could provide a footpath between Mill Lane bridleway and The Old Bedford Road footpath.</p> <p>April 2025 update – Site has been developed as Goodship Lane with 30 dwellings.</p>



Site 15	NLP347	Land at rear of Everton Road
 	Description:	This is a greenfield site.
	Size / Capacity	2.4 ha Maximum dwellings (CBC): 43
	Access:	Access to this site is a problem, with the only existing access point being a narrow access road that lies outside the site
	Comments:	<p>This site is on the edge of the settlement envelope, with existing developments on the eastern and southern borders.</p> <p>There is no vehicular access to this site and no obvious opportunity to provide such access.</p> <p>The eastern boundary of the site is adjacent to Potton Recreation site and could provide a footpath between Mill Lane bridleway and The Old Bedford Road footpath.</p> <p>The northern boundary borders an allotment site.</p>


Site 16	ALP220	Land south of Everton Road
 	Description:	Greenfield site
	Access:	From Everton Road
	Size / Capacity	0.6 ha Maximum dwellings (CBC): 11
	Comments:	<p>The site is situated to the northwest of Potton, along the Everton Road and is outside the settlement envelope.</p> <p>The site is detached from the edge of the settlement, with an active allotment on the eastern perimeter. This acts as a barrier between the site and the town and thus is not a logical extension to the town.</p> <p>This section of Everton Road is a small country road and is not suitable for the volume of traffic that would be generated by development of this site.</p>



Site 17		ALP095	Land north of Myers Road , west of Jay Farm
 	Description:	This is a greenfield site	
	Size / Capacity	2 ha Maximum dwellings (CBC): 36	
	Access:	From Myers Road	
	Comments:	This site lies to the north of Potton and is outside the settlement envelope.	
		The site is not a logical extension to the settlement and it would be an isolated development on the north of Myers Road, a small country road to Everton.	
The topography of the site is such that it is above the level of the road and would create negative views for the existing surrounding dwellings. This raised elevation would also have the negative effect of the development being higher than the rest of the town and would thus dominate the vista of Potton.			
The isolation of this site would result in increased traffic flow into the town centre in order to access shops on the Market Square or to progress to either Biggleswade or Sandy.			
		Potton Green Infrastructure Plan aspiration 22 to create publicly accessible nature reserve including woodland, heathland, exposed sand banks lies to the north of this site, and development here would be detrimental to this aspiration.	



Site 18	NLP098	Jay Farm
 	Description:	This is an agricultural site
	Size / Capacity	1.8 ha Maximum dwellings (CBC): 43
	Access:	From Myers Road
	Comments:	This site lies to the north of Potton and is outside the settlement envelope.
		The site is not a logical extension to the settlement and it would be an isolated development on the north of Myers Road, a small country road to Everton.
		The topography of the site is such that it is above the level of the road and would create negative views for the existing surrounding dwellings. This raised elevation would also have the negative effect of the development being higher than the rest of the town and would thus dominate the vista of Potton.
		<p>The isolation of this site would result in increased traffic flow into the town centre in order to access shops on the Market Square or to progress to either Biggleswade or Sandy.</p> <p>Potton Green Infrastructure Plan aspiration 22 to create publicly accessible nature reserve including woodland, heathland, exposed sand banks lies to the north of this site, and development here would be detrimental to this aspiration.</p>


Site 19	NLP130	Jay Farm	
 	Description:	This is an agricultural site	
	Size / Capacity	3.23 ha Maximum dwellings (CBC): 58	
	Access:	From Myers Road	
	Comments:	This site lies to the north of Potton and is outside the settlement envelope.	
		The site is not a logical extension to the settlement and it would be an isolated development on the north of Myers Road, a small country road to Everton.	
The topography of the site is such that it is above the level of the road and would create negative views for the existing surrounding dwellings. This raised elevation would also have the negative effect of the development being higher than the rest of the town and would thus dominate the vista of Potton.			
The isolation of this site would result in increased traffic flow into the town centre in order to access shops on the Market Square or to progress to either Biggleswade or Sandy.			
		Potton Green Infrastructure Plan aspiration 22 to create publicly accessible nature reserve including woodland, heathland, exposed sand banks lies to the north of this site, and development here would be detrimental to this aspiration.	

Site 20	NLP398	Land adjacent to Jay Farm
 	Description:	This is a greenfield site
	Size / Capacity	2.46 ha Maximum dwellings (CBC): 44
	Access:	From Myers Road
	Comments:	This site lies to the north of Potton and is outside the settlement envelope.
		The site is not a logical extension to the settlement and it would be an isolated development on the north of Myers Road, a small country road to Everton.
		The topography of the site is such that it is above the level of the road and would create negative views for the existing surrounding dwellings. This raised elevation would also have the negative effect of the development being higher than the rest of the town and would thus dominate the vista of Potton.
		The isolation of this site would result in increased traffic flow into the town centre in order to access shops on the Market Square or to progress to either Biggleswade or Sandy.
		Potton Green Infrastructure Plan aspiration 22 to create publicly accessible nature reserve including woodland, heathland, exposed sand banks lies to the north of this site, and development here would be detrimental to this aspiration.

Site 21	NLP157	Land on the west side of Gamlingay Road
	Description:	This is a greenfield site
	Size / Capacity	2.18 ha Maximum dwellings (CBC): 39
	Access:	From Gamlingay Road
	Comments:	<p>This site lies to the north of Potton on the very edge of the settlement envelope and is not a logical extension of the town.</p> <p>This site would be isolated from the rest of Potton by extensive woodland to the west and a well-established tree line that prevents connection to the adjacent dwellings in Judith Gardens.</p>
		<p>40% of this site is in the flood zone.</p> <p>Access from this site would be onto a very busy road connecting Gamlingay and Potton. Issues of speeding on Gamlingay are well documented and thus vehicular access from this site is considered dangerous.</p>

Site 22		King Street
 	Description:	This site is currently a used car showroom on King Street (B1040)
	Access:	From King Street
	Comments:	<p>This site is adjacent to McColl's supermarket and opposite a Tesco Express store.</p> <p>Any development should be in accordance with the Neighbourhood Plan Design Statement and Character Assessment for the location.</p> <p>Due to its location on the busy King Street it is essential that sufficient off-road parking is provided.</p> <p>The Neighbourhood Plan will also support development of this site for Offices or retail business.</p>

Site 23		Designated Employment Area within CBC Local Plan 2011
 	Description:	This is an employment area designated as part of the Biggleswade Road East development under construction.
	Access:	Biggleswade Road
	Comments:	<p>The Neighbourhood Plan survey identified the need and desire for small business premises within Potton and so we support the decision of Central Bedfordshire Council to allocate an employment area within the Tall Trees development on Biggleswade Road.</p> <p>We support the development of small business units / Business Park on this site to provide premises for the many home-based businesses in Potton and to provide alternative premises to existing small businesses in the town. This would also encourage new businesses to locate in Potton.</p> <p>This site is considered by CBC to be unsuitable for residential development due to the close location of a Sewage Works. The Potton Neighbourhood Plan supports this view.</p>

Site 24		Engine Shed
	Description:	Heritage Railway engine shed
	Access:	Biggleswade Road
	Comments:	<p>The Neighbourhood Plan survey identified the need and desire for small business premises within Potton and so the Potton Neighbourhood Plan supports any application to use this heritage building for light industrial use.</p> <p>Conversion into residential units would not be supported.</p>