



Description	The site comprises a rectangular shaped field to the west of Cranfield Road, just to the south of the access to Manor Farm Business Park. It is flat with out notable features other than telegraph poles running through the rear of the site.
Reference	AH4
Name	Land West of Cranfield Road (“Parcel B”)
Size and capacity	0.95Ha (capacity not shown as far in excess of Neighbourhood Plan requirements)
Relationship to existing development	The site is well-related to the existing settlement and is directly opposite the most recent development in the village; Lewens Croft. The site has good road frontage as well as an existing access to the north to Manor Farm Business Park. There are presently no dwellings on the western side of Cranfield Road, however.
Previously developed/existing buildings?	The site is not previously developed and has no built form.

Access	The site can be accessed directly from Cranfield Road or from the north via a potentially improved Manor Farm access.
Landscape	The site lies on the edge of the village although views into/out of the site are screened by vegetation and buildings at Manor Farm. It could be developed without any significant landscape harm.
Flooding/drainage	There are no known flooding or drainage issues associated with the site.
Heritage	Development of the site would not adversely affect any designated heritage assets.
Ecology	There are no known ecological constraints affecting the site, although it is noted there are ponds to the immediate west and north of the site, which would need to be surveyed for newts or any application subject to the District Licensing Scheme.
Conclusion	<p>The site is well related to the existing village, is unconstrained, and benefits from good access. However, it would establish development to the west of Cranfield Road.</p> <p>It should nevertheless be considered further for allocation, which should be in a form restricted to the portion of site with road frontage – see map below.</p>



Area within dotted line suitable for further consideration