

### Site Assessments

Ref	Name	Max Capacity	Access	Commentary	Heritage Assessment	Driving distance from Town Centre (Km)	Walking distance from Town Centre (Km)	Walking distance from Doctors	Walking distance from Infant Academy	Walking distance from Junior School	Walking distance from Secondary School	Walking distance from recreation space	Impact of Sewage Works	Landscaped impact	Heritage impact
Site A	South of Lavendon Road	60		Site is level, with access via the Lavendon Road. Adjacent to Flood Zone 3. Close to existing footpath network and bus network. Disused railway embankment separates site from existing residential boundary.	The site has clear potential for archaeological remains of Romano-British date as evidenced by recent investigations to the north (Site R) adjacent to the extensive scheduled monument at Ashfurlong. As such it will be necessary to carry out field evaluation of the site prior to development. In this instance the likelihood of remains of equivalent significance to the scheduled monument being encountered is regarded as being low. As such it would be acceptable for the evaluation and any subsequent necessary archaeological mitigation to be carried out under condition.	1.3	1.3	0.9	1.7	0.6	1.3	1.1			
Site B	West of Warrington Road	117		Site adjacent to a main road to the east, office development to the south and sewage works to the west. Physical separation from existing residential boundary. Access is on to main A509.	The site is directly opposite the scheduled monument at Ashfurlong and cropmarks of a probable trackway and related features that may be a continuation of the Ashfurlong settlement have been recorded (MKHER record = MMK3881). The site should be subject to archaeological field evaluation prior to the submission of a planning application as there is a high likelihood of nationally important archaeological remains being encountered. This possibility would need to be tested before planning consent being considered.	1.3	1.3	0.9	1.7	0.7	1.3	1.1			
Site C	East of Yardley Road	59		Site is currently allocated for employment use / open countryside. Industrial estate to the south, office developments to the east, and sewage works to the north. Physical separation from existing residential boundary. Access is through office development.	An archaeological field evaluation of the SE part of the site revealed archaeological features including a Saxon pit containing pottery and a Roman coin. Further field evaluation of the NW part of the site will be necessary in addition to targeted mitigation (excavation) in the SE part of the site. These requirements may be secured by an appropriate planning condition.	1.3	1.3	0.9	1.7	0.7	1.3	1.1			

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Site D	South-west of Yardley Road	270		Site is adjacent to Yardley Road and within the protected bypass route. Connected to the existing residential development of Woodpits Lane. Accessed from Yardley Road, with footpath links along Yardley road, or through Woodpits Lane.	The adjacent site at Aspreys contained an Iron Age pit alignment recorded through excavation. This feature is likely to continue into Site D. An archaeological field evaluation and mitigation either by preservation in situ or excavation will be necessary. These requirements may be secured by an appropriate planning condition.	1.3	1.3	0.9	1.1	0.3	0.6	0.9			
Site E	Aspreys north end	201		Site lies to the west of Aspreys and within the protected bypass route. Good vehicle and pedestrian connection to the town.	No known archaeological constraints within site. However, presence of Iron Age pit alignment on adjacent Aspreys site suggests some potential for buried archaeology. An archaeological field evaluation and mitigation either by preservation in situ or excavation will be necessary. These requirements may be secured by an appropriate planning condition.	1.5	1.5	1.1	0.8	0.4	0.3	0.6			
Site F	Aspreys north of Ousedale School	252		Site lies to the west of Aspreys and within the protected bypass route. Adjacent to secondary school, which could hamper future school expansion. Good vehicle and pedestrian connection to the town. High point of ridge	No known archaeological constraints within site. However, presence of Iron Age pit alignment on nearby Aspreys site suggests some potential for buried archaeology. An archaeological field evaluation and mitigation either by preservation in situ or excavation will be necessary. These requirements may be secured by an appropriate planning condition.	1.7	1.3	0.9	0.6	0.6	0.0	0.4			
Site G	Aspreys south end	252		Site lies to the west of Aspreys / north of Weston Road and within the protected bypass route. Adjacent to secondary school playing fields and Barnfield open space. Good vehicle and pedestrian connection to the town. visual impact on River Ouse valley, and the views to and from Weston Underwood	No known archaeological constraints within site. However such a large green field site in an elevated location may contain significant buried archaeological remains of prehistoric or Romano-British origin. An archaeological field evaluation and mitigation either by preservation in situ or excavation will be necessary. These requirements may be secured by an appropriate planning condition.	1.0	1.0	1.0	0.4	1.2	0.3	0.5			

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Site H	Cobbs Garden Surgery Site	15-20		An infill site currently occupied by the Cobbs Garden Doctors Surgery and Medical Centre. Vehicular access would be from West Street with Pedestrian access also from West Street and via the passageway from the High Street. Redevelopment of this site could only occur once the current Doctors Surgery and Medical Centre is relocated and expanded on another site within the Town. The site is in the ownership of the Partners of the Doctors Surgery and should be safeguarded for a residential-led community use such as a new care home, assisted living scheme or apartments for elderly residents without an element of care. Careful design, impact on neighbouring dwellings/uses and impact on heritage assets will be required.		0.3	0.3	0.1	0.8	0.8	0.9	0.4			
Site I	Youth Club Site and Former MK Local Plan Site Allocation OY4	50		An infill site currently occupied by the Youth Centre, related open ground and land to the rear of dwellings off East Street. Vehicular access should be from East Street or Austen Avenue with Pedestrian access also from East Street or Austen Avenue. Redevelopment of this site could yield approx 50 dwellings together with new and improved Community Facilities, Doctors Surgery, Medical Centre and Primary Care Facility, together with a scheme of Sheltered or Elderly Persons Housing. 6m Wayleave required through the centre of the Youth Club open space for Anglian Water sewerage access.	No known archaeological constraints within site, but some potential for buried archaeology. An archaeological field evaluation and mitigation either by preservation in situ or excavation will be necessary. These requirements may be secured by an appropriate planning condition.	0.4	0.4	0.4	0.9	0.9	1.1	0.1			
	Land at Riverside Walk	115		Site lies to the east of Midland Road and bounded by the river on the east. Lies predominantly in Flood Zone 3	No known archaeological constraints within site. However these valley bottom sites have clear potential for prehistoric and Romano-British buried archaeology. An archaeological field evaluation and mitigation either by preservation in situ or excavation will be necessary. These requirements may be secured by an appropriate planning condition.	1.3	1.2	0.8	1.5	0.9	1.6	0.9			

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	Land west of Olney	272		Site lies to the west of sites D and E, and is surrounded by open countryside. Access would be required through adjacent site. Protected bypass route runs through site. Site lies on top of ridge and would be visible from afar.	No known archaeological constraints within site. However such a large green field site in an elevated location may contain significant buried archaeological remains of prehistoric or Romano-British origin. An archaeological field evaluation and mitigation either by preservation in situ or excavation will be necessary. These requirements may be secured by an appropriate planning condition.	2.1	2.1	1.7	1.4	0.9	0.6	1.1			