



Sustainable Communities

Site Assessment Technical Document

Appendix 2b Rural Areas Maulden - Wrestlingworth

Technical Report

Draft Submission

Rural Area Site Summary

Introduction

Central Bedfordshire North Area contains a range of rural villages which vary in size and character. The Core Strategy recognises the need to develop within the rural area in order to bring forward new services, community infrastructure, affordable or specialist housing, to support and retain existing services and to bring forward the reuse of previously developed land.

Sites that were promoted for development within the rural area were assessed in the same way as those within Major and Minor Service Centres.

Housing Assessments

Many sites were discounted at Stage 1 as they fell within the floodplain, Green Belt or Important Countryside Gap. Those that progressed to Stage 2 were assessed on a settlement by settlement basis in order to find the most suitable sites within individual villages.

Sites which achieved a low score in the Stage 2 assessment did not progress to Stage 3. Due to the vast choice of sites within the Rural Area it was not necessary to consider these sites as there were many more sustainable options available. Reference was also made to the Settlement Hierarchy to ensure that the most sustainable choices were made.

There is a need to provide housing and in particular affordable housing across the whole of the Rural Area. Therefore it was agreed that housing allocations should be distributed throughout a range of villages. Villages may have had several sites which scored highly in the Stage 2 assessment but as there is no requirement to focus rural development in one particular village many high scoring sites did not progress to Stage 3.

Some lower scoring sites may have progressed further than higher scoring sites if the schemes proposed facilities and services which would benefit the community. Others may have progressed if they had the support of the Public and Parish Councils.

Some villages may have experienced recent development on a scale which meant that no further development was required during this plan period. This is one reason why some villages do not have any proposed allocations.

Employment Assessments

Due to the particular requirements of the business and industrial sector, the employment sites have been assessed using a separate method to that used for the housing sites. The conclusions for each site have been based on recommendations contained within the Council's Employment Land Review (Stage 3) report.

The table below briefly summaries the recommendations made for each settlement within the Rural Area.

Settlement or Parish	Summary
Aspley Guise	All sites were discounted at Stage 1 as they are in the Green Belt or fall within the area proposed for the Milton Keynes expansion.
Blunham	Blunham is a Large Village which ranks well in the Settlement Hierarchy. Of the 5 sites which were submitted for residential development, site H091 has been recommended for allocation in the Site Allocations DPD. This site was chosen as it scored the highest in the Stage 2 assessment and has the support of residents and the Parish Council. It will also help to address the need for affordable housing in the village.
Brogborough	Brogborough is a Small Village. One site was submitted for residential development and scored very poorly in the assessment process. Brogborough is not a sustainable location for new residential development.
	5 sites were submitted for employment development within the M1 Junction13 sub-area (Brogborough). E03 was discounted at Stage 1 of the employment assessment process as development would be contrary to the aims of the Core Strategy.
	All remaining sites progressed to Stage 3. At this stage E10 and E74 were discounted as they did not score well and development would protrude into the countryside and require new access from the realigned A421. E28 scored well but as the site already has planning permission for B1 and B8 use so the site could not count towards the requirement for the sub-area
	Land between A412 and Marston Gate Distribution Park (E15) was one of the highest scoring sites in the area. It is considered that this site could provide a logical extension to Prologis Park. In contrast to other options in the area, development on this site would not protrude into the countryside.
	As the Stage 4 assessment did not identify any issues that could not be overcome E15 has been included in the Site Allocations DPD for the provision of
Broom	Broom is a Small village within the parish of Southill which ranks poorly in the settlement hierarchy. No sites were

selected for residential allocation in Broom as they all performed very poorly in the assessment process.

2 employment sites were submitted for land at Broom Quarry. The Stage 3 employment assessment found that there is no requirement for additional employment land in this part of the Rural Area.

Clifton

Clifton is a high ranking Large Village. 2 residential sites were discounted at the Stage 1 phase as they are within the Important Countryside Gap. All those sites which progressed to Stage 2 scored well. Land at 33-35 Church Street (H119) scored the highest at Stage 2. As this site is within the Settlement Envelope the principle of development is already established. It is considered that Clifton should continue to build on its role as a Large Village with the provision of new housing development on an appropriate scale. Therefore site H206/H261 is the favoured site for development. This site has been included in the Site Allocations DPD under Policy HA16 for a reduced number of 80 dwellings.

Clophill

Clophill is a Large Village which ranks well in the Settlement Hierarchy. None of the residential or mixed-use sites were discounted at stage 1 of the housing assessment. Land rear of 122a & 124 High Street (H042) scored the highest in the Stage 2 assessment. This is mainly due to it being a brownfield site with a good relationship to the existing settlement. For these reasons the site progressed to Stage 3. During this stage concerns were raised about the impact of the proposed development on the character of the village and because of this the proposal was reduced in size. Following this, the site was considered acceptable and included in the Site Allocations DPD under Policy HA18 for the provision of about 6 dwellings.

Site H157 also progressed to Stage 3. Although other sites within Clophill scored higher in the Stage 2 assessment, this scheme is well located and proposes small, 2 bedroom residential units which are needed in the village. This site has been included in the Site Allocations DPD under Policy HA17 for the provision of a minimum of 10 dwellings.

As mixed use proposals, H032 and H039 were also subject to an employment assessment. As there are no requirements for additional employment land within this part of the Rural Area they did not progress beyond Stage 3

Dunton	Dunton is a high ranking Small Village. One site (H192) was submitted for development within the village. Although this site did not score highly within the Stage 2 assessment it was considered that its allocation for a small residential development could deliver affordable housing and help to retain services within Dunton. The Stage 3 assessment highlighted constraints relating to the proximity of the waste water treatment works and the presence of pipelines crossing the site. It is considered that these issues can be overcome through careful site layout and buffer landscaping. Site H192 has been included in the Site Allocations DPD under Policy HA19 for the provision of a minimum of 15 dwellings.
Everton	Everton is a high ranking Small Village. 2 of the sites submitted for residential development in Everton were discounted at Stage 1 as the proposals were for less than 4 dwellings. The remaining 6 sites all scored reasonably well in the Stage 2 assessment. Although H246 was not one of the highest scoring site it progressed to Stage 3 as the proposal is for 100% affordable housing.
	H244 also progressed to Stage 3. This site was selected above higher scoring sites as there are no constraints to development and it would have little impact on the character of Everton.
	Sites H244 and H246 have been included in the Site Allocations DPD under policies HA20 and HA21 for the provision of 7 dwellings and 8 affordable dwellings respectively.
Eyeworth	Eyeworth is a very small settlement which benefits from few facilities. It does not have a Settlement Envelope and is therefore considered as part of the Countryside. Two sites were submitted for residential development. H344 was discounted at Stage 1 as the proposal was for less than 4 dwellings. H343 progressed to Stage 2 but scored very poorly and did not progress to Stage 3.
Flitton and Greenfield	Flitton and Greenfield are Small Villages which rank poorly in the Settlement Hierarchy. Six residential sites were submitted for residential development, all of which progressed to Stage 2 of the assessment process. Sites H219 and H096 scored reasonably well. It is however considered that none of the sites are suitable for residential development due to the lack of services in the villages and the impact the proposals would have on the character of Flitton and Greenfield. There are more

	suitable sites within other villages.
Gravenhurst (Upper)	Upper Gravenhurst is categorized as a Small Village in the Settlement Hierarchy. 5 sites were submitted for residential development within the village. H028 was discounted at Stage 1 as the proposal was for less than 4 dwellings. The remaining 4 sites all scored reasonably well in the Stage 2 assessment. The highest scoring site was land at Allotments, Shillington Road. This site was discounted as it is statutory allotment land. Overall, it was considered that Gravenhurst is not a suitable location to allocate housing as there are far more sustainable villages within the Rural Area.
Harlington	Harlington is a high ranking Large Village. All sites submitted for development at Harlington are within the Green Belt so were discounted at Stage 1 of the assessment process.
Haynes	The main village of Haynes is categorised as a Large Village. 4 sites were submitted for residential development – 3 within the main village and 1 at Haynes West End. All sites performed poorly in the Stage 2 assessment and did not progress to Stage 3.
Henlow	Henlow is the highest ranking Large Village within the Settlement Hierarchy. Development at Henlow is constrained by the Important Countryside Gap to the west and the floodplain and the A507 to the south.
	Following the call for sites, 18 sites were proposed for development at Henlow. The proposals included 13 residential schemes, 3 mixed use schemes and 2 employment schemes. (E75 and E76 were superseded by E75a and E76a.)
	Out of the 16 residential and mixed use sites, 7 were discounted at Stage 1 because they were in the Important Countryside Gap and two were discounted for being within Flood Zones 2 & 3.
	Land South of Arlesey Road (H135) was the highest ranking site in the Stage 2 Assessment. It progressed to Stage 3 as it was considered to be a sustainable location for residential development. The Stage 3 assessment highlighted that substantial mitigation would be required due to its close proximity to the A507 and thus reducing the developable area. Because of this, the proposal was not recommended for inclusion in the Site Allocations DPD.

H264 also performed well in the Stage 2 assessment. It was, however, unclear how access to the site could be achieved and for this reason the site did not progress to Stage 3. Other sites scored reasonably well but it was considered that there was no specific need to allocate additional land in Henlow due to recent large scale residential developments. It was felt that there were other more suitable sites within the Rural Area. 2 employment sites were submitted within the parish of Henlow. These were assessed together with other employment sites in Arlesey/Stotfold/Fairfield sub area. Land at Henlow Aggregates (E75a) performed very well in the employment assessment process. The site was not however taken forward due to its detached nature, potential heritage constraints and the availability of more suitable locations at Arlesey and Stotfold. Houghton Sites H308, E16 and E278/E14 are within the parish of Conquest Houghton Conquest but are related to the expansion of the Wixams and development of the NIRAH project. They are therefore not considered to be part of the Rural Area and have been assessed within the Wixams settlement see Appendix 1. Although some of the residential sites within Houghton Conquest scored reasonably well in the Stage 2 housing assessment, there are more suitable sites in other villages. Given the substantial development at the Wixams no additional residential development is required in this part of the Rural Area. Hulcote Salford is a poor ranking small village. One residential site & Salford was discounted at Stage 1 as it was not large enough to accommodate 4 dwellings. The remaining 3 sites all scored very badly in the Stage 2 assessment and did not progress to Stage 3. E10 falls partially within the parish of Hulcote and Salford but due to its location it has been assessed together with employment sites at Brogborough. Langford is a high ranking Large Village in the Settlement Langford Hierarchy. Following the call for sites, 11 sites were submitted for residential development and 1 for mixed use development. All sites progressed to Stage 2 of the housing assessment process.

As a mixed-use site, E04 was also subject to an employment assessment. Stage 3 of the assessment concluded that no new allocations for employment land are required within this part of the Rural Area.

Land rear of the Wrestlers PH (H160) and Land between 30 Church Street and The Field (H164), were the only two sites which progressed to Stage 3 of the housing assessment. These were favoured above higher Stage 2 scoring sites due to the on-site benefits that they can provide.

The Stage 3 assessment did not find any exceptional issues which would limit the development of these sites. H160 and H164 have therefore been included in the Site Allocations DPD under policies HA22 and HA23 for the provision of 9 dwellings, amenity open space and multiuse games area (HA22) and for 44 sheltered homes for the elderly and a cemetery (HA23).

Lidlington

Lidlington is categorized as a Small Village in the Settlement Hierarchy. Following the call for sites, 7 schemes were submitted for residential development and 3 for employment development. One mixed use site was submitted at Millbrook Proving Ground. This site is addressed under the Millbrook section (see below).

Site H066 was discounted at Stage 1 of the housing assessment process as the proposal was for less than 4 dwellings. All other housing schemes progressed to Stage 2. The highest scoring housing schemes were H161 and H009 which both propose residential development at Copeman's Field, Bye Road Close. These schemes did not progress to Stage 3 as there are more suitable locations for development within villages which are more sustainable.

H081 was also discounted at Stage 2 as it scored poorly and is identified in the Section 106 agreement of a previous planning permission to provide an area of open space.

2 sites at Lidlington were assessed for their potential as employment sites. Land at Westmead Farm, Sheeptick End (E47) was discounted at Stage 1 of the employment assessment as it is remote from the settlement and partly within Flood Zone 3.

Land at Copeman's Field, Bye Road Close (E46)

progressed to Stage 3. The assessment concluded that the site was not suitable for employment development and was in an area where additional employment land is not required.

E03 is within the parish of Lidlington but due to its location has been assessed together with employment sites in the M1 Junction 13 sub area (Brogborough).

Maulden

Maulden is categorized as a Large Village in the Settlement Hierarchy. Following the call for sites 18 were submitted for housing, 5 for employment and 3 for mixed use. An additional site (H122) was submitted for mixed use within the parish but due to its location it has been assessed together with the sites submitted for Ampthill.

Of the 21 residential and mixed use submissions, 3 were discounted at Stage 1 of the housing assessment process as they were either within the Green Belt or not large enough to accommodate 4 dwellings.

Several sites scored well in the Stage 2 assessment. The two highest performing sites were Land at the Brache (H050) and Land at Cobbitts Road (H166). These sites did not progress to Stage 3 as the schemes received high objection and are informally used as amenity land by local residents. H221 and H233 also performed well but did not progress to Stage 3. Site H221 was not taken forward to Stage 3 due to its detached location and H233 did not progress as it is also detached from the main settlement and would have a detrimental impact on the character of Maulden.

Land at Moor Lane (H218) progressed to Stage 3 as it performed well in the Stage 2 housing assessment, is within a more central location and would have less impact than other sites on the character of the village. The Stage 3 assessment identified concerns over access and the sensitivity of the location being at a transition point of existing village development and the rural landscape. It was considered that a significantly reduced development would be suitable.

H218 has therefore been included in the Site Allocations DPD under Policy HA24 for the provision of approximately 15 dwellings.

8 sites were also assessed on their potential to provide additional employment land. Although there is no requirement for additional employment land within this part

of the rural area the assessment process found that as Ampthill and Flitwick have constrained land supplies, there is some limited potential for the amount of land allocated at Maulden to be increased. Land adjacent to 29 Clophill Road (E18) was found to be the most suitable location within Maulden for an employment allocation as it is a logical extension to an existing industrial site. The Stage 4 employment assessment did not highlight any issues which could not be overcome. Site E18 has therefore been included in the Site Allocations DPD under Policy EA7 for the provision of 1.8 hectares of B1, B2 and B8 employment land. Meppershall Following the call for sites 18 were submitted for residential development in Meppershall. One site was withdrawn and the remaining 17 all progressed to Stage 2 of the assessment process. Although it scored lower than other sites in the Stage 2 assessment, H174 was the only site to progress to Stage 3. H174 is the favoured location for development within Meppershall as, unlike other higher scoring sites, it is large enough to facilitate on-site benefits. The Stage 3 assessment has not identified any issues which cannot be overcome. This site has therefore been included in the Site Allocations DPD under Policy HA25 for the provision of 68 dwellings, a multi-use community centre, recreation facilities, a cemetery and waste recycling centre. Millbrook Land at Millbrook Proving Ground was submitted as a potential mixed use site. The housing assessment found that the site is unsuitable for residential development as it scored very poorly in Stage 2. The employment assessment concluded that the site is not suitable as a location for more general employment development. Moggerhanger Moggerhanger is a high ranking Small Village in the Settlement Hierarchy. Following the call for sites, 3 sites were submitted for residential development, 1 for mixed use and 1 for employment use. All of the housing and mixed use sites progressed to Stage 2 of the housing assessment process where land rear of St Johns Road (H273) scored the highest. This site did not progress to Stage 3 as there was no indication from the submission as to how the land could be satisfactorily accessed. Land rear of The Guinea (H154) progressed to Stage 3 as it was considered that the

	development could help the village to support existing community facilities. The Stage 3 assessment has not identified any issues which could restrict development. Site H154 has therefore been included in the Site Allocations DPD under Policy HA26 for the provision of 17 dwellings. The employment assessment concluded that, in accordance with the Core Strategy, no new allocations for employment land are required within this part of the Rural Area. For this reason the proposals for employment and mixed-use development did not progress beyond Stage 3
Northill	of the employment assessment process. The parish of Northill includes the villages of Northill, Ickwell, Upper Caldecote, Lower Caldecote and Hatch. The best performing residential sites within the parish of Northill are at Upper Caldecote which is a Large Village. H029 and H139 both scored above 30 in the Stage 2 housing assessment and were the best performing sites. They did not progress to Stage 3 as it was considered that there were more suitable locations in other villages. Two employment sites (E39 and E65) were submitted within the parish of Northill but due to their location they have been assessed together with employment sites submitted for Biggleswade.
Old Warden Pulloxhill	Following the assessment process, 5 sites were submitted for employment development in the parish of Old Warden. Of these sites, 2 were discounted at Stage 2 of the employment assessment process as the proposals promote wholly non-B use class development. The remaining 3 sites were discounted at Stage 3 as, in accordance with the Core Strategy, there are no requirement for additional employment allocations within this part of the Rural Area. Pulloxhill is categorized as a Small Village. Of the 3 sites submitted for residential development, 1 was discounted
Ridgmont	at Stage 1 of the assessment process for being too small to accommodate 4 dwellings. The remaining 2 sites scored poorly in the Stage 2 assessment. These sites did not progress to Stage 3 as there are far more sustainable locations for residential development in the rest of the Rural Area. All sites submitted for development at Ridgmont are within the Green Belt and were discounted at Stage 1 of the

	assessment process.
Shillington	Shillington is categorized as a Large Village in the Settlement Hierarchy as it benefits from a range of services. Following the call for sites, 8 residential sites were submitted for Shillington. 2 of these sites were discounted at Stage 1 for being too small to accommodate 4 dwellings. Of the remaining 6, 2 scored well in the Stage 2 assessment. Land at High Road (H006), progressed to Stage 3 as it was the highest scoring site at Stage 2 and is considered to be the most sustainable site in Shillington for residential development. The Stage 3 assessment found no issues which would prevent the allocation of this site. Site H006 has therefore been included in the Site Allocations DPD under Policy HA27 for the provision of a minimum of 24 dwellings.
Silsoe	The Core Strategy identifies the Cranfield University Campus at Silsoe as a location for large scale mixed-use development. For this reason no further sites are required for development within the village. (Please refer to the settlement summary sheet for Silsoe in Appendix 1).
Southill	Following the call for sites, 1 submission was made for employment development within the parish of Southill. As E49 proposes a wholly non-B class development it was discounted at Stage 2 of the employment site assessment process. Please note that all proposed residential schemes within
	the parish are addressed in the section for Broom above.
Stondon (Lower Stondon)	Lower Stondon is categorized as a Large Village in the Settlement Hierarchy. Following the call for sites, 9 residential sites and 2 mixed use sites were submitted. All sites progressed to Stage 2 of the housing assessment process.
	Land at Peckworth Industrial Estate (H176) was the highest scoring site in the Stage 2 assessment. This site is currently occupied by employment units but has been found to be unfit for purpose as a Key Employment Site. The site progressed to Stage 3 as its redevelopment for residential purposed would be a suitable use of brownfield land. The Stage 3 assessment did not identify any issues that could not be overcome and so the site has been included within the Site Allocations DPD under Policy HA29 for the provision of a minimum of 13 dwellings.
	Land to the rear of Station Road and Bedford Road

	(H079) also progressed to Stage 3 of the housing assessment process as it scored well in Stage 2 and has the capacity to provide onsite community benefits. The Stage 3 assessment did not identify any issues which could not be overcome. As a mixed use submission H079 was also assessed for its potential to provide employment land. The employment assessment concluded that the small site area limits the range of uses possible as part of a mixed use scheme and the settlement is well catered for in terms of industrial space already. As no new employment allocations are required in the area the site should be developed for residential and community use. The site has therefore been included in the Site Allocations DPD under Policy HA28 for the provision 70 dwellings, a community centre, a multi-use games area, village green and land for a waste recycling centre. Other sites within Lower Stondon performed well in the Stage 2 housing assessment but it was considered that no further land for development was required.
Sutton	Sutton is a Small Village. One site was submitted for residential development within the village. This site scored poorly in the Stage 2 assessment and did not progress to Stage 3 as there are far more sustainable locations for development within the Rural Area.
Tempsford	Tempsford is categorized as a Small Village in the Settlement Hierarchy. 7 sites were submitted for residential development, all of which progressed to Stage 2 of the assessment process. The majority of the sites scored very poorly and were not considered to be sustainable locations for growth. H336 and H198 scored reasonably well. As these sites are located wholly within the Settlement Envelope and H198 already benefits from planning permission, the principle of residential development is already established. It is therefore not necessary to allocate these sites.
Westoning	Westoning is a Large Village in the Settlement Hierarchy. One site was submitted for residential development but was discounted as Stage 1 for being within the Green Belt.
Woburn	Two sites were submitted for residential development. Both were discounted at Stage 1 as they are in the Green Belt.

Wrestlingworth

Wrestlingworth is categorized as a Small Village in the Settlement Hierarchy. All 5 proposed residential sites progressed to Stage 2 of the assessment process. H250 and H090 both scored reasonably well and were discussed as potential development sites at a meeting of the LDF Task Force. Due to access problems and concerns over the loss of a wooded area, H250 did not progress to Stage 3. H090 was the favoured location for development but the Stage 3 assessment highlighted that the site contains well preserved remains of a Medieval settlement. Due to the archaeological importance of this site it has not been allocated as part of the Site Allocations DPD.

The Sheltons

The settlements of Upper Shelton, Lower Shelton and Wooton Green are within the parish of Marston Moretaine but are considered to be part of the Rural Area. 10 residential sites and 1 mixed use site were submitted for consideration

None of the sites were eliminated at the Stage 1 round of the housing assessment with all progressing to Stage 2. Although some of the sites scored well in the Stage 2 assessment, none progressed to Stage 3. The proximity of the sites to the Wixams and large allocations at Marston Moretaine denotes that no further housing is required within the area. Comparatively better sites to make up the rural housing requirement have been identified across the Rural Area.

E42 was discounted at Stage 3 of the employment assessment process as it already benefits from planning permission for live/work units.

Please refer to Appendix 1 for details of the assessment process.

H050 - Land at	The B	rache, Maulden						
Size (ha)		3.27						
Proposal		90 dwellings						
Description		Located to the			east of	Γhe Brache. ⁻	The site	
		is vacant forme	r graziı	ng land <u>.</u>				
Issue & Options	Cons							
Consultation		Yes	11.4%	No	77.2%	Maybe	11.4%	
Responses								
Consultation Comments						s of countrysi	ide I	
Comments				Greensand		<u>Maik</u> ies will not su	ıctoin	
		develo		services ar	iu iaciiii	ies will flot st	ıstanı	
				ad congestic	on			
						to the size of	the	
		village						
		Negati	e visua	al impacts				
Stage 1		_						
Green Belt	No	Less Than Four Dwellings	No	Minerals 8 Waste Site		o Wholly Flood	No	
		roui Dweilings		waste Site	\$	Zone 2/3		
Archaeologica	No	Important	No	Biological	or Geol		No	
I Site/ SAM		Countryside		Importance		og.ou.		
		Gap		·				
Conclusion		The Stage 1 assessment has not identified any discounting						
		factors. Therefore	factors. Therefore, the site has progressed to Stage 2.					
Stage 2								
		70						
Score		73		ttleme ent evi	L - £ 40			
Score Rank		1st ranked sco				rPurol o Aro	o Thoro	
Score		1st ranked sco The site scored	l reaso	nably well w	ithin the			
Score Rank		1st ranked sco The site scored was a high leve	l reaso	nably well w jection to thi	rithin the is site fr	om local resi	dents.	
Score Rank		1st ranked sco The site scored was a high leve There are hous and therefore h	I reason of obj sing nea nousing	nably well w jection to thi eds across t allocations	vithin the is site fr he who should	om local reside of the Rura be distributed	dents. al Area d	
Score Rank		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra	I reason of obj sing nea nousing unge of	nably well w jection to thi eds across t allocations villages. As	vithin the is site fr he who should site H2	om local reside of the Rura be distributed 18 is the favo	dents. al Area d oured	
Score Rank		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev	I reason el of obj sing nee nousing inge of relopme	nably well w jection to thi eds across t allocations villages. As ent in Mauld	rithin the is site fr he who should site H2 len, no f	om local reside of the Rura be distributed 118 is the favor further allocat	dents. al Area dured tion is	
Score Rank		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Score Rank		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Score Rank		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Score Rank Conclusion	<u>/S</u>	1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Score Rank Conclusion Stage 3 AccessHighway Authority		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there to Stage 3. Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Score Rank Conclusion Stage 3 AccessHighway Authority Highways Agen		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there to Stage 3. Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Stage 3 AccessHighway Authority Highways Agen Environment		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there to Stage 3. Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Stage 3 AccessHighway Authority Highways Agen Environment Agency		1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there to Stage 3. Not applicable Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology	<u>cy</u>	1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there to Stage 3. Not applicable Not applicable Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	<u>cy</u> ion	1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there to Stage 3. Not applicable Not applicable Not applicable Not applicable Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area bured tion is sites in	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	cy ion and	1st ranked sco The site scored was a high leve There are hous and therefore in throughout a ra location for dev required within the area; there to Stage 3. Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area bured tion is sites in	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	cy ion and	1st ranked sco The site scored was a high leve There are hous and therefore h throughout a ra location for dev required within the area; there to Stage 3. Not applicable Not applicable Not applicable Not applicable Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainage	cy ion and	1st ranked sco The site scored was a high leve There are hous and therefore in throughout a ra location for dev required within the area; there to Stage 3. Not applicable	I reason of obj sing need nousing ange of relopments	nably well wite in the interest of the interest will ages. As in Mauldinge. There in May in the interest will age. There in the interest inte	rithin the is site fr he who should site H2 len, no f are far r	om local reside of the Rura be distributed 18 is the favourther allocat more suitable	dents. al Area d bured tion is sites in	

Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

H051 - Land off	Sharp	Close, Maulden						
Size (ha)		0.89						
Proposal		16-17 dwellings						
Description		Located to the e	ast of	Maulden and N	North of	f the A507. Th	ne site	
·		is currently an unused paddock.						
Issue & Options	Cons	ultations						
Consultation Responses		Yes	9%	No	82%	Maybe	9%	
Consultation Comments		 Loss of countryside/wildlife Infrastructure, services and facilities do not sustain development Risk of flooding Increase in road congestion 						
Stage 1								
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No	
Archaeologica I Site/ SAM	No	Important Countryside Gap	No	Biological or 0 Importance	Geolog	ical	No	
Conclusion		The Stage 1 ass factors. Therefore					ng	
Stage 2						_		
Score		37						
Rank		9th Joint 8th ranked score in settlement out of 18						
Conclusion		The site scored reasonably well within the rRural aArea. There are far more suitable sites in the area; therefore There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout						
		<u>a range of villages. As site H218 is the favoured location for</u> <u>development in Maulden, no further allocation is required within</u>						
		the village. For this reason the site has not progressed to						
		Stage 3.						
Stage 3								
Access Highway Authority	<u>'S</u>	Not applicable						
Highways Agen	су	Not applicable						
Environment		Not applicable						
Agency								
Archaeology		Not applicable						
Built Conservation		Not applicable						
Contaminated Land		Not applicable						
Internal Drainage Board		Not applicable						
Environmental Health			Not applicable					
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	k	Not applicable						
Anglian Water		Not applicable						

Conclusion Not applicable

Final Decision

Description Lo	2) dwellings cated to the rache. The sit	north ea	ast of Maulden rently vacant.	and to	the east of th	ie
Proposal 40 Description Lo Bi Issue & Options Consultation Consultation Ye Responses	ocated to the rache. The sit	e is cur		and to	the east of th	ne
Issue & Options Consultation Consultation Responses	rache. The sit	e is cur		and to	the east of the	ne
Issue & Options Consultation Consultation Responses	ations		Teritiy vacant.			
Consultation Ye Responses		470/				
Responses		1/%	No	59%	Maybe	24%
Concultation		,6		3070		, o
Consultation	 Poor ac 	cess				
Comments	 Loss of 	countr	yside/wildlife			
			is outside of the		ment envelop	e
			opment is too h			
	 Intrastr develor 		services and fa	acilities	will not susta	ain
Stage 1	develop	Jilient				
	ess Than	No	Minerals &	No	Wholly	No
	our Dwellings		Waste Site	1.10	Flood	
					Zone 2/3	
	nportant	No	Biological or C	Geologi	ical	No
	ountryside		Importance			
	ap Stogo 1 ac	cocom	ant has not ide	ntified (any diagounti	20
			ent has not ider site has progre			ig
Stage 2	otoro: Triororo	, 110	one has progre	00000	o Clago 2.	
Score 72	2					
Rank 2r	2nd ranked in settlement out of 18					
Conclusion <u>Th</u>	The site scored reasonably well within the Rural Area. There					
			ection to this si			
			eds across the			<u>rea</u>
			allocations sho villages. As site			od
			ent in Maulden,			
re	quired within	the villa	age. For this re	ason th	ne site has no	<u>t</u>
			.The site score			
	the rural area. There are far more suitable sites in the area;					
Stage 3	therefore the site has not progressed to Stage 3.					
	ot applicable					
Authority	Not applicable					
-	Not applicable					
	Not applicable					
Agency						
	Not applicable					
	Not applicable					
	ot applicable					
Internal Drainage No Board	ot applicable					
	ot applicable					

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

H118 - Land at	LWV	ass Ltd, Springfie	ld Far	m, Silsoe Road	Maul	den		
Size (ha)		6						
Proposal		150 dwellings and employment units						
Description		Located to the s Road. The site is vacant land.					Silsoe	
Issue & Options	Cons	ultations						
Consultation Responses		Yes	0%	No	83%	Maybe	17%	
Consultation		Loss of	countr	yside/wildlife				
Comments		DevelopScale ofInfrastru developSite is s	ment i devel cture, ment ubject	is outside of the opment is too h services and fa to flooding ad congestion	igh	·		
Stage 1								
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No	
Archaeologica I Site/ SAM	No	Important Countryside Gap	No	Biological or G Importance	Seolog	ical	No	
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.						
Stage 2								
Score		18						
Rank		Joint 132th ranked in settlement out of 18						
Conclusion		The site scored poorly within the Rural Area. There are						
		housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout						
		a range of villages. As site H218 is the favoured location for						
		development in Maulden, no further allocation is required within						
		the village. For this reason the site has not progressed to						
		Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.						
Stage 3		reason the site t	vao ne	takerrierward	•			
Access Highway	<u>/S</u>	Not applicable						
<u>Authority</u>								
Highways Agency		Not applicable						
Environment Agency		Not applicable						
Archaeology		Not applicable						
Built Conservati	ion	Not applicable						
Built Conservation Contaminated L		Not applicable Not applicable						
	and							

Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Fig. I Decision	

Final Decision

Site H218 is the favoured location for residential development in Maulden and the Employment Land Review Stage 3 concludes that there are more suitable sites for employment allocation within the village. No further allocation is therefore required within the village. For these reasons Tthe site has not been taken forward as part of the Site Allocations Development Plan Document.

H118 - Land at	I W V	ass Ltd, Springfie	ld Far	m Silsoe Road	d Maul	den		
Size (ha)		6						
Proposal		150 dwellings ar	nd em	plovment units				
Description		Located to the s				the west of S	Silsoe	
•		Road. The site is						
		vacant land.						
Issue & Options	Cons	ultations						
Consultation		Yes	<u>0%</u>	No	<u>83%</u>	Maybe	<u>17%</u>	
Responses								
Consultation				<u>yside/wildlife</u>				
Comments				<u>is outside of th</u>		ment envelop	<u>oe</u>	
				opment is too				
				services and f	<u>acilities</u>	will not susta	ain	
		<u>develop</u>		to flooding				
				to flooding ad congestion				
ELR Stage 1		• Increase	- 111 10	ad Congestion				
Green Belt	No	Contrary to the	No	Identified in	No	Wholly or	No	
Groon Box	110	aims of the	110	the	110	predomina	110	
		Core Strategy		Minerals &		ntly Flood		
				Waste		Zone 3		
				Local Plan				
		or emerging						
				LDF for other uses				
Less than 0.25	No	Detrimental	No	other uses				
ha in size or	<u>No</u>	effect upon a	<u>No</u>					
promoted for		site of national						
less than		or international						
500m ² of		biological or						
employment		geological						
floor space		importance						
Conclusion		The Stage 1 assessment has not identified any discounting						
		<u>factors. Therefore, the site has progressed to Stage 2.</u> As the site has been submitted as a mixed use proposal, the						
		site has been assessed separately for housing and						
		employment pur						
ELR Stage 2								
PDL	Gree	enfield – Red						
Accessibility to	0.3ki	0.3km from Maulden – Red						
Housing								
Road Access	<u>0.8km from A507 – Red</u>							
Availability	No constraints indicated – Green							
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Op	en Spa	ce	<u>N</u>	
Other	No a	dditional land use	es ider	<u>tified</u>				
Important								
Land Uses	0			Nicosa la Consta	l		0	
Number of 'Reds'	<u>3</u>			Number of 'A	mbers'		0	
Reds	68							
Conclusion		ne site scored few	or the	n four 'rade' th	a sita u	as deemed		
Conclusion								
	<u> </u>	acceptable to progress to the next assessment stage.						

ELR Stage 3	
Score	<u>16</u>
Rank	Joint 10 th out of 18 in the areas which do not require an
	allocation, as stated in the Core Strategy.
Conclusion	This is a partially existing site where further residential and
	small scale B1 development is proposed. The site is accessed
	down country lanes and is not well located for access to labour
	or the strategic road network. In accordance with the Core
	Strategy no new allocations for employment land are required in the Rural Area. For this reason the employment element of
	this proposal has not progressed beyond this stage.
Stage 4	this proposal has not progressed beyond this stage.
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage	Not applicable
Board	
Environmental	Not applicable
Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing assessment concluded that the site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and as site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.

Size (ha) Proposal Jowellings Description Located to the east of Maulden (Hall End) and to the west of the A6. The site is vacant grassland Issue & Options Consultations Consultation Responses Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscape value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progresse	Size (ha) Proposal 30 dwellings Description Located to the east of Maulden (Hall End) and to the west of the A6. The site is vacant grassland Issue & Options Consultations Consultation Responses Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscap value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings Archaeologica I Site/ SAM Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Not applicable	H147 - Land between	129A and 131 Cl	ophill	Road Hall End	l Maul	den		
Proposal Description Located to the east of Maulden (Hall End) and to the west of the A6. The site is vacant grassland Issue & Options Consultations Consultation Responses Consultation Comments - Loss of wildlife/countryside - Site is adjacent to a SSSI and area of Great Landscape value - Increase in road congestion - All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Waste Site Flood Zone 2/3 Archaeologica I Site/ SAM Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Provided The Stage 1 Not applicable	Proposal Description Located to the east of Maulden (Hall End) and to the west of the A6. The site is vacant grassland Issue & Options Consultations Consultation Responses Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscap value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. Stage 3 AccesseHighways Authority Highways Agency Archaeology Not applicable			орт	roda, Hall Elle	, maar	4011		
Description Located to the east of Maulden (Hall End) and to the west of the A6. The site is vacant grassland	Located to the east of Maulden (Hall End) and to the west of the A6. The site is vacant grassland	1 /							
the A6. The site is vacant grassland Issue & Options Consultations Consultation Responses Consultation Comments - Loss of wildlife/countryside - Site is adjacent to a SSSI and area of Great Landscape value - Increase in road congestion - All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings Waste Site Flood Zone 2/3 Archaeologica No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 Access Highways Agency Not applicable Environment Not applicable Environment Not applicable Environment Not applicable Built Conservation Not applicable Internal Drainage Not applicable	the A6. The site is vacant grassland Issue & Options Consultations Consultation Responses Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscap value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings Archaeologica I Site/ SAM Ocuntryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. Stage 3 Access-Highways Authority Highways Agency Not applicable Built Conservation Not applicable Built Conservation Not applicable Built Conservation Not applicable Built Conservation Not applicable Environmental Health Health English Heritage Not applicable Landscape Not applicable Not applicable Not applicable Health English Heritage Not applicable Rogard Rogard Not applicable Not applicable Not applicable Not applicable Not applicable			ast of	Maulden (Hall	End) a	nd to the wes	t of	
Issue & Options Consultations	Stage 1	Description				Liid) a	na to the wes	t Oi	
Consultation Responses Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscape value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/SAM Rountryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. Stage 3 Access-Highways Agency Not applicable Environment Not applicable Built Conservation Not applicable Suit Constanting Not applicable Internal Drainage Not applicable	Consultation Responses Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscap value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt Green	Issue & Options Cons		10 140	art gracolaria				
Responses Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscape value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly No Flood Zone 2/3 Archaeologica No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 Access Highways Agency Not applicable Environment Not applicable Internal Drainage Not applicable	Responses Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscap value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than No Minerals & No Wholly No Flood Zone 2/3 Archaeologica No Important No Biological or Geological No Importance Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Agency Not applicable Environment Not applicable Built Conservation Not applicable Built Conservation Not applicable Built Conservation Not applicable Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable			0%	No	79%	Maybe	21%	
Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscape value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings Waste Site Flood Zone 2/3 Archaeologica I Site/ SAM Four Dwellings No Biological or Geological Importance Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Not applicable Environment Agency Progressed to Not applicable Internal Drainage Not applicable	Consultation Comments • Loss of wildlife/countryside • Site is adjacent to a SSSI and area of Great Landscap value • Increase in road congestion • All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings Archaeologica I Site/ SAM I Site/ SAM Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Not applicable Authority Highways Agency Archaeology Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Not applicable Landscape Not applicable		. 55	070	110	. 0 / 0	maybo	2.70	
Site is adjacent to a SSSI and area of Great Landscape value Increase in road congestion All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly No Flood Zone 2/3 Archaeologica No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways	Site is adjacent to a SSSI and area of Great Landscap value Increase in road congestion All amenities will not sustain development Stage 1 Green Belt No Less Than		 Loss of v 	vildlife	/countryside				
value Increase in road congestion All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Waste Site Flood Zone 2/3 Archaeologica I Site/ SAM Archaeologica I Site/ SAM Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Environment Contaminated Land Internal Drainage Not applicable Not applicable Internal Internal Drainage Not applicable	value Increase in road congestion All amenities will not sustain development Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM Sam Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. There are housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Privinoment Agency Archaeology Not applicable Landscape Not applicable Not applicable Not applicable Not applicable Not applicable				•	d area d	of Great Land	scape	
• All amenities will not sustain development Stage 1 Green Belt	Archaeologica No Less Than Four Dwellings No Minerals & No Wholly No Four Dwellings No Important No Biological or Geological No Importance Gap Countryside Gap Countryside C			,					
Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3	Stage 1 Green Belt No Less Than Four Dwellings No Waste Site Step Flood Zone 2/3		 Increase 	in roa	d congestion				
Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. Stage 3 AccessHighways Not applicable Authority Highways Agency Not applicable Environment Agency Not applicable Built Conservation Not applicable	Green Belt No Less Than Four Dwellings Waste Site Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. Stage 3 AccessHighways Agency Not applicable Environment Agency Archaeology Built Conservation Not applicable Built Conservation Not applicable Environmental Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable		 All amen 	ities w	rill not sustain o	develop	ment		
Four Dwellings Waste Site Flood Zone 2/3 Archaeologica I No I Site/ SAM I Important No Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Agency Not applicable Environment Agency Not applicable Built Conservation Not applicable Store Importance Site of Geological Not applicable Internal Drainage Not applicable Internal Drainage Not applicable Internal Drainage Not applicable	Archaeologica No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Not applicable Environment Agency Not applicable Board Not applicable Board Not applicable Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Not applicable								
Archaeologica I No I Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Agency Not applicable Highways Agency Not applicable Environment Agency Archaeology Not applicable Built Conservation Not applicable Contaminated Land Not applicable Internal Drainage Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	Archaeologica No Important No Biological or Geological No Importance Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 Access Highways Authority Authority Highways Agency Not applicable Agency Archaeology Not applicable Not applicable Not applicable Not applicable Roard Not applicable Not applicable Roard Roard	Green Belt No		No		No		No	
Archaeologica I Site/ SAM I Site/ SAM I Site/ SAM Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable	Archaeologica I Site/ SAM Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Landscape Not applicable		Four Dwellings		Waste Site				
Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Althority Highways Agency Environment Agency Archaeology Not applicable Built Conservation Not applicable	Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Agency Not applicable Environment Agency Not applicable Environment Agency Not applicable Built Conservation Not applicable Built Conservation Not applicable Built Conservation Not applicable Environmental Prainage Not applicable Environmental Prainage Not applicable Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Not applicable Landscape Not applicable Not applicable	Augle e ala dia a	l	NI-	Distantantant	O I		NI-	
Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3 Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable	Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Not applicable Built Conservation Not applicable Not applicable Not applicable Board Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Not applicable Not applicable	9		NO	•	eolog	ıcaı	NO	
Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Not applicable Muthority Highways Agency Environment Agency Archaeology Not applicable Not applicable Built Conservation Not applicable	Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Score Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site secred reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Not applicable Landscape Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	I Site/ SAIVI			importance				
Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Not applicable Highways Agency Not applicable Environment Agency Archaeology Not applicable Built Conservation Not applicable Contaminated Land Internal Drainage Not applicable Not applicable Not applicable	factors. Therefore, the site has progressed to Stage 2. Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Agency Not applicable Highways Agency Not applicable Environment Agency Archaeology Not applicable	Conclusion		occm	ant has not ido	ntified	any discounti	20	
Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Not applicable Highways Agency Not applicable Environment Agency Archaeology Not applicable Built Conservation Not applicable Contaminated Land Not applicable Internal Drainage Not applicable	Stage 2 Score 28 Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Agency Not applicable Environment Agency Archaeology Not applicable Built Conservation Not applicable Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable	Conclusion							
Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Not applicable Highways Agency Not applicable Environment Agency Archaeology Not applicable Built Conservation Not applicable Contaminated Land Not applicable Internal Drainage Not applicable Not applicable	Score Rank 10th ranked in settlement out of 18 Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable	Stage 2	lactors: Therefore	Tactors. Therefore, the site has progressed to Stage 2.					
Rank Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Built Conservation Not applicable Internal Drainage Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	Rank Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scered reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Environment Agency Archaeology Not applicable Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Not applicable		28						
Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Built Conservation Not applicable Internal Drainage Not applicable Not applicable Not applicable Not applicable Not applicable	Conclusion The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Built Conservation Not applicable Internal Drainage Board Environmental Health English Heritage Not applicable Not applicable Not applicable Landscape Not applicable								
housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable	housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable								
therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Internal Drainage Not applicable Not applicable Not applicable Not applicable Not applicable	therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	Contolucion							
a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required with the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways AccessHighways Not applicable Highways Agency Not applicable Environment Agency Not applicable Built Conservation Not applicable Contaminated Land Not applicable Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Not applicable		therefore housing allocations should be distributed throughout						
the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable	the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Not applicable Landscape Not applicable Not applicable Not applicable Not applicable Not applicable		a range of villages. As site H218 is the favoured location for						
Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	Stage 3. The site scored reasonably well within the rural area. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Landscape		development in Maulden, no further allocation is required within						
The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Not applicable Environment Agency Archaeology Not applicable Built Conservation Not applicable Contaminated Land Not applicable Internal Drainage Not applicable	The site is in an unsustainable location; therefore the site has not progressed to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable								
Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Stage 3. Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable								
Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Not applicable Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Not applicable Not applicable Landscape Not applicable Not applicable Not applicable Not applicable								
AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable	Stane 3	not progressed t	। 	jo o.				
Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable Not applicable	Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Not applicable Not applicable Landscape Not applicable Not applicable		Not applicable						
Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable Not applicable	Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Not applicable Not applicable Landscape Not applicable Not applicable Not applicable Not applicable		140t applicable						
Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable Not applicable	Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Not applicable Not applicable Landscape Not applicable Not applicable		Not applicable						
Agency Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable	Agency Archaeology Built Conservation Not applicable Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Landscape Not applicable Not applicable								
Archaeology Built Conservation Contaminated Land Internal Drainage Not applicable Not applicable Not applicable	Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Not applicable Landscape Not applicable Not applicable Not applicable								
Built ConservationNot applicableContaminated LandNot applicableInternal DrainageNot applicable	Built Conservation Not applicable Contaminated Land Not applicable Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable		Not applicable						
Contaminated Land Not applicable Internal Drainage Not applicable	Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Not applicable Not applicable								
	Board Environmental Not applicable Health English Heritage Not applicable Landscape Not applicable	Contaminated Land	Not applicable						
	Board Environmental Not applicable Health English Heritage Not applicable Landscape Not applicable		•						
	Health English Heritage Not applicable Landscape Not applicable								
· · · · · · · · · · · · · · · · · · ·	English Heritage Not applicable Landscape Not applicable		Not applicable						
Health	Landscape Not applicable	Health							
•									
	Natural England Not applicable								
•		_							
A 11 141 1	Anglian Water Not applicable	Anglian Water	•						

Conclusion Not applicable

Final Decision

H149 - Land No	rth of	Clophill Road, Ma	aulden					
Size (ha)		1.05						
Proposal		30+ dwellings						
Description		Located to the e	ast of	Maulden (Hall	End) a	nd to the nort	h of	
·		Clophill Road. T						
Issue & Options	Cons	ultations						
Consultation		Yes	0%	No	87%	Maybe	13%	
Responses								
Consultation		• Loss	of co	untryside/wildli	fe			
Comments			-	acent to a SSSI				
				will not sustain		pment		
		• Incre	ease ir	n road congesti	on			
Stage 1								
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
A 1 1 :	N.I.		N.	D: 1 : 1 (<u> </u>	Zone 2/3		
Archaeologica I Site/ SAM	No	Important	No	Biological or (eolog	ıcaı	No	
I SILE/ SAIVI		Countryside Gap		Importance				
Conclusion		The Stage 1 ass	eeem/	ant has not ide	ntified	any discounti	20	
Conclusion		factors. Therefo					19	
Stage 2		Tablero: Tribroro	10, 1110	one has progn	00000	o clago z.		
Score		37						
Rank		Joint 8th ranked in settlement out of 18						
Conclusion		The site scored reasonably well within the Rural Area. There						
Corloidolori		are housing needs across the whole of the Rural Area and						
		therefore housing allocations should be distributed throughout						
		a range of villages. As site H218 is the favoured location for						
		development in Maulden, no further allocation is required within						
		the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area.						
		There are far mo			ie area	; tnererore tn	e site	
Stage 3		Has Hot progress	seu to	Olage 3.				
Access Highway	re	Not applicable						
Authority	<u> </u>	Not applicable						
Highways Agen	CV	Not applicable						
Environment	<u>- 1</u>	Not applicable						
Agency		<u>1101 αρφιιοάδιο</u>						
Archaeology		Not applicable						
Built Conservation		Not applicable						
Contaminated Land		Not applicable						
Internal Drainage		Not applicable						
Board								
Environmental		Not applicable						
Health								
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	t	Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						

Final Decision

H172 - Land to the West of Maulden Size (ha) Proposal Description Located to the west of Maulden and to the north of Snow Hill. The site is currently used for agriculture Issue & Options Consultations
Proposal 53 dwellings Description Located to the west of Maulden and to the north of Snow Hill. The site is currently used for agriculture
Description Located to the west of Maulden and to the north of Snow Hill. The site is currently used for agriculture
The site is currently used for agriculture
, -
Suc a Options Consultations
Consultation Yes 6% No 88% Maybe 6%
Responses
Consultation For:
Comments Against:
• The site is within the Green Belt
The site is outside the Settlement Envelope
 Infrastructure and services will not sustain development
Stage 1
Green Belt Yes Less Than No Minerals & No Wholly No Four Waste Site Flood
Dwellings Vaste Site Flood Zone 2/3
Archaeological No Important No Biological or Geological No
Site/ SAM Countryside Importance
Gap
Conclusion The Stage 1 assessment identified a discounting factor.
Therefore, the site has not progressed to Stage 2. Nothing to
prevent progression to stage 2
Stage 2
Score Not applicable
Rank Not applicable
Conclusion Not applicable
Stage 3
Access Highways Not applicable
Authority Highwaya Aganay Net applicable
Highways Agency Not applicable Not applicable
Environment Not applicable Agency
Archaeology Not applicable
Built Conservation Not applicable
Contaminated Land Not applicable
Internal Drainage Not applicable
Board
Environmental Not applicable
Health
English Heritage Not applicable
Landscape Not applicable
Natural England Not applicable
Anglian Water Not applicable
•
Conclusion Not applicable
•

Document.

H173 - Land to t	he No	orth West of Maulo	den					
Size (ha)	TIC TYC	1.4						
Proposal		42 dwellings						
Description		Located to the n	orth w	est of Maulder	and to	the west of		
		Wingfield Ave. T						
Issue & Options	Cons	ultations		•				
Consultation		Yes	5%	No	90%	Maybe	5%	
Responses								
Consultation				the settlement	envelo	pe and on th	e	
Comments		green be						
		• Loss of		yside				
		Poor acc		ad aanaaatian				
				ad congestion not support the	dovol	onmont		
				schools are at		•		
				rt is poor	capacii	.y		
Stage 1		r dono ti	апоро	it io poor				
Green Belt	Yes	Less Than	No	Minerals &	No	Wholly	No	
		Four		Waste Site		Flood		
		Dwellings				Zone 2/3		
Archaeological	No	Important	No	Biological or 0	Geolog	ical	No	
Site/ SAM			Countryside Importance					
		Gap The Stage 1 assessment identified a discounting factor.						
Conclusion		The Stage 1 as						
Stage 2		Therefore, the	SILE H	as not progress	seu io c	stage 2.		
Score		Not applicable						
Rank		Not applicable						
Conclusion		Not applicable						
Stage 3		тот аррисавте						
Access Highway	S	Not applicable						
Authority								
Highways Agend	СУ	Not applicable						
Environment		Not applicable						
<u>Agency</u>								
<u>Archaeology</u>		Not applicable						
Built Conservation		Not applicable						
Contaminated Land		Not applicable						
Internal Drainage		Not applicable						
Board Environmental		Net englischle						
Environmental Health		Not applicable						
English Heritage		Not applicable						
Landscape		Not applicable						
Natural England		Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						
Final Decision		3 1 3 1 1 1 1 1 1 3 1 3 1 3 1 3 1 3 1 3						
	been	taken forward as	part o	f the Site Alloc	ations	Development	Plan	
Document			'					

Document.

H178 - Land at Silsoe	Road Maulden						
Size (ha)	0.40						
Proposal	8-10 dwellings						
Description	Located to the	south e	ast of Maulden	and to	the east of S	Silsoe	
Description	Road. The site					JIISOC	
Issue & Options Cons		io odire	only dood for d	griodite	,		
Consultation	Yes	12%	No	53%	Maybe	35%	
Responses	100	1270	140	0070	Maybo	0070	
Consultation	 Increas 	e of ro	ad congestion				
Comments			Itural land				
		-	at capacity				
			developed for s	mall so	cale developm	nent	
Stage 1							
Green Belt No	Less Than	No	Minerals &	No	Wholly	No	
	Four Dwellings		Waste Site		Flood		
					Zone 2/3		
Archaeologica No	Important	No	Biological or (Geolog	ical	No	
I Site/ SAM	Countryside		Importance				
	Gap						
Conclusion	The Stage 1 as					ng	
0, 0	factors. Therefo	ore, the	site has progre	essed t	o Stage 2.		
Stage 2	40						
Score	18						
Rank	Joint 12th ranked in settlement out of 18						
Conclusion	The site scored poorly within the Rural Area. There are						
	housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout						
	a range of villages. As site H218 is the favoured location for						
	development in Maulden, no further allocation is required within						
	the village. For this reason the site has not progressed to						
	Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.						
	reason the site	was no	ot taken forward	1.			
Stage 3							
Access Highways	Not applicable						
<u>Authority</u>	Not applicable						
Highways Agency	Not applicable						
Environment Agency	Not applicable						
Archaeology	Not applicable						
Archaeology Built Conservation	Not applicable Not applicable						
Contaminated Land	Not applicable Not applicable						
Internal Drainage	Not applicable Not applicable						
Board							
Environmental Health	Not applicable						
English Heritage	Not applicable						
Linguistri leritage	Not applicable						
Landscape							
Landscape	Not applicable						
Landscape Natural England	Not applicable Not applicable						

H193 - Land off	Cloph	nill Road, Hall End	l, Mau	lden				
Size (ha)		6.5						
Proposal		20 dwellings and retail units						
Description		Located to the s the A507. The s buildings/yard.					h of	
Issue & Options	Cons							
Consultation		Yes	9%	No	86%	Maybe	5%	
Responses Consultation		- Ingrana	o in roa	ad congostion				
Comments		Loss of aSite is aDevelopLocal arSite is re	agricu t risk f ment menitie emote	ad congestion Itural land, clos or flooding will lead to nois as are limited an from the settle ort is poor	e pollund ove	ition		
Stage 1								
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No	
Archaeologica I Site/ SAM	No	Important Countryside Gap	No	Biological or Geological No Importance			No	
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.						
Stage 2								
Score		15						
Rank		14th ranked in settlement out of 18						
Conclusion	housing needs a therefore housin a range of village development in the village. For the Stage 3. The site	The site scored poorly within the Rural Area. There are housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout a range of villages. As site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site scored poorly within the rural area. For this reason the site was not taken forward.				for within		
Stage 3								
Access Highway Authority	Not applicable							
Highways Agency		Not applicable						
Environment Agency		Not applicable						
Archaeology Not applicable								
Built Conservati		Not applicable						
Contaminated L		Not applicable						
Internal Drainag Board	je	Not applicable						
Environmental		Not applicable						

Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Et I B I I I	-

Final Decision

Site H218 is the favoured location for development in Maulden and the Employment Land Review Stage 3 concludes that there are more suitable sites for employment allocation within the village. No further allocation is therefore required. For these reasons \(\Text{T}\)the site has not been taken forward as part of the Site Allocations Development Plan Document.

H193 - Land off	Cloph	nill Road, Hall End	l Mau	lden				
Size (ha)	Siopi	6.5						
Proposal		20 dwellings and retail units						
Description		Located to the s			n (Hall E	End) and nort	h of	
•		the A507. The s						
		buildings/yard.						
Issue & Options	Cons	1						
Consultation		Yes	<u>9%</u>	No	<u>86%</u>	Maybe	<u>5%</u>	
Responses				1 0				
Consultation Comments		 Increase in road congestion Loss of agricultural land, close to a site of SSSI 						
Comments					se to a	site of 5551		
				or flooding will lead to nois	بالمم مع	tion		
				es are limited a				
				from the settle		<u> </u>		
				rt is poor				
ELR Stage 1								
Green Belt	<u>No</u>	Contrary to the	<u>No</u>	Identified in	<u>No</u>	Wholly or	<u>No</u>	
		aims of the		the		predomina		
		Core Strategy		Minerals &		ntly Flood Zone 3		
				Waste Local Plan		Zone 3		
				or emerging				
				LDF for				
				other uses				
Less than 0.25	<u>No</u>	Detrimental	<u>No</u>					
ha in size or		effect upon a						
promoted for		site of national						
less than 500m ² of		or international biological or						
employment		geological						
floor space		importance						
Conclusion		The Stage 1 ass	essm	ent has not ide	ntified a	any discountir	ng	
		factors. Therefore, the site has progressed to Stage 2.						
		As the site has been submitted as a mixed use proposal, the						
		site has been assessed separately for housing and employment purposes.						
ELR Stage 2		employment pur	poses	<u>.</u>				
PDL PDL	Appr	oximately a third	develo	oped for saw m	ill/timbe	er vard – Amh	er	
Accessibility to		oximately 0.1km		•		•	<u> </u>	
Housing								
Road Access	<u>Adja</u>	cent to A507 - Gr	<u>een</u>					
Availability	No c	onstraints indicate	<u>ed – G</u>	<u>Green</u>				
AGLV/Gap	N/N	Flood Zone	<u>1</u>	Important Op	en Spa	ce	<u>N</u>	
Other	No a	idditional land use	s ider	<u>ntified</u>				
Important								
Land Uses	4			Nicos b = = = f (A	ma la c == 1		4	
Number of 'Reds'	1			Number of 'A	mbers		1	
Rank	20							
Conclusion		ne site scored few	er tha	n four 'reds' the	e site w	as deemed		
50.151461611	_	ptable to progres						

ELR Stage 3	
Score	<u>17</u>
Rank	9 th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.
Conclusion	No further development is being proposed at this site where the landowners intentions are to secure an employment allocation for the existing sawmill use. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For this reason the employment element of this proposal has not progressed beyond this stage.
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment Agency	Not applicable
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing assessment concluded that the site scored poorly, there are housing needs across the whole of the Rural Area and as site H218 is the favoured location for development in Maulden, no further allocation is required within the village. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.

H204 - Land at	the rea	ar of 123b to 129	Clophi	ill Road. Mauld	en			
Size (ha)		1.13						
Proposal		18 dwellings						
Description		Located to the e	ast of	Maulden (Hall	End) a	nd to the nort	h of	
,		Clophill Road. T						
Issue & Options	Cons	ultations						
Consultation		Yes	7%	No	84%	Maybe	9%	
Responses								
Consultation				service and fa	cilities	will not sustai	n	
Comments		develop						
				yside/wildlife.		· · · · · · · · · · · · · · · · · · ·		
		value	vviidilie	e site and a Are	ea oi G	reat Landsca	pe	
			in roa	ad congestion				
Stage 1		- morease	7 111 100	da oorigeoliori				
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
						Zone 2/3		
Archaeologica	No	Important	No	Biological or 0	Geolog	ical	No	
I Site/ SAM		Countryside		Importance				
0		Gap			('£'l			
Conclusion		The Stage 1 ass					ng	
Stage 2		laciors. Thereio	factors. Therefore, the site has progressed to Stage 2.					
Score		38						
Rank		7th ranked in settlement out of 18						
Conclusion		The site scored reasonably well within the Rural Area. There						
		are housing needs across the whole of the Rural Area and						
		therefore housing allocations should be distributed throughout						
		a range of villages. As site H218 is the favoured location for						
		development in Maulden, no further allocation is required within						
		the village. For this reason the site has not progressed to Stage 3. The site scored reasonably well within the rural area.						
		There are far more suitable sites in the area; therefore the site						
		has not progressed to Stage 3.						
Stage 3								
Access Highway	<u>/S</u>	Not applicable						
Authority								
Highways Agen	CV	Not applicable						
Environment Agency		Not applicable						
Archaeology		Not applicable						
Built Conservation		Not applicable						
Contaminated Land		Not applicable						
Internal Drainag		Not applicable						
Board		, ,						
Environmental		Not applicable						
Health								
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	t	Not applicable						

Anglian Water	Not applicable			
Conclusion	Not applicable			
Final Decision				
The site has not been taken forward as part of the Site Allocations Development Plan				

H218 - Land at	Moor	Lane, Maulden							
Size (ha)	NIOOI	2.0							
` '									
Proposal		60 dwellings Located to the s	outh o	f Mauldan and	to the	aget of Maar	Long		
Description		The site is curre							
		rest for agricultu		iit useu ioi con	IIIIeici	ai storage air	u tile		
Issue & Options	s Cons		16						
Consultation	00110		19%	No	57%	Maybe	24%		
Responses		100	10 /0	110	01 70	Maybo	2170		
Consultation		• Site is o	utsida	the settlement	envel	nne			
Comments		Site is outside the settlement envelopeAmenities will not support development							
				ad congestion	volopii	10111			
				arge village the	refore	further			
				should be consi					
		·		an opportunity t		ove a comme	rcial		
				ce it to resident					
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood			
A	NI-	1	NI-	Diele sie et en C) I	Zone 2/3	NI-		
Archaeologica	No	Important	No	Biological or C	eolog	ıcaı	No		
I Site/ SAM		Countryside Gap		Importance					
Conclusion									
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.							
Stage 2		Tactors. Therefore, the site has progressed to stage 2.							
Score		48							
Rank		5th ranked in settlement out of 18							
Conclusion		This site scored reasonably well within the settlement and the							
Corroradion		Rural Area. Although there are other sites within Maulden that							
		have scored higher, this proposal is considered the most appropriate, having little impact upon the character. In addition							
		it is considered that this site is in a suitable location for							
		development. For these reasons the site has progressed to							
		Stage 3. Nothing to prevent progression to stage 3							
Stage 3		A 11							
Access Highway	<u>/S</u>	A limited amoun							
<u>Authority</u>		industrial unit(s) could be permitted subject to the provision of							
Highwaya Agan	101/	a turning head							
Highways Agency		No comment made							
Environment		No site specific comment made							
Archaeology		No comment made							
Archaeology Ruilt Consorvation		noneNo comme		do.					
Built Conservation Contaminated Land		none No comme							
		none No comme							
Internal Drainage Board	ge			<u>je</u>					
Environmental		RAG rating is gr	een	RAG rating is green					
Health		Possible impact on conservation area. It could be visible from							
Health English Heritag	е	Possible impact the conservation							

	development to the north and east or the overall layout of the village. and should respect linear form
Landscape	The site is not appropriate for development at submitted area and scale. It is at transition with existing village development and rural landscape with recreational footpath access to north and east of site. If future development were approved at a reduced scale it would be recommended that the layout, orientation and design must compliment the urban and rural interface and include appropriate, quality, landscape mitigation. Concern regarding loss of distinctive land use and increased pressure on sites of nature conservation interest. Development acceptable at a smaller scale/area with complimentary design
Natural England	noneNo comment made
Anglian Water	RAG rating is amber – <u>Waste Water Treatment Works and</u> <u>Foul Sewerage Network Ccapacity upgrade required.</u>
Conclusion	The Stage 3 assessment has identified some exceptional major issues with the original proposal. While some of these can be overcome through careful site layout, design and landscaping, it is considered appropriate to reduce the scale of development. The proposal will be The reduction in scale reduced significantly in size, in orderwill help to complement the original form of the locality and provide acceptable access. This proposal is deemed acceptable for the Site Allocations DPD.

The Council has included the site within the Site Allocations Development Plan Document for a minimum of 15 dwellings.

H221 - Land ad	joining	Kingsbrook, Lim	berse	/ Lane, Maulde	n			
Size (ha)		3.35						
Proposal		100 dwellings						
Description		Located to the n	orth o	f Maulden and	to the	east of Limbe	rsey	
		Lane. The site is	cons	ists partly of a t	ranspo	ort depot and		
		agriculture						
Issue & Options	Cons							
Consultation		Yes	4%	No	85%	Maybe	11%	
Responses								
Consultation				ad congestion				
Comments				the settlement		•		
Stage 1		Amenitie	es can	not support de	velopn	ieni		
Stage 1 Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
Green ben	NO	Four Dwellings	NO	Waste Site	INO	Flood	INO	
		r our Dwomingo		Wasto Cho		Zone 2/3		
Archaeologica	No	Important	No	Biological or (Geolog	ical	No	
I Site/ SAM		Countryside		Importance	Ŭ			
		Gap						
Conclusion		The Stage 1 ass					ng	
		factors. Therefore	re, the	site has progre	essed t	to Stage 2.		
Stage 2		E 4						
Score		54						
Rank		3rd ranked in settlement out of 18						
Conclusion		The site scored reasonably well within the Rural Area. There was a high level of objection to this site from local residents.						
		The proposal would be detached from the settlement. There						
		are housing needs across the whole of the Rural Area and						
		therefore housing allocations should be distributed throughout						
		a range of villages. As site H218 is the favoured location for						
		development in Maulden, no further allocation is required within						
		the village. For this reason the site has not progressed to						
		Stage 3. The site scored reasonably well within the rural area. There are for more quitable sites in the area; therefore the site.						
		There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.						
Stage 3		That thet progress	ou to	Ctage of				
Access Highway	'S	Not applicable						
Authority								
Highways Agen	СУ	Not applicable						
Environment		Not applicable						
<u>Agency</u>								
Archaeology		Not applicable						
Built Conservation		Not applicable						
Contaminated L		Not applicable						
Internal Drainag	je	Not applicable						
Board Environmental		Not applicable						
Health		Not applicable						
English Heritage	a	Not applicable						
Landscape		Not applicable						
Natural England	4	Not applicable						
Hatarar England	4	1 tot applicable						

Anglian Water	Not applicable			
Conclusion	Not applicable			
Final Decision				
The site has not been taken forward as part of the Site Allocations Development Plan				

H225 - Land at Wa	ater End Road, off A	50. Wa	iter End. Mauld	en				
Size (ha)	0.96		,					
Proposal	4 dwellings							
Description	Located to the	south e	ast of Maulder	and to	the north of	the		
2 000р	A507. The site							
Issue & Options C	onsultations							
Consultation	Yes	6%	No	83%	Maybe	11%		
Responses					,			
Consultation	Amenit	ies can	not support de	velopm	nent			
Comments	Site is or	outside	the settlement	envel	оре			
	 Loss of 							
	 Increas 	e in ro	ad congestion					
Stage 1								
Green Belt N	lo Less Than	No	Minerals &	No	Wholly	No		
	Four Dwellings		Waste Site		Flood			
A l	la las d	N.I.	Dist.	- -	Zone 2/3			
Archaeologica N I Site/ SAM	lo Important	No	Biological or (eolog	icai	No		
I Site/ SAIVI	Countryside Gap		Importance					
Conclusion	The Stage 1 as	sessm	ent has not ide	ntified	any discountir	na		
CorloidSiori	factors. Therefo					19		
Stage 2	idotoror interest	, , , , , ,	one has progr	00000	to Glago 2.			
Score	-15							
Rank		Joint 178th ranked in settlement out of 18						
Conclusion		The site scored poorly and was one of the lowest scoring sites						
		across the whole of the Rural Area. There are housing needs						
		across the whole of the Rural Area and therefore housing						
		allocations should be distributed throughout a range of villages.						
		As site H218 is the favoured location for development in						
		Maulden, no further allocation is required within the village. For						
	cored poorly w	this reason the site has not progressed to Stage 3. The site						
		scored poorly within the rural area. For this reason the site was not taken forward.						
Stage 3	not taken forwa	iu.						
Access Highways	Not applicable							
Authority	110t applicable	Not applicable						
Highways Agency	Not applicable	Not applicable						
Environment	Not applicable							
Agency								
Archaeology	Not applicable							
Built Conservation	Not applicable							
Contaminated Lan	d Not applicable							
<u>Internal</u> Drainage	Not applicable	• •						
Board								
Environmental	Not applicable							
Health	N							
English Heritage	Not applicable							
Landscape	Not applicable							
Natural England	Not applicable							
Anglian Water	Not applicable							
Conclusion	Not applicable							

H230 - Longvie	w Farr	n, Silsoe Road, M	laulde	n				
Size (ha)		1.27						
Proposal		29 dwellings						
Description		Located to the s Road. The site i					Silsoe	
		stablesstables.						
Issue & Options	Cons							
Consultation		Yes	14%	No	81%	Maybe	5%	
Responses		A iti						
Consultation Comments				not support dev	•			
Comments		Site is 0Loss of			enveid	ppe		
				ad congestion				
Stage 1		oreac		au congeenen				
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
						Zone 2/3		
Archaeologica	No	Important	No	Biological or C	Seolog	ical	No	
I Site/ SAM		Countryside Gap		Importance				
Conclusion		The Stage 1 ass	sassm.	ant has not ider	ntified :	any discounti	n c	
Conclusion		factors. Therefo					ig	
Stage 2		1401010111101010	. 0,	one hae progre		o clage		
Score		26						
Rank		11th ranked in settlement out of 18						
Conclusion		The site scored poorly within the Rural Area. There are						
		housing needs across the whole of the Rural Area and						
		therefore housing allocations should be distributed throughout						
		a range of villages. As site H218 is the favoured location for						
		development in Maulden, no further allocation is required within the village. For this reason the site has not progressed to						
		Stage 3. The site scored reasonably well within the rural area.						
		The site is in an unsustainable location; therefore the site has						
		not progressed to Stage 3.						
Stage 3								
Access Highway	<u>'S</u>	Not applicable						
Authority	0)/	Not applicable						
Highways Agen Environment	Су	Not applicable						
Agency		Not applicable						
Archaeology		Not applicable						
Built Conservati	ion	Not applicable						
Contaminated Land		Not applicable						
Internal Drainage		Not applicable						
Board								
Environmental		Not applicable						
Health								
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	t	Not applicable						
Anglian Water		Not applicable						

Conclusion Not applicable

Final Decision

H233 – Land to	o South	Side of Clophill	Road,	>iisoe iviaulaen				
Size (ha)		2.65						
Proposal		Residential – Number not specified						
Description		This proposal is situated just East of the main settlement centre. The land is most recently has been used for rearing pheasants. The site contains a number of outbuildings, including 'pheasant pens'.						
Issue & Option	s Cons	ultations	_					
Consultation Responses		Yes	0%	No	80%	Maybe	20%	
Consultation Comments		Site isLoss ofIncreasSite isDevelo	outside f countr se in roa prone to pment i	not support de the settlement yside ad congestion oflooding is too large for should be cons	envelo	ope	cale	
Stage 1								
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No	
Archaeologic al Site/ SAM	No	Important Countryside Gap	No	Biological or (Importance	_		No	
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2								
Score		52						
Rank		4th ranked in settlement out of 18 The site scored reasonably well within the Rural Area. There						
Conclusion		was a high lever There are hous and therefore h throughout a ra	el of obj sing nee nousing ange of	ection to this seds across the allocations sho	ite from whole o ould be	local resider of the Rural A distributed	rea	
		required within Strategy Task the proposal w in the Local Pla site has not pro well within the the area; there	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	
Stage 3		required within Strategy Task the proposal win the Local Plasite has not proved within the the area; there	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	
Highways Auth		required within Strategy Task the proposal win the Local Plasite has not prowell within the the area; there	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	
Highways Auth Highways Age		required within Strategy Task the proposal win the Local Plasite has not prowell within the the area; there	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	
Highways Age Highways Age Environment		required within Strategy Task the proposal win the Local Plasite has not prowell within the the area; there	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	
Highways Auth Highways Age Environment Agency		required within Strategy Task the proposal win the Local Plasite has not prowell within the the area; there Not applicable Not applicable Not applicable	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	
Highways Auth Highways Age Environment Agency Archaeology	ncy	required within Strategy Task the proposal with the Local Plasite has not prowell within the the area; there Not applicable Not applicable Not applicable Not applicable	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	
Highways Auth Highways Age Environment Agency Archaeology Built Conserva	ncy ition	required within Strategy Task the proposal with the Local Plasite has not prowell within the the area; there Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	
Highways Auth Highways Age Environment Agency Archaeology	ncy ation Land	required within Strategy Task the proposal with the Local Plasite has not prowell within the the area; there Not applicable Not applicable Not applicable Not applicable	the villa Force hould had an: Inspogresse rural are	ent in Maulden, age. In addition ave emphasize ve upon the locetor's Report. d to Stage 3. There are forms.	no furi n, the D ed the c cal cha For the ne site ar more	evelopment detrimental im racter, empha ese reasons t scored reason e suitable site	pact sized he nably s in	

Board	
Environmental	Not applicable
Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
E: 15 ::	

H279 - Site A.	Silsoe	Road, Maulden							
Size (ha)	0.1000	0.38							
Proposal		Residential – Number not specified							
Description		The site contai			nas use	d for stage			
Description		purposes. The					ntial		
		developments.		oomanioa on t		200 27 100,40	T.C.C.		
Issue & Option	ns Cons	· · · · · · · · · · · · · · · · · · ·							
Consultation		Yes	7%	No	86%	Maybe	7%		
Responses									
Consultation		 Amenit 	ies can	not support de	velopm	ent			
Comments				the settlemen	t envelo	ppe			
			f countr						
				ad congestion					
		Listed	building	s surround the	site				
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four		Waste Site		Flood			
		Dwellings	. .	D	0 1	Zone 2/3			
Archaeologic	No	Important	No	Biological or	Geolog	ical	No		
al Site/ SAM		Countryside		Importance					
Conclusion		Gap	200000	ant has not ide	ntified	any diagounti	200		
Conclusion		The Stage 1 as factors. Therefore					ig		
Stage 2		lactors. Thereis	ore, trie	site rias progi	esseu i	.o Stage 2.			
Score		43							
Rank		6th ranked score in settlement out of 18							
Conclusion		The site scored reasonably well within the Rural Area. There							
Conclusion		are housing needs across the whole of the Rural Area and							
		therefore housing allocations should be distributed throughout							
		a range of villages. As site H218 is the favoured location for							
		development in Maulden, no further allocation is required within							
		the village. For this reason the site has not progressed to							
		Stage 3. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site							
					he area	; therefore th	e site		
012 22 0		has not progre	ssea to	Stage 3.					
Stage 3 Highways Auth	oority	Not applicable							
Highways Age		Not applicable							
Environment	,	Not applicable							
Agency		. 10t applicable							
Archaeology		Not applicable							
Built Conservation		Not applicable							
Contaminated									
Internal Draina									
Board	J								
Environmental		Not applicable							
Health		N							
English Heritage		Not applicable							
Landscape		Not applicable							
Natural Englar	nd	Not applicable							
Natural Englar Anglian Water		Not applicable							

Conclusion Not applicable

Final Decision

H280 - Site B, Silsoe F	Road. Maulden							
Size (ha)	5.39							
Proposal	Residential – Number not specified							
Description	The site is loca		•	eld. The	land is conta	ined		
	on two sides by							
	A507.		·		·			
Issue & Options Cons	ultations							
Consultation	Yes	3%	No	94%	Maybe	3%		
Responses (%)								
Consultation			not support de	•				
Comments			the settlement	t envelo	ope			
	Loss of		yside					
	Poor aIncreas		ad congestion					
Stage 1	• Increas		ad congestion					
Green Belt No	Less Than	No	Minerals &	No	Wholly	No		
	Four		Waste Site		Flood			
	Dwellings				Zone 2/3			
Archaeologic No	Important	No	Biological or	Geolog	ical	No		
al Site/ SAM	Countryside		Importance					
	Gap							
Conclusion	The Stage 1 as					ng		
Stage 2	factors. Therefore	ore, trie	site rias progr	essea	to Stage 2.			
Score	-7							
Rank		ed scor	e in settlemen	t out of	18			
Conclusion	Joint 15th ranked score in settlement out of 18 The site scored poorly and was one of the lowest scoring sites							
	across the whole of the Rural Area. There are housing needs							
	across the whole of the Rural Area and therefore housing							
	allocations sho					lages.		
	As site H218 is							
	Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site							
	scored poorly w							
	not taken forwa							
Stage 3								
Highways Authority	Not applicable							
Highways Agency	Not applicable							
Environment	Not applicable							
Agency								
<u>Archaeology</u>	Not applicable							
Built Conservation Contaminated Land	Not applicable							
	Not applicable							
Internal Drainage Board	Not applicable							
Environmental	Not applicable							
Health	7 7 7 7 7 7							
English Heritage	Not applicable							
Landscape	Not applicable							
Natural England	Not applicable							
Anglian Water	Not applicable							

Conclusion Not applicable

Final Decision

H281 - Site C.	Water	End Road, Maul	den						
Size (ha)		9.63							
Proposal		Residential – Number not specified							
Description		The site is loca			able fie	ld. The land is	3		
		contained on th							
Issue & Option	s Cons			,		·			
Consultation		Yes	3%	No	91%	Maybe	6%		
Responses									
Consultation		 Amenit 	ies can	not support de	velopm	ent			
Comments		Site is	outside	the settlement	envelo	ре			
		 Loss of 		<u>-</u>					
				o flooding					
				ad congestion					
				of this size wou	uld be d	contrary to ain	ns of		
Stage 1		the Co	re Strat	egy					
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
5.55 25		Four		Waste Site		Flood			
		Dwellings				Zone 2/3			
Archaeologic	No	Important	No	Biological or (Geolog	ical	No		
al Site/ SAM		Countryside		Importance					
		Gap							
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.							
0, 0		factors. Therefo	ore, the	site has progr	essed t	to Stage 2.			
Stage 2		1 7	-7						
Score Rank		Joint 156th ranked score in settlement out of 18							
Conclusion									
Conclusion		The site scored poorly and was one of the lowest scoring sites across the whole of the Rural Area. There are housing needs							
		across the whole of the Rural Area and therefore housing							
		allocations should be distributed throughout a range of villages.							
		As site H218 is the favoured location for development in							
		Maulden, no further allocation is required within the village. For							
		this reason the site has not progressed to Stage 3. The site							
		scored poorly within the rural area. For this reason the site was not taken forward.							
Stage 3		THOU LANGIT TOT WE	li u.						
Highways Auth	nority	Not applicable							
Highways Age		Not applicable							
Environment		Not applicable							
Agency									
Archaeology		Not applicable							
		Not applicable							
		Not applicable							
Internal Drainage Board		Not applicable							
Environmental		Not applicable							
Health		applicable							
English Heritag	ge	Not applicable							
Landscape		Not applicable							
Natural Englar	nd	Not applicable							
		-							

Anglian Water	Not applicable					
Conclusion	Not applicable					
Final Decision	Final Decision					
The site has not been taken forward as part of the Site Allocations Development Plan						

H341 – Brooksid	de Far	m, New Road, Ma	aulder	1				
Size (ha)		0.3 ha						
Proposal		10 dwellings						
Description		The site, located	d to the	e South of Mau	lden. is	s comprised o	f	
		disused barns a						
Issue & Options	Cons	ultations	J				_	
Consultation		Yes	14%	No	86%	Maybe	0%	
Responses						•		
Consultation		 Site is to 	o isola	ated from the se	ettleme	nt		
Comments								
Stage 1					_			
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
						Zone 2/3		
Archaeologica	No	Important	No	Biological or (Geolog	ical	No	
I Site/ SAM		Countryside		Importance				
Canalysian		Gap			. ـ د:۵: ـ ما			
Conclusion		The Stage 1 ass factors. Therefore					ng	
Stage 2							_	
Score		-15						
Rank		Joint 17th ranke	d in se	ettlement out of	18			
Conclusion		The site scored poorly and was one of the lowest scoring sites						
		across the whole of the Rural Area. There are housing needs						
		across the whole of the Rural Area and therefore housing						
		allocations should be distributed throughout a range of villages.						
		As site H218 is the favoured location for development in						
		Maulden, no further allocation is required within the village. For this reason the site has not progressed to Stage 3. The site						
		scored poorly within the rural area. For this reason the site was						
		not taken forward.						
Stage 3								
Access Highway	S	Not applicable						
Authority	_	Tot applicable						
Highways Agend	<u>cy</u>	Not applicable						
Environment		Not applicable						
Agency								
<u>Archaeology</u>		Not applicable						
Built Conservati	on	Not applicable						
Contaminated L	and	Not applicable						
Internal Drainag	e	Not applicable						
<u>Board</u>								
Environmental		Not applicable						
Health								
English Heritage	9	Not applicable						
Landscape		Not applicable						
Natural England		Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						
Final Decision								
The alte has not	heen	taken forward as	part c	of the Site Alloc	ations	Development	Plan	

Document.

E18 - Land adia	cent t	o 29 Clophill Road	d. Mau	ılden				
Size (ha)	2.0							
Proposal		B1 Office and A1 Shops; 100-150 jobs						
Description		Located to the e				Clophill Road	d. The	
,		site is used for p						
Issue & Options	Cons							
Consultation		Yes	0%	No	62%	Maybe	38%	
Responses						,		
Consultation		Exist	ing am	nenities cannot	suppo	rt this develop	ment	
Comments				road congestion				
ELR Stage 1								
Green Belt	No	Contrary to the	No	Identified in	No	Wholly or	<u>No</u>	
		aims of the		the		predomina		
		Core Strategy		Minerals &		ntly Flood		
				Waste		Zone 3		
				Local Plan				
				or emerging LDF for				
				other uses				
Less than 0.25	No	Detrimental	No	other uses				
ha in size or	110	effect upon a	<u>No</u>					
promoted for		site of national						
less than		or international						
500m ² of		biological or						
employment		geological						
floor space		importance						
Conclusion		The Stage 1 ass					<u>ng</u>	
		factors. Therefore	<u>re, the</u>	site has progr	essed t	o Stage 2.		
ELR Stage 2								
PDL		enfield – Red						
Accessibility to	<u>0.5ki</u>	m from Maulden -	Red					
Housing	41		,					
Road Access		from A507, 1.9km						
Availability		onstraints indicate			_			
AGLV/Gap	N/N	Flood Zone	1	Important Op	en Spa	ce	<u>N</u>	
Other	No a	dditional land use	es iden	itified				
Important Land Uses								
Number of	3			Number of 'A	mhere'		0	
'Reds'	<u>3</u>			Number of A	iiibeis		<u>0</u>	
Rank	62 nd							
Conclusion		ne site scored few	er tha	n four 'reds' the	e site w	as deemed		
301101031011	As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.							
ELR Stage 3								
Score		<u>19</u>						
Rank			3 in the	e areas which	do not i	require an		
	6 th rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.							
Conclusion		The proposal sc	ored r	easonably well	within	the area. The	site	
		is considered a						
		estate which app						
		Flitwick which ha	ave co	nstrained land	supplie	es, there is so	<u>me</u>	

	limited potential for the amount of land allocated at Maulden to
	be increased in order to cater for these land needs. For these
	reasons the site has progressed to Stage 4.
Stage 4	
Highways Authority	The only available access to the highway is through the
	existing access to 29 Clophill Road. This appears to be
	adequate subject to visibility requirements.
Highways Agency	No comment made
Environment	No site specific comments made
Agency	
Archaeology	No comment made
Built Conservation	No comment made
Contaminated Land	Motor vehicle garage - possible boundary fuel contaminaiton
	low/mid risk
Internal Drainage	No comment made
Board	
Environmental	RAG rating is green
Health	
English Heritage	We continue to have concerns regarding site allocation E18 in
	terms of the impact on the setting of the Grade II* listed church
	on the eastern edge of Maulden and the setting of the village
	conservation area. We advise careful assessment of the possible setting impacts.
Landagana	
Landscape Natural England	No comment made
Natural England	No comment made
Anglian Water	RAG rating is amber – Waste Water Treatment Works capacity
	and Foul Sewerage Network capacity require infrastructure upgrades.
Conclusion	The Stage 4 assessment has highlighted some important
Conclusion	issues. It is considered that these can be overcome through
	careful site layout, design and landscaping.
Final Decision	<u> </u>
	ded this site within the Site Allocations Development Plan

The Council has included this site within the Site Allocations Development Plan Document for 1.8 ha of B1, B2 and B8 employment land.

E79 - The Old C)rchar	d, Water End Ro	ad. Ma	ulden			
Size (ha)		0.91	,	<u></u>			
Proposal		2 dwellings and	4 husi	ness units: nu	mber of	iobs unknow	'n
Description		Located to the				•	
Doddinption		consists of gras					io oito
Issue & Options	Cons						_
Consultation		Yes	9.1	No	<u>81.8</u>	Maybe	<u>9.1</u>
Responses			%		%		%
Consultation		• The s	ite is i	n the floodplair	<u> </u>		
Comments				letached from	_	age	
				only accessible			<u>future</u>
		deve	<u>lopmer</u>	nt would create	traffic	<u>problems</u>	
Stage 1					_		
Green Belt	<u>No</u>	Less Than	<u>Ye</u>	Minerals &	<u>No</u>	Wholly	<u>No</u>
		Four	<u>s</u>	Waste Site		Flood	
		Dwellings				Zone 2/3	
Archaeological	<u>No</u>	Important	<u>No</u>	Biological or	Geolog	ical	<u>No</u>
Site/ SAM		Countryside		Importance			
Conclusion		Gap	hoon	aubmitted as	n miyoo	Luga proposa	l the
Conclusion		As the site has site has been					ii, trie
		employment p			101 1100	ising and	
		The Stage 1 a			a disco	ounting factor.	
		Therefore, the					•
Stage 2							
Score		Not applicable					
Rank		Not applicable					
Conclusion		Not applicable					
Stage 3							
Access Highway	<u>'S</u>	Not applicable					
Authority							
Highways Agen	<u>cy</u>	Not applicable					
Environment		Not applicable					
<u>Agency</u>							
<u>Archaeology</u>		Not applicable					
Built Conservati		Not applicable					
Contaminated L		Not applicable					
	<u>Internal</u> Drainage		Not applicable				
<u>Board</u>		N					
Environmental		Not applicable					
Health		Niet en P. D.					
English Heritage	Э	Not applicable					
Landscape		Not applicable					
Natural England	1	Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision	u la c	talan fa		fills Oil All		Davida	DI-
	been	taken forward as	part c	r the Site Alloc	ations	Development	Plan
Document.							

F79 - The Old C)rchar	d, Water End Roa	nd Ma	ulden					
Size (ha)	·	0.91	, TVIC	<u></u>					
Proposal		2 dwellings and 4 business units; number of jobs unknown							
Description		Located to the east of Maulden and north of the A507. The site							
		consists of grass							
Issue & Options	Cons								
Consultation		Yes	9%	No	82%	Maybe	9%		
Responses						•			
Consultation		Deve	lopme	ent is located a	way fro	m the settlem	<u>ient</u>		
Comments		Poor	acces	<u>s</u>					
		Incre	<u>ase in</u>	road congestion	<u>on</u>				
ELR Stage 1									
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>Ye</u> <u>s</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predomina ntly Flood Zone 3	<u>No</u>		
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>						
Conclusion		As the site has b					the		
		site has been assessed separately for housing and							
		employment purposes.The Stage 1 assessment identified a discounting factor.							
		Therefore, the site has not progressed to Stage 2.							
ELR Stage 2		THOROTORO THO O	to mac	That progresses	<u> </u>	<u>ago 2.</u>			
PDL	Not a	applicable							
Accessibility to Housing		applicable							
Road Access		<u>applicable</u>							
Availability		applicable							
AGLV/Gap	Not appli cabl e	Flood Zone	Not ap plic abl e	Important Op	en Spa	ce	Not appli cabl e		
Other Important Land Uses	Not applicable								
Number of 'Reds'	Not a	Number of 'Ar			mbers'		Not appli cabl e		
Rank	Not a	applicable							
Conclusion	Not a	applicable							

ELR Stage 3	
Score	Not applicable
Rank	Not applicable
Conclusion	Not applicable
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage	Not applicable
Board	
Environmental	Not applicable
Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

Size (ha) O.38 Proposal Description Descr	E83 - Site A Sil	ena R	oad Maulden						
Proposal Description Located to the south east of Maulden and to the west of Silsoe Road. The site is used for storage Issue & Options Consultations Consultation Consultation Comments **Site would be more appropriate for housing **Site would be more appropriate for housing **Loss of agricultural land** **EIR Stage 1 Green Belt **Green Belt **Do Contrary to the aims of the Core Strategy **Dore Strategy **Detrimental effect upon a site of national or international biological or employment floor space Conclusion **The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. **ELR Stage 2 **PDL **Previously Developed Land - Green Accessibility to Housing Road Access **Availability **Approximately 1km from Maulden - Red Housing Road Access **Availability **Has Planning permission for residential - Amber Availability **Has Planning permission for residential - Amber Important Land Uses **Number of 1		000 11							
Description Located to the south east of Maulden and to the west of Silsoe Road. The site is used for storage									
Road. The site is used for storage						_		Silsoe	
Stage 2 Stage 2 PDL Previously Developed Land - Green Accessibility of Has Planning permission for residential - Amber Availability Additional land uses identified No adapticable No adapplicable No adapplicable No applicable No appl	Description					i di id te	THE WEST OF C	<u> </u>	
Consultation Responses Consultation Comments Site has good transport links Site would be more appropriate for housing Loss of agricultural land ELR Stage 1 Green Belt No Contrary to the aims of the Core Strategy Loss of agricultural land Core Strategy No Molly or predomina ntty Flood Waste Local Plan or emerging LDF for other uses No Hold Identified in No Holly or predomina ntty Flood Waste Local Plan or emerging LDF for other uses No Holly or predomina ntty Flood Detrimental effect upon a site of national or international biological or geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Previously Developed Land - Green Accessibility to Housing Road Access O_4km from A507 - Amber Availability AGLV/Gap Other Important Land Uses Number of Reds' Rank No Holl Bell of the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable	Issue & Options	Cons						_	
Responses Consultation Comments Site has good transport links Site would be more appropriate for housing Loss of agricultural land ELR Stage 1 Green Belt No Contrary to the aims of the Core Strategy Local Plan or emerging LDF for other uses Less than 0.25 ha in size or predomina ntly Flood Zone 3 Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.25 ha in size or other uses Less than 0.26 ha in size or other uses Less than 0.27 ha in size or other uses The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Previously Developed Land - Green Accessibility to Approximately 1km from Maulden - Red Housing Road Access Availability Again May a planning permission for residential - Amber No additional land uses identified While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Not applicable Not applicable				20	No	70%	Maybe	10%	
■ Site would be more appropriate for housing ■ Loss of agricultural land ELR Stage 1 Green Belt No Contrary to the aims of the Core Strategy Losal Plan or emerging LDF for other uses Less than 0.25 ha in size or actional promoted for less than 500m² of employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability AGLV/Gap Other Important Land Uses Number of 'Reds' Rank 31st Conclusion ■ Site would be more appropriate for housing Loss of agricultural land No Identified in No Wholly or predomina ntly Flood Zone 3 No Housing Flood and in the site of national or international biological or other uses Previously Developed Land - Green Approximately 1km from Maulden - Red Housing Road Access Availability Has Planning permission for residential - Amber No additional land uses identified No additional land uses identified No additional land uses identified No model in the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable						20,0	,	1070	
ELR Stage 1 Green Belt No Contrary to the aims of the Core Strategy Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Previously Developed Land - Green Accessibility to Housing Road Access Availability Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank 31 ^{SI} Conclusion Conclusion Consulting Accessibility to Housing Road Access Number of 'Reds' Rank 31 ^{SI} Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Conclusion Not applicable Not applicable Conclusion Conclusion Conclusion Not applicable Conclusion Conclusion Conclusion Not applicable Conclusion Conclusion Conclusion Conclusion Conclusion Not applicable Conclusion Co	Consultation		Site I	nas go	od transport lir	nks			
Green Belt Contrary to the aims of the Core Strategy Contrary to the aims of the Core Strategy Core Strategy Contrary to the aims of the Core Strategy Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank 31st Conclusion Wholly or predomina ntty Flood Waste Local Plan or emerging LDF for other uses Nounder of geological importance Nounder of Reds' Rank 31st Conclusion Number of 'Ambers' 2 'Reds' Rank 31st Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Conclusion	Comments		• Site v	vould	be more appro	priate f	or housing		
Green Belt No Contrary to the aims of the Core Strategy			Loss	of agr	icultural land				
aims of the Core Strategy Strategy									
Core Strategy Minerals & Waste Local Plan or emerging LDF for other uses Less than 0.25 ha in size or promoted for less than site of national or international biological or employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Previously Developed Land - Green Accessibility to Has Planning permission for residential - Amber Availability AGLV/Gap Other Important Land Uses Number of 'Reds' Rank 31st Conclusion Conclusion Minerals & Waste Waste Local Plan No effect upon a site of national or international biological or geological importance. Important Land Uses Number of 'Reds' Rank 31st Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Conclusion Not applicable Conclusion Not applicable Conclusion Not applicable Conclusion	Green Belt	<u>No</u>		<u>No</u>		<u>No</u>		<u>No</u>	
Less than 0.25 No Detrimental effect upon a site of national or international biological or genoployment floor space importance Conclusion Previously Developed Land - Green Accessibility to Housing Road Access Availability AGLV/Gap NN Flood Zone 1 Important Open Space No additional land uses identified No additional land uses identified Number of 'Reds' Rank 31st Conclusion Waste Local Plan or emerging LDF for other uses No ho additional land uses identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Previously Developed Land - Green Approximately 1km from Maulden - Red Housing Road Access Availability AGLV/Gap NN Flood Zone 1 Important Open Space No additional land uses identified No additional land uses identified Number of 'Reds' Rank 31st Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Conclusion Not applicable Conclusion Not applicable									
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion ELR Stage 2 PDL Accessibility to Housing Road Access Availability AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion Local Plan or emerging LDF for other uses No effect upon a site of national effect upon a site of national biological or geological important Land Uses Number of 'Reds' Rank Conclusion Local Plan or emerging LDF for other uses No effect upon a site of national e			Core Strategy						
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion ELR Stage 2 PDL Accessibility to Housing Road Access Availability AGLV/Gap Other Uses AGLV/Gap Other Uses AGLV/Gap Other Uses No Detrimental effect upon a site of national or international biological or geological importance Previously Developed Land - Green Approximately 1km from Maulden - Red Approximately 1km from Maulden - Red Other Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable							20116 3		
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion ELR Stage 2 PDL Previously Developed Land - Green Approximately 1km from Maulden - Red Accessibility to Housing Road Access Availability AGL/Gap Other Important Land Uses Number of 'Reds' Rank 31st LoF for other uses LDF for other land in size or promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 2. ELR Stage 2 Previously Developed Land - Green Approximately 1km from Maulden - Red Approximately 1km from Maulden - Red Important Queen Important Que									
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Previously Developed Land - Green Accessibility to Housing Road Access Availability Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Not applicable Not applicable Not applicable Not applicable									
ha in size or promoted for less than or international 500m² of employment floor space Conclusion ELR Stage 2 PDL Previously Developed Land - Green Accessibility to Housing Road Access Availability Has Planning permission for residential - Amber Availability Has Planning permission for residential - Amber No additional land uses identified Number of 'Reds' Rank 31st Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 2. ELR Stage 2 Previously Developed Land - Green Accessibility to Has Planning permission for residential - Amber Has Planning permission for residential - Amber Important Open Space No No additional land uses identified Important Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable					other uses				
promoted for less than 500m² of employment floor space conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL		<u>No</u>		<u>No</u>					
less than 500m² of employment floor space importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable									
biological or geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Previously Developed Land - Green Accessibility to Housing Road Access Availability Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Not applicable Not applicable Not applicable Not applicable									
employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. FLR Stage 2 PDL Accessibility to Housing Road Access Availability AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Not applicable Conclusion Nesses ment has not identified any discounting factors. Therefore, the site any discounting factors. Therefore, the site has not progressed to Stage 3.									
floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. FLR Stage 2 PDL Accessibility to Approximately 1km from Maulden - Red Availability Has Planning permission for residential - Amber Availability AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Conclusion Not applicable Conclusion Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable									
Factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Approximately 1km from Maulden - Red Road Access Availability Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Conclusion Previously Developed Land - Green Approximately 1km from Maulden - Red Number of waste of the side of the si									
ELR Stage 2 PDL	Conclusion							<u>ng</u>	
PDL Previously Developed Land - Green Accessibility to Housing Road Access Availability Has Planning permission for residential - Amber AGLV/Gap N/N Flood Zone 1 Important Open Space N Important Land Uses Number of 'Reds' Rank 31st Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Conclusion			factors. Therefore	re, the	site has progr	essed t	o Stage 2.		
Accessibility to Housing Road Access Availability Agent Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Approximately 1km from Maulden - Red Approximately 1km from Maulden - Red Approximately 1km from Maulden - Red Approximately 1km from Maulden - Red Not applicable									
Road Access O.4km from A507 - Amber Availability Has Planning permission for residential - Amber AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Other Important Open Space Number of 'Ambers' 2 Value Number of 'Ambers' 2 Score Stage 3 Score Not applicable Not applicable Not applicable Not applicable		_							
Road Access Availability Has Planning permission for residential - Amber AGLV/Gap N/N Flood Zone 1 Important Open Space N Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Rank Not applicable Rank Not applicable Conclusion Not applicable Conclusion Not applicable Not applicable Not applicable Not applicable		Appr	oximately 1km fro	<u>om ivia</u>	<u>ulaen - Rea</u>				
Availability AGLV/Gap N/N Flood Zone 1 Important Open Space N Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Rank Not applicable Conclusion Not applicable Conclusion Not applicable Not applicable Not applicable Not applicable Not applicable		0.4k	m from Δ507 - Δm	her					
AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3 Score Rank Not applicable Rank Not applicable Conclusion Not applicable					residential - A	mber			
Other Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Conclusion Not applicable	•						ce	N	
Important Land Uses Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable		_		_		J., J pu		<u></u>	
Number of 'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable			300	, , , , ,					
'Reds' Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable	Land Uses								
Rank Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable		1			Number of 'A	mbers'		<u>2</u>	
Conclusion While the site was considered acceptable as it scored fewer than four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable		a . ct							
four 'reds', as the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable			0. 2				1.6		
uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable	Conclusion								
progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable					<u>8</u>				
ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable									
Score Not applicable Rank Not applicable Conclusion Not applicable	ELR Stage 3	<u>p.09</u>	. cooca to Otago t	_					
Rank Not applicable Conclusion Not applicable		Not applicable							
Conclusion Not applicable									
_ 	Stage 4								

Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage	Not applicable
Board	
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

E84 - Site B, Sil	soo P	oad Maulden						
Size (ha)	<u> </u>	5.39						
Proposal								
Ποροσαί		B1 Office, B8 Storage or Distribution, leisure or non-residential institutions such as a surgery; number of jobs unknown						
Description		Located to the s					Silsoe	
Description						the west of e	<u> </u>	
Road. The site is used for agriculture Issue & Options Consultations								
Consultation	OONE	Yes	<u>14</u>	No	79%	Maybe	<u>7%</u>	
Responses		100	14	110	1070	Maybo	1 70	
Consultation		Loss of agricultural land						
Comments		 Site is located away from the village 						
		Insufficient infrastructure to sustain development						
ELR Stage 1					0 00.010	<u></u>		
Green Belt	No	Contrary to the	<u>Ye</u>	Identified in	<u>No</u>	Wholly or	No	
		aims of the Core Strategy	<u>s</u>	the Minerals & Waste Local Plan or emerging LDF for other uses	_	predomina ntly Flood Zone 3		
Less than 0.25	No	Detrimental	No	Other uses			No	
ha in size or promoted for less than 500m² of employment floor space	INO	effect upon a site of national or international biological or geological importance	INO				<u>INO</u>	
Conclusion		The Stage 1 ass	essm	ent identified a	discou	nting factor		
Contractor		Therefore, the s						
ELR Stage 2		,						
PDL	Not a	applicable						
Accessibility to Housing		applicable						
Road Access	Not a	applicable						
Availability	Not a	applicable						
AGLV/Gap	Not appli cabl e	Flood Zone	Not ap plic abl e	Important Op	en Spa	ce	Not appli cabl e	
Other Important Land Uses	Not a	Not applicable						
Number of 'Reds'	Not a	applicable Number of 'Ambers'				Not appli cabl e		
Rank	Not a	applicable						
Conclusion		applicable						
ELR Stage 3								
Score		Not applicable						

Rank	Not applicable
Conclusion	Not applicable
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment Agency	Not applicable
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

E85 - Site C, Sil	soo P	oad Maulden						
Size (ha)	306 11	9.63						
Proposal		B1 Office, B8 St	orage	or Distribution	leisure	or non-resid	ential	
Τοροσαί		institutions such					Critiai	
Description		Located to the s					Silsoe	
Decemption		Road. The site is				the east of c	<u> </u>	
Issue & Options Consultations								
Consultation		Yes	<u>14</u>	No	79%	Maybe	<u>7%</u>	
Responses			<u>%</u>			,		
Consultation		Loss of agricultural land						
Comments		Site is located away from the village						
		 Insufficient infrastructure to sustain development 						
ELR Stage 1								
Green Belt	No	Contrary to the aims of the Core Strategy	<u>Ye</u> <u>s</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predomina ntly Flood Zone 3	<u>No</u>	
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>					
Conclusion		The Stage 1 ass						
		Therefore, the s	ite has	not progresse	ed to Sta	age 2.		
ELR Stage 2								
PDL Accessibility to Housing		applicable applicable						
Road Access	Not a	applicable						
Availability	Not a	applicable						
AGLV/Gap	Not appli cabl e	Flood Zone	Not ap plic abl e	Important Op	en Spa	ce	Not appli cabl e	
Other Important Land Uses	Not a	Not applicable						
Number of 'Reds'	Not a	applicable Number of 'Ambers'			Not appli cabl e			
Rank	Not a	applicable						
Conclusion	Not a	applicable						
ELR Stage 3								
Score		Not applicable						

Rank	Not applicable
Conclusion	Not applicable
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment Agency	Not applicable
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

Size (ha) Proposal Proposal B1 Office, B8 Storage or Distribution, leisure or non-residential institutions such as a surgery: number of jobs unknown Description Located to the south east of Maulden and to the west of Silsoe Road. The site is used for agriculture Issue & Options Consultations Consultation Pesponses Consultation Comments - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Site is outside of the settlement envelope - Loss of agricultural land - Site is outside of the settlement envelope - Site is outside of the settlement envelop	F88 - Site D Sil	sne R	oad Maulden							
Proposal B1 Office. B8 Storage or Distribution, leisure or non-residential institutions such as a surgery, number of jobs unknown Located to the south east of Maulden and to the west of Silsoe Road. The site is used for agriculture Surgery Storage of Silsoe Road. The site is used for agriculture Surgery Storage or Distribution, leisure or non-residential institutions such as a surgery, number of jobs unknown Located to the south east of Maulden and to the west of Silsoe Road. The site is used for agriculture Local of agricultural land Site is outside of the settlement envelope Located to the surgery of the site is used for agricultural land Site is outside of the settlement envelope Located to the surgery of Maulden and to the west of Silsoe Road. The site is used for agricultural land Site is outside of the settlement envelope Located to the settlement envelope Locate	E88 - Site D, Silsoe Road, Maulden									
Institutions such as a surgery; number of jobs unknown Located to the south east of Maulden and to the west of Silsoe Road. The site is used for agriculture	` '									
Description Located to the south east of Maulden and to the west of Silsoe Road. The site is used for agriculture	riopodar									
Road. The site is used for agriculture	Description							Silsoe		
Issue & Options Consultations	Doddinpalori						110 11001 01 0	311000		
Responses Consultation Comments Loss of agricultural land Site is outside of the settlement envelope ELR Stage 1 Green Belt No Contrary to the aims of the Core Strategy No Betrimental effect upon a site of national or international biological or geological importance Conclusion The Stage 1 ssessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. ELR Stage 2 PDL Not applicable										
Consultation Comments Site is outside of the settlement envelope ELR Stage 1 Green Belt No Contrary to the aims of the Core Strategy No Core Strategy Core Strategy Local Plan or emerging LDF for other uses Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. ELR Stage 2 PDL Not applicable	Consultation		Yes	<u>12</u>	No	82%	Maybe	<u>0%</u>		
ELR Stage 1 Green Belt No Contrary to the aims of the Core Strategy Detrimental effect upon a site of national biological or employment floor space Conclusion The Stage 1 ssessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability AGLV/Gap Not applicable AGLV/Gap Not applicable	Responses			<u>%</u>			•			
Green Belt Green Belt Ochrary to the aims of the Core Strategy Detrimental less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. ELR Stage 2 PDL Not applicable Accessibility to Housing Road Access Availability AGLV/Gap Other Important Land Uses Not applicable										
Green Belt No Contrary to the aims of the Core Strategy Less than 0.25 had in size or promoted for less than 500m² or employment floor space Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability AGLV/Gap Not applicable	Comments		 Site is outside of the settlement envelope 							
aims of the Core Strategy aims of the Core Strategy By Minerals & Waste Local Plan or emerging LDF for other uses Less than 0.25 ha in size or promoted for less than 500m² of employment floor space conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. ELR Stage 2 PDL Not applicable Accessibility to Housing Road Access Availability Not applicable AGLV/Gap Not applicable										
ha in size or promoted for less than site of national or international biological or geological importance Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. ELR Stage 2 PDL Not applicable Accessibility to Housing Road Access Availability AGLV/Gap Other Important Land Uses Not applicable	Green Belt	<u>No</u>	aims of the		the Minerals & Waste Local Plan or emerging LDF for	No	predomina ntly Flood	<u>No</u>		
Therefore, the site has not progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Not applicable Not applicable Not applicable Not applicable Number of 'Ambers' Not applicable Number of 'Ambers' Not applicable Rank Conclusion Not applicable Not applicable Not applicable Number of 'Ambers' Not applicable ELR Stage 3 Score Not applicable	ha in size or promoted for less than 500m² of employment floor space	<u>No</u>	effect upon a site of national or international biological or geological importance							
PDL Not applicable Accessibility to Housing Road Access Availability Not applicable AGLV/Gap Not applicable AGLV/Gap Not applicable Other Important Land Uses Number of 'Reds' Rank Not applicable Rank Not applicable Not applicable Not applicable Number of 'Ambers' Not applicable Number of 'Ambers' Not applicable Rank Not applicable ELR Stage 3 Score Not applicable	Conclusion									
PDL Not applicable Accessibility to Housing Road Access Availability Not applicable AGLV/Gap Not applicable AGLV/Gap Not applicable AGLV/Gap Dic appli cable Other Important Land Uses Number of 'Reds' Rank Not applicable Rank Not applicable Conclusion Not applicable Not applicable Not applicable Number of 'Ambers' Not applicable ELR Stage 3 Score Not applicable	FLR Stage 2		Therefore, the S	ite nas	s not progresse	<u>:u 10 31</u>	age <u>z.</u>			
Accessibility to Housing Road Access Availability AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Not applicable Not applicable Not applicable Not applicable Number of 'Ambers' Number of 'Ambers' Not applicable Rank Conclusion Not applicable Not applicable Not applicable Number of 'Ambers' Not applicable Rank Not applicable Not applicable Not applicable Not applicable Not applicable		Not a	applicable							
Road Access Availability AGLV/Gap Not applicable AGLV/Gap Not applicable Not applicable Other Important Land Uses Number of 'Reds' Rank Not applicable Not applicable Not applicable Not applicable Number of 'Ambers' Not applicable Rank Not applicable Conclusion Not applicable	Accessibility to									
Availability AGLV/Gap Not applicable Flood Zone Not applicable Important Open Space Not applicable Other Important Land Uses Number of 'Reds' Not applicable Rank Not applicable Not applicable Conclusion Not applicable ELR Stage 3 Score Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applic	-	Note	policable							
AGLV/Gap Not appli cable Not applicable										
Important Land Uses Number of 'Reds' Rank Conclusion Not applicable Number of 'Ambers' Not applicable		Not appli cabl	Flood Zone	ap plic abl	ap general and a					
'Reds' Rank Conclusion LLR Stage 3 Score Not applicable Not applicable	Important	Not a	_							
Rank Conclusion Not applicable ELR Stage 3 Score Not applicable		Not a	<u>applicable</u>		Number of 'Ambers'			appli cabl		
ELR Stage 3 Score Not applicable	Rank	Not a								
Score Not applicable	Conclusion									
	ELR Stage 3									
Rank Not applicable	Score		Not applicable							
	Rank		Not applicable							

Conclusion	Not applicable
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment Agency	Not applicable
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
The order to be a second to be a second	taken feminand as newtof the City Allegations Development Disc

H008 - Land at	"The N	//low" Hoo Road, I	Мерре	rshall				
Size (ha)		0.70						
Proposal		18 dwellings						
Description		Located on the	easterr	n side of the vi	lage ar	nd has an		
		unoccupied bun	galow,	disused agric	ultural l	ouildings and		
vacant land								
Issue & Options	Cons		000/		000/		000/	
Consultation		Yes	20%	No	60%	Maybe	20%	
Responses		- Inoropo	. !	ad aanaaatian				
Consultation Comments		IncreaseLoss of		ad congestion				
Comments		Poor ac		yside				
				blic transport				
			•	will overload th	ne sewa	age system		
				n is more appr			า	
		Mepper						
				ent is small sc	ale, thu	is would not h	ave	
				environmental	•			
		The site	is adja	acent to the se	ttlemer	nt		
Stage 1								
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
Archanalagian	NIa	lmanautant	No	Dialogical or	Coolog	Zone 2/3	Na	
Archaeologica I Site/ SAM	No	Important Countryside	No	Biological or (Importance	Jeolog	icai	No	
I SILE/ SAIVI		Gap		importance				
Conclusion		The Stage 1 assessment has not identified any discounting						
Contolacion		factors. Therefore, the site has progressed to Stage 2.						
Stage 2								
Score		44						
Rank		56th ranked score in settlement out of 17						
Conclusion		The site scored reasonably well within the rural area. There are						
		housing needs across the whole of the Rural Area and						
		therefore housing allocations should be distributed throughout						
		a range of villages. As site H174 is the favoured locations for						
		development in Meppershall, no further allocation is required						
		within the village. For this reason the site has not progressed to Stage 3. Even though the site scored reasonably well within the						
		rural area, there were more suitable sites within the Settlement.						
		For this reason the site was not taken forward.						
Stage 3								
Access Highway	<u>'S</u>	Not applicable						
Authority								
Highways Agency		Not applicable						
Environment		Not applicable						
Agency								
Archaeology		Not applicable						
Built Conservation		Not applicable						
Contaminated Land		Not applicable						
Internal Drainage		Not applicable						

	<u>Board</u>	
	Environmental	Not applicable
	Health	
	English Heritage	Not applicable
	Landscape	Not applicable
	Natural England	Not applicable
Ì	Anglian Water	Not applicable
	Conclusion	Not applicable
	Final Decision	

		lurseries. Shilling	ton Ro	ad. Meppersha	all			
Size (ha)		Nurseries, Shillington Road, Meppershall 0.26						
Proposal		Number of dwellings not specified						
Description		Located on the s		•	ast of th	ne road leadin	g to	
·		Shillington. The	site is	currently a disi	used n	ursery <u>.</u>	J	
Issue & Options C	Consi	ultations						
Consultation		Yes	6%	No	75%	Maybe	19%	
Responses								
Consultation				ad congestion				
Comments				site a conserva	tion are	ea		
		_		al impacts				
01		Amenitie	es can	not support the	devel	opment		
Stage 1	NI-	Laga Than	NIa	Minarala	NIa	VA/In a III d	NIa	
Green Belt N	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood	No	
		rour Dwellings		wasie Sile		Zone 2/3		
Archaeologica N	No	Important	No	Biological or 0	Seolog		No	
I Site/ SAM	10	Countryside	140	Importance	Jeolog	icai	140	
		Gap						
Conclusion		The Stage 1 ass	essme	ent has not ide	ntified	any discountir	ng	
		factors. Therefore						
Stage 2								
Score		32						
Rank		Joint 78th ranked score in settlement out of 17						
Conclusion		The site scored reasonably well within the rural area. There are						
		housing needs across the whole of the Rural Area and						
		therefore housing allocations should be distributed throughout						
		<u>a range of villages. As site H174 is the favoured location for development in Meppershall, no further allocation is required</u>						
		within the village. For this reason the site was not taken						
		forward. The site scored poorly within the rural area. For this						
		reason the site was not taken forward.						
Stage 3								
Access Highways		Not applicable						
Authority								
Highways Agency	<u>/</u>	Not applicable						
Environment		Not applicable						
Agency		Not applicable						
Archaeology	n							
Archaeology Built Conservation		Not applicable						
Archaeology Built Conservation Contaminated Lar	nd	Not applicable Not applicable						
Archaeology Built Conservation Contaminated Lar Internal Drainage	nd	Not applicable						
Archaeology Built Conservation Contaminated Lar	nd	Not applicable Not applicable						
Archaeology Built Conservation Contaminated Lar Internal Drainage Board	nd	Not applicable Not applicable Not applicable						
Archaeology Built Conservation Contaminated Lar Internal Drainage Board Environmental	nd	Not applicable Not applicable Not applicable Not applicable Not applicable						
Archaeology Built Conservation Contaminated Lar Internal Drainage Board Environmental Health English Heritage Landscape	nd	Not applicable						
Archaeology Built Conservation Contaminated Lar Internal Drainage Board Environmental Health English Heritage Landscape Natural England	nd	Not applicable						
Archaeology Built Conservation Contaminated Lar Internal Drainage Board Environmental Health English Heritage Landscape Natural England Anglian Water	nd	Not applicable						
Archaeology Built Conservation Contaminated Lar Internal Drainage Board Environmental Health English Heritage Landscape Natural England	nd	Not applicable						

H016 - 13 Shefford Road, Meppershall									
Size (ha)	iu Ku	0.31							
Proposal									
		18+ dwellings Located to the north of the settlement on the road to Shefford,							
Description		current use is un							
		properly a rear g							
Issue & Options C	Cons	ultations							
Consultation		Yes	6%	No	88%	Maybe	6%		
Responses									
Consultation		 Increase 	in roa	ad congestion					
Comments		 Develop 	ment '	will comprise a	n impo	rtant open sp	ace		
		 Poor acc 							
			-	rt is insufficien	t				
		Location	is ina	ppropriate					
Stage 1		_							
Green Belt 1	No	Less Than	No	Minerals & Waste Site	No	Wholly Flood	No		
		Four Dwellings		waste Site		Zone 2/3			
Archaeologica 1	No	Important	No	Biological or (Geolog		No		
I Site/ SAM	140	Countryside	140	Importance	ocolog	icai	140		
		Gap							
Conclusion		The site has been withdrawn							
Stage 2									
Score		Not applicable							
Rank		Not applicable							
Conclusion		Not applicable							
Stage 3									
Access Highways		Not applicable							
<u>Authority</u>									
Highways Agency	L	Not applicable							
Environment		Not applicable							
Agency		N							
<u>Archaeology</u>		Not applicable							
Built Conservation		Not applicable							
Contaminated La		Not applicable							
Internal Drainage Board		Not applicable							
Environmental		Not applicable							
Health									
English Heritage		Not applicable							
Landscape		Not applicable							
Natural England		Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									
	2000	taken forward as	nart o	t the Site Alloc	ations	Development	Plan		

Document.

Size (ha) Proposal Description Located to the west of the High Street, the site is currently a vacant nursery. Issue & Options Consultations Consultation Responses Consultation Comments Increase in road congestion Poor access Development is unsuitable to the village size Negative visual impact Local schools are at capacity Public transport is limited, local station car parks are ful Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important No Biological or Geological No
Description Located to the west of the High Street, the site is currently a vacant nursery. Issue & Options Consultations Consultation Responses Consultation Comments • Increase in road congestion • Poor access • Development is unsuitable to the village size • Negative visual impact • Local schools are at capacity • Public transport is limited, local station car parks are full Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important No Biological or Geological
vacant nursery. Issue & Options Consultations Consultation Responses Consultation Comments Increase in road congestion Poor access Development is unsuitable to the village size Negative visual impact Local schools are at capacity Public transport is limited, local station car parks are ful Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important No Biological or Geological No
Consultation Responses Consultation Comments Increase in road congestion Poor access Development is unsuitable to the village size Negative visual impact Local schools are at capacity Public transport is limited, local station car parks are ful Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important No Biological or Geological No
Consultation Responses Consultation Comments Increase in road congestion Poor access Development is unsuitable to the village size Negative visual impact Local schools are at capacity Public transport is limited, local station car parks are ful Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important No Biological or Geological No
Responses Consultation Comments Increase in road congestion Poor access Development is unsuitable to the village size Negative visual impact Local schools are at capacity Public transport is limited, local station car parks are ful stage 1 Green Belt No Less Than Four Dwellings No Minerals & Waste Site No Wholly Flood Zone 2/3 Archaeologica No Important No Biological or Geological No
Poor access Development is unsuitable to the village size Negative visual impact Local schools are at capacity Public transport is limited, local station car parks are fullocated by the second
Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important No Biological or Geological No
Four Dwellings Waste Site Flood Zone 2/3 Archaeologica No Important No Biological or Geological No
I Site/ SAM Countryside Importance Gap
Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.
Stage 2
Score 54
Rank 2nd ranked score in settlement out of 17
Conclusion The site scored well within the rural area. There are housing needs across the whole of the Rural Area and therefore
housing allocations should be distributed throughout a range o
villages. As site H174 is the favoured locations for
development in Meppershall, no further allocation is required within the village. For this reason the site has not progressed to
Stage 3. Even though the site scored reasonably well within the
rural area, there more suitable sites within the Settlement. For
this reason the site was not taken forward.
Stage 3
Access Highways Not applicable
Authority Highways Agency Net applicable
Highways Agency Not applicable Environment Not applicable
Agency Not applicable
Archaeology Not applicable
Built Conservation Not applicable
Contaminated Land Not applicable
Internal Drainage Not applicable Board
Environmental Not applicable Health
English Heritage Not applicable
Landscape Not applicable

Natural England	Not applicable		
Anglian Water	Not applicable		
Conclusion	Not applicable		
Final Decision			
The site has not been taken forward as part of the Site Allocations Development Plan			

H035 - Land r/o	82 Hi	gh Street & Beau	maris,	High Street, M	leppers	shall		
Size (ha)		0.35						
Proposal		7-10 dwellings						
Description		Located to the west of the High Street and north of Bury						
		Nurseries and is	curre	ntly a rear gard	den to r	no 82.		
Issue & Options	Cons							
Consultation		Yes	9%	No	82%	Maybe	9%	
Responses								
Consultation Comments		IncreaseHazardo		ad congestion				
Comments				al impacts				
		_		are at capacity	,			
				rt is limited, lo		vay stations h	ave	
		full car p				·		
Stage 1								
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood Zone 2/3		
Archaeologica	No	Important	No	Biological or (Goolog		No	
I Site/ SAM	INO	Countryside	INO	Importance	Jeulog	icai	INO	
1 Oito, C, tivi		Gap		mportance				
Conclusion		The Stage 1 assessment has not identified any discounting						
		factors. Therefore, the site has progressed to Stage 2.						
Stage 2								
Score		47						
Rank		3rd ranked score in settlement out of 17						
Conclusion		The site scored reasonably well within the rural area. There are						
		housing needs across the whole of the Rural Area and therefore housing allocations should be distributed throughout						
		a range of villages. As site H174 is the favoured locations for						
		development in Meppershall, no further allocation is required						
		within the village. For this reason the site has not progressed to						
		Stage 3. Even though the site scored reasonably well within the						
		rural area, there were more suitable sites within the Settlement. For this reason the site was not taken forward.						
Stage 3		i or tr us reason.	ii io oitt	vas nortakel	i i oi wa	iid.		
Access Highway	'S	Not applicable						
Authority		. Tot applicable						
Highways Agen	СУ	Not applicable						
Environment		Not applicable						
Agency								
Archaeology		Not applicable						
Built Conservation Contaminated L		Not applicable						
		Not applicable Not applicable						
Internal Drainag Board	Je	Not applicable						
Environmental		Not applicable						
Health		applicable						
English Heritage	е	Not applicable						
Landscape		Not applicable						
		TYUL APPIICADIE						

Natural England	Not applicable		
Anglian Water	Not applicable		
Conclusion	Not applicable		
Final Decision			
The site has not been taken forward as part of the Site Allocations Development Plan			

H045 - New Clo	se Nu	rseries, Fildyke	Road, N	Meppershall				
Size (ha)		0.7						
Proposal		Number of dwellings not specified						
Description		Located to the east of Fildyke Road and is currently used as a						
		plant nursery		•		·		
Issue & Options	Cons	ultations						
Consultation Responses		Yes	18%	No	59%	Maybe	23%	
Consultation		Increase	se in roa	ad congestion				
Comments				rt is sparse an				
				not support this		•		
				wage system o	verloa	ded		
				amenities have an impa	ct on th	e environmer	nt .	
Stage 1		- Site Wi	Jaia 110l	nave an impa	ot on th			
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four		Waste Site		Flood	_	
		Dwellings				Zone 2/3		
Archaeologica	No	Important	No	Biological or (Geolog	ical	No	
I Site/ SAM		Countryside		Importance				
Conclusion		Gap	acocom.	ant has not ide	ntified	any disagunti	20	
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2								
Score		16						
Rank		15th ranked score in settlement out of 17						
Conclusion		The site scored poorly within the Rural Area. Meppershall is						
		classified as a Large Village in the Settlement Hierarchy as it						
		benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable						
		for residential development. For these reasons the site was not						
		taken forward. The site scored poorly within the rural area. For						
		this reason the site was not taken forward.						
Stage 3		Not coult 1						
Access Highway Authority	<u>'S</u>	Not applicable						
Highways Agen	СУ	Not applicable						
Environment		Not applicable						
Agency								
Archaeology		Not applicable						
Built Conservati		Not applicable						
Contaminated L		Not applicable						
Internal Drainag Board	je	Not applicable						
Environmental		Not applicable						
Health		. Tot applicable						
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	t	Not applicable						
Anglian Water		Not applicable						

Conclusion Not applicable

Final Decision

H069 - Land at	Shillin	gton Road, Mepp	ershal						
Size (ha)		0.2							
Proposal		3-4 dwellings							
Description		Located to the s	outh o	f Meppershall	and to	the east of			
		Shillington Road	d. The	site is unused	meado	w land <u>.</u>			
Issue & Options	Cons	ultations							
Consultation		Yes	0%	No	89%	Maybe	11%		
Responses									
Consultation Comments				would have a r	negative	e effect on the)		
Comments		conserv Site is o		area leological inter	act and	contributes to	n the		
				nearby church	ssi anu	continuates to	J IIIE		
		_		ad congestion					
				not support ne	w deve	lopment			
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood			
Archanologica	No	Important	No	Dialogical or (Coolog	Zone 2/3	No		
Archaeologica I Site/ SAM	No	Important Countryside	No	Biological or (Importance	Jeolog	icai	No		
1 Oito, Ortivi		Gap		Importance					
Conclusion		The Stage 1 ass	sessm	ent has not ide	ntified	any discountir	ng		
		factors. Therefore, the site has progressed to Stage 2.							
Stage 2									
Score		14							
Rank		16th ranked score in settlement out of 17							
Conclusion		The site scored poorly within the Rural Area. Meppershall is							
		classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more							
		sustainable sites within the Rural Area that are more suitable							
		for residential development. For these reasons the site was not							
		taken forward. The site scored poorly within the rural area. For							
		this reason the site was not taken forward.							
Stage 3		N							
Access Highway Authority	<u>'S</u>	Not applicable							
Highways Agen	СУ	Not applicable							
Environment		Not applicable							
Agency									
<u>Archaeology</u>		Not applicable							
Built Conservati		Not applicable							
Contaminated L		Not applicable							
Internal Drainag	je	Not applicable							
Board Environmental		Not applicable							
Health		Not applicable							
English Heritage	Э	Not applicable							
Landscape	-	Not applicable							
Natural England	ł	Not applicable							
Anglian Water		Not applicable							

Conclusion Not applicable

Final Decision

H070 - Stondon R	Road	Nurseries, Stono	lon Ro	ad. Meppersha	all				
Size (ha)		0.45							
Proposal		15 dwellings							
Description		Located to the s	outh o	f Meppershall	and to	the south of			
Boompalon		Stondon Road.							
Issue & Options C	Cons				,				
Consultation		Yes	0%	No	71%	Maybe	29%		
Responses									
Consultation		 Increase 	in roa	d congestion					
Comments		 Blind acc 	cess						
		 Loss of c 	•						
		 Amenitie 	s canr	not support dev	/elopm	ent			
Stage 1									
Green Belt N	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood Zone 2/3			
Archaeologica N	No	Important	No	Biological or (Goolog		No		
Archaeologica N I Site/ SAM	NO	Countryside	INO	Importance	Secion	icai	INO		
TOILE/ O/ IIVI		Gap		importance					
Conclusion			sessmo	ent has not ide	ntified	anv discounti	na		
			The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2									
Score		23							
Rank		13th ranked in settlement out of 17							
Conclusion		The site scored poorly within the Rural Area. Meppershall is							
		classified as a Large Village in the Settlement Hierarchy as it							
		benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable							
		for residential development. For these reasons the site was not taken forward. The site scored poorly within the rural area. For							
		this reason the							
Stage 3	Ī								
Access Highways		Not applicable							
<u>Authority</u>									
Highways Agency	<u>′</u>	Not applicable							
Environment		Not applicable							
Agency									
Archaeology Built Consorration	_	Not applicable							
Built Conservation Contaminated Lar		Not applicable							
Internal Drainage	iu	Not applicable Not applicable							
Board		Not applicable							
Environmental		Not applicable							
Health		F F - 35.5.3							
English Heritage		Not applicable							
Landscape		Not applicable							
Natural England		Not applicable							
Anglian Water		Not applicable							
/ ingilan vvalor									
Conclusion Final Decision		Not applicable							

HU/4 - School (of Equi	itation Rear of 37	' Fildyl	ke Road Menr	ershall			
Size (ha)	л Ечи	0.33	tation, Rear of 37 Fildyke Road, Meppershall					
Proposal		3-9 dwellings						
Description		Located to the e	ast of	Mannarshall a	nd the	north of Fildyl	(0	
Description		Road. The site i					\C	
Issue & Options	Cons		o a va	carre oqueotiriar		,		
Consultation	001.0	Yes	0%	No	86%	Maybe	14%	
Responses		. 00	0,0		0070	maybo	, 0	
Consultation		Increase	e in roa	ad congestion				
Comments		 Poor ac 		J				
		Site is u	sed fo	r recreational p	ourpose	es		
		 Existing 	infras	tructure canno	t suppo	ort these		
		develop						
				rt is poor				
01 4		The hou	ising d	lensity is unsui	table to	the size of th	ne site	
Stage 1 Green Belt	No	Loca Than	NIo	Minarala 9	Mo	\A/b ally	No	
Green Beit	INO	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood	No	
		1 our Dwellings		waste ofte		Zone 2/3		
Archaeologica	No	Important	No	Biological or (Geoloa		No	
I Site/ SAM		Countryside		Importance	9			
		Gap		·				
Conclusion		The Stage 1 assessment has not identified any discounting						
		factors. Therefo	re, the	site has progr	essed t	o Stage 2.		
Stage 2								
Score		25						
Score Rank		Joint 121th rank						
Score		Joint 121th rank The site scored	poorly	within the Rur	al Area			
Score Rank		Joint 121th rank The site scored classified as a L	poorly arge \	within the Rur /illage in the Se	al Area ettleme	nt Hierarchy a	as it	
Score Rank		Joint 121th rank The site scored classified as a L benefits from a	poorly arge \ numbe	within the Rur /illage in the Ser of facilities. T	al Area ettleme here a	nt Hierarchy a re other more	as it	
Score Rank		Joint 121th rank The site scored classified as a L	poorly arge \ numbe s within	within the Rur /illage in the Se er of facilities. T n the Rural Are	al Area ettleme here a ea that	nt Hierarchy a re other more are more suita	as it able	
Score Rank		Joint 121th rank The site scored classified as a L benefits from a u sustainable sites for residential de taken forward. The	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion		Joint 121th rank The site scored classified as a L benefits from a sustainable sites for residential de	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3		Joint 121th rank The site scored classified as a L benefits from a sustainable sites for residential de taken forward. This reason the sites	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3 AccessHighway	<u>/S</u>	Joint 121th rank The site scored classified as a L benefits from a u sustainable sites for residential de taken forward. The	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3 AccessHighway Authority		Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. This reason the se	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3 Access Highway Authority Highways Agen		Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the second to the sec	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3 AccessHighway Authority Highways Agen Environment		Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. This reason the se	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3 AccessHighway Authority Highways Agen Environment Agency		Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the second that the sec	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology	<u>cy</u>	Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. This reason the se Not applicable Not applicable Not applicable Not applicable	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3 AccessHighway Authority Highways Agen Environment Agency	<u>cy</u> ion	Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the selection Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	cy ion and	Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the second that applicable Not applicable	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Score Rank Conclusion Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	cy ion and	Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the selection Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental	cy ion and	Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the second that applicable Not applicable	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health	cy ion and ge	Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the se Not applicable	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health English Heritage	cy ion and ge	Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the second the seco	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health	cy ion and ge	Joint 121th rank The site scored classified as a L benefits from a r sustainable sites for residential de taken forward. T this reason the se Not applicable	poorly arge \ numbe s within evelop he site	within the Rur /illage in the Se er of facilities. T In the Rural Are ment. For thes scored poorly	al Area ettleme here a ea that e reaso within	nt Hierarchy a re other more are more suita ons the site wa	as it able as not	

Anglian Water	Not applicable				
Conclusion	Not applicable				
Final Decision					
The site has not been taken forward as part of the Site Allocations Development Plan					

H125 - New Clo	se Nu	rsery, Fildyke Ro	ad, Me	eppershall				
Size (ha)		0.5						
Proposal		15 dwellings						
Description		Located to the east of Meppershall and to the east of Fildyke						
		Road. The site is a vacant nursery.						
Issue & Options	Cons	ultations						
Consultation		Yes	12%	No	65%	Maybe	23%	
Responses								
Consultation				ad congestion				
Comments				will intrude on t				
				not support the		•		
		There h settlement		ady been too r	nucn a	evelopment ir	n the	
Stage 1		Settlerite	51 IL					
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
Orcen Deit	140	Four Dwellings	140	Waste Site	140	Flood	140	
		. ca. 2gc				Zone 2/3		
Archaeologica	No	Important	No	Biological or 0	Geolog	ical	No	
I Site/ SAM		Countryside		Importance				
		Gap						
Conclusion		The Stage 1 ass					ng	
Ctorro O		factors. Therefo	re, tne	site has progre	essea 1	to Stage 2.		
Stage 2 Score		31						
Rank		9th ranked score in settlement out of 17						
Conclusion		The site scored reasonably well within the rural area. There are						
Conclusion		housing needs across the whole of the Rural Area and						
							hout	
		therefore housing allocations should be distributed throughout a range of villages. As site H174 is the favoured location for						
		development in Meppershall, no further allocation is required						
		within the village. For this reason the site was not taken						
		forward. The site scored poorly within the rural area. For this reason the site was not taken forward.						
Stage 3		Todoori tirio oito	was ne	takon forward	л.			
Access Highway	'S	Not applicable						
Authority								
Highways Agen	су	Not applicable						
Environment		Not applicable						
<u>Agency</u>								
<u>Archaeology</u>		Not applicable						
Built Conservati		Not applicable						
Contaminated L		Not applicable						
Internal Drainag	je	Not applicable						
Board Environmental		Not applicable						
Environmental Health		Not applicable						
English Heritage	۵	Not applicable						
Landscape		Not applicable						
Natural England	4	Not applicable						
Anglian Water		Not applicable						
Trigilari VValer		Tiot applicable						

Conclusion Not applicable

Final Decision

H174 - Land be	hind M	leppershall Villag	e Hall,	High Street, M	leppers	shall	
Size (ha)		6.7					
Proposal		68 dwellings, cemetery, GP surgery, community hall and playing fields					
Description		Located to the vistreet. The site is				ne west of the	high
Issue & Options	Cons	ultations					
Consultation Responses		Yes	28%	No	59%	Maybe	13%
Consultation Comments		 Site is consisted are sites are sites are are are are are are are are are are	urrentle availates can e is too as been shall cess ed com	ad congestion by used for recreable not support this large for the sen too much de amunity facilitie	s devel ettleme velopm s would	opment ent nent already ir d greatly bene	1
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeologica I Site/ SAM	No	Important Countryside Gap	Important No Biological or Geological No Countryside Importance				No
Conclusion		The Stage 1 ass factors. Therefo					ng
Stage 2							
Score		33					
Rank		6th ranked in settlement out of 17					
Conclusion		The site scores	reasor	nably well withi	n the R	ural Area. Th	е
		proposed develo					
		facilities which v	vill ber	efit all resident	ts of St	ondon Meppel	
		For this reason	the site	e has progress	ed to S	tage 3. The si	te
		scores poorly within the rural area but will deliver significant					
		community facilities which will benefit all residents of Meppershall. For this reason the site has progressed to Stage					
		3.	n tHIS l	oason ine sile	наз ри	ogresseu to S	nage
Stage 3							
Access Highway	'S	Provided visibilit	y is su	ifficient, the ac	cess w	ould be accer	table
Authority				,			
Highways Agen	CY	No comment ma	ade				
Environment		No site specific	comm	ent made			
Agency							
Archaeology		No comment ma					
Built Conservati		none No comme					
Contaminated L	and.	Partially covered around unknown			<u>lustrial</u>	uses - mid ris	<u>ks</u>

	Internal Drainage Board	noneNo comment made
	Environmental Health	RAG rating is green
	English Heritage	noneNo comment made
	Landscape	Development would require substantial landscape mitigation to integrate urban edge with countryside. Access to the countryside should be maintained.
	Natural England	noneNo comment made
	Anglian Water	RAG rating is red – <u>Major concerns regarding Waste Water</u> <u>Treatment Works, Foul Sewerage Network capacity requires</u> <u>upgrades. Capacity concerns, A</u> sewer cross <u>esing the</u> site.
	Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal which will prevent allocation. For these reasons the proposal is acceptable for the Site Allocations DPD.

There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Council has allocated this site for residential development providing a minimum of 68 dwellings, a multi-use community centre, recreation facilities, a cemetery and waste recycling centre.. The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.

H189 - Land at	Burv F	arm, Meppershal						
Size (ha)	, .	1.4						
Proposal		35 dwellings						
Description		Located to the south west of Meppershall and north of						
2 000p		Campton Road. The site is a farm yard.						
Issue & Options	Cons	ultations		•	_			
Consultation		Yes	0%	No	100%	Maybe	0%	
Responses								
Consultation		 Increase 	e in roa	ad congestion	1			
Comments				nd/dangerous	s narrow	road		
				al impacts				
				rt is limited				
				not support d			المطمد	
				•		able to Meppe	ersnall	
Stage 1		Ihe are	a Has (drainage and	пооа рг	ODIEITIS		
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
Croon Box	110	Four Dwellings	110	Waste Site	110	Flood	110	
		,				Zone 2/3		
Archaeologica	No	Important	No	Biological or	r Geolog	ical	No	
I Site/ SAM		Countryside		Importance				
		Gap						
Conclusion		The Stage 1 assessment has not identified any discounting						
		factors. Therefore, the site has progressed to Stage 2.						
Stage 2		factors. Therefo	re, the	site has prog	gressed			
Stage 2			re, the	site has prog	gressed			
Score		45			gressed t			
Score Rank		45 4th ranked in se	ttleme	nt out of 17		to Stage 2.		
Score		45	ttleme reasor	nt out of 17	hin the r	to Stage 2. ural area. The		
Score Rank		45 4th ranked in se The site scored housing needs a therefore housing	ttleme reasor across ag alloc	nt out of 17 nably well wit the whole of cations should	hin the ro the Rura d be dist	to Stage 2. ural area. The al Area and ributed throug	ere are	
Score Rank		45 4th ranked in se The site scored housing needs a therefore housin a range of village	ttleme reasor across ag alloc es. As	nt out of 17 nably well wit the whole of cations should site H174 is	hin the rother Rurad be dist	ural area. The al Area and ributed througured locations	ere are ghout s for	
Score Rank		45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in	ttleme reasor across ig alloc es. As Meppe	nt out of 17 nably well wit the whole of cations should site H174 is ershall, no fur	hin the r the Rura d be dist the favo ther allo	ural area. The al Area and ributed througured locations cation is requ	ere are hout for	
Score Rank		45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village	ttleme reasor across ag alloc es. As Meppe e. For t	nt out of 17 nably well wit the whole of cations should site H174 is ershall, no fur this reason th	hin the r the Rura d be dist the favo ther allo	ural area. The al Area and ributed througured location is requas not progres	ere are phout s for ired ssed to	
Score Rank		45 4th ranked in se The site scored housing needs a therefore housing a range of villag development in within the village Stage 3. Even th	ttleme reasor across ag alloo es. As Meppe e. For tough t	nt out of 17 nably well wit the whole of cations should site H174 is ershall, no fur this reason the	hin the rithe Rurad be distanted the favouther alloue site had reasor	ural area. The al Area and ributed througured locations cation is requas not progress hably well with	pre are phout s for ired ssed to in the	
Score Rank		45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Score Rank		45 4th ranked in se The site scored housing needs a therefore housin a range of village development in within the village Stage 3. Even the rural area, there	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Score Rank Conclusion Stage 3 AccessHighway	<u>/S</u>	45 4th ranked in se The site scored housing needs a therefore housin a range of village development in within the village Stage 3. Even the rural area, there	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Score Rank Conclusion Stage 3 AccessHighway Authority		45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village Stage 3. Even th rural area, there For this reason	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Score Rank Conclusion Stage 3 AccessHighway Authority Highways Agen		45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village Stage 3. Even the rural area, there For this reason Not applicable Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Score Rank Conclusion Stage 3 AccessHighway Authority Highways Agen Environment		45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village Stage 3. Even th rural area, there For this reason	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Stage 3 AccessHighway Authority Highways Agen Environment Agency		45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village Stage 3. Even th rural area, there For this reason Not applicable Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology	<u>cy</u>	45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village Stage 3. Even th rural area, there For this reason: Not applicable Not applicable Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservation	<u>cy</u> ion	45 4th ranked in set The site scored housing needs at therefore housing a range of village development in within the village Stage 3. Even the rural area, therefore this reason in the Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	cy ion and	45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village Stage 3. Even th rural area, there For this reason Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	ere are phout s for ired ssed to in the	
Stage 3 Access Highway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainage	cy ion and	45 4th ranked in set The site scored housing needs at therefore housing a range of village development in within the village Stage 3. Even the rural area, therefore this reason in the Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board	cy ion and	45 4th ranked in se The site scored housing needs a therefore housing a range of village development in within the village Stage 3. Even the rural area, there For this reason Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental	cy ion and	45 4th ranked in se The site scored housing needs a therefore housin a range of villag development in within the village Stage 3. Even th rural area, there For this reason Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board	cy ion and ge	45 4th ranked in se The site scored housing needs a therefore housing a range of village development in within the village Stage 3. Even the rural area, there For this reason Not applicable	ttleme reasor across og alloo es. As Meppe e. For toough t	nt out of 17 hably well with the whole of cations should site H174 is ershall, no furthis reason the site score more suitable	hin the rethe Rurad be distanted the favour ther allouse site had reasoned the sites were sites wer	ural area. The al Area and ributed througured locations cation is required by well within the Settle	pre are phout s for ired ssed to in the	

Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

H191 - I and at	Sheffo	ord Road, Meppe	rshall					
Size (ha)		0.8						
Proposal		24 dwellings						
Description		Located to the north east of Meppershall and to the north of						
Docompaion		Shefford Road. The site is <u>currently</u> vacant.						
Issue & Options	Cons				_			
Consultation		Yes	20%	No	53%	Maybe	27%	
Responses						•		
Consultation		 Infilling 	this are	ea would block	views	of the country	/side	
Comments		 Increas 	e in roa	ad congestion				
Stage 1								
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
						Zone 2/3		
Archaeologica	No	Important	No	Biological or (Geolog	ical	No	
I Site/ SAM		Countryside		Importance				
Conclusion		Gap		ant has a still-	اء : داد:	oov die serve C	0.00	
Conclusion		The Stage 1 as factors. Therefore				•	ig	
Stage 2		laciors. Thereic	716, ti 16	site rias progri	coocu i	o Stage 2.		
Score		22						
Rank		14th ranked in settlement out of 17						
Conclusion		The site scored poorly within the Rural Area. Meppershall is						
Contiduction		classified as a Large Village in the Settlement Hierarchy as it						
		benefits from a number of facilities. There are other more						
		sustainable sites within the Rural Area that are more suitable						
		for residential development. For these reasons the site was not						
		taken forward.				the rural area	. For	
01 0		this reason the	site wa	s not taken for	ward.			
Stage 3	_	Natanaliaalala						
Access Highway Authority	<u>'S</u>	Not applicable						
Highways Agen	0)/	Not applicable						
Environment	<u>Cy</u>	Not applicable Not applicable						
Agency		ivot applicable						
<u>Archaeology</u>		Not applicable						
Built Conservati	on	Not applicable						
Contaminated L		Not applicable						
Internal Drainag		Not applicable						
Board		111111111111111111111111111111111111111						
Environmental		Not applicable						
Health								
English Heritage	Э	Not applicable						
Landscape		Not applicable						
Natural England	ł	Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						
Final Decision								
The site has not	been	taken forward as	s part o	f the Site Alloc	ations	Development	Plan	

Document.

H249 – Land t	o the Ea	ast of Coneygate	e. Mepp	ershall					
Size (ha)		0.43							
Proposal		15 dwellings							
Description		The site, located to the east of Meppershall, is predominantly							
		vacant and overgrown. The land contains a number of young							
		trees and grass	s land.			•	J		
Issue & Option	is Cons	ultations							
Consultation		Yes	14%	No	76%	Maybe	10%		
Responses									
Consultation				d congestion					
Comments				not support the	develo	pment			
		_		l impact					
			•	ransport for wildlife					
				n too much de	velonm	ent in Menne	rehall		
		already		ii too iiidcii de	velopili	ent in Meppe	Silali		
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four		Waste Site		Flood			
		Dwellings				Zone 2/3			
Archaeologic	No	Important	No	Biological or	Geolog	ical	No		
al Site/ SAM		Countryside		Importance					
Canalysias		Gap The Stage 1 appearant has not identified any discounting							
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.							
Stage 2		140101011110101	0.0,0	one mae pregi	00000	o Clago 2.			
Score		32							
Rank		Joint 7 th ranked	d in settl	lement out of 1	7				
Conclusion		The site scored	d reasor	nably well withi	n the ru	ural area. The	re are		
		housing needs							
		therefore hous							
		a range of villa							
		development in within the villac					<u>irea</u>		
		forward The sit	e score	d poorly within	the ru	<u>as not taken</u> al area. For t	his		
			forward. The site scored poorly within the rural area. For this reason the site was not taken forward.						
			-was ne	t taken forward	3.				
Stage 3		Todoon the oite	was no	t taken forwar	d.				
Stage 3 Highways Auth	<u>nority</u>	Not applicable	was no	t taken forward	3.				
			was ne	t taken forward	3.				
Highways Auth		Not applicable	-Was HC	t taken forward	d.				
Highways Auth Highways Age Envrionment Agency		Not applicable Not applicable Not applicable	-was no	t taken forward	d.				
Highways Auth Highways Age Envrionment Agency Archaeology	ncy	Not applicable Not applicable Not applicable Not applicable	-was IIC	t taken forward	d.				
Highways Auth Highways Age Envrionment Agency Archaeology Built Conserva	ncy ation	Not applicable Not applicable Not applicable Not applicable Not applicable	-was Hu	t taken forward	d.				
Highways Auth Highways Age Envrionment Agency Archaeology Built Conserva Contaminated	ncy ation Land	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	-was He	t taken forward	d.				
Highways Auth Highways Age Envrionment Agency Archaeology Built Conserva Contaminated Internal Draina	ncy ation Land	Not applicable Not applicable Not applicable Not applicable Not applicable	-was He	t taken forward	d.				
Highways Auth Highways Age Envrionment Agency Archaeology Built Conserva Contaminated	ncy ation Land age	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	-was Hu	t taken forward	d.				
Highways Auth Highways Age Envrionment Agency Archaeology Built Conserva Contaminated Internal Draina Board Environmental Health	ncy ation Land age	Not applicable	-was He	t taken forward	d.				
Highways Auth Highways Age Envrionment Agency Archaeology Built Conserva Contaminated Internal Draina Board Environmental	ncy ation Land age	Not applicable	-was He	t taken forward	d.				

Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

H315 - Land a	t 32 Sh	efford Road, Me	ppersha	all				
Size (ha)		1.07						
Proposal		30 dwellings						
Description		The land is situated to the North East of Meppershall, on land						
'		currently used for arable farmland, in addition to serving						
		Bandland Nursery.						
Issue & Option	s Cons	ultations	_					
Consultation		Yes	0%	No	93%	Maybe	7%	
Responses								
Consultation Comments				sting properties				
Comments				not support the	develo	pment		
				d congestion crease crime a	nd anti	social bobay	ior	
Stage 1		• Toteritie	ai 101 1110	crease crime a	nu anti	-social bellavi	ioi	
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
Orcen ben	140	Four	140	Waste Site	140	Flood	140	
		Dwellings				Zone 2/3		
Archaeologic	No	Important	No	Biological or	Geologi	ical	No	
al Site/ SAM		Countryside		Importance				
		Gap						
Conclusion		The Stage 1 as					ng	
Ctorro O		factors. Therefore	ore, the	site nas progr	essea t	o Stage 2.		
Stage 2 Score		26						
Rank		10th ranked in settlement out of 17						
Conclusion		The site scored poorly within the Rural Area. Meppershall is						
Conclusion		classified as a Large Village in the Settlement Hierarchy as it						
		benefits from a number of facilities. There are other more						
		sustainable sites within the Rural Area that are more suitable						
		for residential development. For these reasons the site was not						
		taken forward. The site scored poorly within the rural area. For this reason the site was not taken forward.						
Stage 3		this reason the	SILE WA	is not taken ioi	waru.			
Highways Auth	ority	Not applicable						
Highways Age		Not applicable						
Environment	<u>110 y</u>	Not applicable						
Agency								
Archaeology		Not applicable						
Built Conserva	ition	Not applicable						
Contaminated	Land	Not applicable						
Internal Draina	ige	Not applicable						
Board								
Environmental		Not applicable						
Health	~~	Not carling to						
English Heritag	ge	Not applicable						
Landscape	vd.	Not applicable						
Natural Englar	iu	Not applicable						
Anglian Water Conclusion		Not applicable						
Final Decision		Not applicable						
Final Decision								

H318 - Land re	ear of 3	0 Shefford Road	, Mepp	ershall					
Size (ha)		0.9							
Proposal		Residential – Number not specified							
Description		The land is situ currently used	The land is situated to the North East of Meppershall, on land currently used for arable farmland, in addition to serving Bandland Nursery.						
Issue & Option	ns Cons	ultations							
Consultation Responses		Yes	0%	No	89%	Maybe	11%		
Consultation				d congestion					
Comments				not support the a floodplain	develo	pment			
Stage 1									
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No		
Archaeologic al Site/ SAM	No	Important Countryside Gap	No	Biological or Importance	Geolog	ical	No		
Conclusion		The Stage 1 as factors. Therefore				,	ng		
Stage 2									
Score		25							
Rank		Joint 11th ranked in settlement out of 17							
Conclusion		The site scored poorly within the Rural Area. Meppershall is							
		classified as a Large Village in the Settlement Hierarchy as it							
		benefits from a number of facilities. There are other more							
		sustainable sites within the Rural Area that are more suitable							
		for residential development. For these reasons the site was not taken forward. The site scored poorly within the rural area. For							
		this reason the site was not taken forward.							
Stage 3		trilo rodoori trio	Ollo We	to not taken re	wara.				
Highways Auth	ority	Not applicable							
Highways Age		Not applicable							
Environment		Not applicable							
Agency		. tot applicable							
Archaeology		Not applicable							
Built Conserva	ation	Not applicable							
Contaminated		Not applicable							
Internal Draina Board	age	Not applicable							
Environmental Health	l	Not applicable							
English Herita	ge	Not applicable							
Landscape		Not applicable							
		Not applicable							
Natural Englar	_		Not applicable						
Natural Englar Anglian Water	Anglian Water								
		Not applicable							
Anglian Water									

Document.

H227 Campto	n Fiol	d western fringe	of Con	enton villago				
Size (ha)	III IER	d, western fringe of Campton village 3.64 ha						
Proposal								
Description		90 dwellings This flat site, legated South of Compton, is prodominantly						
Description		This flat site, located South of Campton, is predominantly vacant.						
Issue & Options	Cons							
		Yes	0%	No	88%	Maybe	12%	
Consultation Responses		163	0 70	INO	00 /6	Maybe	12/0	
Consultation		The site	is on s	a floodplain				
Comments				s disproportion	ate to t	he size of the		
		existing				00 00		
		•		not support the	develo	pment		
Stage 1								
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
						Zone 2/3		
Archaeologica	No	Important	No	Biological or C	Geolog	ical	No	
I Site/ SAM		Countryside		Importance				
0 1 :		Gap						
Conclusion		The Stage 1 ass					ng	
Stogo 2		factors. Therefo	re, me	site has progre	essea	to Stage 2.		
Stage 2 Score		12						
Rank		17th ranked in settlement out of 17						
Conclusion		The site scored poorly within the Rural Area. Campton is						
Conclusion		classified as a Small Village in the Settlement Hierarchy as it						
		benefits from few facilities. There are other more sustainable						
		sites within the Rural Area that are more suitable for residential						
		development. Fo						
		forward. The site scored poorly within the rural area. For this						
015.00		reason the site v	vas no	t taken forward	}.			
Stage 3		NI (P II						
Access Highway Authority	<u>'S</u>	Not applicable						
Highways Agen	CV	Not applicable						
Environment	Су	Not applicable						
Agency		<u>Not applicable</u>						
Archaeology		Not applicable						
Built Conservati	ion	Not applicable						
Contaminated L		Not applicable						
Internal Drainag		Not applicable						
Board	, -	, , , , , , , , , , , , , , , , , , , ,						
Environmental		Not applicable						
Health		, ,						
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	t	Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						
Final Decision								

H352 – Rear of	Мерр	ershall Post Office	e, 6 Hi	gh Street, Meg	persha	ıll		
Size (ha)		0.7 ha						
Proposal		8 – 10 dwellings						
Description		The proposal is situated near the centre of the settlement, next						
· · · · · ·		to the proposal I					•	
		was previously u			Ĭ			
Issue & Options	Cons	ultations						
Consultation		Yes	0%	No	75%	Maybe	25%	
Responses								
Consultation				enough to con		to affordable		
Comments		housing	or loca	al infrastructure	•			
Stage 1		_						
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
Anakaaalaaiaa	NIa	lana a uta ut	NIa	Distantantant	2l	Zone 2/3	NIa	
Archaeologica I Site/ SAM	No	Important	No	Biological or	eolog	icai	No	
I SILE/ SAIVI		Countryside Gap		Importance				
Conclusion		The Stage 1 ass	esem	ant has not ide	ntified	any discounti	20	
Conclusion		factors. Therefore					19	
Stage 2		14010101	,c	ene mae progr		o Clage		
Score		110						
Rank		1st ranked in settlement out of 17						
Conclusion		The site scored very well within the Rural Area. There are						
		housing needs across the whole of the Rural Area and						
		therefore housing allocations should be distributed throughout						
		a range of villages. As site H174 is the favoured location for						
		development in Meppershall, no further allocation is required						
		within the village. For this reason the site has not progressed to						
		Stage 3. The site scored very highly within the rural area. Due						
		to the size of the site it cannot provide any community facilities. For this reason the site has not progressed to Stage 3.						
Stage 3		T OF THIS TOUGOTT	ino one	o nao not progi	cooca	to Otage o.		
Access Highway	'S	Not applicable						
Authority	_							
Highways Agen	CV	Not applicable						
Environment		Not applicable						
Agency								
<u>Archaeology</u>		Not applicable						
Built Conservati	ion	Not applicable						
Contaminated L	.and	Not applicable						
Internal Drainag	je	Not applicable						
Board								
Environmental		Not applicable						
Health		NI-C- P-11						
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	1	Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						

H144/F36 - Mill	hrook	Proving Ground	Station	Lane Millbro	nk				
Size (ha)	DIOOK	Proving Ground, Station Lane, Millbrook 300.0							
Proposal			lings n	ot specified R	1 empl	nyment use a	nd hi-		
Порозаг		Number of dwellings not specified, B1 employment use and hitech industries.							
Description		Located to the north west of Millbrook and to the east of the railway line. The site is currently a high-tech research facility.							
Issue & Options	Cons	ultations		_	_				
Consultation		Yes	6%	No	72%	Maybe	22%		
Responses									
Consultation		 Increase 	e in roa	ad congestion					
Comments				al impact					
				evelopment tha			ook		
				rdevelopment		site, it may			
		overwne Poor ac		rrounding villag	jes				
Stage 1		- Tool ac	0033						
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood			
						Zone 2/3			
Archaeologica	No	Important	No	Biological or 0	Geolog	ical	No		
I Site/ SAM		Countryside		Importance					
0 1 :		Gap				P 6			
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.							
							the		
		As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and							
		employment purposes.							
Stage 2									
Score		3							
Rank		1st ranked in settlement out of 1. But site is a safeguarded							
		employment site which is being taken forward in the Site							
0 1 :		Allocations DPD							
Conclusion		The Stage 2 assessment has identified a discounting factor.							
		The site scored poorly within the Rural Area. Millbrook is							
		<u>classified as a Small Village in the Settlement Hierarchy. There</u> are other more sustainable sites within the Rural Area that are							
		more suitable for residential development. For these reasons							
		the site_Therefore, the site-has not progressed to Stage 3.							
Stage 3									
<u>Highways</u>		Not applicable							
Highways AuthorityAccess									
Highways AuthorityAccess Highways Agen		Not applicable							
Highways AuthorityAccess Highways Agen Environment									
Highways AuthorityAccess Highways Agen Environment Agency		Not applicable Not applicable							
Highways AuthorityAccess Highways Agen Environment Agency Archaeology	<u>cy</u>	Not applicable Not applicable Not applicable							
Highways AuthorityAccess Highways Agen Environment Agency	cy ion	Not applicable Not applicable Not applicable Not applicable							
Highways AuthorityAccess Highways Agen Environment Agency Archaeology Built Conservat Contaminated L	cy ion and	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable							
Highways AuthorityAccess Highways Agen Environment Agency Archaeology Built Conservat	cy ion and	Not applicable Not applicable Not applicable Not applicable							
Highways AuthorityAccess Highways Agen Environment Agency Archaeology Built Conservat Contaminated L Internal Drainage	cy ion and	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable							

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable

Millbrook is classified as a Small Village in the Settlement Hierarchy and there are other more sustainable sites within the Rural Area that are more suitable for residential development. Millbrook Proving Ground is identified as a Key Employment Site and is a unique economic asset for the area. The Employment Land Review Stage 3 concludes that as a location for general employment development, the site is remote from major settlements and services and is not particularly well located to the strategic road network. Consequently it did not score well in comparison with its peers. For these reasons Tthe site has not been taken forward as part of the Site Allocations Development Plan Document.

LIAA/E26 Milli	orook	Proving Cround	Station	alana Millhra	ok				
	prook Proving Ground, Station Lane, Millbrook								
` '	Size (ha)		300.0						
Proposal Description		Number of dwellings not specified, B1 employment use and hi-							
		tech industries.							
		Located to the north west of Millbrook and to the east of the railway line. The site is currently a high-tech research facility.							
Jacua ^Q Options	Cono		SILE IS	s currently a mi	gn-tecn	<u>research iac</u>	iiity.		
Issue & Options Consultations									
Consultation		Yes	<u>6%</u>	No	<u>72%</u>	Maybe	<u>22%</u>		
Responses		la ava a a							
Consultation	Consultation		Increase in road congestion						
Comments		Negative visual impact Large scale development that may eclipse Millbrook							
		 Danger of overdevelopment of the site, it may overwhelm surrounding villages 							
				rrounding villag	<u>jes</u>				
ELD Ctore 4		 Poor ac 	<u> </u>						
ELR Stage 1 Green Belt	NIa	Contramate the	Nic	Idontification	NIa	M/bally an	Na		
Green Belt	<u>No</u>	Contrary to the aims of the	<u>No</u>	Identified in the	<u>No</u>	Wholly or predomina	<u>No</u>		
		Core Strategy		Minerals &		ntly Flood			
		Core Strategy		Waste		Zone 3			
				Local Plan		20110 0			
				or emerging					
				LDF for					
				other uses					
Less than 0.25	No	Detrimental	No						
ha in size or		effect upon a							
promoted for		site of national							
less than		or international							
500m ² of		biological or							
employment		geological							
floor space		importance			.161				
Conclusion		The Stage 1 assessment has not identified any discounting							
		factors. Therefore, the site has progressed to Stage 2.							
		As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and							
		employment pur			<u> Housi</u>	ing and			
ELR Stage 2		omployment pur	70000	<u> -</u>					
PDL Stage 2	Maio	rity of the site in a	188 28	a vehicle prov	ing are	und which			
, DL	Majority of the site in use as a vehicle proving ground which incorporates landscaping. Woodland present on the site – Amber								
Accessibility to	Corner of the site is adjacent to Lidlington, although this is a large								
Housing		and stretches 2km							
Road Access		m from A507 at no			.o iaidi	oct point 7th			
Availability		constraints indicate		•					
AGLV/Gap	Y/N	Flood Zone	1	Important Op	en Sna	CA	N		
Other		of the Marston Va							
Important	_	s identified as a C					uie.		
Land Uses	<u>oite i</u>		Journey	VVIIGITE OILE	7 HIDEI				
Number of	2			Number of 'A	mhers'		<u>3</u>		
'Reds'	<u>~</u>			Number of A	1110013		<u> </u>		
Rank	60								
Conclusion									
Conclusion		As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.							
	acct	plane to progres	3 10 111	<u>6 11671 9996991</u>	ווסווג אנס	uyo.			

ELR Stage 3	
Score	<u>20</u>
Rank	Joint 4 th out of 18 in the areas which do not require an
	allocation, as stated in the Core Strategy.
Conclusion	Millbrook Proving Ground is attractive to firms in sectors which
	need access to the testing facilities. The facility is a market
	leader in its sector and is regarded as a unique economic asset
	for the area. As a location for more general employment
	development it is remote from major settlements and services
	and is not particularly well located to the strategic road network.
Stage 4	<u>lietwork.</u>
Highways Authority	Not applicable
Highways Agency	
Environment	Not applicable
Agency	Not applicable
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
	Not applicable
Internal Drainage Board	Not applicable
Environmental	Not applicable
Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

Final Decision

Millbrook Proving Ground is identified as a Key Employment Site and is a unique economic asset for the area. As a location for general employment development, the site is remote from major settlements and services and is not particularly well located to the strategic road network. Consequently it did not score well in comparison with its peers. The housing assessment concludes that Millbrook is classified as a Small Village in the Settlement Hierarchy and there are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.

H044 - Land at	Park F	Road, Moggerhar	nger				
Size (ha)	I aik i	4.1	igei				
Proposal		Number of dwellings not specified					
Description		Located to the			r and e	outh of the 4	1603
Description		and is currently			i and s		1003
Issue & Options	Cons		uoou i	or agriculture.			
Consultation	CONC		37.5%	No	50%	Maybe	12.5%
Responses			71.070		0070	maybo	.2.070
Consultation		There a	re no r	pavements from	n the si	ite to amenit	ies in
Comments		the villa					
				not support the	devel	opment	
Stage 1							_
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood	No
A	NI-	1	NI-	Distantantant	3 I	Zone 2/3	NI-
Archaeologica I Site/ SAM	No	Important Countryside	No	Biological or (Importance	eolog	icai	No
		Gap					
Conclusion		The Stage 1 as factors. Therefore					ing
Stage 2							
Score		35					
Rank		3rd ranked score in settlement out of 4					
Conclusion		The site scored poorly compared to other sites in					
		Moggerhanger and the rest of the Rural Areareasonably well					
		within the rural area. There are far more suitable sites to					
		allocatein the area; therefore the site has not progressed to Stage 3.					
Stage 3		Stage 3.					
Highways		Not applicable					
Authority Access	,	That applicable					
Highways Agen		Not applicable					
Environment		Not applicable					
Agency							
Archaeology		Not applicable					
Built Conservati	ion	Not applicable					
Contaminated L	.and	Not applicable					
Internal Drainag	je	Not applicable					
<u>Board</u>							
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
	t been	taken forward as	s part c	of the Site Alloc	ations	Developmer	nt Plan
Document.							

H065/E37 Act	orby 2	Chalkcroft Nurse	ary Th	o Didaoway R	lunham	,			
Size (ha)	ству «	9.49	51 y , 111	e Klugeway, D	idililali				
Proposal		24 dwellings an	d 2ha i	of employment	land				
Description		Located to the r				to the east of			
_ 000p		Blunham Rd. Th					y.		
Issue & Options	Cons			, ,					
Consultation		Yes	44%	No	44%	Maybe	12%		
Responses									
Consultation				note from the v	_				
Comments				supported by a	menitie	S			
		Loss of Site bar		•					
		Site hasGood le	_	access affordable hou	sina nra	ovision			
				pportunities	onig pro	3 1 1 3 1 3 1			
		•		ocal schools					
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood Zone 2/3			
Archaeologica	No	Important	No	Biological or	Seolog		No		
I Site/ SAM	NO	Countryside	INO	Importance	Seciog	icai	INO		
. G. 1. 67 . 1. 1.		Gap		mportanio					
Conclusion		The Stage 1 assessment has not identified any discounting							
		factors. Therefore, the site has progressed to Stage 2.							
		As the site has been submitted as a mixed use proposal, the							
		site has been assessed separately for housing and employment purposes.							
Stage 2		стирю утнени ра	10000	_					
Score		6							
Rank		4 th ranked in the settlement out of 4							
Conclusion		The site scored very poorly compared to sites in the village and							
		the rest of the within the rRural Aarea. For this reason the site							
Ctogo 2		was not taken forward. to Stage 3.							
Stage 3 AccessHighway	(C	Not applicable							
Authority	<u> </u>	Not applicable							
Highways Agen	СУ	Not applicable		Not applicable					
Environment		Not applicable							
<u>Environment</u> <u>Agency</u>		Not applicable							
Agency Archaeology		Not applicable							
Agency Archaeology Built Conservati		Not applicable Not applicable							
Agency Archaeology Built Conservati	and.	Not applicable Not applicable Not applicable							
Agency Archaeology Built Conservati Contaminated L Internal Drainag	and.	Not applicable Not applicable							
Agency Archaeology Built Conservati Contaminated L Internal Drainag Board	and.	Not applicable Not applicable Not applicable Not applicable							
Agency Archaeology Built Conservati Contaminated L Internal Drainag	and.	Not applicable Not applicable Not applicable							
Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental	and ge	Not applicable Not applicable Not applicable Not applicable							
Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health	and ge	Not applicable Not applicable Not applicable Not applicable Not applicable							
Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health English Heritage	and ge	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable							
Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health English Heritage Landscape	and ge	Not applicable							

Final Decision

The site scored very poorly compared to sites in the village and the rest of the Rural Area and in accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons The site has not been taken forward as part of the Site Allocations Development Plan Document.

H065/E37 - Aste	arhy 8.	Chalkcroft Nurs	ery Th	e Ridgeway R	lunham	1	
Size (ha)	siby Q	9.49	ociy, iii	e Mageway, D	<u>iui ii iaii</u>		
Proposal			nd 2ha i	of employment	land		
Description		24 dwellings and 2ha of employment land Located to the north east of Moggerhanger to the east of					
Description		Blunham Rd. T					V
Issue & Options	Cons		no one	io carreriary a c	uracii	<u>ochtro/Harocr</u>	<u>y .</u>
Consultation	CONS						
Responses		163	44 /0	140	44 /0	Maybe	<u>12%</u>
Consultation		• The sit	a is ram	note from the v	illane		
Comments				supported by a	_	<u>e</u>	
			f countr		HOTHIC	<u>~</u>	
			s good				
				affordable hou	sina pro	ovision	
				pportunities			
				ocal schools			
ELR Stage 1							
Green Belt	No	Contrary to	Yes	Identified in	No	Wholly or	No
		the aims of		the		predomina	
		the Core		Minerals &		ntly Flood	
		Strategy		Waste		Zone 3	
				Local Plan			
				or emerging			
				LDF for			
Loop than 0.05	No	Detrimental	No	other uses			
Less than 0.25 ha in size or	<u>No</u>	Detrimental effect upon a	<u>No</u>				
promoted for		site of					
less than		national or					
500m ² of		international					
employment		biological or					
floor space		geological					
		importance					
Conclusion		The Stage 1 assessment has identified a discounting factor.					
		The site is located within open countryside and is contrary to the Core Strategy. Therefore, the site has not progressed to					
			egy. The	ererore, the site	e nas n	or progressed	1 (0
		Stage 2. As the site has	heen s	uhmitted as a	mixed	ise proposal	the
		As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and					
		employment pu					
ELR Stage 2							
PDL	Not A	Applicable					
Accessibility to	Not /	Applicable					
Housing							
Road Access	Not Applicable						
Availability	Not /	<u>Applicable</u>					
AGLV/Gap	N/A	Flood Zone	N/A	Important O	pen Sp	ace	N/A
Other	Not /	Applicable					
Important							
Land Uses							
Number of	Not /	<u>Applicable</u>		Number of 'A	mbers'		<u>N/A</u>
'Reds'							
Rank	Not A	<u>Applicable</u>					

Conclusion	Not Applicable			
ELR Stage 3				
Score	Not Applicable			
Rank	Not Applicable			
Conclusion	Not Applicable			
Stage 4				
Highways Author	ity Not Applicable			
Highways Agency	y Not Applicable			
Environment	Not Applicable			
Agency				
Archaeology	Not Applicable			
Built Conservatio	n Not Applicable			
Contaminated La	and Not Applicable			
Internal Drainage	Not Applicable			
Board				
Environmental	Not Applicable			
Health				
English Heritage	Not Applicable			
Landscape	Not Applicable			
Natural England	Not Applicable			
Anglian Water	Not Applicable			
Conclusion	Not Applicable			
Final Decision				

The site conflicts with the Core Strategy as it is within open countryside. The housing assessment concluded that the site scored very poorly compared to sites in the village and the rest of the Rural Area. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.

Size (ha)		0.7						
Proposal		11 dwellings	-					
Description		Located in the c	Located in the centre of Moggerhanger and to the north of the A603. The site is currently used for agriculture.					
Issue & Options	Cons	ultations						
Consultation Responses		Yes	50%	No	25%	Maybe	25%	
Consultation Comments		There isThere aDevelopNo afform	s safe vare goo oment ordable	nes the villages walking access d public transp will have little in housing in the ad congestion	to the ort link npact o	lower school s on the country		
Stage 1						1		
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No	
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or (Importance	Geolog	ical	No	
Conclusion		The Stage 1 ass factors. Therefo				-	ng	
Stage 2								
Score		65						
Rank		2nd ranked in settlement out of 4						
Conclusion		Nothing to prevent progression to stage 3						
Stage 3								
Access Highway Authority	<u>'S</u>	none-Satisfactory access can be provided onto Blunham Road, subject to adequate visibility being achieved. Access onto the A603 requires careful assessment of visibility.						
Highways Agen	су	noneNo comment made						
Environment Agency		No site specific comments made						
Archaeology		noneNo comment made						
Built Conservati	on	none No comme	ent mad	<u>de</u>				
Contaminated L	and.	none No comm	ent ma	<u>ade</u>				
Internal Drainag Board	je	none No comment made						
Environmental Health		RAG rating is amber – Road/Public house noise						
English Heritage	Э	none No commo	ent ma	<u>de</u>				
Landscape		Appropriate sca			ral scr	een		
Natural England		none No commo		 -				
Anglian Water								
Anglian Water Conclusion RAG rating is amber – Waste water capacity upgraded and the Stage 3 assessment has not identified any exclusions with the proposal. For these reasons the proposal acceptable for the Site Allocations DPD.			propos	al. For these re	easons			
Final Decision								

assessment. The Council has therefore included the site within the Site Allocations

Development Plan Document for a minimum of 17 dwellings.

H273 - Land re	ear of S	t Johns Road, M	loaaerh	anger					
Size (ha)		1.9							
Proposal		Residential – Number not specified							
Description		The site, locate			gerhand	er, is used fo	r		
		agricultural pur							
		number of tree	s.						
Issue & Option	s Cons								
Consultation		Yes	14%	No	86%	Maybe	0%		
Responses									
Consultation Comments				d congestion					
Comments		Pedesti ameniti		II need to cros	s the A	503 to reach			
				vill not enhanc	o villag	o facilities or			
				able housing p					
				vill have an ad					
				<mark>e village</mark>					
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four		Waste Site		Flood			
Arabaaalagia	No	Dwellings	No	Dialogical or	Coolog	Zone 2/3	No		
Archaeologic al Site/ SAM	No	Important Countryside	No	Biological or Importance	Geolog	icai	No		
al Site/ SAIVI		Gap		importance					
Conclusion		The Stage 1 assessment has not identified any discounting							
		factors. Therefore, the site has progressed to Stage 2.							
Stage 2									
Score		70							
Rank		1st ranked in settlement out of 4							
Conclusion		The site scored reasonably well. However, access for the site							
		from the pubic highway has not been demonstrated. within the							
		rural area. There areare far more suitable sites in the areato							
			allocate for residential development. There are housing needs across the whole of the Rural Area and therefore housing						
		allocations should be distributed throughout a range of villages.							
		As site H154 is							
		Moggerhanger				<u>quired. ; t T</u> he	erefore		
Stage 3		the site has no	t progre	ssed to Stage	3.				
Highways Auth	ority	Not applicable							
Highways Age		Not applicable							
Environment	<u>,</u>	Not applicable							
Agency									
Archaeology		Not applicable							
Built Conservation		Not applicable							
Contaminated Land		Not applicable							
Internal Drainage Board		Not applicable							
Environmental		Not applicable							
Health	20	Not applicable							
English Herita	ye	Not applicable							
Landscape		Not applicable							

Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

E63 - Ridgeway	Busir	ness Park, The Ri	dgewa	y, South Mills,	Blunha	am	
Size (ha)		5.88					
Proposal		B1 Business and	d B8 S	Storage or Distr	ibution	number of ic	obs
'		<u>unknown</u>					
Description		Located to the n	orth e	ast of Moggerh	nanger :	and to the eas	st of
•		The Ridgeway.	The sit	te is used for a	comm	ercial vehicle	
		servicing centre					
Issue & Options	Cons	ultations					
Consultation		Yes	<u>12.</u> 5%	No	<u>50%</u>	Maybe	37.5 %
Responses			_				<u>%</u>
Consultation				sual impacts			
Comments				<u>nigh pressure (</u>	gas ma	<u>in running thr</u>	<u>ough</u>
		the s	_				
				road congesti	<u>on</u>		
ELD Chara 4		• Poor	public	transport			
ELR Stage 1	NIa	Contramata th	NI-	I do natifica de la	NI-	\//b = !!	NI-
Green Belt	<u>No</u>	Contrary to the aims of the	<u>No</u>	Identified in the	<u>No</u>	Wholly or predomina	<u>No</u>
		Core Strategy		Minerals &		ntly Flood	
		Corc Chategy		Waste		Zone 3	
				Local Plan			
				or emerging			
				LDF for			
				other uses			
Less than 0.25	<u>No</u>	Detrimental	<u>No</u>				
ha in size or		effect upon a					
promoted for		site of national					
less than		or international					
500m ² of employment		biological or geological					
floor space		importance					
Conclusion		The Stage 1 ass	eeem	ent has not ide	ntified :	any discounti	na l
Conclusion		factors. Therefore					<u>19</u>
ELR Stage 2		Table The Table	0, 1110	ollo rido progr	00000	o otago <u>Er</u>	
PDL	Gree	enfield - Red					
	_	from Blunham an	d 1.1k	m from Sandy	- Red		
Housing		zizizizi di i		J Janay			
Road Access	1.1k	m from A603 but i	no dire	ect access - Re	ed		
Availability	_	onstraints indicate					
AGLV/Gap	N/N	Flood Zone	1	Important Op	en Spa	се	N
Other		dditional land use	<u> </u>				
Important							
Land Uses							
Number of	<u>3</u>			Number of 'A	mbers'		<u>0</u>
'Reds'							
Rank	65 th						
Conclusion		ne site scored few					
	acce	ptable to progress	s to th	e next assessr	nent sta	age.	
ELR Stage 3							
Score		<u>21</u>					
Rank		Joint 1st rank out	t of 18	in the areas w	hich do	not require a	<u>an</u>

	allocation, as stated in the Core Strategy				
Conclusion	The site is the joint highest scoring in the area. In accordance				
	with the Core Strategy no new allocations for employment land				
	are required in the Rural Area. The only area that has been				
	deemed suitable is E18, in Maulden. There is some limited				
	potential for employment allocation at Maulden, in order to cater for employment needs of Ampthill and Flitwick. For these				
	reasons the site has not progressed to Stage 4.				
Stage 4	reasons the site has het progressed to stage 4.				
Highways Authority	Not applicable				
Highways Agency	Not applicable				
Environment	Not applicable				
Agency					
Archaeology	Not applicable				
Built Conservation	Not applicable				
Contaminated Land	Not applicable				
Internal Drainage	Not applicable				
Board					
Environmental	Not applicable				
Health	N. c. P. III				
English Heritage	Not applicable				
Landscape	Not applicable				
Natural England	Not applicable				
Anglian Water	Not applicable				
Conclusion	Not applicable				
Final Decision					
<u> </u>	The site has not been taken forward as part of the Site Allocations Development Plan				
<u>Document</u>					

H018 - Pound F	ield T	he Pound, <mark>Upper</mark>	Calde	ecote				
Size (ha)		3.2						
Proposal		96+ dwellings						
Description		Located to the north of Upper Caldecote and to the West of the						
		road to Sandy. (Curren	tly used as ara	ble lan	d <u>.</u>		
Issue & Options	Cons							
Consultation		Yes	6%	No	85%	Maybe	9%	
Responses				l				
Consultation Comments				ad congestion dangerous and	l noods	improving		
Comments				nited amenities	Heeus	simploving		
		_		is unsuitable to	the siz	ze of the settle	ement	
				transport				
		 Local G 	P over	-stretched				
				of the settleme		•		
		· ·		would segrega				
		 Some red develop 		ts would suppo	rt a sm	aller scale		
Stage 1		develop	шеш					
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
0.0020		Four Dwellings		Waste Site		Flood		
						Zone 2/3		
Archaeologica	No	Important	No	Biological or 0	Geolog	ical	No	
I Site/ SAM		Countryside Importance						
Canalysian		Gap			. اه ما الا			
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2		lactors. Thereto	ie, iiie	site rias progr	esseu i	o Stage 2.		
Score		11						
Rank		Joint 810th ranked score in settlement out of 12						
Conclusion		The site scored poorly within the Rural Area. Upper Caldecote						
		is classified as a Large Village in the Settlement Hierarchy as it						
		benefits from a number of facilities. There are other more						
		sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was no						
		taken forward.						
		this reason the				ine rarar area	. 1 01	
Stage 3								
Access Highway	<u>'S</u>	Not applicable						
<u>Authority</u>								
Highways Agency		Not applicable						
Environment		Not applicable						
Agency		N. c. P. III						
Archaeology		Not applicable						
Built Conservation Contaminated Land		Not applicable Not applicable						
Internal Drainage		Not applicable						
Board	j e	Not applicable						
Environmental		Not applicable						
Health								
English Heritage	Э	Not applicable						

Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

	ane Fa	arm, Upper Calde	cote						
Size (ha)		2.0							
Proposal		60+ dwellings							
Description		Located to the east of the settlement on the road leading to the							
Booonplion		A1. The site is c					10 1110		
Issue & Options	Cons			y accaracy agri			_		
Consultation		Yes	9%	No	86%	Maybe	5%		
Responses									
Consultation		Increase	e in roa	ad congestion					
Comments				dangerous and	needs	improving			
				ited amenities					
		 Develop 	ment	is unsuitable to	the siz	ze of the settle	ement		
		 Limited 	public	transport					
				-stretched					
				of the settleme		•			
		 Drainag 	e/sew	ers are at full c	apacity				
Stage 1				1 d		10 II			
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood Zone 2/3			
Archaeologica	No	Important	No	Biological or 0	2eolog		No		
I Site/ SAM	INO	Countryside	NO	Importance	Jeolog	icai	INO		
1 GRO, G, III		Gap		mportaneo					
Conclusion		The Stage 1 assessment has not identified any discounting							
		factors. Therefore, the site has progressed to Stage 2.							
Stage 2									
Score		38							
Rank		1st ranked score in settlement out of 12							
		1st ranked score	e in se	ttlement out of	12				
Conclusion		The site did not	score	particularly wel	l withir		<u>ea.</u>		
Conclusion		The site did not Upper Caldecote	score e is cla	particularly wel	l withir irge Vil	lage in the			
Conclusion		The site did not Upper Caldecote Settlement Hiera	score e is cla archy a	particularly wel assified as a La as it benefits fro	I within rge Vilom a n	<u>lage in the</u> umber of facil	ities.		
Conclusion		The site did not Upper Caldecote Settlement Hiera The land surrou	score e is cla archy a nding	particularly wel assified as a La as it benefits fro Upper Caldeco	I within irge Vil om a n te is co	lage in the umber of facil onsidered to b	ities. e of		
Conclusion		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural	score e is cla archy a nding value	particularly wel assified as a La as it benefits fro Upper Caldeco . There are oth	I within orge Vil om a no te is co er more	lage in the umber of facil onsidered to b e sustainable	ities. be of sites		
Conclusion		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural	score e is cla archy a nding value Area t	particularly wel assified as a La as it benefits fro Upper Caldeco . There are oth hat are more s	Il withir orge Vil om a no te is co er more uitable	lage in the umber of facil onsidered to be sustainable for residentia	ities. be of sites		
Conclusion		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For	score e is cla archy a nding value Area t or thes	particularly wel assified as a La as it benefits fro Upper Caldeco . There are oth hat are more s se reasons the	Il withing Vilon a note is controlled to the individual to the is controlled to the is controlled to the is controlled to the individual to the individual to the is controlled to the individual to the indivi	lage in the umber of facil onsidered to be sustainable for residentia s not taken	ities. be of sites		
Conclusion		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural	score e is cla archy a nding value Area t or thes	particularly well assified as a La as it benefits from Upper Caldeconders. There are other are more sereasons the are masonably well assonably well associated as a content of the content	I within and a new terms of the is constituted by the constituted by t	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites L		
Conclusion		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by t	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites L		
Stage 3		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by t	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites L		
Stage 3 AccessHighway	<u>/S</u>	The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by t	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites L		
Stage 3 AccessHighway Authority		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by t	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites L		
Stage 3 AccessHighway Authority Highways Agen		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites l		
Stage 3 AccessHighway Authority Highways Agen Environment		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites l		
Stage 3 AccessHighway Authority Highways Agen Environment Agency		The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable Not applicable Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites l		
Stage 3 Access Highway Authority Highways Agen Environment Agency Archaeology	<u>cy</u>	The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable Not applicable Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites l		
Stage 3 Access Highway Authority Highways Agen Environment Agency Archaeology Built Conservati	<u>cy</u> ion	The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites l		
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L	cy ion and	The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites l		
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainage	cy ion and	The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites l		
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board	cy ion and	The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites L		
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainage	cy ion and	The site did not Upper Caldecote Settlement Hiera The land surrou high agricultural within the Rural development. For forward. The site There are far me has not progress. Not applicable	score e is cla archy a nding value Area t or thes score	particularly well assified as a La as it benefits frou Upper Caldeco. There are other that are more see reasons the addressed treasonably wetable sites in the assistance.	I within and a new terms of the is constituted by the constituted by the constitute of the constitute	lage in the umber of facil onsidered to be sustainable for residentias not taken him the rural a	ities. be of sites L		

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

\ /	0.18						
	5 dwellings						
Description	Located in the	centre a	and to the w	est of the	Grange and t	he	
•	A1. The site is				Ü		
Issue & Options Consu	Iltations			_			
Consultation	Yes	12.5%	No	37.5%	Maybe	50%	
Responses					-		
Consultation	• This o	levelopm	ent was mo	re suitabl	e that other		
Comments					lopment that v	vill fit	
	into th	ne charac	ter of the vi	llage			
Stage 1							
	Less Than	No	Minerals &	_	Wholly	No	
	Four Dwelling	S	Waste Site	•	Flood		
					Zone 2/3		
	Important	No	Biological	_	ical	No	
	Countryside		Importance	9			
	Gap			المام مدالا المام			
	The Stage 1 a factors. There					ıg	
Stage 2	iaciois. There	iole, ille	site rias pro	gressed	io Stage Z.		
	8						
	_	the cott	lomont out	of 10			
	11th ranked in the settlement out of 12						
· ·	The site scored poorly within the Rural Area. The Core Strategy does not enable allocations to be made beyond those						
	settlements classified as a Large or Small Village. Lower						
	Caldecote is classified as a settlement as part of the						
	countryside in the Settlement Hierarchy and an allocation in						
	this location would therefore be contrary to the Core Strategy.						
	There are other more sustainable sites within the Rural Area						
	that are more suitable for residential development. For these						
	reasons the site was not taken forward. The site scored poorly						
	within the rural area. For this reason the site was not taken forward.						
Stage 3	forward.						
· ·	Not applicable	_					
Authority	riot applicable	,					
Highways Agency	Not applicable	<u> </u>					
Environment	Not applicable	<u> </u>					
Agency							
<u>Archaeology</u>	Not applicable	2					
	Not applicable						
Contaminated Land	Not applicable	9					
	Not applicable)					
<u>Board</u>							
	Not applicable)					
Health							
	Not applicable						
	Not applicable						
	Not applicable						
Anglian Water	Not applicable						

Conclusion Not applicable

Final Decision

H100 - Land at	Sand I	Lane. Northill						
Size (ha)	Jana	0.6						
Proposal		18 dwellings						
Description		Located to the east of Northill and to the north of Sand Lane.						
Description		The site is curr				tir or oana Le		
Issue & Options	Cons		ornay iii	agricultural ac	٠ <u>.</u>			
Consultation	00110	Yes	27%	No	73%	Maybe	0%	
Responses		. 00	,0		.070	maybo	0,0	
Consultation		Increase	se in roa	ad congestion				
Comments				d amenities in	the villa	age		
				m is overloade				
		Ų	•	Itural land				
		 Poor si 	te acce	ss				
Stage 1								
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
						Zone 2/3		
Archaeologica	No	Important	No	Biological or (Geolog	ical	No	
I Site/ SAM		Countryside		Importance				
0 1 1		Gap				P (2		
Conclusion		The Stage 1 as					ng	
Stogo 2		factors. Therefo	ore, the	site has progr	essea	to Stage 2.		
Stage 2 Score		22						
		23 Eth ranked in acttlement out of 12						
Rank		5th ranked in settlement out of 12						
Conclusion		The site scored poorly within the Rural Area. Northill is classified as a Small Village in the Settlement Hierarchy as it						
		benefits from few facilities. There are other more sustainable						
		sites within the Rural Area that are more suitable for residential						
		development. For these reasons the site was not taken						
		forward. The site scored reasonably well within the rural area.						
		There are far more suitable sites in the area; therefore the site						
		has not progres	ssed to	Stage 3.				
Stage 3		N						
Access Highway	<u>'S</u>	Not applicable						
Authority	0)/	Not applicable						
Highways Agen	<u>Cy</u>	Not applicable						
Environment Agency		Not applicable						
Archaeology		Not applicable						
Built Conservati	ion	Not applicable						
Contaminated L		Not applicable						
Internal Drainag		Not applicable						
Board	,5	. Tot applicable						
Environmental		Not applicable						
Health		, p. 15 5 15 15 15 15 15 15 15 15 15 15 15 1						
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	t	Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						

Final Decision

H139 - Site off H	Harvey	y Close r/o 82-88	Biggle	swade Road, l	Jpper (Caldecote			
Size (ha)	Ī	0.94							
Proposal		28 dwellings							
Description			Located to the east of Upper Caldecote and to the south of Biggleswade Road. The site is currently used for agriculture.						
Issue & Options	Cons		aai ii		niy doc	a for agricult	0 <u>.</u>		
Consultation		Yes	5%	No	82%	Maybe	13%		
Responses Consultation		• Increase	n in roa	nd congestion					
Comments		 Increase in road congestion A1 junction is dangerous and needs improving Village has limited amenities Development is unsuitable to the size of the settlement Limited public transport Local GP over-stretched Site is outside of the settlement envelope Development would segregate the village Poor access Development should take place where there is sufficient amenities Affordable housing for local people is desirable 							
Stage 1									
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No		
Archaeologica I Site/ SAM	No	Important Countryside Gap	No	Biological or Geological No Importance					
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.							
Stage 2									
Score		35							
Rank		2nd ranked in settlement out of 12							
Conclusion		The site scored reasonably well within the Rural Area. Upper Caldecote is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. The land surrounding Upper Caldecote is considered to be of high agricultural value. There are other more sustainable sites within the Rural Area that are more suitable for residential development. For these reasons the site was not taken forward. The site scored reasonably well within the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.					nt nd I		
Stage 3									
AccessHighway Authority	<u>'S</u>	Not applicable							
Highways Agen	Not applicable								
Environment	Not applicable								
Agency									
Archaeology		Not applicable							
Built Conservati		Not applicable							
Contaminated Land Not applicable									

Internal Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

H212 - Land at	Thorn	cote Green, Nr N	Northill						
Size (ha)		0.5							
Proposal		2 dwellings							
Description		Located in the	centre o	of Thorncote G	reen a	nd to the east	of		
		Thorncote Gre	en. The	site is vacant	land <u>cu</u>	rrently vacant	<u>.</u>		
Issue & Options	Cons								
Consultation		Yes	25%	No	50%	Maybe	25%		
Responses		_							
Consultation				rs for developn					
Comments		No oth	er spec	ific comments	receive	ed			
Stage 1	NI-	Lasa Than	V	Min anala 0	NI-	VA/In a III .	NI-		
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No		
Archaeologica	No	Important	No	Biological or	Geolog		No		
I Site/ SAM	140	Countryside	140	Importance	Coolog	ioai	140		
		Gap		_					
Conclusion		The Stage 1 as Therefore, the							
Stage 2				mot progress		age			
Score		Not applicable							
Rank		Not applicable							
Conclusion		Not applicable							
Stage 3									
Access Highway	<u>′S</u>	Not applicable							
<u>Authority</u>									
Highways Agen	<u>cy</u>	Not applicable							
Environment		Not applicable							
Agency									
Archaeology		Not applicable							
Built Conservati		Not applicable							
Contaminated L		Not applicable							
Internal Drainag	je	Not applicable							
Environmental Health		Not applicable							
English Heritage	е	Not applicable							
Landscape		Not applicable							
Natural England	t	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									
	t been	taken forward a	s part c	of the Site Alloc	cations	Development	Plan		

H229 - Land rear of 67-103 Biggleswade Road, Upper Caldecote								
Size (ha) 2.9								
Proposal		77 dwellings						
Description		Located to the e	ast of	Upper Caldeco	te and	to the north of	of	
		Biggleswade Ro						
Issue & Options	Cons						_	
Consultation		Yes	9%	No	91%	Maybe	0%	
Responses								
Consultation		 Increase 	e in roa	ad congestion				
Comments		 A1 junct 	ion is	dangerous and	l needs	improving		
		 Village h 	nas lim	ited amenities				
		· ·		is unsuitable to	the siz	e of the settle	ement	
			•	transport				
				of the settleme		•		
		-		would segrega	te the v	village		
		Poor act						
Chara 4		Loss of	countr	yside				
Stage 1 Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
Green beit	INO	Four Dwellings	INO	Waste Site	INO	Flood	INO	
		1 our Dwellings		vvasic onc		Zone 2/3		
Archaeologica	No	Important	No	Biological or (Geolog		No	
I Site/ SAM								
		Gap						
Conclusion		The Stage 1 assessment has not identified any discounting						
		factors. Therefore, the site has progressed to Stage 2.						
Stage 2								
Score		11						
Rank		Joint 98 th ranked in settlement out of 12						
Conclusion		The site scored poorly within the Rural Area. Upper Caldecote						
		is classified as a Large Village in the Settlement Hierarchy as it benefits from a number of facilities. There are other more						
		benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable						
		for residential development. For these reasons the site was no						
		taken forward. The site scored poorly within the rural area. For						
		this reason the site was not taken forward.						
Stage 3								
Access Highway	<u>'S</u>	Not applicable						
Authority								
Highways Agen	<u>cy</u>	Not applicable						
Environment		Not applicable						
Agency		Not applicable						
Archaeology	ion	Not applicable						
Built Conservation Contaminated L		Not applicable Not applicable						
Internal Drainage		Not applicable						
Board	j e	Not applicable						
Environmental		Not applicable						
Health		. tot applicable						
English Heritage	е	Not applicable						
Landscape		Not applicable						

Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not bee	en taken forward as part of the Site Allocations Development Plan

H231 - Land adjacent	to Woodlands Nu	ırserie	s, Biggleswade	Road	. Upper Calde	cote	
Size (ha)	7.58						
Proposal	204 dwellings						
Description	Located to the east of Upper Caldecote and to the south of						
·	Biggleswade Ro						
Issue & Options Cons	ultations						
Consultation	Yes	9%	No	89%	Maybe	2%	
Responses							
Consultation Comments			ad congestion dangerous and	l needs	s improvina		
	 Village h 	nas lim	ited amenities		_		
	•		is unsuitable to	the siz	ze of the settle	ement	
		•	transport -stretched				
				ont onv	olono		
			of the settleme would segrega		-		
	•		m is at capacity		/illage		
	Loss of			,			
			small scale dev	elopm	ent		
Stage 1							
Green Belt No	Less Than	No	Minerals &	No	Wholly	No	
	Four Dwellings		Waste Site		Flood		
					Zone 2/3		
Archaeologica No	Important	No	Biological or 0	Geolog	ical	No	
I Site/ SAM	Countryside		Importance				
On a descion	Gap						
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2	raciors. Therefore, the site has progressed to Stage 2.						
Score	14						
Rank	7th ranked in settlement out of 12						
Conclusion	The site scored poorly within the Rural Area. Upper Caldecote						
3 0.110.100.011	is classified as a Large Village in the Settlement Hierarchy as it						
	benefits from a number of facilities. There are other more						
	sustainable sites within the Rural Area that are more suitable						
	for residential development. For these reasons the site was not						
	taken forward. The site scored poorly within the rural area. For this reason the site was not taken forward.						
Stage 3	uns reason ine s	one wa	s not taken fol	waiu.			
Access Highways	Not applicable						
Authority	140t applicable						
Highways Agency	Not applicable						
Environment	Not applicable						
Agency							
Archaeology	Not applicable						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage	Not applicable						
Board							
Environmental	Not applicable						
Environmental Health	Not applicable						

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

H234 – Land r	ear of 4	7-55 Biggleswad	de Road	d. Upper Calde	cote			
Size (ha) 2.02								
Proposal		63 dwellings						
Description		The site is posi	tioned o	close to the ce	ntre of	Upper Calded	ote.	
		an area of land					,	
Issue & Option	s Cons	ultations						
Consultation		Yes	9%	No	88%	Maybe	2%	
Responses								
Consultation				ad congestion				
Comments		 Village Develo Limited Local O Site is o Sewers Loss of 	has limpment I public BP over outside are at foountry	dangerous and ited amenities is unsuitable to transport stretched of the settleme capacity yside evelopment wo	the size	ze of the settle	ement	
Ctoro 1		• Small s	cale de	evelopment wo	ula be	accepted		
Stage 1 Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
Green ben	NO	Four Dwellings	INO	Waste Site	NO	Flood Zone 2/3	INO	
Archaeologic	No	Important	No	Biological or	Geolog	ical	No	
al Site/ SAM		Countryside Importance Gap						
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2								
Score		11						
Rank		Joint 8th ranked in settlement out of 12						
Conclusion		The site scored is classified as benefits from a sustainable site for residential cather forward. This reason the	a Large numbe es within levelop The site	e Village in the er of facilities. To the Rural Are ment. For thes escored poorly	Settler here a a that a e reaso within	nent Hierarch re other more are more suita ons the site w	y as it able as not	
Stage 3								
HighwaysHigh Authority	ways	Not applicable						
Highways Age	<u>ncy</u>	Not applicable						
Environment Agency		Not applicable						
<u>Archaeology</u>		Not applicable						
Built Conserva		Not applicable						
Contaminated	Land	Not applicable						
Internal Draina Board	age	Not applicable						
Environmental Health		Not applicable						
English Heritag	ge	Not applicable						

Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

H288 - Land to	the Ea	st of Ickwell						
Size (ha)		5.63						
Proposal 100 dwellings								
Description The site is currently used for agricultural purposes.								
Issue & Options Consultations								
Consultation Responses		Yes	3%	No	97%	Maybe	0%	
Consultation		Increase	se in roa	ad congestion				
Comments		 Increase in road congestion A1 junction is dangerous and needs improving Village has limited amenities Development is unsuitable to the size of the settlement Limited public transport Local GP over-stretched 						
		 Local GP over-stretched Site is outside of the settlement envelope Sewers are at capacity Loss of countryside Site is prone to flooding 						
Stage 1								
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No	
Archaeologic al Site/ SAM	No	Important Countryside Gap	No	Biological or Importance	ological or Geological No portance		No	
Conclusion		The Stage 1 as factors. Therefore					ng	
Stage 2								
Score		7						
Rank		12th ranked sc						
Conclusion		The site scored poorly within the Rural Area. Ickwell is						
		classified as a Small Village in the Settlement Hierarchy as it						
		benefits from few facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential						
		development. For these reasons the site was not taken						
		forward. The site scored poorly within the rural area. For this						
		reason the site	was no	ot taken forwar	d.			
Stage 3								
Highways High Authority	<u>ways</u>	Not applicable						
Highways Age	<u>ncy</u>	Not applicable						
Environment Agency		Not applicable						
Archaeology Not applicable								
Built Conserva	tion	Not applicable						
Contaminated		Not applicable						
Internal Draina Board	ige	Not applicable						
Environmental Health		Not applicable						
English Heritage Not applicable								
Landscape Not applicable								

Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

H289 - Home I	Farm la	skwell							
Size (ha)	ann, R	0.24							
Proposal		8 dwellings							
Description			tly cont	ains huildings	used to	support a liv	erv		
Description The site currently contains buildings used to support a livery. Issue & Options Consultations									
Consultation	is Coris	Yes	7%	No	79%	Maybe	14%		
Responses		162	1 /0	INO	1970	iviaybe	14/0		
Consultation		• The site	is in a	conservation :	area				
Comments		The site is in a conservation areaArea has a high wildlife value							
			_	vould damage		aracter of the	village		
				d congestion			····g -		
				velopment wou	uld be a	acceptable			
Stage 1									
Green Belt	No	Less Than	Yes	Minerals &	No	Wholly	No		
		Four		Waste Site		Flood			
		Dwellings				Zone 2/3			
Archaeologic	No	Important	No	Biological or	Geolog	ical	No		
al Site/ SAM		Countryside		Importance					
		Gap							
Conclusion		As any area wit							
		left was not pos reasons the site				ellings. For the	ese		
Stage 2		reasons the site	e nas b	een discounte	u.				
Stage 2 Score		24							
Rank		Joint 43thrd rar	skod co	oro in cottloma	ont out	of 12			
Conclusion									
Conclusion		The site scored poorly within the Rural Area. Ickwell is classified as a Small Village in the Settlement Hierarchy as it							
		benefits from few facilities. There are other more sustainable							
		sites within the Rural Area that are more suitable for residential							
		development. For these reasons the site was not taken							
		forward. The site scored reasonably well within the rural area.							
		There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.							
		has not progres	ssed to	-Stage 3.					
Stage 3									
Highways Auth		Not applicable							
Highways Age	ncy	Not applicable							
Environment		Not applicable							
Archaeology		Not epplicable							
Archaeology	tion	Not applicable							
Built Conserva		Not applicable							
Contaminated Land Not applicable									
Internal Drainage Board		Not applicable							
Environmental Not applicable									
Health		Not applicable							
English Heritag	ае	Not applicable							
Landscape	, -	Not applicable							
Natural Englan	nd	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									

		st of 8 High Roa	d, Broo	mLand to the r	ear of	76-88 Hitchin	Road,		
Upper Caldecot	<u>.e</u>	0.21 ha							
Size (ha)									
Proposal		3 dwellings				سحيد اد دادن بناد ما	al a .a		
Description		The site is curr					den		
areas, these include a lawn and a vegetable/fruit garden. Issue & Options Consultations									
Consultation	CONS	Yes	11%	No	89%	Maybe	0%		
Responses		162	1170	INO	09%	iviaybe	070		
Consultation		Protected trees will have to be cut down to allow							
Comments		develop		s will have to be	s cut u	JWII to allow			
		·		vill be isolated	from th	e settlement			
Stage 1		2010.0							
Green Belt	No	Less Than	Yes	Minerals &	No	Wholly	No		
		Four		Waste Site		Flood			
		Dwellings				Zone 2/3			
Archaeologica	No	Important	No	Biological or 0	Geolog	ical	No		
I Site/ SAM		Countryside		Importance					
		Gap							
Conclusion		The Stage 1 assessment identified a discounting factor.							
		Therefore, the	site has	not progresse	d to St	age 2.			
Stage 2									
Score		Not applicable							
Rank		Not applicable							
Conclusion		Not applicable							
Stage 3									
Access Highway	<u>/S</u>	Not applicable							
Authority									
Highways Agen	<u>CY</u>	Not applicable							
Environment		Not applicable							
Agency		Not applicable							
Archaeology		•							
Built Conservation		Not applicable							
Contaminated L		Not applicable							
Internal Drainag Board	je	Not applicable							
Environmental		Not applicable							
Health									
English Heritage	е	Not applicable							
Landscape		Not applicable							
Natural England	t	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									
The site has no	t been	taken forward a	s part c	of the Site Alloc	ations	Development	Plan		

Document.

H313 - Land re	ear of 1	28 Hitchin Road,	Upper	Caldecote					
Size (ha)		0.7							
Proposal		1 – 14 dwellings							
Description		The site is at th		h of Upper Cal	decote	between the	last		
		and penultimat							
garden/field.									
Issue & Option	s Cons								
Consultation		Yes	0%	No	50%	Maybe	50%		
Responses									
Consultation		Will support the post office/shop							
Comments				d congestion	,				
01 4		Increas	e the st	rain on facilitie	s (e.g.	the drains)			
Stage 1	N			N4: 1 0	N.	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	NI		
Green Belt	No	Less Than	No	Minerals & Waste Site	No	Wholly Flood	No		
		Four Dwellings		wasie Sile		Zone 2/3			
Archaeologic	No	Important	No	Biological or	Geolog		No		
al Site/ SAM	140	Countryside	140	Importance	Geolog	icai	NO		
		Gap		mportaneo					
Conclusion		The Stage 1 as	sessm	ent has not ide	ntified	any discounti	ng		
		factors. Therefo					J		
Stage 2									
Score		24							
Rank		Joint 3rd ranked in settlement out of 12							
Conclusion		The site scored poorly within the Rural Area. Upper Caldecote							
		is classified as a Large Village in the Settlement Hierarchy as it							
		benefits from a number of facilities. There are other more sustainable sites within the Rural Area that are more suitable							
		for residential development. For these reasons the site was not							
		taken forward. The site scored reasonably well within the rural							
		area. There are far more suitable sites in the area; therefore							
		the site has no							
Stage 3									
Highways High	<u>ways</u>	Not applicable							
Authority		Not applicable							
Highways Age	<u>ncy</u>	Not applicable							
Environment		Not applicable							
Agency		Not applicable							
Archaeology Built Conserva	tion	Not applicable							
Contaminated		Not applicable							
Internal Draina		Not applicable							
Board	J	Not applicable							
Environmental Health		Not applicable							
English Heritag	ge	Not applicable							
Landscape		Not applicable							
Natural Englar	nd	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									

H314 - Land Adja	acent		wade Ro	oad, Upper (Caldecote			
Size (ha)		0.96						
Proposal		Residential – I						
Description		The site is pos						
		Caldecote, on existing housing						
		to be used.	iy ariu a	liable lallille	and. me p	not does not	appear	
Issue & Options Consultations								
Consultation	00110	Yes	33.3%	No	33.3%	Maybe	33.3%	
Responses		103	33.370	140	00.070	Maybe	33.370	
Consultation		Will su	pport the	e local post	office/sho	D		
Comments			•	d congestio		r		
						ies (e.g. the	drains)	
Stage 1			·	·	-	· <u> </u>	Í	
Green Belt N	No	Less Than	No	Minerals &	. No	Wholly	No	
		Four		Waste Site)	Flood		
		Dwellings				Zone 2/3		
9	No.	Important	No	Biological	_	ical	No	
al Site/ SAM		Countryside		Importance	Э			
Conclusion		Gap	22222	ont boo not	:dootified	any diagona	tin a	
Conclusion		The Stage 1 a factors. There					ung	
Stage 2		Tactors. Triefe	iore, irie	Sile Has pit	Jyresseu	io Stage 2.		
Score		18						
Rank		6th ranked in settlement out of 12						
Conclusion		The site scored poorly within the Rural Area. Upper Caldecote						
Conordoron		is classified as a Large Village in the Settlement Hierarchy as it						
		benefits from a number of facilities. There are other more						
		sustainable sites within the Rural Area that are more suitable						
		for residential development. For these reasons the site was not						
		taken forward. The site scored poorly within the rural area. For this reason the site was not taken forward.						
Stage 3		triis reason tric) Sile Wa	is not taken	IUIWaIU.			
Highways Highwa	21/6	Not applicable						
Authority	<u> </u>	«pp»						
Highways Agenc	:V	Not applicable						
Environment		Not applicable						
Agency								
Archaeology		Not applicable						
Built Conservation	on	Not applicable						
Contaminated La	and	Not applicable						
Internal Drainage	Э	Not applicable						
Board								
Environmental Not applicable Health								
English Heritage Not applicable								
Landscape	Not applicable							
Natural England		Not applicable						
Anglian Water Not applicable								
Conclusion		Not applicable						
Final Decision								

F53 - Mount Ple	asant	Farm, Old Warde	an					
Size (ha)	aoan	0.4	<u> </u>					
Proposal		Additional farm buildings; number of jobs unknown						
Description		Located to the north of Old Warden. Site is in mixed use						
Issue & Options	Cons							
Consultation		Yes	N/a	No	N/a	Maybe	<u>N/a</u>	
Responses								
Consultation		 No c 	comme	ents received				
Comments								
ELR Stage 1		_						
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predomina ntly Flood Zone 3	No	
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion	No	Detrimental effect upon a site of national or international biological or geological importance The Stage 1 ass factors. Therefore					<u>ng</u>	
ELR Stage 2		Idolois. Therefore	C, tric	Site rias progr	<u> </u>	o Clage 2.		
PDL	Gree	enfield - Red						
Accessibility to Housing	Appr	oximately 1.8km t	rom Id	ckwell - Red				
Road Access	Appr	oximately 4.7km t	rom A	<u> 1 - Red</u>				
Availability	Bein	g promoted for ed	lucatio	<u>n - Amber</u>				
AGLV/Gap	<u>Y/N</u>	Flood Zone	<u>1</u>	Important Op	en Spa	ce	<u>N</u>	
Other Important Land Uses	No a	dditional land use	s iden	<u>itified</u>				
Number of 'Reds'	4			Number of 'A	mbers'		1	
Rank	<u>77th</u>							
Conclusion		ne site has been p n taken forward. T						
ELR Stage 3								
Score		Not applicable						
Rank	Not applicable							
Conclusion		Not applicable						
Stage 4								
Highways Autho		Not applicable						
Highways Agen	СУ	Not applicable						

Environment Agency	Not applicable
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

EEE Chuttlawa	rth Co	llogo Old Words	n Dorl	, Diagloowada				
Size (ha)	itii CC	ollege, Old Warde 5.6	ii Park	, biggieswade				
` '								
Proposal		C2 Residential Colleges, B1 Business, B8 Storage or						
		Distribution, retail, leisure and tourism; number of jobs not						
Description		known Located within the Shuttleworth College grounds. The site has						
Description			ne Snu	attieworth Colle	ege gro	unas. The site	e nas	
Janua 9 Ontions	Cons	a mixed use						
Issue & Options	Cons		400	NI-	00/	Manda	00/	
Consultation		Yes	100 %	No	<u>0%</u>	Maybe	<u>0%</u>	
Responses				0 1 0 0		P. d		
Consultation				the best optio	n for ex	cpanding the		
Comments		colle	<u>ege</u>					
ELR Stage 1	N.	0 1 1	N.	1.1 (6)	NI	\A(I) II		
Green Belt	<u>No</u>	Contrary to the	<u>No</u>	Identified in	<u>No</u>	Wholly or	<u>No</u>	
		aims of the		the		predomina		
		Core Strategy		Minerals &		ntly Flood		
				Waste		Zone 3		
				Local Plan				
				or emerging LDF for				
				other uses				
Less than 0.25	No	Detrimental	No	otrici uses				
ha in size or	140	effect upon a	110					
promoted for		site of national						
less than		or international						
500m ² of		biological or						
employment		geological						
floor space		importance						
Conclusion		The Stage 1 ass	essm	ent has not ide	ntified	any discountir	na	
		factors. Therefore						
ELR Stage 2								
PDL	Prev	iously Developed	Land	- Green				
Accessibility to	Appr	oximately 1.1km	from Id	ckwell - Red				
Housing								
Road Access	Appr	oximately 3.5km t	from A	1 - Red				
Availability		onstraints indicate						
AGLV/Gap	Y/N	Flood Zone	1	Important Op	en Spa	се	N	
•	=		_					
	Red							
Other	Defin	ned as part of a H	istoric	Parks and Ga	rdens (English Herita	<u>ige</u>) -	
Important	Amb							
Land Uses								
Number of	<u>3</u>			Number of 'A	mbers'		1	
'Reds'								
Rank	70 th							
Conclusion	As the site scored fewer than four 'reds' the site was deemed							
	acceptable to progress to the next assessment stage.							
ELR Stage 3								
Score		<u>14</u>						
Rank		Joint 15 th rank o	ut of 1	8 in the areas	which o	do not require	<u>an</u>	
		allocation, as sta						
Conclusion		The site is one of	of the I	owest scoring	in the a	rea. In accord	dance_	

with the Core Strategy no new allocations for employment land
are required in the Rural Area. The only area that has been
deemed suitable is E18, in Maulden. There is some limited
potential for employment allocation at Maulden, in order to
cater for employment needs of Ampthill and Flitwick. For these
reasons the site has not progressed to Stage 4.

\circ				
S	ta	a	$\boldsymbol{\Delta}$	-71
	ıa	w	$\boldsymbol{\sigma}$	

Olago +	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage	Not applicable
Board	
Environmental	Not applicable
Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable

Final Decision

Size (ha) Proposal Description	F56 - Home Far	m Ol	d Warden Park, B	iaales	wade				
Proposal Description Located within the Shuttleworth College grounds. The site has a mixed use Issue & Options Consultations Consultation Consultation Consultation Consultation Comments FLR Stage 1 Green Belt Mo Contrary to the aims of the Core Strategy Description Less than 0.25 No Detrimental or international biological or geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. FLR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Approximately 2.8km from A1 - Red Approximately 2.8km from A1 - Red No additional land uses identified No additional land uses identified Number of 'Ambers' Q Number of 'Reds' Rank Conclusion Not applicable		, Oit		.ggios	<u></u>				
Description Located within the Shuttleworth College grounds. The site has a mixed use Issue & Options Consultations Consultation Responses Consultation Comments Per No comments received Consultation Comments FLR Stage 1 Green Belt Or Contrary to the aims of the Core Strategy Detrimental effect upon a site of national or international biological or geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. FLR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability No constraints indicated - Green No additional land uses identified Number of 'Ambers' Other Important Land Uses Number of 'Ambers' Q included in No Wholly or No Wholly or No Predomina ntly Flood Waste Local Plan or emerging LDF for other uses Issue & Options No Wholly or No Wholly or No International or international	` '								
Issue & Options Consultations Consultation Responses Consultation Responses Consultation Responses Consultation Responses Consultation Responses Consultation Responses Consultation Price									
Issue & Options Consultations Yes N/a No N/a Maybe N/a No N/a N/a No N/a N/a No N/a N/a N/a No N/a N/a No N/a	2000.191.011			10 0111		ygo gro	drider irre ent	3 Hao	
Consultation Responses Consultation Comments Personation Consultation Comments Comments Comments Comments Comments Core Strategy C	Issue & Options	Cons						_	
Responses Consultation Comments FLR Stage 1 Green Belt No Contrary to the aims of the Core Strategy No Core Strategy Detrimental effect upon a site of national biological or importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. FLR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap VIN Flood Zone 1 Important Land Uses Number of 'Ambers' Red No additional land uses identified Number of 'Ambers' Q Rank To Conclusion No tapplicable Not applicable				N/a	No	N/a	Maybe	N/a	
Consultation Comments LR Stage 1 Green Belt No Contrary to the aims of the Core Strategy No Core Strategy No Contrary to the aims of the Core Strategy No Minerals & Waste Local Plan or emerging LDF for other uses No Perfect upon a site of national or international biological or geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. FLR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability AGLV/Gap YN Flood Zone 1 Important Open Space N No additional land uses identified No additional land uses identified Number of 'Ambers' Q Number of 'Ambers' Q Number of 'Ambers' Q Number of 'Ambers' Q Red Not applicable Rank Not applicable Not applicable Not applicable Not applicable Not applicable			, 55	<u>, .,</u>		<u>, ., .,</u>		<u></u>	
Comments ELR Stage 1 Green Belt No Contrary to the aims of the Core Strategy No Detrimental effect upon a site of national or international biological or employment floor space (Conclusion) The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Approximately 2.8km from A1 - Red Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space N Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 2. ELR Stage 3 Score Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable			• No o	comme	ents received				
Green Belt No Contrary to the aims of the Core Strategy No Betrimental effect upon a site of national or international biological or employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space No additional land uses identified No additional land uses identified No mumber of 'Reds' Rank Conclusion No ldentified in No Wholly or predomina ntly Flood Zone 2. No predomina ntly Flood Zone 2 International biological or other uses No predomina ntly Flood Zone 1 International properties of the site has progressed to Stage 2. International properties of the site has progressed to Stage 2. International properties of the site has progressed to Stage 2. International properties of the site has progressed to Stage 2. International properties of the site has progressed to Stage 2. International properties of the site has progressed to Stage 2. International properties of the site has progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the site has not progressed to Stage 2. International properties of the sit	Comments								
aims of the Core Strategy aims of the Core Strategy Less than 0.25 Na in size or promoted for site of national less than or international biological or employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone Important Copen Space No additional land uses identified No additional land uses identified Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage ELR Stage 3 Score Not applicable Conclusion Not applicable Conclusion Not applicable Conclusion Not applicable Conclusion Not applicable Not applicable Conclusion	ELR Stage 1								
aims of the Core Strategy aims of the Core Strategy Minerals & Minerals & Molecular Strategy Waste Local Plan or emerging LDF for other uses No effect upon a site of national biological or employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone The Stage 1 Important Land Uses No additional land uses identified No additional land uses identified Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Conclusion The Stage 3 Not applicable Conclusion Not applicable Conclusion Not applicable Conclusion The Stage 3 Not applicable Conclusion Core Strategy Not applicable Conclusion Core Strategy Not applicable Conclusion Core Strategy Not applicable Core Strategy Core Strategy And Hother Strategy Core Strategy Core Strategy And Hother Strategy Core Applicable Core Strategy Core Applicable Core Applicable Core Core Strategy Core Applicable Core Core Strategy Core Applicable Core Applicable Core Core Core Applicable Core Applicable Core Core Core Core Applicable Core Core Core Core Core Core Core Core	Green Belt	No	Contrary to the	No	Identified in	No	Wholly or	No	
Waste Local Plan or remerging LDF for other uses Less than 0.25 ha in size or promoted for less than 500m² of effect upon a site of national or international biological or employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability AGLV/Gap Y/N Flood Zone 1 Important Open Space No additional land uses identified Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Conclusion Not applicable Not applicable Not applicable Not applicable Not applicable					the				
Less than 0.25 ha in size or promoted for less than 0.25 ha in size or promoted for less than 6.500m² of employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone Red Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3 Score Not applicable			Core Strategy						
Less than 0.25 ha in size or promoted for less than 500m² of effect upon a site of national or international biological or geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone Red Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3 Score Not applicable							Zone 3		
Less than 0.25 ha in size or promoted for less than 500m² of effect upon a site of national biological or employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Approximately 1km from lckwell – Red Approximately 2.8km from A1 - Red Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone Red Other Important Land Uses Number of 'Reds' Rank 76th Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable									
Less than 0.25 ha in size or promoted for less than 1 size or promoted for less than 500m² of employment floor space importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space No additional land uses identified Other Important Land Uses Number of 'Reds' Rank Toth Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Not applicable Conclusion Not applicable									
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. FLR Stage 2 PDL Accessibility to Housing Road Access Availability AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion Detrimental effect upon a site of national or international biological or geological importance Site of national or international biological or geological importance The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Approximately 2.8km from A1 - Red No constraints indicated - Green A paproximately 2.8km from A1 - Red No additional land uses identified No additional land uses identified No additional land uses identified Number of 'Ambers' Q Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. Score Not applicable Not applicable Conclusion									
ha in size or promoted for less than 500m² of employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space No additional land uses identified Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable	Loca than 0.25	No	Dotrimontal	No	other uses				
promoted for less than 500m² of employment geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability Agroximately 2.8km from A1 - Red AGLV/Gap Y/N Flood Zone 1 Important Open Space N Red Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 2. ELR Stage 3 Score Not applicable		110		110					
less than 500m² of employment geological or geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Approximately 1km from lckwell - Red Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space No additional land uses identified Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Not applicable Not applicable Not applicable Not applicable									
biological or geological importance Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space N Red No additional land uses identified Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 2.									
employment floor space Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Approximately 1km from lckwell – Red Accessibility No constraints indicated - Green AGLV/Gap Y/N Flood Zone Red Number of 'Ambers' Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Negeon taken forward and uses identified Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable									
Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Accessibility to Housing Road Access Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Naccess Namber of identified in the site has not progressed to Stage in the site has not progressed in the site has not pr	employment								
Factors. Therefore, the site has progressed to Stage 2. ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Approximately 1km from Ickwell – Red Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space N - Red Other Important Land Uses Number of 'Reds' Rank 76 th Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Not applicable Not applicable Not applicable Not applicable	floor space		importance						
ELR Stage 2 PDL Greenfield - Red Accessibility to Housing Road Access Approximately 1km from Ickwell – Red Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space N - Red Other Important Land Uses Number of 'Reds' Rank 76 th Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Not applicable Not applicable Not applicable Not applicable	Conclusion							<u>ng</u>	
PDL Greenfield - Red Accessibility to Housing Road Access Approximately 2.8km from A1 - Red Availability No constraints indicated - Green AGLV/Gap Y/N Flood Zone 1 Important Open Space No additional land uses identified Other Important Land Uses Number of 'Reds' Rank 76 th Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Conclusion Not applicable Conclusion			factors. Therefore	re, the	site has progr	<u>essed t</u>	o Stage 2.		
Accessibility to Housing Road Access Road Access Approximately 1km from Ickwell – Red Availability Availability Availability AGLV/Gap Y/N Flood Zone 1 Important Open Space Red No additional land uses identified Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Rank Not applicable Rank Not applicable Conclusion Not applicable									
Housing Road Access									
Road Access Availability Availability AGLV/Gap AGLV/Gap Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Rank Not applicable Rank Not applicable Conclusion No constraints indicated - Green Important Important Open Space Number of 'Ambers' O Number of 'Ambers' O As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Not applicable Not applicable		<u>Appr</u>	oximately 1km fro	om Ick	<u>well – Red</u>				
Availability AGLV/Gap Y/N Flood Zone 1 Important Open Space N Red Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Rank Not applicable Rank Not applicable Conclusion Number of 'Ambers' Q Part									
AGLV/Gap Y/N Flood Zone 1 Important Open Space N Red Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Number of 'Ambers' O Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3.									
Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Rank Not applicable Rank Not applicable Conclusion Not applicable Not applicable Not applicable	•								
Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Conclusion Not applicable	AGLV/Gap	<u>Y/N</u>	Flood Zone	1	Important Op	en Spa	ce	<u>N</u>	
Other Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Conclusion Not applicable		<u>-</u>							
Important Land Uses Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable Not applicable	Other		dditional land use	s idan	tified				
Land Uses Number of 'Ambers' Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable		140 a	danional land use	o luci	itinou				
Number of 'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable									
'Reds' Rank Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable		4			Number of 'A	mbers'		0	
Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable		_				2. 3		_	
Conclusion As the site has been promoted for wholly non-B class uses it has not been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable	Rank	<u>7</u> 6 th							
been taken forward. Therefore, the site has not progressed to Stage 3. ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable	Conclusion		ne site has been p	romot	ed for wholly n	on-B c	ass uses it ha	as not	
ELR Stage 3 Score Not applicable Rank Not applicable Conclusion Not applicable									
Score Not applicable Rank Not applicable Conclusion Not applicable		3.							
Rank Not applicable Conclusion Not applicable	ELR Stage 3								
Conclusion Not applicable	Score		Not applicable						
	Rank		Not applicable						
Stage /	Conclusion		Not applicable						
Stage 4	Stage 4								

Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage	Not applicable
Board	
Environmental Health	Not applicable
	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

F57 - Kings Hill	Farm	, Old Warden Parl	k Biad	rleswade			
Size (ha)	<u>r urrir</u>	0.86	it, Dige	<u>Jicowaac</u>			
Proposal		B1 Business, B8 Storage or Distribution and small scale retail					
Description		Located within the Shuttleworth College grounds on the Kings					
Docompaion		Hill Farm. The si					tirigo
Issue & Options	Cons					_	_
Consultation		Yes	N/a	No	N/a	Maybe	N/a
Responses						,	
Consultation		• No o	comme	ents received			
Comments							
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the	<u>No</u>	Identified in	<u>No</u>	Wholly or	<u>No</u>
		aims of the		the		predomina	
		Core Strategy		Minerals &		ntly Flood	
				Waste		Zone 3	
				Local Plan or emerging			
				LDF for			
				other uses			
Less than 0.25	No	Detrimental	No				
ha in size or		effect upon a					
promoted for		site of national					
less than		or international					
500m ² of		biological or					
employment		geological					
floor space Conclusion		importance			المادالة المادا		
Conclusion		The Stage 1 ass factors. Therefore					<u>1g</u>
ELR Stage 2		idotors. Therefore	ic, tric	Site rias progr	Cooca i	o clage z.	
PDL PDL	Prev	iously Developed	Land	- farm building	s - Gre	en	
. 52	1101	TOGOLY BOVOLOPOG	Laria	Tarrii Barianig	0 010	<u>011</u>	
Accessibility to	Near	est settlements a	re Upr	oer Caldecote	(1.3km)	and Broom	
Housing		m) - Red					
Road Access	Appr	oximately 2.3km	from A	<u> 1 - Red</u>			
Availability	No c	onstraints indicate	ed - G	<u>reen</u>			
AGLV/Gap	<u>N/N</u>	Flood Zone	1	Important Op	en Spa	ce	N
Other	No a	dditional land use	s ider	<u>tified</u>			
Important							
Land Uses							
Number of	2			Number of 'A	mbers'		<u>0</u>
'Reds'	4 m th						
Rank	40 th						
Conclusion		ne site scored few					
ELD Store 2	acce	ptable to progress	<u>s to th</u>	e next assessn	nent sta	age.	
ELR Stage 3		10					
Score		16					
Rank		Joint 10 th rank out of 18 in the areas which do not require an					
Conclusion		allocation, as stated in the Core Strategy The site scores reasonably well in the area. In accordance with					o with
CONGUSION		the Core Strate					
		required in the F					<u> </u>
		deemed suitable					<u>ed</u>

	potential for employment allocation at Maulden, in order to cater for employment needs of Ampthill and Flitwick. For these reasons the site has not progressed to Stage 4.
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
The cite has not been	taken forward as part of the Site Allegations Davidenment Plan

E59 - Laundry F	orm (Old Wordon					
Size (ha)	aiiii, '	0.43					
Proposal		B1 Business, B8 Storage or Distribution and small scale retail;					
гторозаг		number of jobs is unknown					
Description		Located to the south west of Old Warden and to the north of					
Description		Bedford Road. T					
Issue & Options	Cons		TIC SIL	e is used for in	uustiy	and agricultur	<u>C</u>
Consultation	CONS	Yes	100	No	0%	Maybe	<u>0%</u>
Responses		163	%	INO	0 70	Maybe	<u>U 70</u>
Consultation		• No.s	_	nal comments	mada		
Comments		<u>■ INU a</u>	auuitio	ilai comments	<u>maue</u>		
ELR Stage 1							
Green Belt	No	Contrary to the	No	Identified in	No	Wholly or	No
Groom Bon	<u></u>	aims of the	<u></u>	the	<u></u>	predomina	<u></u>
		Core Strategy		Minerals &		ntly Flood	
		0,		Waste		Zone 3	
				Local Plan			
				or emerging			
				LDF for			
				other uses			
Less than 0.25	<u>No</u>	Detrimental	<u>No</u>				
ha in size or		effect upon a site of national					
promoted for less than		or international					
500m ² of		biological or					
employment		geological					
floor space		importance					
Conclusion		The Stage 1 ass	essm	ent has not ide	ntified	any discountir	าต
		factors. Therefore					<u>.9</u>
ELR Stage 2							
PDL		ority of site Previou			farm b	uildings but a	<u>lso</u>
		<u>rporates some far</u>					
Accessibility to	Appr	oximately 2.5km f	from I	ckwell - Red			
Housing							
Road Access		oximately 4.9km f					
Availability	_	onstraints indicate					
AGLV/Gap	<u>Y/N</u>	Flood Zone	<u>1</u>	Important Op	en Spa	ce	<u>N</u>
	- Dod						
Othor	Red	dditional land use	o ida	atified			
Other Important	<u>INO 8</u>	dditional land use	s ider	itilled			
Land Uses							
Number of	3			Number of 'A	mhare'		1
'Reds'	2			Number of A	1110612		<u> </u>
Rank	71 st						
Conclusion	_	ne site scored few	er the	n four 'reds' the	e site w	as deemed	
Soriolasion	As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.						
ELR Stage 3		progress					
Score		13					
Rank		Joint 16 th rank o	ut of 1	8 in the areas	which o	do not require	an
···		allocation, as sta				20 HOL TOGUTO	<u> </u>
Conclusion						In accordance	e with
Conclusion The site scores reasonably well in the area. In accordance with							

the Core Strategy no new allocations for employment land are
required in the Rural Area. The only area that has been
deemed suitable is E18, in Maulden. There is some limited
potential for employment allocation at Maulden, in order to
cater for employment needs of Ampthill and Flitwick. For these
reasons the site has not progressed to Stage 4.

\sim				
S	tつ	α	$\boldsymbol{\triangle}$	71
	ıa	w	$\boldsymbol{\sigma}$	-

Olago +	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage	Not applicable
Board	
Environmental	Not applicable
Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable

Final Decision

H115 - Land at	Green	field Road, Pullo	xhill					
Size (ha)		0.2						
Proposal		1-2 dwellings						
Description		Located to the	north w	est of Pullo	xhill a	nd to	the west of	
		Greenfield Roa	d. The	site is curre	ntly v	acan	ıt <u>.</u>	
Issue & Options	Cons	ultations						
Consultation		Yes	28.6%	No	42.9	9%	Maybe	28.6%
Responses								
Consultation				ad congestion				
Comments				of the settle			•	
					velling	gs es	specially if or	nsite
Stage 1		parking	g is inclu	uded				
Stage 1 Green Belt	No	Less Than	Yes	Minerals &		No	Wholly	No
Green beit	INO	Four	165	Waste Site		INO	Flood	INO
		Dwellings		Wasto Oite			Zone 2/3	
Archaeologica	No	Important	No	Biological	or Ge	olog	ical	No
I Site/ SAM		Countryside		Importance		J		
		Gap						
Conclusion		The Stage 1 as					•	
		Therefore, the	site has	not progre	ssed	to St	age 2.	
Stage 2								
Score		Not applicable						
Rank		Not applicable						
Conclusion		Not applicable						
Stage 3	_	Net applicable						
Access Highway Authority	<u>/S</u>	Not applicable						
Highways Agen	CV	Not applicable						
Environment	<u>0y</u>	Not applicable						
Agency		140t applicable						
Archaeology		Not applicable						
Built Conservati	ion	Not applicable						
Contaminated L	and	Not applicable						
Internal Drainag	ge	Not applicable						
Board								
Environmental		Not applicable						
Health								
English Heritage	е	Not applicable						
Landscape	J	Not applicable						
Natural England	ג	Not applicable						
Anglian Water Conclusion		Not applicable						
Final Decision		Not applicable						
	t heen	taken forward a	s nart o	of the Site A	llocati	ions	Developmen	nt Plan
Document.	, Deell	taken lulwalu a	3 part 0	i the one A	nocali	10115	Developmen	it i lall
2 oodinoni.								

H130 - Land We	est of (Grenfield Road	Pulloxh	ill			
Size (ha)	JOL OF	0.07	T GHOXII				
Proposal		2-4 dwellings					
Description		Located to the	north w	est of Pullo	yhill and t	o the west of	
Description		Greenfield. Th				o the west of	
Issue & Options	Cons		ic olte is	our only ve	dourit		
Consultation	CONS	Yes	22.2%	No	44.4%	Maybe	33.3%
Responses		163	ZZ.Z /0	140	77.770	Maybe	33.370
Consultation		Increa	se in ro	ad congestion	nn .		
Comments				al impacts to		re	
						able housing	
Stage 1		3 BOVO	ориноне	is flot salted	r to anorae	able floading	
Green Belt	No	Less Than	No	Minerals &	. No	Wholly	No
Oreen beit	140	Four Dwelling		Waste Site		Flood	140
		1 our Dwelling	3	Waste Oile	•	Zone 2/3	
Archaeologica	No	Important	No	Biological	or Geolog		No
I Site/ SAM		Countryside	110	Importance	_	iodi	110
1 0110/ 0/ 11/1		Gap		mportano	·		
Conclusion		The Stage 1 a	ssessm	ent has not	identified	any discount	ina
Contractor		factors. There					9
Stage 2			,		<u> </u>	<u> </u>	
Score		19					
Rank		2nd ranked in	settleme	ent out of 2			
Conclusion		The site score			Rural Area	Pulloxhill is	;
Contractor		classified as a					
		benefits from t					
		sites within the					
		development.	For thes	se reasons t	he site wa	as not taken	
		forward. The s				ral area. For	this
		reason the site	was no	ot taken forv	vard.		
Stage 3							
Access Highway	<u>'S</u>	Not applicable	:				
<u>Authority</u>							
Highways Agen	<u>CV</u>	Not applicable	•				
<u>Environment</u>		Not applicable	<u>.</u>				
<u>Agency</u>							
<u>Archaeology</u>		Not applicable	<u>.</u>				
Built Conservati	on	Not applicable)				
Contaminated L		Not applicable					
Internal Drainag	je	Not applicable	:				
<u>Board</u>							
Environmental		Not applicable					
Health							
English Heritage	Э	Not applicable					
Landscape		Not applicable					
Natural England	ł	Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable	1				
Final Decision							
The site has not	t been	taken forward	as part c	of the Site A	llocations	Developmen	t Plan
Document.							

H152 - Land rea	er of th	ne Cross Keys PH	3 Hic	nh Street Pullo	yhill		
Size (ha)	וו טו נו	1.3	, 0 1 115	gir Otroct, r dire	AHIII		
Proposal		24 dwellings					
Description		Located to the n	orth of	Pulloyhill and	to the	west of the Hi	ah
Description		Street. The site i			to the	west of the fil	gri
Issue & Options	Cons		o vaoc	arit iaria <u>.</u>			
Consultation	CONS	Yes	7%	No	93%	Maybe	0%
Responses		100	1 /0	140	0070	Waybo	0 70
Consultation		Site is all	n impo	ortant local spa	ce use	d for recreation	n
Comments			-	will have a neg			
				tructure is insu			age
Stage 1		3					_
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No
		Four Dwellings		Waste Site		Flood	
		ŭ				Zone 2/3	
Archaeologica	No	Important	No	Biological or (Geolog	ical	No
I Site/ SAM		Countryside		Importance			
		Gap					
Conclusion		The Stage 1 ass					ng
		factors. Therefore	e, the	site has progr	essed t	o Stage 2.	
Stage 2							
Score		27					
Rank		1st ranked in set					
Conclusion		The site scored					
		classified as a S					
		benefits from few sites within the F					
		development. Fo					<u>lerillai</u>
		forward. The site					rea.
		There are far mo					
		has not progress	ed to	Stage 3.			
Stage 3							
Highways Author	<u>ority</u>	Not applicable					
Highways Agen	<u>CV</u>	Not applicable					
Environment		Not applicable					
<u>Agency</u>							
<u>Archaeology</u>		Not applicable					
Built Conservati		Not applicable					
Contaminated L		Not applicable					
Internal Drainag	je	Not applicable					
Board							
Environmental		Not applicable					
Health		Not one Use by					
English Heritage	Ð	Not applicable					
Landscape	ı	Not applicable					
Natural England	1	Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision	. b	taken famirani	ne:-	f the Oite All	oti	Davelss	Dlar
	been	taken forward as	part o	i the Site Alloc	ations	Development	Pian
Document.							

H107 - Site 1 Se	egenh	oe Manor, Segen	hoe, R	Ridamont			
Size (ha)		1.51					
Proposal		12-20 dwellings					
Description		Located to the e				south of the A	507.
Issue & Options	Cons	ultations					
Consultation		Yes	0%	No	100%	Maybe	0%
Responses							
Consultation		 The site 	is in t	he <mark>Gg</mark> reen b B	elt		
Comments		 Negative 	e visua	I lose its chara al impacts			
0.		Develop	ment	contrary to LD)F policy	1	
Stage 1							
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Importance	Geolog	ical	No
Conclusion		The Stage 1 as Therefore, the					
Stage 2							
Score		Not applicable					
Rank		Not applicable					
Conclusion		Not applicable					
Stage 3							
AccessHighway Authority	<u>'S</u>	Not applicable					
Highways Agen	<u>CY</u>	Not applicable					
Environment Agency		Not applicable					
Archaeology		Not applicable					
Built Conservati	on	Not applicable					
Contaminated L	and	Not applicable					
Internal Drainag	je	Not applicable					
Environmental Health		Not applicable					
English Heritage	Э	Not applicable					
Landscape		Not applicable					
Natural England	l	Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not Document	been	taken forward as	part o	of the Site Allo	cations	Development	Plan

H108 - Site 2 Se	egenh	oe Manor, Segen	hoe R	2idamont			
Size (ha)	ogerii i	2.58	HOO, I	adgiriorit			
Proposal		14-23 dwellings	and a	new village h	all		
Description		Located to the e				east of Churc	h
2000111111111		Street. The site					
Issue & Options	Cons						
Consultation		Yes	0%	No	100%	Maybe	0%
Responses							
Consultation				he g Green b B			
Comments			_	I lose its chara	acter		
				al impacts			
Chara 4		Develop	ment	contrary to LD	F policy		
Stage 1 Green Belt	Yes	Less Than	No	Minerals &	No	Wholly	No
Green beit	165	Four	INO	Waste Site	NO	Flood	INO
		Dwellings		Waste One		Zone 2/3	
Archaeological	No	Important	No	Biological or	Geolog	ical	No
Site/ SAM		Countryside		Importance	3		
		Gap					
Conclusion		The Stage 1 as					
		Therefore, the	site ha	as not progres	sed to S	Stage 2.	
Stage 2		N					
Score		Not applicable					
Rank		Not applicable					
Conclusion		Not applicable					
Stage 3	0	Not applicable					
Access Highway Authority	<u>5</u>	Not applicable					
Highways Agen	CV	Not applicable					
Environment	<u> </u>	Not applicable					
Agency		<u>гист аррисавте</u>					
Archaeology		Not applicable					
Built Conservati	on	Not applicable					
Contaminated L		Not applicable					
Internal Drainag	e	Not applicable					
<u>Board</u>							
Environmental		Not applicable					
Health							
English Heritage	9	Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision	haar	takan famuard as	nort -	of the Cite All-	ootions	Dovolopmost	Dlos
ine site nas not	been	taken forward as	part c	i the Site Allo	cations	Development	rian

H109 - Site 3 Se	eaenh	oe Manor, Segen	hoe R	2idamont			
Size (ha)	-goriiri	7.27	100, 1	adginoni —			
Proposal		50-150 dwelling	s and	a new village	hall		
Description		Located to the s				south of Chi	ırch
Description		Street. The site					
Issue & Options	Cons		10 0011	ormy dood ro	agrican	u. 0	
Consultation		Yes	0%	No	100%	Maybe	0%
Responses					,,,,,,	,	
Consultation		The site	is in t	he <mark>gG</mark> reen b <u>l</u>	3elt		
Comments				I lose its char			
		 Negative 	e visua	al impacts			
		 Develop 	ment	contrary to LI	OF policy	1	
Stage 1							
Green Belt	Yes	Less Than	No	Minerals &	No	Wholly	No
		Four		Waste Site		Flood	
		Dwellings				Zone 2/3	
Archaeological	No	Important	No	Biological or	r Geolog	ical	No
Site/ SAM		Countryside		Importance			
Conclusion		Gap	00000	mant idantifia	d a diago	unting factor	
Conclusion		The Stage 1 as Therefore, the					
Stage 2		Therefore, the	Site in	as not progre	3360 10 0	Stage 2.	
Score		Not applicable					
Rank		Not applicable					
Conclusion		Not applicable					
Stage 3		. тот арриоалью					
Access Highway	S	Not applicable					
Authority	_						
Highways Agend	СУ	Not applicable					
Environment		Not applicable					
Agency							
Archaeology		Not applicable					
Built Conservation	on	Not applicable					
Contaminated L		Not applicable					
Internal Drainag	e	Not applicable					
<u>Board</u>							
Environmental		Not applicable					
Health							
English Heritage	9	Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision							Di
The site has not	been	taken forward as	part c	of the Site Allo	ocations	Development	Plan

H153 - Land rea	ar of R	ose & Crown PH	88 Hi	ah Street Rida	mont		
Size (ha)	0110	2.0	, 00 1 11	gir Otroot, rtiag	inont		
Proposal		12 dwellings					
Description		Located to the r	orth of	f Ridgmont and	to the	west of the H	liah
- 333. р		Street. The site					
Issue & Options	Cons	ultations					
Consultation		Yes	14%	No	79%	Maybe	7%
Responses							
Consultation				he g<u>G</u>reen b<u>B</u>e			
Comments			_	l lose its charad	cter		
		_		al impacts	!!		
Stage 1		Develop	oment	contrary to LDF	policy		
Green Belt	Yes	Less Than	No	Minerals &	No	Wholly	No
Oreen beit	163	Four	140	Waste Site	140	Flood	INO
		Dwellings				Zone 2/3	
Archaeological	No	Important	No	Biological or C	Seolog	ical	No
Site/ SAM		Countryside		Importance	_		
		Gap					
Conclusion				nent identified a			
01		Therefore, the	site ha	as not progress	ed to S	Stage 2.	
Stage 2 Score		Not applicable					
Rank		Not applicable Not applicable					
Conclusion		Not applicable					
Stage 3		Not applicable					
Access Highway	S	Not applicable					
<u>Authority</u>	<u> </u>	rtot applicable					
Highways Agen	СУ	Not applicable					
Environment		Not applicable					
<u>Agency</u>							
Archaeology		Not applicable					
Built Conservati		Not applicable					
Contaminated L		Not applicable					
Internal Drainag	e	Not applicable					
Board Environmental		Not applicable					
Health		Not applicable					
English Heritage	9	Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not	been	taken forward as	part o	f the Site Alloc	ations	Development	Plan

3.46 A 3.46 A
Proposal Description The proposal is located on two fields, one used for arable, the other part used as a grass playground by the nearby school. SSUE & Options Consultations Consultation Responses Consultation Comments The site is in the gGreen bBelt The village will lose its character Negative visual impacts Development contrary to LDF policy Stage 1 Green Belt Yes Less Than Four Dwellings Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. Stage 2
The proposal is located on two fields, one used for arable, the other part used as a grass playground by the nearby school. SSUE & Options Consultations Consultation Responses Consultation Comments The site is in the gGreen bBelt The village will lose its character Negative visual impacts Development contrary to LDF policy Stage 1 Green Belt Yes Less Than No Minerals & No Wholly Flood Zone 2/3 Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
other part used as a grass playground by the nearby school. Ssue & Options Consultations Consultation Responses Consultation Comments • The site is in the Gereen Belt • The village will lose its character • Negative visual impacts • Development contrary to LDF policy Stage 1 Green Belt Yes Less Than No Minerals & No Wholly Four Dwellings Archaeological Site/ SAM Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Consultation Responses Consultation Responses Consultation Comments • The site is in the gGreen bBelt • The village will lose its character • Negative visual impacts • Development contrary to LDF policy Stage 1 Green Belt Yes Less Than No Minerals & No Wholly Flood Zone 2/3 Archaeological No Important No Biological or Geological No Importance Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Consultation Comments • The site is in the gGreen bBelt • The village will lose its character • Negative visual impacts • Development contrary to LDF policy Stage 1 Green Belt Yes Less Than No Minerals & No Wholly Four Waste Site Dwellings Archaeological No Important No Biological or Geological No Importance Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
 The site is in the gGreen bBelt The village will lose its character Negative visual impacts Development contrary to LDF policy Stage 1 Green Belt Yes Less Than Four Dwellings No Waste Site Waste Site Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
The village will lose its character Negative visual impacts Development contrary to LDF policy Stage 1 Green Belt Yes Less Than Four Dwellings Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. Stage 2
Negative visual impacts Development contrary to LDF policy Stage 1 Green Belt Yes Less Than No Minerals & No Wholly Flood Zone 2/3 Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Development contrary to LDF policy Stage 1 Green Belt Yes Less Than Four Dwellings No Waste Site Plood Zone 2/3 Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Green Belt Yes Less Than Four Dwellings Archaeological Site/ SAM Countryside Gap The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Green Belt Yes Less Than Four Dwellings Archaeological Site/ SAM Countryside Gap The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Four Dwellings Waste Site Flood Zone 2/3 Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Dwellings Zone 2/3 Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Archaeological No Important Countryside Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Countryside Importance Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.
Gap Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. Stage 2
Conclusion The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2. Stage 2
Therefore, the site has not progressed to Stage 2. Stage 2
Score Not applicable
τνοι αργιισανίο
Rank Not applicable
Conclusion Not applicable
Stage 3
Highways Not applicable
<u>Authority</u> Access
Highways Agency Not applicable
<u>Not applicable</u>
Agency No. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
Archaeology Not applicable
Conservation Not applicable
Contaminated Land Not applicable
nternal Drainage Not applicable Board
Environmental Not applicable
Health
English Heritage Not applicable
_andscape Not applicable
Natural England Not applicable
Anglian Water Not applicable
Conclusion Not applicable
Final Decision
The site has not been taken forward as part of the Site Allocations Development Plan

Size (ha) 0.77
Proposal Description Located to the west of the settlement, the land site is behind 52a_r. The site is and contains vacant stables. Issue & Options Consultations Consultation Responses Consultation Comments Proposal requires the demolition of the dwelling at number 52a Increase in road congestion Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Waste Site No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No Biological or Geological Importance No
Description Located to the west of the settlement, the land site is behind 52a, The site is and contains vacant stables. Issue & Options Consultations Consultation Responses Consultation Comments Proposal requires the demolition of the dwelling at number 52a Increase in road congestion Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No Important Countryside No Important Countryside No Responses No Maybe 19% No Maybe 19% No Biological or Geological Importance
Stage 1 Stag
Consultation Responses Consultation Consultation Consultation Comments Proposal requires the demolition of the dwelling at number 52a Increase in road congestion Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No Biological or Geological Importance No Importance
Consultation Responses Consultation Comments Proposal requires the demolition of the dwelling at number 52a Increase in road congestion Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No Biological or Geological Importance No Importance
Responses Consultation Comments Proposal requires the demolition of the dwelling at number 52a Increase in road congestion Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Minerals & Waste Site Flood Zone 2/3 Archaeologica I Site/ SAM No Biological or Geological Importance No Importance
 Proposal requires the demolition of the dwelling at number 52a Increase in road congestion Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Waste Site Flood Zone 2/3 Archaeologica I Site/ SAM No Important Countryside No Biological or Geological Importance
Comments number 52a Increase in road congestion Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No Biological or Geological Importance No Importance
Increase in road congestion Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Waste Site No Flood Zone 2/3 Archaeologica I Site/ SAM No Road Road No Road Road No Road Road Road Road Road Road Road Roa
Loss of green space Poor public transport provision Stage 1 Green Belt No Less Than Four Dwellings No Wholly No Flood Zone 2/3 Archaeologica No Important Countryside No Importance No Importance
Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No Important Countryside No Importance No Importance
Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important Countryside No Importance No Importance
Four Dwellings Waste Site Flood Zone 2/3 Archaeologica No Important No Biological or Geological No Importance No Importance
Archaeologica No Important No Biological or Geological No Importance Zone 2/3 Archaeologica No Important Importance
Archaeologica No Important No Biological or Geological No Importance
I Site/ SAM Countryside Importance
Conclusion The Stage 1 assessment has not identified any discounting
factors. Therefore, the site is progressed to Stage 2.
Stage 2
Score 66
Rank 3rd-1st ranked score in settlement out of 6
Conclusion The site is the highest scoring within Shillington, which is
classified as a Large Village within the Settlement Hierarchy as
it benefits from a range of services and facilities. For these
reasons the Ssite is progressed to Stage 3
Stage 3
Access Highways none-No comment made
Authority No company of the company
Highways Agency No comment made
Environment No site specific comment made
Agency Archaeology No comment made
Built Conservation Sympathetic development of this site will not be damaging to
the character or appearance of the Conservation Area or the
nearest listed building at Green End Farm, beyond the New
Walk junction
Contaminated Land none-No comment made
Internal Drainage No comment made
<u>Board</u>
Environmental RAG rating is green Health
English Heritage none No comment made
Landscape none-No comment made
Natural England none No comment made
Anglian Water RAG rating is green
Conclusion The Stage 3 assessment has not identified any exceptional
issues with the proposal which will prevent allocation. For

these reasons the proposal is acceptable for the Site Allocations DPD.

Final Decision

The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment. There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Council has allocated this site for residential development providing a minimum of 24 dwellings.

H007 - Land at	Hillfoo	t Road. Shilling	aton							
Size (ha)		1.67								
Proposal		23 dwellings and a new village green								
Description		LThe site is located in the centre of the village and is currently								
		unused grassland.								
Issue & Options	Cons		_							
Consultation		Yes	17.6%	No	70.6%	Maybe	11.8%			
Responses										
Consultation		 Nega 	tive impa	ct to the cha	aracter of	the village				
Comments		• Loss	of green	space/wildli	fe					
				ad congestic						
		Site v	vould pro	vide neede	d affordab	le housing				
Stage 1						,				
Green Belt	No	Less Than	No	Minerals &		Wholly	No			
		Four Dwelling	IS	Waste Site)	Flood				
Arabaaalaaiaa	Nio	lunn autamt	Nia	Dialogical	or Coolog	Zone 2/3	No			
Archaeologica I Site/ SAM	No	Important Countryside	No	Biological Importance		icai	No			
I Site/ SAIVI		Gap		importance	5					
Conclusion		The Stage 1 a	assessm	ent has not	identified	any discount	tina			
		factors. There					9			
Stage 2			·		J					
Score		58								
Rank		2nd ranked score in settlement out of 6								
Conclusion		The site scored reasonably well within the #Rural aArea. There								
		are housing needs across the whole of the Rural Area and								
		therefore housing allocations should be distributed throughout								
		<u>a range of villages. As site H006 is the favoured location for development in Shillington, no further allocation is required</u>								
		within the villa	in Shiilin	g <u>lon, no lun</u> e are far mo	<u>ner alloca</u>	e sites in the	ied			
		therefore. For								
		Stage 3.		<u></u>		p. eg. eee.				
Stage 3										
Access Highway	<u>'S</u>	Not applicable	Э							
<u>Authority</u>										
Highways Agen	<u>CY</u>	Not applicable	_							
Environment		Not applicable								
Agency		N								
Archaeology		Not applicable								
Built Conservati		Not applicable								
Contaminated L		Not applicable								
Internal Drainag	je	Not applicable	Э							
Board Environmental		Not applicable	_							
Health		Not applicable	-							
English Heritage	-	Not applicable	2							
Landscape		Not applicable								
Natural England	1	Not applicable								
Anglian Water		Not applicable								
Conclusion		Not applicable								
Final Decision										

H013 - Land ad	125	Bury Road, Shilli	naton						
Size (ha)	. 120	0.14	rigion						
Proposal		_							
Description		4 dwellings Located to the north of the settlement on the road to							
Description		Gravenhurst. T							
Issue & Options	Cons		no one	is currently vac	Jant lai	iu .			
Consultation	CONS	Yes	17%	No	50%	Maybe	33%		
Responses		100	1770	140	0070	Waybo	0070		
Consultation		Loss of	green	spaces					
Comments			_	transport					
			-	ad congestion					
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood			
		J				Zone 2/3			
Archaeologica	No	Important	No	Biological or 0	Geolog	ical	No		
I Site/ SAM		Countryside		Importance	Ū				
		Gap							
Conclusion		The Stage 1 as					ng		
		factors. Therefore	ore, the	site has progr	essed t	o Stage 2.			
Stage 2									
Score		29							
Rank		3rd 4th ranked score in settlement out of 6							
Conclusion		The site scored reasonably did not score particularly well within							
		the FRural aArea. There are housing needs across the whole of							
		the Rural Area and therefore housing allocations should be							
		distributed throughout a range of villages. As site H006 is the favoured location for development in Shillington, no							
		further allocation					for		
		more suitable s							
		site has not pro			1010 <u>1 0</u>	1 111000 10000	110 u 10		
Stage 3		one mae met pre	g. 0000	a to Glago of					
Highways Autho	ority	Not applicable							
Highways Agen		Not applicable							
Environment	_	Not applicable							
Agency		Not applicable							
Archaeology		Not applicable							
Built Conservati	on	Not applicable							
Contaminated L		Not applicable							
Internal Drainag		Not applicable							
Board									
Environmental		Not applicable							
Health									
English Heritage	Э	Not applicable							
Landscape		Not applicable							
Natural England	ł	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									
	t been	taken forward as	s part c	of the Site Alloc	ations	Development	Plan		
Document.									

HO14 Land On	nooite	Maadmar Class	Dury	Dood Chillin	aton					
	posite	Woodmer Close	, bury	Road, Shilling	gton					
Size (ha)		2.8 50-80 dwellings								
Proposal		50-80 dwellings								
Description		Located to the north west of the settlement and is currently								
Jacus & Ontions	Conc	vacant land.								
Issue & Options	Cons	Yes	00/	No	1000/	Mayaba	00/			
Consultation Responses		res	0%	No	100%	Maybe	0%			
Consultation		- Inoroco		ad assassias						
Comments				ad congestion opment is un		to the village				
Comments				m is at capac		to trie village				
Stage 1		• Gewage	Sysic	iii is at capac	ity					
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No			
Orcen Beit	140	Four Dwellings	140	Waste Site	140	Flood	140			
		r our Dwomingo		Wadio Cito		Zone 2/3				
Archaeologica	No	Important	No	Biological or	Geoloa		No			
I Site/ SAM		Countryside		Importance						
		Gap		·						
Conclusion		The Stage 1 ass	essm	ent has not id	entified a	any discountii	ng			
		factors. Therefore	re, the	site has prog	ressed t	to Stage 2.				
Stage 2										
Score		20								
Rank		5th-6th ranked score in settlement out of 6								
Conclusion		The site scored poorlydid not score particularly well within the								
		FRural Area. There are housing needs across the whole of the								
		Rural Area and therefore housing allocations should be								
		distributed throughout a range of villages. As site H006 is the favoured location for development in Shillington, no								
		further allocation					ason			
		the site was not			iric villag	<u>c.</u> i oi tilis ici	43011			
Stage 3										
Access Highway	'S	Not applicable								
Authority	_	,								
Highways Agen	<u>CV</u>	Not applicable								
Environment		Not applicable								
Agency										
Archaeology		Not applicable								
Built Conservati	ion	Not applicable								
Contaminated L	.and	Not applicable								
Internal Drainag	je	Not applicable								
<u>Board</u>										
Environmental		Not applicable								
Health										
English Heritage	е	Not applicable								
Landscape		Not applicable								
Natural England	t	Not applicable								
Anglian Water		Not applicable								
Conclusion		Not applicable								
Final Decision				6.01 6.00						
	t been	taken forward as	part c	of the Site Allo	cations	Development	Plan			
Document.										

H255 – Land a	t Margi	uis Hill, Shillingto	nn.						
Size (ha)	it iviarq	1.22	/I I						
Proposal									
Description		Residential – Number not specified The site is located on the south eastern edge of Shillington, to							
Description		the south of Ma							
		featureless	<u>arquis r</u>	iii, and is asce	a for gre	<u>azırığ.</u> 10 vada	it and		
Issue & Option	s Cons								
Consultation		Yes	8%	No	75%	Maybe	17%		
Responses									
Consultation		 Access 	iunctio	n is dangerous					
Comments		 Loss of 	•						
		 Develop 	oment v	vould affect the	e chara	cter of the villa	age		
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four		Waste Site		Flood			
		Dwellings				Zone 2/3			
Archaeologic	No	Important	No	Biological or	Geolog	ical	No		
al Site/ SAM		Countryside		Importance					
		Gap							
Conclusion		The Stage 1 as					ng		
Ctorro O		factors. Therefore	ore, tne	site has progr	essea	to Stage 2.			
Stage 2		20							
Score		29	- 441	-tt -f 0					
Rank		3rd ranked in settlement out of 6							
Conclusion		The site scored reasonably did not score particularly well within the rRural aArea. There are far more suitable sites in the area;							
		the radial aarea. There are housing needs across the whole of the							
		Rural Area and therefore housing allocations should be							
		distributed throughout a range of villages. As site H006 is the							
		favoured locati							
		further allocation	on is rec	quired within th	e villag		ason_		
		the site has no	t progre	ssed to Stage	3.				
Stage 3									
Highways Auth		Not applicable							
Highways Age	ncy	Not applicable							
Environment		Not applicable							
Agency		Not confirmed							
Archaeology	4!	Not applicable							
Built Conserva		Not applicable							
Contaminated		Not applicable							
Internal Draina	ige	Not applicable							
Board		Not confinely							
Environmental Health		Not applicable							
English Heritag	ne er	Not applicable							
Landscape	90	Not applicable							
Natural Englar	nd	Not applicable							
Anglian Water	IG	Not applicable							
Conclusion		Not applicable							
Final Decision		. tot applicable							
	ot been	taken forward a	s part o	of the Site Alloc	cations	Development	Plan		
THE SILE HAS H	ot been	taken lorward a	o part 0	in the one Allot	Janons	Dovolopinent	I IUII		

H258 - Marqui	c Hill S	Chillington								
Size (ha)	5 I IIII, C	0.12								
` '			thic cite	or 17 dwallin	ac with	thic cite and l	J255			
Proposal		3 <u>dwellings on this site</u> or 17 dwellings <u>with this site and H255</u> <u>combined</u>								
Description		The site is loca								
		the south of Ma	<u>arquis F</u>	<u>lill, and is use</u>	d for gra	azing. <mark>vacant</mark>	and			
		featureless								
Issue & Option	s Cons									
Consultation		Yes	0%	No	100%	Maybe	0%			
Responses										
Consultation					negative	affect on the				
Comments				e village						
		• Loss of			ant anu	alana				
Stage 1		Site is contained.	outside	of the settlem	ent enve	elope				
Stage 1 Green Belt	No	Less Than	No	Minerals &	No	Whally	No			
Green beit	INO	Four	INO	Waste Site	INO	Wholly Flood	INO			
		Dwellings		waste Site		Zone 2/3				
Archaeologic	No	Important	No	Biological or	Geolog		No			
al Site/ SAM	INO	Countryside	INO	Importance	Geolog	icai	INO			
ar Ofter Or tivi		Gap		Importance						
Conclusion			sessm	ent has not id	entified :	any discounti	าต			
Corroradion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.								
Stage 2										
Score		20								
Rank		4th-5th ranked in settlement out of 6								
Conclusion		The site scored poorlydid not score particularly well within the								
3011010101011		#Rural aArea. There are housing needs across the whole of the								
		Rural Area and therefore housing allocations should be								
		distributed throughout a range of villages. As site H006 is the								
		favoured location for development in Shillington, no								
		further allocation	<u>on is rec</u>	<u>quired within t</u>	<u>he villag</u>	<u>e. </u> For this rea	ason			
		the site was no	t taken	<u>forward</u> <u>has r</u>	not progi	ressed to Sta	<u>ge 3</u> .			
Stage 3										
Highways Auth		Not applicable								
Highways Age	ncy	Not applicable								
Environment		Not applicable								
Agency		Not onelled								
Archaeology	tion	Not applicable								
Built Conserva		Not applicable								
Contaminated		Not applicable								
Internal Draina Board	ige	Not applicable								
		Not applicable								
Environmental Health		Not applicable								
English Heritag	ge	Not applicable								
Landscape		Not applicable								
Natural Englar	nd	Not applicable								
Anglian Water		Not applicable								
Conclusion		Not applicable								
Final Decision										

H265 - Land a	t the Ol	d Swan House,	7 Hans	combe End Ro	ad. Aps	slev End.			
Shillington									
Size (ha)		0.2							
Proposal		3 dwellings							
Description		The site is mad	de up of	one residentia	al prope	erty and assoc	ciated		
		gardens. There							
		a number of ou	ıtbuildin	ıgs.					
Issue & Option	ns Cons	ultations							
Consultation		Yes	64%	No	36%	Maybe	0%		
Responses									
Consultation				oment is right f		•			
Comments		· ·		would improve		racter of the	area		
		Site is v	within th	ne conservation	n area				
Stage 1			\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	1.0		10			
Green Belt	No	Less Than	Yes	Minerals &	No	Wholly Flood	No		
		Four Dwellings		Waste Site		Zone 2/3			
Archaeologic	No	Important	No	Biological or	Geolog		No		
al Site/ SAM	140	Countryside	140	Importance	Geolog	icai	140		
ar Oltor Or livi		Gap		Importance					
Conclusion		The Stage 1 assessment identified a discounting factor.							
		Therefore, the site has not progressed to Stage 2.							
Stage 2									
Score		Not applicable							
Rank		Not applicable							
Conclusion		Not applicable							
Stage 3									
Highways Auth	<u>nority</u>	Not applicable							
Highways Age	<u>ncy</u>	Not applicable							
Environment		Not applicable							
<u>Agency</u>			- TOT APPROVIDE						
<u>Archaeology</u>		Not applicable							
Built Conserva		Not applicable							
Contaminated		Not applicable							
Internal Draina	age	Not applicable							
Board									
Environmental		Not applicable							
Health	~~	Not applicable							
English Herita	ge	Not applicable							
Landscape	nd	Not applicable Not applicable							
Natural Englar		Not applicable							
Anglian Water Conclusion		Not applicable							
Final Decision		Not applicable							
	ot heen	taken forward a	s nart o	of the Site Alloc	rations	Development	Plan		
Document	ot been	taken lorward a	s part C	i the Site Allot	alions	Development	ı Tall		

H319 - Land at 84a H	andscombe End	Road,	Shillington					
Size (ha)	0.08							
Proposal	1 or 2 dwellings							
Description	The land is situated to the West of Shillington, near							
	Hanscombe End. The land is vacant and overgrown.							
Issue & Options Cons								
Consultation	Yes	20%	No	60%	Maybe	20%		
Responses	_							
Consultation	Poor pu		•					
Comments	 Developed street 	oment s	should reflect th	ne char	acter of the lo	cal		
Stage 1	Sileei							
Green Belt No	Less Than	Yes	Minerals &	No	Wholly	No		
OTCCIT BOIL 140	Four	103	Waste Site	140	Flood	140		
	Dwellings				Zone 2/3			
Archaeologic No	Important	No	Biological or	Geolog	ical	No		
al Site/ SAM	Countryside		Importance					
	Gap							
Conclusion	The Stage 1 as							
Ctore O	Therefore, the	site has	not progresse	ed to St	age 2.			
Stage 2 Score	Not applicable							
Rank	Not applicable Not applicable							
Conclusion	Not applicable Not applicable							
Stage 3	Not applicable							
Highways Authority	Not applicable							
Highways Agency	Not applicable Not applicable							
Environment	Not applicable							
Agency								
Archaeology	Not applicable							
Built Conservation	Not applicable							
Contaminated Land	Not applicable							
Internal Drainage	Not applicable							
Board								
Environmental	Not applicable							
Health English Heritage	Not applicable							
Landscape	Not applicable Not applicable							
Natural England	Not applicable							
Anglian Water	Not applicable							
Conclusion	Not applicable							
Final Decision	. Tot applicable							
- Hai Dodiololl					Development			

Silsoe Sites Summary

Following the call for sites, 10 sites were promoted for development within the settlement of Silsoe. The proposals included 7 residential sites, 1 mixed use site and 2 employment sites.

One site (H120) was eliminated at Stage 1 as it delivered less than four dwellings. The remaining 7 sites proceeded to Stage 2.

Site H106 is the former Cranfield University Campus, which is a vacant Brownfield site. The site is identified in the Core Strategy for mixed use redevelopment, and has since been granted planning permission for 380 dwellings of which 35% are affordable, B1 Office space and new community facilities. As the number of homes and amount of employment land has not previously been incorporated into the housing and employment commitments, the site has been allocated within the DPD under Policy MA9.

Silsoe is classified as a Large Village in the Settlement Hierarchy, and would not normally be a location to accommodate significant new development. However, a higher level of new services and facilities are being delivered through site H106 than would normally be expected.

Due to the scale of development already coming forward additional development within Silsoe is not required. For this reason the remaining sites were not taken forward for further assessment.

U023 Landros	or of T	ne Maples, Ampth	sill Bo	nd Silson					
	ו וט וג		IIII IXUd	au, Siisoe					
Size (ha)		0.82							
Proposal Description		6 dwellings Located to the west of the settlement and north of the former							
Description		uUniversity site					mei 		
Issue & Options	Cons		uriu is	currently used	as a p	addock <u>.</u>			
Consultation	CONS	Yes	8%	No	76%	Maybe	16%		
Responses		100	0 / 0	140	1070	Maybo	1070		
Consultation		Too much	ch dev	elopment is tal	kina pla	ace in Silsoe.	in		
Comments				University Can					
	is putting pressure on existing limited amenitLoss of green spaces					d amenities			
		Loss of	green	spaces					
Stage 1		-		1.0		100			
Green Belt	No	Less Than	No	Minerals &	No	Wholly Flood	No		
		Four Dwellings		Waste Site		Zone 2/3			
Archaeologica	No	Important	No	Biological or 0	Seoloa		No		
I Site/ SAM		Countryside		Importance	2 00.09				
		Gap							
Conclusion		The Stage 1 ass	essme	ent has not ide	ntified	any discounti	ng		
		factors. Therefore	re, the	site has progre	essed t	o Stage 2.			
Stage 2									
Score		43							
Rank		5th ranked score in settlement out of 7							
Conclusion		Even though the site scored reasonably well within the FRural							
		aArea the Core Strategy identifies that the Cranfield University							
		<u>campus site should be a location for large scale development</u> within Silsoe. Additional development within Silsoe is not							
		required. For thi					there		
		were higher sco			ettlem	ent. For this r	eason		
		the site was not	taken	forward.					
Stage 3									
Access Highway	<u>S</u>	Not applicable							
Authority	0) (Not applicable							
Highways Agend Environment	<u>Cy</u>	Not applicable							
Agency		Not applicable							
Archaeology		Not applicable							
Built Conservation	on	Not applicable							
Contaminated L		Not applicable							
Internal Drainag Board		Not applicable							
Environmental Health		Not applicable							
English Heritage	Э	Not applicable							
Landscape		Not applicable							
Natural England	l	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									

H043 - Land r/o 16-36 Newbury Lane, Silsoe										
Size (ha)		1.2								
Proposal		30 dwellings								
Description		Located to the north of Silsoe and to the west of Apple Tree								
		Close, the site is	s curre	ently grassland b	pehind	housing off				
January Ondiana	0	Newbury Lane.								
Issue & Options Consultation	Cons		8%	No	84%	Mayba	8%			
Responses		Yes	070	NO	04%	Maybe	070			
Consultation		Too must	ch dev	elopment is tak	ina nla	ace in Silsoe	in			
Comments				University Cam						
				sure on existing						
				opment is unsu			Silsoe			
				en field, develo	pment	should be				
				rown field sites						
Stage 1		Poor ac	cess							
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No			
Croon Box	110	Four Dwellings	110	Waste Site	110	Flood	110			
		J				Zone 2/3				
Archaeologica	No	Important	No	Biological or G	eologi	ical	No			
I Site/ SAM		Countryside		Importance						
Canalysian		Gap The Stage 1 assessment has not identified any discounting								
Conclusion		factors. Therefo					ig			
Stage 2		Tabloro. Tribroro	10, 1110	one has progre	,550Ca 1	o clage 2.				
Score		55								
Rank		3rd ranked score in settlement out of 7								
Conclusion			Even though the site scored reasonably well within the #Rural							
Conclusion		Even though the	e site s			l within the #	ural			
		aArea, the Core	Strate	cored reasonal	oly wel	Cranfield Univ	<u>ersity</u>			
		aArea, the Core	Strate ould be	cored reasonal egy identifies that a a location for la	oly wel at the (arge s	Cranfield Univ	ersity			
		aArea, the Core campus site sho within Silsoe. Ac	Strate ould be ddition	cored reasonal egy identifies that a location for la al development	oly wel at the (arge so within	Cranfield Univ cale developr Silsoe is not	versity nent			
		aArea, the Core campus site sho within Silsoe. Ac required. For thi	Strate ould be dition s reas	ecored reasonal egy identifies the a location for la al development on the site was	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
		aArea, the Core campus site sho within Silsoe. Ac	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
Stage 3		aArea, the Core campus site sho within Silsoe. Ac required. For thi were more suita	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
Access Highway	<u>/S</u>	aArea, the Core campus site sho within Silsoe. Ac required. For thi were more suita	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority		aArea, the Core campus site sho within Silsoe. Ac required. For thi were more suita the site was not Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen		aArea, the Core campus site sho within Silsoe. Acrequired. For this were more suita the site was not Not applicable Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen Environment		aArea, the Core campus site sho within Silsoe. Ac required. For thi were more suita the site was not Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen Environment Agency		aArea, the Core campus site showithin Silsoe. Acrequired. For this were more suitathe site was not Not applicable Not applicable Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen Environment Agency Archaeology	<u>cy</u>	aArea, the Core campus site showithin Silsoe. Acrequired. For this were more suitathe site was not Not applicable Not applicable Not applicable Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen Environment Agency	<u>cy</u> ion	aArea, the Core campus site sho within Silsoe. Ac required. For thi were more suita the site was not Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	cy ion and	aArea, the Core campus site showithin Silsoe. Acrequired. For this were more suitathe site was not Not applicable Not applicable Not applicable Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	cy ion and	aArea, the Core campus site showithin Silsoe. Acrequired. For this were more suitathe site was not Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental	cy ion and	aArea, the Core campus site showithin Silsoe. Acrequired. For this were more suitathe site was not Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
Access Highway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health	ion and	aArea, the Corecampus site showithin Silsoe. Acrequired. For this were more suitathe site was not Not applicable Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			
AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental	ion and	aArea, the Corecampus site showithin Silsoe. Acrequired. For this were more suitathe site was not Not applicable	Strate ould be dition s reas ble sit	ecored reasonab egy identifies that a location for la al development on the site was es within the Se	oly wel at the (arge so within not tal	Cranfield University Cale developmed Silsoe is not ken forward.	versity nent			

Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not bee	en taken forward as part of the Site Allocations Development Plan

	d -Cran	field University	Campus	s. Silsoe				
Size (ha)	<u> </u>		24.7					
Proposal		375-500 dwellings and B1 employment use						
Description		Located to the south of Silsoe and to the south of West End						
Docompaion		Road. The site						
		Cranfield Univ						
Issue & Options	Cons	ultations						
Consultation		Yes	19.4%	No	61.3%	Maybe	19.4%	
Responses								
Consultation		 Too m 	nuch dev	elopment ir	the settle	ement already	/	
Comments				•		or the village		
				ad congesti				
01 4		Site w	ill provic	led much ne	eeded affo	ordable housi	ng	
Stage 1	NIa	Less Then	NIa	Minarala	NI-	VA/In a lib.	Ma	
Green Belt	No	Less Than Four Dwelling	No	Minerals 8 Waste Site		Wholly Flood	No	
		rour Dwelling	3	waste Site	5	Zone 2/3		
Archaeologica	No	Important	No	Biological	or Geolog		No	
I Site/ SAM	110	Countryside	110	Importance	_	jiodi	140	
		Gap						
Conclusion		The Stage 1 a	ssessm	ent has not	identified	any discounti	ing	
		factors. There						
		As the site has been submitted as a mixed use proposal, the						
		site has been assessed separately for housing and						
01.5 77.5 0		employment p	<u>urposes</u>	<u>.</u>				
Stage 2 Score		50						
		59						
			aattlam	ant out of 7				
Rank		2nd ranked in			vithin tha	rural area and	l io	
		2nd ranked in This site score	es reaso	nably well w				
Rank		2nd ranked in This site score identified in th	e Core S	nably well w Strategy for	mixed-us	e redevelopm	ent.	
Rank		2nd ranked in This site score	es reaso e Core S dready b	nably well v Strategy for een granted	mixed-us d planning	e redevelopm permission <u>f</u>	ent. <u>or 380</u>	
Rank		2nd ranked in This site score identified in th The site has a dwellings, B1 number of hor	es reaso e Core s already b Office sp mes and	nably well was strategy for een granted bace and near amount of each	mixed-used planning communication communication communication communication communication comployme complo	e redevelopm germission funity facilities. The land has read that the period in the pe	ent. or 380 The	
Rank		2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously been site.	es reaso e Core S already b Office sp mes and en incorp	nably well was a contract of the contract of t	mixed-used planning w commune commune commune commune commune commune comployments in the housi	e redevelopm g permission funity facilities. ent land has r ng and emplo	ent. or 380 The ot oyment	
Rank		2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously beacommitments.	es reaso e Core s already b Office sp mes and en incorp Allocati	nably well well well well and the control of the co	mixed-used planning www.commuemploymenthe housing ore neces	e redevelopm g permission for the properties of	ent. or 380 The oot oyment 3	
Rank		2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously becommitments.	e Core Solready be Office spans and en incorp Allocation of the contract of the core of th	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Rank Conclusion		2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously beacommitments.	e Core Solready be Office spans and en incorp Allocation of the contract of the core of th	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Rank Conclusion Stage 3	/5	2nd ranked in This site score identified in th The site has a dwellings, B1 number of hor previously bee commitments. assessment is has been teste	e Core Salready be Office spress and en incorp. Allocation of the core of the	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Rank Conclusion Stage 3 AccessHighway	<u>/S</u>	2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously becommitments.	e Core Salready be Office spress and en incorp. Allocation of the core of the	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Rank Conclusion Stage 3 AccessHighway Authority		2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously been commitments. assessment is has been tested.	es reaso e Core S already b Office sp mes and en incorp Allocati is not ned ed through	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Rank Conclusion Stage 3 AccessHighway		2nd ranked in This site score identified in th The site has a dwellings, B1 number of hor previously bee commitments. assessment is has been teste	e Core Salready be Office spress and en incorp. Allocation of the core of the	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Rank Conclusion Stage 3 AccessHighway Authority Highways Agen		2nd ranked in This site score identified in th The site has a dwellings, B1 number of hor previously bee commitments. assessment is has been teste Not applicable	e Core Salready be Office spress and en incorp. Allocation of the core of the	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Rank Conclusion Stage 3 AccessHighway Authority Highways Agen Environment		2nd ranked in This site score identified in th The site has a dwellings, B1 number of hor previously bee commitments. assessment is has been teste Not applicable	e Core Salready be Office spress and en incorp. Allocations not necessed through	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Stage 3 AccessHighway Authority Highways Agen Environment Agency	<u>cy</u>	2nd ranked in This site score identified in th The site has a dwellings, B1 number of hor previously bee commitments. assessment is has been teste Not applicable Not applicable	es reaso e Core S elready b Office sp mes and en incorp Allocati s not neced through	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology	<u>cy</u> ion	2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously been commitments. assessment is has been tested. Not applicable Not applicable. Not applicable.	e Core Salready be Office symes and en incorp. Allocation of the core of the c	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati	cy ion and	2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously been commitments. assessment is has been tested. Not applicable Not	e Core Selready be Office spready be not necessary and through the core of the	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board	cy ion and	2nd ranked in This site score identified in the The site has a dwellings, B1 number of hor previously been commitments. assessment is has been tested. Not applicable Not	es reaso e Core S elready b Office sp mes and en incorp Allocati s not neced through	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	
Stage 3 AccessHighway Authority Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainage	cy ion and	2nd ranked in This site score identified in th The site has a dwellings, B1 number of hor previously bee commitments. assessment is has been teste Not applicable	es reaso e Core S elready b Office sp mes and en incorp Allocati s not neced through	nably well well well well are granted pace and ne amount of corated into on is thereforessary as the strength of the strength	mixed-used planning www.commusemploymethe housing ore necessing the princip	e redevelopm permission <u>funity facilities</u> . ent land has n ng and emplo sary. A stage le of developi	ent. or 380 The oot oyment 3 ment	

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable

SThe site has been granted planning permission and the number of homes and amount of employment land has not been incorporated into existing commitments.

and This site is therefore allocated as part of the Site Allocations Development Plan Document to be developed in accordance with its planning permission.

H106 - Cranfield	l Univ	ersity Campus, Si	Isne						
Size (ha)	Z CITIV	24.7	.300						
Proposal			ne and	I R1 employ	ment use				
Description			375-500 dwellings and B1 employment use Located to the south of Silsoe and to the south of West End						
Description		Road. The site is							
		which is now vac		onner campi	us oi Ciai	illela Offivers	Sity,		
Jacua & Ontiona	Cono		<u>Janii.</u>						
Issue & Options	Cons		2.40/		04.00/		40.40/		
Consultation		Yes <u>19</u>	9.4%	No	<u>61.3%</u>	Maybe	<u>19.4%</u>		
Responses		_							
Consultation						ment already	<u>Y</u>		
Comments						or the village			
				<u>ad congestio</u>					
		 Site will 	provid	<u>led much ne</u>	<u>eded affo</u>	<u>rdable housi</u>	<u>ng</u>		
ELR Stage 1									
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses		Wholly or predomina ntly Flood Zone 3	<u>No</u>		
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>						
Conclusion			essm	ent has not i	dentified a	anv discount	ina		
		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.							
		As the site has been submitted as a mixed use proposal, the							
		site has been as	sesse	d separately	for hous	ing and			
		employment pur	poses	<u>.</u>					
ELR Stage 2									
PDL	Parti	ally developed as	the U	niversity, rer	mainder o	f the site is			
	Gree	enfield – Amber							
Accessibility to	Adja	cent to Silsoe – G	reen						
Housing									
Road Access	0.2ki	m from A1 and ha	s dire	ct access - /	<u>Amber</u>				
Availability	_	onstraints indicate							
AGLV/Gap	N/N	Flood Zone	1	Important (Open Spa	ce	(part		
	, . 4		<u> </u>	portant C	- ps o pa		of site)		
Other Important Land Uses	No a	dditional land use	s iden	<u>tified</u>					
Number of 'Reds'	1			Number of	'Ambers'		2		
Rank	<u>35</u>								
Conclusion		ne site scored few	er tha	n four 'reds'	the site w	as deemed			
	_	ptable to progress							
ELR Stage 3									

Score	<u>23</u>
Rank	1st out of 3 sites in Silsoe
Conclusion	The site provides a major mixed-use redevelopment opportunity, adjacent to the A6 and close to the roundabout which offers good strategic road access. There is potential for an employment area to be appropriately masterplanned into the development, although it is unclear what quantum is proposed as part of the scheme. A detailed Stage 4 assessment is not necessary as the principle of development has been tested through the planning application process.
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment Agency	Not applicable
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage Board	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	

This site is identified in the Core Strategy for mixed-use redevelopment. The site has been granted planning permission for 380 dwellings, B1 Office space and new community facilities. The number of homes and amount of employment land has not previously been incorporated into the housing and employment commitments. This site is therefore allocated as part of the Site Allocations Development Plan Document to be developed in accordance with its planning permission.

H120 - Land at	Rartor	Road Silson							
Size (ha)	Dartor	0.1							
Proposal									
Description		1-2 dwellings Located to the south of Silsoe and to the west of the A6. The							
Description		site is currently			trie we	ist of the Ao.	me		
Issue & Options	Cons								
Consultation	CONS	Yes	18%	No	76%	Maybe	6%		
Responses		103	1070	140	7070	Waybe	0 70		
Consultation		 Village 	has alr	eady received	ite ehai	re of develop:	ment		
Comments				al impact	no ona	ic or develop	Home		
				of the settleme	ent env	elope			
Stage 1									
Green Belt	No	Less Than	Yes	Minerals &	No	Wholly	No		
		Four		Waste Site		Flood			
		Dwellings				Zone 2/3			
Archaeologica	No	Important	No	Biological or (Geologi	ical	No		
I Site/ SAM		Countryside		Importance					
		Gap							
Conclusion		The Stage 1 as							
		providing less than 4 dwellings. Therefore, the site has not							
015 0		progressed to	Stage 2						
Stage 2		Niet en eliechie							
Score		Not applicable							
Rank			Not applicable						
Conclusion		Not applicable							
Stage 3		Not applicable							
Access Highway Authority	<u>'S</u>	Not applicable							
Highways Agen	C) /	Not applicable							
Environment	<u>Cy</u>	Not applicable							
Agency		ivot applicable					l		
<u>Archaeology</u>		Not applicable							
Built Conservati	on	Not applicable							
Contaminated L		Not applicable							
Internal Drainag		Not applicable							
Board	jC	140t applicable							
Environmental		Not applicable							
Health									
English Heritage	Э	Not applicable							
Landscape		Not applicable							
Natural England	ł	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									
The site has not	t been	taken forward a	s part o	of the Site Alloc	ations	Development	Plan		
Document									

Document.

H179 - Land East of H	High Street Sile	·00						
Size (ha)	3.34							
Proposal								
Description	50 dwellings and a village hall Located to the north east of Silsoe and to the east of the High							
Description			rrently agricultu			; i ligit		
Issue & Options Cons	ultations		, ,		_			
Consultation	Yes							
Responses								
Consultation	 Curre 	nt ly deve	elopment plans	(e.g. c	ampus re-			
Comments		. ,	should preclud		•			
		•	should not occ			es		
	• Silsoe	has no	need for a new	village	e hall			
Stage 1	_				100			
Green Belt No	Less Than	No	Minerals &	No	Wholly	No		
	Four Dwelling	S	Waste Site		Flood Zone 2/3			
Archaeologica No	Important	No	Biological or 0	2eolog		No		
I Site/ SAM	Countryside	INO	Importance	seolog	icai	INO		
TORO, OTHER	Gap		Importance					
Conclusion		assessm	ent has not ide	ntified	anv discount	ina		
			site has progr		,	J		
Stage 2								
Score	47							
Rank	4th ranked in settlement out of 7							
Conclusion		Even though the site scored reasonably well within the FRural						
			egy identifies th					
			a location for					
			al developmen			_		
	required. For this reason the site was not taken forward. there were higher scoring sites within the Settlement. For this reason							
	the site was not taken forward.							
Stage 3								
Access Highways	Not applicable	Э						
Authority								
Highways Agency	Not applicable	_						
Environment Agency	Not applicable	<u> </u>						
Archaeology	Not applicable							
Archaeology Built Conservation	Not applicable	_						
	· · · · · · · · · · · · · · · · · · ·							
Internal Drainage	Contaminated Land Not applicable							
Board	Not applicable							
	Not applicable	9						
Environmental Health	Not applicable							
Environmental		e						
Environmental Health	Not applicable	e e						
Environmental Health English Heritage	Not applicable	e e						
Environmental Health English Heritage Landscape Natural England Anglian Water	Not applicable Not applicable Not applicable	e e e						
Environmental Health English Heritage Landscape Natural England	Not applicable Not applicable Not applicable Not applicable	e e e						

H220 - Land at New	bury Farm, Ampthi	II Road	d, Silsoe				
Size (ha)	5.8						
Proposal	170 dwellings						
Description		Located to the north west of Silsoe and to the east of Ampthill					
	Road-, Tthe site					•	
Issue & Options Co	sultations						
Consultation	Yes	5%	No	93%	Maybe	2%	
Responses							
Consultation	 Poor ac 						
Comments			ad congestion				
	_		d too much dev	•			
Olava 4	Existing	amen	ities cannot su	pport ti	ne developme	ent	
Stage 1	Logo Thon	Na	Minorala 9	No	\A/b ally	No	
Green Belt No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood	No	
	roui Dwellings		waste Site		Zone 2/3		
Archaeological No	Important	No	Biological or (Geolog		No	
Site/ SAM	Countryside	110	Importance	5 00.09	ioai	110	
	Gap						
Conclusion	The Stage 1 ass	sessm	ent has not ide	ntified	any discounti	ng	
	factors. Therefo	re, the	site has progre	essed t	to Stage 2.		
Stage 2							
Score	24						
Rank	6th ranked in settlement out of 7						
Conclusion	The site scored poorly within the Rural Area. The Core Strategy identifies that the Cranfield University campus site						
	should be a loca Additional devel						
	reason the site	was no	ot taken forward	d. The	site scored po	oorly	
	reason the site was not taken forward. The site scored poorly within the rural area. For this reason the site was not taken						
	forward.						
Stage 3							
Access Highways	Not applicable						
Authority							
Highways Agency	Not applicable						
Environment	Not applicable						
Agency	Not applicable						
Archaeology Built Conservation	Not applicable Not applicable						
Contaminated Land	Not applicable						
Internal Drainage	Not applicable						
Board	Not applicable						
Environmental	Not applicable						
Health							
Hould	Not applicable						
English Heritage	Not applicable						
	Not applicable Not applicable						
English Heritage							
English Heritage Landscape	Not applicable						
English Heritage Landscape Natural England	Not applicable Not applicable						

H284 - Resear	ch Esta	ate, Wrest Park,	Silsoe					
Size (ha) 11.05								
Proposal		Retirement village						
Description This site is a relatively de based opposite Wrest Pa historical interest, contair monuments. The site has previous use being a resiland for agricultural stora				Park. Wrest Park.	ark is a sted bu nt for 1 /. The la	n area of sign ildings and ar 0 years, its m and also inclu	nificant ncient ost	
Issue & Option	s Cons							
Consultation Responses		Yes	10%	No	73%	Maybe	17%	
Consultation Comments		Site is uNegativ	unsuitab e effect	elopment in the ble for intended ts to Wrest Par in a conservati	d use k	·		
Stage 1								
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No	
Archaeologic al Site/ SAM	No	Important Countryside Gap	No	Biological or Importance	Geolog	ical	No	
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2								
Score		-5						
Rank		7th ranked sco						
		7th ranked sco The site scored	very p	oorly within the	e Rural			
Rank		7th ranked sco The site scored Strategy identif	d very pries that	oorly within the the cranfield	e Rural Univers	sity campus si	<u>te</u>	
Rank		7th ranked sco The site scored Strategy identifishould be a loop	d very pries that ation fo	oorly within the the Cranfield or large scale d	e Rural Univers levelop	sity campus si ment within S	<u>te</u> ilsoe.	
Rank		7th ranked sco The site scored Strategy identifi should be a loo Additional dever	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelope is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank		7th ranked sco The site scored Strategy identifications and site should be a local Additional deverasion the site poorly within the site strategy identification and site should be a local Additional deverasion the site should be si	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelope is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank Conclusion		7th ranked sco The site scored Strategy identifi should be a loo Additional dever	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelope is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank Conclusion	oority.	7th ranked sco The site scored Strategy identifi should be a loc Additional deverason the site poorly within the taken forward.	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelope is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank Conclusion Stage 3 Highways Auth		7th ranked sco The site scored Strategy identifications and second secon	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelope is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank Conclusion Stage 3 Highways Auth Highways Age		7th ranked sco The site scored Strategy identifications and site should be a local Additional deverage reason the site poorly within the taken forward. Not applicable Not applicable	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank Conclusion Stage 3 Highways Auth Highways Age Environment		7th ranked sco The site scored Strategy identifications and second secon	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank Conclusion Stage 3 Highways Auth Highways Age		7th ranked sco The site scored Strategy identifications and site should be a local Additional deverage reason the site poorly within the taken forward. Not applicable Not applicable	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank Conclusion Stage 3 Highways Auth Highways Age Environment Agency	ncy	7th ranked sco The site scored Strategy identif should be a loc Additional devereason the site poorly within the taken forward. Not applicable Not applicable	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Rank Conclusion Stage 3 Highways Auth Highways Age Environment Agency Archaeology	ncy tion	7th ranked sco The site scored Strategy identifications and site should be a local Additional deverasion the site poorly within the taken forward. Not applicable Not applicable Not applicable Not applicable	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Stage 3 Highways Auth Highways Age Environment Agency Archaeology Built Conserva	ncy ation Land	7th ranked sco The site scored Strategy identifications and site should be a local Additional deverage reason the site poorly within the taken forward. Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Stage 3 Highways Auth Highways Age Environment Agency Archaeology Built Conserva Contaminated Internal Draina	ncy ition Land ige	7th ranked sco The site scored Strategy identif should be a loc Additional deve reason the site poorly within th taken forward. Not applicable	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Stage 3 Highways Auth Highways Age Environment Agency Archaeology Built Conserva Contaminated Internal Draina Board Environmental Health English Herita	ncy ation Land age	7th ranked sco The site scored Strategy identif should be a loc Additional devereason the site poorly within the taken forward. Not applicable	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	
Stage 3 Highways Auth Highways Age Environment Agency Archaeology Built Conserva Contaminated Internal Draina Board Environmental Health	ncy ation Land age	7th ranked sco The site scored Strategy identif should be a loc Additional deve reason the site poorly within th taken forward. Not applicable	d very pries that cation for elopmer was no	oorly within the the Cranfield or large scale d at within Silsoe of taken forward	e Rural Univers levelop is not a d. The	sity campus si ment within S required. For site scored ve	te ilsoe. this	

Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been	taken forward as part of the Site Allocations Development Plan

H286 - Land a	diacent	to Silsoe Village	Silsoe				
Size (ha)	ajaooni		4.87				
` '	Proposal Residential – Number not specified						
Description This site is situated to the East of Silsoe, just				st to the West	of the		
Description		A6. There are t					
		The site to the		•			
		rest of the site					
Issue & Options Consultations							
Consultation		Yes	7%	No	93%	Maybe	0%
Responses						-	
Consultation		 Increas 	e in roa	d congestion			
Comments				t on Wrest Par	k		
		 There h 	as bee	n too much de	velopm	ent in Silsoe	
		already					
Stage 1							
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No
		Four		Waste Site		Flood	
		Dwellings				Zone 2/3	
Archaeologic	No	Important	No	Biological or	Geolog	ical	No
al Site/ SAM		Countryside		Importance			
0		Gap				II	
Conclusion		The Stage 1 as					ng
Ctomo 2		factors. Therefo	ore, the	site nas progr	essea	to Stage 2.	
Stage 2		0.7					
Score		67	441				
Rank		1st ranked in s					
Conclusion		Even though the					
		aArea, the Corsite should be					
		Silsoe. Addition					
		For this reason					ou.
Stage 3							
Highways Auth	nority	Not applicable					
Highways Age		Not applicable					
Environment	_	Not applicable					
Agency							
Archaeology		Not applicable					
Built Conserva	ation	Not applicable					
Contaminated		Not applicable					
Internal Draina		Not applicable					
Board	•	. ,					
Environmental		Not applicable					
Health							
English Herita	ge	Not applicable					
Landscape		Not applicable					
Natural Englar	nd	Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has n	ot been	taken forward a	s part c	of the Site Alloc	cations	Development	Plan

Document.

E21 - Agricultura	al Lan	d to the West of t	he A6.	Silsoe				
Size (ha)		6.29						
Proposal		B1 Business; number of jobs not known						
Description		Located to the south of Silsoe and to the west of the A6. The						
		site is currently						
Issue & Options	Cons						_	
Consultation		Yes	<u>5%</u>	No	90%	Maybe	<u>5%</u>	
Responses		. 00	<u> </u>		<u>5575</u>	mayou	<u>570</u>	
Consultation		• Loss	of cou	ıntryside				
Comments		 Loss of countryside Too much development in the village already 						
				ent will alter the			age	
				road congestion			<u>.g.</u>	
ELR Stage 1								
Green Belt	No	Contrary to the	No	Identified in	No	Wholly or	No	
5.55 <u>2</u> 5	<u></u>	aims of the	<u></u>	the	<u></u>	predomina	<u></u>	
		Core Strategy		Minerals &		ntly Flood		
				Waste		Zone 3		
				Local Plan				
				or emerging				
				LDF for				
				other uses				
Less than 0.25	<u>No</u>	<u>Detrimental</u>	<u>No</u>					
ha in size or		effect upon a						
promoted for		site of national						
less than		or international						
500m ² of		biological or						
employment floor space		geological importance						
Conclusion		The Stage 1 ass	eeeem	ent has not ide	ntified :	any discounti	าต	
Coriciasion		factors. Therefo					<u>19</u>	
ELR Stage 2								
PDL	Gree	enfield - Red						
Accessibility to		cent Silsoe - Gree	en					
Housing	<u>/ taja</u>	ork choos ore	<u> </u>					
Road Access	Adia	cent A6 - Green						
Availability		constraints indicat	ed - G	reen				
AGLV/Gap	N/N	Flood Zone	1	Important Op	en Spa	ce	N	
Other		of Historic Parks	_				_	
Important								
Land Uses								
Number of	<u>2</u>			Number of 'A	mbers'		1	
'Reds'	_						_	
Rank	49 th							
Conclusion		ne site scored few	er tha	n four 'reds' the	e site w	as deemed		
	_	ptable to progres						
ELR Stage 3								
Score		21						
Rank		2 nd rank out of 3	in Sils	soe				
Conclusion		The site scored			n Silso	e. The propos	sal	
555.5.5.5.1		has the potentia						
		location, adjace						
		,,						

	would need a new access and the long, narrow shape of the
	site is not ideal for high quality development. It is considered
	that there are more suitable alternatives in the area and the site
	has therefore not progressed beyond this stage.
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage	Not applicable
Board	
Environmental	Not applicable
Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been	taken forward as part of the Site Allocations Development Plan
Document.	

E86 - Land adi.	to Tav	mer Nursing Hon	ne. Ba	rton Road, Sils	soe			
Size (ha)		0.9						
Proposal		Light Industrial and Office uses; 250 jobs						
Description		Located to the south of Silsoe and to the west of Barton Road.						
		The site is overg				<u> </u>	10001	
Issue & Options	Cons			.,				
Consultation		Yes	<u>7%</u>	No	86%	Maybe	<u>7%</u>	
Responses						,		
Consultation		Incre	ase in	road congestion	on			
Comments				ployment sites		full (e.g. Doo	little_	
		Mill)	so the	refore its unne	cessary	to develop m	nore	
				<u>nfield sites are</u>	better	suited for		
		<u>deve</u>	<u>lopme</u>	<u>nt</u>				
ELR Stage 1								
Green Belt	<u>No</u>	Contrary to the	<u>No</u>	Identified in	<u>No</u>	Wholly or	<u>No</u>	
		aims of the		the		predomina		
		Core Strategy		Minerals &		ntly Flood		
				Waste Local Plan		Zone 3		
				or emerging				
				LDF for				
				other uses				
Less than 0.25	No	Detrimental	No					
ha in size or		effect upon a						
promoted for		site of national						
less than		or international						
500m ² of		biological or						
employment		geological						
floor space		importance		ssment has not identified any discounting				
Conclusion		factors. Therefore					<u>ig</u>	
ELR Stage 2		iaciors. Therefore	ie, iiie	site rias progr	esseu i	.0 Stage 2.		
PDL Stage 2	Groo	enfield/ woodland	Pod					
Accessibility to		oximately 0.6km		ilego Pod				
Housing	Appl	OAIIIIately U.UKIII	HOIII S	made - Neu				
Road Access	1 699	than 0.1km from	A6 - C	Green				
Availability		onstraints indicate						
AGLV/Gap	N/N	Flood Zone	1	Important Op	en Sna	ce	N	
Other		dditional land use			оп ора		13	
Important	140 a	additional land use	JO IGOT	ou				
Land Uses								
Number of	2			Number of 'A	mbers'		<u>0</u>	
'Reds'								
Rank	43 rd							
Conclusion	As th	ne site scored few	er tha	n four 'reds' the	e site w	as deemed		
		ptable to progres						
ELR Stage 3								
Score		<u>20</u>						
Rank		2 nd rank out of 3	in Sils	<u>soe</u>				
Conclusion		The site scored						
		scores lower du						

	and proximity to a residential care home. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.
Stage 4	
Highways Authority	Not applicable
Highways Agency	Not applicable
Environment	Not applicable
Agency	
Archaeology	Not applicable
Built Conservation	Not applicable
Contaminated Land	Not applicable
Internal Drainage Board	Not applicable
Environmental	Not applicable
	No. 1
Natural England	Not applicable
Anglian Water	Not applicable
Conclusion	Not applicable
Final Decision	
Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Natural England Anglian Water Conclusion Final Decision	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable

E40 D		W 1 0 (12)					
E49 - Rowney V	varrer						
Size (ha)		<u>112.96</u>					
Proposal		A1 Shops and A3 Restaurants or Cafes; number of jobs					
_		unknown					
Description		Located to the n	<u>orth o</u>	<u>f Chicksands a</u>	<u>nd sou</u>	th of the A600	0. The
		site is woodland					
Issue & Options	Cons	ultations					
Consultation		Yes	<u>19</u> <u>%</u>	No	<u>67%</u>	Maybe	<u>14%</u>
Responses			<u>%</u>				
Consultation				npacts on envir	ronmen	t and loss of	
Comments		wood	land a	and wildlife			
		Incre	<u>ase in</u>	road congestion	<u>on</u>		
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the	<u>No</u>	Identified in	<u>No</u>	Wholly or	<u>No</u>
		aims of the		the		predomina	
		Core Strategy		Minerals &		ntly Flood	
				Waste		Zone 3	
				Local Plan			
				or emerging			
				LDF for			
				other uses			
Less than 0.25	<u>No</u>	Detrimental	<u>No</u>				
ha in size or		effect upon a					
promoted for		site of national					
less than		or international					
500m ² of		biological or					
employment		geological					
floor space		importance					
Conclusion		The Stage 1 ass	essm	ent has not ide	ntified a	any discountii	<u>ng</u>
		factors. Therefore	e, the	site has progr	essed t	o Stage 2.	
ELR Stage 2							
PDL	Com	prises entirely wo	odlan	<u>d - Red</u>			
Accessibility to	1.3k	m from outskirts o	f Shet	ford - Red			
Housing							,
Road Access	Situa	ated adjacent to th	e A60	00 - Amber			
Availability		g promoted for vis					
AGLV/Gap	N/N	Flood Zone	1	Important Ope	en Sna	ce	N
Other		gnated County W					
Important	_	gnated County vv ncil - Amber	nume	Olica (OVVO) D	, Deald	rusilile Coull	rλ
Land Uses	<u>Jour</u>	ion Amber					
Number of	2			Number of (A)	mboro'		2
'Reds'	<u>3</u>			Number of 'A	mbers.		<u>3</u>
	75 th						
Rank	_	a tha a a't a co	-1-1	ad a a complete	!!	and face the	
Conclusion	_	e the site was con					
		'reds', as the site					<u>ss</u>
		it has not been to		orward. Therefo	ore, the	site has not	
	prog	ressed to Stage 3					
ELR Stage 3							
Score		No applicable					
Rank		No applicable					
Conclusion		No applicable					

Stage 4	
Highways Authority	No applicable
Highways Agency	No applicable
Environment	No applicable
Agency	
Archaeology	No applicable
Built Conservation	No applicable
Contaminated Land	No applicable
Internal Drainage	No applicable
Board	
Environmental	No applicable
Health	
English Heritage	No applicable
Landscape	No applicable
Natural England	No applicable
Anglian Water	No applicable
Conclusion	No applicable
Final Decision	

11047 - Land On	IVIAVII	ald Craccant Law	vor Sto	ndon							
Size (ha)		eld Crescent, Lov 2.24	ver Sic	oridori							
Proposal											
Description		45-50 dwellings Located to the s	outh o	f Standon and	l couth c	of the Chillings	on				
Description		Road. It is curre				n trie Sriiiirigi	.011				
Issue & Options	Conc		nily ag	incultural lariu							
Consultation	CONS	Yes	0%	No	100%	Maybe	0%				
Responses		162	0 /6	INO	100 /6	Maybe	0 /6				
Consultation		Existing	noor i	nfrastructure o	sould no	t copo with n	2)//				
Comments		develop		illiastructure (Joula 110	t cope with hi	σw				
Stage 1		develop	inchio								
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No				
Green Beit	140	Four Dwellings	140	Waste Site	140	Flood	140				
						Zone 2/3					
Archaeologica	No	Important	No	Biological or	Geologi	cal	No				
I Site/ SAM		Countryside		Importance	J						
		Gap									
Conclusion		The Stage 1 ass					ng				
		factors. Therefo	re, the	site has prog	ressed t	o Stage 2.					
Stage 2											
Score		28									
Rank		10th ranked sco	re in s	ettlement out	of 11						
Conclusion		The site scored reasonably did not score particularly well within									
		the rRural aArea. There are housing needs across the whole of									
		the Rural Area and therefore housing allocations should be									
		distributed throu									
					H176 are the favoured locations for development in Stondon,						
			no further allocation is required within the village. For this reason the site has not progressed to Stage 3. There are far								
		reason the site t	nas no								
				t progressed t	o Stage	3. There are					
		more suitable si	t es in t	t progressed t he area; there	o Stage	3. There are					
Stage 3			t es in t	t progressed t he area; there	o Stage	3. There are					
Stage 3 Highways Author	ority	more suitable si	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Autho		more suitable si progressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author		more suitable si progressed to S Not applicable Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Autho		more suitable si progressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment		more suitable si progressed to S Not applicable Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Authorn Highways Agen Environment Agency	<u>cy</u>	more suitable si- progressed to S Not applicable Not applicable Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Authorn Highways Agency Environment Agency Archaeology	cy ion	more suitable si progressed to S Not applicable Not applicable Not applicable Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservation	ion and	Mot applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservation	ion and	more suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainage	ion and	more suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board	ion and	more suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health English Heritage	ion and	more suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health	ion and	more suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health English Heritage	ion and ge	More suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health English Heritage Landscape	ion and ge	more suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health English Heritage Landscape Natural England	ion and ge	More suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					
Highways Author Highways Agen Environment Agency Archaeology Built Conservati Contaminated L Internal Drainag Board Environmental Health English Heritage Landscape Natural England Anglian Water	ion and ge	More suitable siprogressed to S Not applicable	t es in t	t progressed t he area; there	o Stage	3. There are					

Document.

Size (ha)	rear of Station Roa	d and E	Bedford Road, I	_ower	Stondon			
SIZE (IIa)	4.07		,					
Proposal	90-110 dwelling	90-110 dwellings, B1 employment units, community buildings						
,	and open space		' '	·	•			
Description	Located to the							
	Station Road. T	he site	is currently vac	cant gr	assland <u>.</u>			
Issue & Options Co	_							
Consultation	Yes	13%	No	81%	Maybe	6%		
Responses								
Consultation Comments	 Existing develop 		nfrastructure co	ould no	t cope with n	ew		
Comments	·		t villages should	d rema	in villages			
			s a developmer					
Stage 1	2.540							
Green Belt N	Less Than	No	Minerals &	No	Wholly	No		
	Four Dwellings		Waste Site		Flood			
					Zone 2/3			
Archaeologica N		No	Biological or G	Seologi	cal	No		
I Site/ SAM	Countryside Gap		Importance					
Conclusion	The Stage 1 as	sessm	ent has not ider	ntified :	any discounti	na		
Ooriciasion						19		
		factors. Therefore, the site has progressed to Stage 2. As the site has been submitted as a mixed use proposal, the						
	site has been a	site has been assessed separately for housing and						
	employment pu	employment purposes.						
Stage 2								
Score		59						
Rank Conclusion		3rd ranked in settlement out of 11						
Conclusion		The site scores reasonably well within the <u>rRural aArea</u> . <u>It The</u> <u>proposed development</u> will deliver significant community						
		facilities which will benefit all residents of Stondon. For this						
	reason the site	reason the site has progressed to Stage 3.						
Stage 3								
Access Highways	Access accepta	Access acceptable						
Authority		No companie made						
Highways Agency	No comments r		onto mada					
Environment Agency	INO SITE SPECIFIC	comm	No site specific comments made					
Agency		No comments made						
	No comments r	nade						
Archaeology	No comments r		de					
	noneNo comme		<u>de</u>					
Archaeology Built Conservation Contaminated Lan	noneNo comme	ent mad		equire	d through the			
Archaeology Built Conservation	neneNo comme Medium risks Flood alleviation development to	ent mad n meth	ods should be r					
Archaeology Built Conservation Contaminated Lan	neneNo common Medium risks Flood alleviation development to Bedford Road.	ent mad n methoresolv	ods should be rethe existing fl	ooding	problems at	60-64		
Archaeology Built Conservation Contaminated Lan	none No common Medium risks Flood alleviation development to Bedford Road. The Internal Dr.	ent madent methors resolves ainage	ods should be rethe existing floored	ooding	problems at or requires flo	60-64 ows to		
Archaeology Built Conservation Contaminated Lan	Medium risks Flood alleviation development to Bedford Road. The Internal Dr. be restricted to	n methoresolv resolv ainage	ods should be read the existing flood Board Requirements	ooding	problems at or requires flo	60-64 ows to		
Archaeology Built Conservation Contaminated Lan Drainage	Medium risks Flood alleviation development to Bedford Road. The Internal Dr. be restricted to watercourse is	n methor resolveringe gGreen	ods should be read the existing flood Board Requirements	ooding	problems at or requires flo	60-64 ows to		
Archaeology Built Conservation Contaminated Lan	Medium risks Flood alleviation development to Bedford Road. The Internal Dr. be restricted to	n methor resolveringe gGreen	ods should be read the existing flood Board Requirements	ooding	problems at or requires flo	60-64 ows to		
Archaeology Built Conservation Contaminated Lan Drainage Environmental	Medium risks Flood alleviation development to Bedford Road. The Internal Dr. be restricted to watercourse is	n methor resolveninge ggreen overloareen	ods should be read the existing flood Board Requirements of the existing flood	ooding	problems at or requires flo	60-64 ows to		

Natural England	noneNo comment made
Anglian Water	RAG rating is red – Waste water capacity and sewer crossing site
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal. Although issues have been raised at Stage 3, it is considered that these can be overcome. For these reasons the proposal is acceptable for allocation in the Site Allocations DPD.

There have been no issues identified within the three stages of assessment that prevent the allocation of this site. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons the Council have therefore allocated this site for residential development providing 70 dwellings and community facilities. The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.

H070 - Land at t	tha ra	ar of Station Road	l bne h	Redford Road	Lower	Standon	
Size (ha)	110 10	4.07	a di lu I	Scarora Road,	LOWE	<u>Ctoridori</u>	
Proposal		90-110 dwelling	s R1 4	employment ur	nite cor	nmunity huild	ings
Порозаг		and open space		chipioyment di	1113, 001	initiality balla	<u>irigs</u>
Description					n and to	the south of	
Booonplion		Station Road. T					
Issue & Options	Cons			,			
Consultation			13%	No	81%	Maybe	<u>6%</u>
Responses						•	
Consultation		 Existing 	poor i	nfrastructure c	ould no	ot cope with no	ew
Comments		develop					
				<u>t villages shoul</u>			
		Stondor	need	<u>s a developme</u>	nt like t	:his	
ELR Stage 1		,					
Green Belt	<u>No</u>	Contrary to the	<u>No</u>	Identified in	<u>No</u>	Wholly or	<u>No</u>
		aims of the Core Strategy		the Minerals &		predomina ntly Flood	
		Core Strategy		Waste		Zone 3	
				Local Plan		2016 3	
				or emerging			
				LDF for			
				other uses			
Less than 0.25	<u>No</u>	Detrimental	<u>No</u>				
ha in size or		effect upon a					
promoted for		site of national					
less than		or international					
500m ² of employment		biological or geological					
floor space		importance					
Conclusion		The Stage 1 ass	sessm	ent has not ide	ntified a	any discountir	าต
		factors. Therefo	re, the	e site has progressed to Stage 2.			
		As the site has b	been submitted as a mixed use proposal, the				
		site has been as			or hous	ing and	
		employment pur	poses	_			
ELR Stage 2							
PDL		enfield – Red					
Accessibility to	<u>lmm</u>	ediately adjacent	to Her	nlow Camp – A	<u>mber</u>		
Housing	۸ ما: -	cont to ACCC	mh a r				
Road Access		cent to A600 – Ar		roon			
Availability		constraints indicate			on Cn-	00	NI
AGLV/Gap	N/N	Flood Zone	<u>1</u>	Important Op	en Spa	ce	<u>N</u>
Other Important	<u>INO 9</u>	dditional land use	es iden	<u>illilea</u>			
Land Uses							
Number of	<u>1</u>			Number of 'A	mbers'		2
'Reds'	<u> -</u>			Hamber of A	1110013		_
Rank	34						
Conclusion		ne site scored few	er tha	n four 'reds' the	e site w	as deemed	
3 3 3 . 3 . 3 . 3 . 3		ptable to progres					
ELR Stage 3							
Score		15					
Rank		14 th out of 18 in	the ar	eas which do n	ot reau	ire an allocati	ion,
							,

	as stated in the Core Strategy.
Conclusion	The site is well located to limited labour and services at Henlow Camp but would generally have poor road access. The small size also limits the range of uses possible as part of a mixed use scheme and the settlement is well catered for in terms of industrial space already. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For this reason the employment element of this proposal has not progressed beyond this stage. The Stage 4 assessment below reflects the proposal for a residential development only.
Stage 4	
Highways Authority	Access acceptable
Highways Agency	No comments made
Environment	No site specific comments made
Agency	
Archaeology	No comments made
Built Conservation	No comments made
Contaminated Land	Medium risks
Internal Drainage	Flood alleviation methods should be required through the
Board	development to resolve the existing flooding problems at 60-64
	Bedford Road. The Internal Prairies as Reard requires flows to be restricted to
	The Internal Drainage Board requires flows to be restricted to Greenfield runoff as the downstream receiving watercourse is
	overloaded.
Environmental Health	RAG rating is green
	No server out mode
English Heritage	No comment made
Landscape	No comment made
Natural England	No comment made
Anglian Water	RAG rating is red – Waste water capacity and sewer crossing site
Conclusion	Although issues have been raised at Stage 4, it is considered
	that these can be overcome. For these reasons the proposal is
	acceptable for allocation in the Site Allocations DPD.

There have been no issues identified within the four stages of assessment that prevent the allocation of this site. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing assessment concluded that the site scores reasonably well within the Rural Area and the proposed development will deliver significant community facilities which will benefit all residents of Stondon. For these reasons the Council have therefore allocated this site for residential development only providing 70 dwellings and community facilities

H095 - Land rea	ar of 1	49-175 Station R	oad Lo	ower Stondon			
Size (ha)		0.9					
Proposal		85 dwellings					
Description		Located to the	east of	Stondon and to	the s	outh of the	
		Greyhound trac					
Issue & Options	Cons				_		
Consultation		Yes	17%	No	75%	Maybe	8%
Responses						•	
Consultation		 Increas 	e in roa	ad congestion			
Comments		 Further 	develo	pment will hav	e a ne	gative affect o	n the
				ie village			
		 Limited 	housir	ng could be deli	vered	on this site	
Stage 1		_					
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No
		Four Dwellings		Waste Site		Flood Zone 2/3	
Archaeologica	No	Important	No	Biological or 0	200100		No
Archaeologica I Site/ SAM	INO	Important Countryside	INO	Importance	seolog	icai	INO
1 Olto, Ortivi		Gap		Importance			
Conclusion		The Stage 1 as	sessm	ent has not ide	ntified	anv discountii	na
		factors. Therefo					9
Stage 2							
Score		50					
Rank		5th ranked in settlement out of 11					
Conclusion		The site scored reasonably well within the rural area. There are					
		housing needs across the whole of the Rural Area and					
		therefore housing allocations should be distributed throughout					
		a range of villages. As sites H079 and H176 are the favoured					
		locations for development in Stondon, no further allocation is required within the village. For this reason the site has not					
		progressed to Stage 3. There are far more suitable sites in the					
		area; therefore the site has not progressed to Stage 3.					
Stage 3							
Access Highway	<u>'S</u>	Not applicable					
<u>Authority</u>							
Highways Agen	<u>CY</u>	Not applicable					
Environment		Not applicable					
Agency		N					
Archaeology		Not applicable					
Built Conservati		Not applicable					
Contaminated L		Not applicable					
Internal Drainag Board	je	Not applicable					
Environmental Health		Not applicable					
English Heritage	е	Not applicable					
Landscape		Not applicable					
Natural England	k	Not applicable					
Natural England Anglian Water	t	Not applicable					
Natural England	d						

H132 - Land at T		College Farm 1 o	wer S	Stondon			
Size (ha)		1.6					
Proposal		25-50 dwellings					
Description		Located to the s	outh w	est of Stondor	and s	outh to Shillin	aton
Docomption		Road. The site is					gion
Issue & Options	Cons				3	7	
Consultation		Yes	9%	No	82%	Maybe	9%
Responses						, , , ,	
Consultation		 Increase 	e in roa	ad congestion			
Comments				nfrastructure c	ould no	ot cope with n	ew
		develop					
		 A new c 	ommu	nity centre wou	ıld help	support the	village
Stage 1							
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No
		Four Dwellings		Waste Site		Flood	
Arabaaslasias	NIs	lana outour	NI-	Diological su	Onela-	Zone 2/3	Na
Archaeologica I Site/ SAM	No	Important Countryside	No	Biological or (Importance	eolog	icai	No
I OILE/ OAIVI		Gap		importance			
Conclusion		The Stage 1 ass	essme	ent has not ide	ntified	any discounti	na
Conolacion		factors. Therefo					'ig
Stage 2			,	33 33 4 3		3.0.9	
Score		40					
Rank		8th ranked in settlement out of 11					
Conclusion		The site scored reasonably well within the rural area. There are					
		housing needs across the whole of the Rural Area and					
		therefore housing allocations should be distributed throughout					
		a range of villages. As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is					
		required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the					
		area; therefore the site has not progressed to Stage 3.					
Stage 3				1 0			
Access Highways	<u>3</u>	Not applicable					
<u>Authority</u>							
Highways Agenc	CY	Not applicable					
Environment		Not applicable					
Agency							
Archaeology		Not applicable					
Built Conservation		Not applicable					
Contaminated La		Not applicable					
Internal Drainage Board	е	Not applicable					
Environmental Health		Not applicable					
English Heritage	•	Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision							

H140 - The Greyhou	nd Stadium, Bedf	ord Ro	ad, Lower Ston	don					
Size (ha)	3.0								
Proposal	80 dwellings, retail and community facilities								
Description		Located to the north east of Stondon and west of the A600.							
The site is <u>currently</u> a Greyhound Stadium.									
Issue & Options Consultations									
Consultation	Yes	15%	No	77%	Maybe	8%			
Responses									
Consultation	 Stondo 	Stondon has taken too much development already							
Comments		Existing poor infraoditation obtains not cope married							
	develo								
0	Site co	uld ben	efit from re-dev	velopm	ent				
Stage 1	-		Nd: L O		140 H				
Green Belt No	Less Than	No	Minerals &	No	Wholly Flood	No			
	Four Dwellings		Waste Site		Zone 2/3				
Archaeologica No	Important	No	Biological or (Geolog		No			
I Site/ SAM	Countryside	140	Importance	Jeolog	icai	INO			
1 0110, 0, 111	Gap		mportaneo						
Conclusion	The Stage 1 as	sessm	ent has not ide	ntified	any discounti	ng			
	factors. Therefo					J			
Stage 2									
Score	46								
Rank	7th ranked in settlement out of 11								
Conclusion	The site scored reasonably well within the rural area. There are								
	housing needs across the whole of the Rural Area and								
	therefore housing allocations should be distributed throughout								
	<u>a range of villages. As sites H079 and H176 are the favoured</u> <u>locations for development in Stondon, no further allocation is</u>								
	required within the village. For this reason the site has not								
	progressed to Stage 3. There are far more suitable sites in the								
	area; therefore the site has not progressed to Stage 3.								
Stage 3									
Access Highways	Not applicable								
Authority									
Highways Agency	Not applicable								
<u>Environment</u>	Not applicable								
	Agency Net applicable								
Archaeology Built Conservation	Not applicable Not applicable								
Contaminated Land	Not applicable Not applicable								
Internal Drainage	Not applicable								
Internal Drainage Not applicable Board									
Environmental	Not applicable								
Health	τοι αργιισασίο								
English Heritage	Not applicable								
Landscape	Not applicable								
Natural England	Not applicable								
Anglian Water	• •								
Conclusion	Conclusion Not applicable Final Decision								

H142 - Land rea	ar of 1:	33/135/137/147c	Station	n Road Lower	Stondo	on Henlow		
Size (ha)		33/135/137/147c Station Road, Lower Stondon, Henlow 8.0						
Proposal		Number of dwellings not specified						
Description		Located to the		•	orth of	Station Road	l. The	
	site has a dwelling and unused, vacant land.							
Issue & Options Consultations								
Consultation		Yes	29%	No	71%	Maybe	0%	
Responses								
Consultation		 Increas 	e in roa	ad congestion				
Comments		The set	tlemen	t has seen too	much	development		
		already						
		The site	e has p	otential to prov	ide fut	ure housing g	rowth	
Stage 1					_			
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
A mala a a a l a a l'a	NI-	luan autori	NJ-	Dialogical	2001	Zone 2/3	NIa	
Archaeologica I Site/ SAM	No	Important Countryside	No	Biological or (Importance	eolog	icai	No	
I SILE/ SAIVI		Gap		importance				
Conclusion		The Stage 1 as	sessm	ent has not ide	ntified	any discounti	าต	
Corloidolori		factors. Therefo					19	
Stage 2			,	ene mae preg.		o clage		
Score		57						
Rank		4th ranked in settlement out of 11						
Conclusion		The site scored reasonably well within the rural area. There are						
		housing needs across the whole of the Rural Area and						
		therefore housing allocations should be distributed throughout						
		a range of villages. As sites H079 and H176 are the favoured						
		locations for development in Stondon, no further allocation is						
		required within the village. For this reason the site has not progressed to Stage 3. There are far more suitable sites in the						
		area; therefore the site has not progressed to Stage 3.						
Stage 3		area, triererere	ti io oite	That hot progr	COOCG	io Olago o.		
Access Highway								
Authority	<u> </u>	140t applicable						
Highways Agen	CV	Not applicable						
Environment		Not applicable						
Agency								
Archaeology		Not applicable						
Built Conservati	ion	Not applicable						
Contaminated L	.and	Not applicable						
Internal Drainag Board	je	Not applicable						
Environmental		Not applicable						
Health English Heritage	۵	Not applicable						
Landscape	5	Not applicable Not applicable						
Natural England	1	Not applicable Not applicable						
Anglian Water	ı	Not applicable Not applicable						
Conclusion		Not applicable						
Final Decision		Not applicable						
Final Decision								

H176 - Peckwoi	th Ind	ustrial Estate, Be	edford F	Road, Lower St	tondon	, Henlow			
Size (ha)		0.4							
Proposal		20 dwellings							
Description		Located to the	east of	Stondon and to	the w	est of Bedford	d		
·	Road. The site is an industrial estate.								
Issue & Options Consultations									
Consultation		Yes	10%	No	50%	Maybe	40%		
Responses									
Consultation		 Increas 	e in roa	ad congestion					
Comments			•	ssure on local s					
				xisting develop		and could be			
		suitable	for fur	ther developme	ent				
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood Zone 2/3			
Archaeologica	No	Important	No	Biological or 0	Seolog		No		
I Site/ SAM	INO	Countryside	INU	Importance	Seolog	icai	INU		
1 0110/ 0/ 1111		Gap		mportanco					
Conclusion		The Stage 1 as	sessm	ent has not ide	ntified	any discounti	ng		
		factors. Therefo					J		
Stage 2									
Score		115							
Rank		1st ranked in settlement out of 11							
Conclusion		Nothing to prevent progression to stage 3The site has a high							
		score within the Rural Area and is the highest scoring within							
		Stondon. Stondon is classified as a Large Village within the							
		Settlement Hierarchy as it benefits from a range of services and facilities. The Employment Land Review Stage 1 indicates							
		that the site is not fit for purpose as an employment site and							
		should be released from Key Employment Site status. For							
		these reasons the site has progressed to Stage 3.							
Stage 3									
Access Highway	Access Highways Access is preferred from proposal H079. Developers would								
<u>Authority</u>		have to showdemonstrate that access from Bedford road is							
18.1		acceptable.							
Highways Agen	CY	No comment made No site specific comments made							
Environment		No site specific	comm	ents made					
Agency Archaeology		No comment m	ada						
	on	No comment made noneNo comment made							
Built Conservation Contaminated Land		Low/Medium risks							
Internal Drainage		noneNo comment made							
Board	, -	Hone Ivo Comment made							
Environmental		RAG rating is amber – Environmental impacts from garage				je			
Health									
English Heritage	Э	noneNo comment made							
Landscape		Concern of overdevelopment and lack of identity in Lower					r		
		Stondon generally							
Natural England	ł	none No comment made							
Anglian Water		RAG rating is re	ed – W	aste water cap	acity a	nd water main	1S		

	crossing site
Conclusion	The Stage 3 assessment has not identified any exceptional
	issues with the proposal. Although issues have been raised at Stage 3, it is considered that these can be overcome. For
	these reasons this reason the proposal is acceptable for allocation in the Site Allocations DPD.

The site has not been taken forward as part of the Site Allocations Development Plan Document. There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The Council have therefore allocated this site for residential development providing a minimum of 13 dwellings. The Key Employment Site designation will be removed, as the site is no longer considered to be fit for purpose.

H190 - Land at	Bedfo	rd Road, Lower S	tondor	า					
Size (ha) 3.5									
Proposal		63 dwellings, B1 employment use and A1 retail space							
Description		Located to the n				•			
		Bedford Road. The site is currently used for agriculture.							
Issue & Options	Cons	ultations		·					
Consultation			0%	No	83%	Maybe	17%		
Responses									
Consultation		Greenfield sites should be protected							
Comments		Existing amenities cannot support the development							
Stage 1					_				
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood			
						Zone 2/3			
Archaeologica	No	Important	No	Biological or (Geologi	ıcal	No		
I Site/ SAM		Countryside Gap		Importance					
Conclusion			cocom	ont has not ide	ntified	any discountir	20		
COHOIUSION		The Stage 1 ass factors. Therefore					19		
		As the site has b					the		
		site has been as							
		employment pur							
Stage 2									
Score		38							
Rank		9th ranked in settlement out of 11							
Conclusion		The site scored reasonably well within the #Rural aArea.							
		However, the site is detached from the Settlement, in a less							
		sustainable location than other sites within the village. There							
		are housing needs across the whole of the Rural Area and							
		therefore housing allocations should be distributed throughout a range of villages. As sites H079 and H176 are the favoured							
		locations for development in Stondon, no further allocation is							
		required within the village. For this reason the site has not							
		progressed to Stage 3. There are far more suitable sites in the							
		area; therefore the site has not progressed to Stage 3.							
Stage 3									
Access Highway	<u>'S</u>	Not applicable							
Authority	_	Net applicable							
Highways Agen	<u>cy</u>	Not applicable							
Environment Agency		Not applicable							
Agency Archaeology		Not applicable							
Built Conservati	Not applicable								
		Not applicable							
Internal Drainage		Not applicable							
Board	τνοι αρριισασίο								
Environmental		Not applicable							
Health									
English Heritage	Э	Not applicable							
Landscape		Not applicable							
Natural England	ł	Not applicable							
- 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1									

Anglian Water	Not applicable
Conclusion	Not applicable

As sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village and in accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For these reasons The site has not been taken forward as part of the Site Allocations Development Plan Document.

H190 - I and at I	Bedfo	rd Road, Lower S	tondo	n			
Size (ha)		3.5					
Proposal		63 dwellings, B1	empl	ovment use an	d A1 re	tail space	
Description			Located to the north east of Stondon and to the west of				
200011111011		Bedford Road. T					
Issue & Options	Cons						_
Consultation		Yes	0%	No	83%	Maybe	<u>17%</u>
Responses			<u> </u>		22.12		
Consultation		Greenfie	eld site	es should be pr	otectec	l	
Comments				ities cannot su		•	<u>nt</u>
ELR Stage 1							
Green Belt	No	Contrary to the	No	Identified in	No	Wholly or	No
		aims of the		the	_	predomina	
		Core Strategy		Minerals &		ntly Flood	
				Waste		Zone 3	
				Local Plan			
				or emerging LDF for			
				other uses			
Less than 0.25	No	Detrimental	No	other uses			
ha in size or	110	effect upon a	110				
promoted for		site of national					
less than		or international					
500m ² of		biological or					
employment		geological					
floor space		importance					
Conclusion		The Stage 1 ass					<u>ng</u>
		factors. Therefore					tho
		As the site has been as					<u>tne</u>
		employment pur			<u> </u>	ing and	
ELR Stage 2		<u>omproyment par</u>	pooco	<u>-</u>			
PDL	Gree	enfield – Red					
Accessibility to		m from Henlow Ca	amp –	Amber			
Housing							
Road Access	<u>Adja</u>	cent to A600 - Ar	<u>nber</u>				
Availability	No c	onstraints indicate	ed – G	<u>Green</u>			
AGLV/Gap	N/N	Flood Zone	<u>1</u>	Important Op	en Spa	ce	<u>N</u>
Other	No a	dditional land use	s ider	<u>tified</u>			
Important							
Land Uses							
Number of	1			Number of 'A	mbers'		2
'Reds'							
Rank	<u>36</u>						
Conclusion		ne site scored few					
FLD Character	acce	ptable to progress	s to th	e next assessn	<u>nent sta</u>	age.	
ELR Stage 3		40					
Score		18	O in 41-	o orogo which	do set		
Rank		Joint 7 th out of 1				require an	
Conclusion		allocation, as sta The site is well le				convious et l	lonlow
		THE SILE IS WELL	บบลเยต	a to inflited labo	our and	services at F	ICHIOW

Camp but would generally have poor road access. The small size also limits the range of uses possible as part of a mixed use scheme and the settlement is well catered for in terms of industrial space already. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. For this reason the employment element of this proposal has not progressed beyond this stage.

Stage 4

	Olago I	
	Highways Authority	Not applicable
I	Highways Agency	Not applicable
I	Environment	Not applicable
	Agency	
	Archaeology	Not applicable
	Built Conservation	Not applicable
	Contaminated Land	Not applicable
	Internal Drainage	Not applicable
	Board	
	Environmental	Not applicable
	Health	
	English Heritage	Not applicable
	Landscape	Not applicable
	Natural England	Not applicable
	Anglian Water	Not applicable
	Conclusion	Not applicable
	Et IB 11	

Final Decision

The site would generally have poor road access, the small size limits the range of uses possible as part of a mixed use scheme and the settlement is well catered for in terms of industrial space already. In accordance with the Core Strategy no new allocations for employment land are required in the Rural Area. The housing site assessment concluded that as sites H079 and H176 are the favoured locations for development in Stondon, no further allocation is required within the village. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.

H208 - Land at 1	Station	n Road, Lower St	ondon						
Size (ha)	Station	0.80	Ondori						
Proposal			lingon	ot enocified					
		Number of dwellings not specified					00		
Description			Located to the east of Stondon and to the east of the Three Star Caravan Park. The site is currently used for agriculture.						
Issue & Options	Cone		ain. III	ie site is currer	illy use	a for agricult	ii C <u>.</u>		
Consultation	CONS	Yes	25%	No	75%	Maybe	0%		
Responses		165	25/6	INO	13/0	Maybe	0 /6		
Consultation		• This is a	Groo	nfield site and	chould	romain co			
Comments				ed for small sca					
Commonto		Stondor		d for Sifiali Sca	iie deve	siopinient in			
Stage 1		Otoriuo.	•						
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
5.55 25		Four Dwellings		Waste Site		Flood			
		,				Zone 2/3			
Archaeologica	No	Important	No	Biological or 0	Geolog	ical	No		
I Site/ SAM		Countryside		Importance	J				
		Gap							
Conclusion		The Stage 1 as:					ng		
		factors. Therefo	re, the	site has progr	essed t	o Stage 2.			
Stage 2									
Score		47							
Rank		6th ranked in se							
Conclusion		The site scored					ere are		
		housing needs							
		therefore housing							
		a range of villag							
		locations for dev							
		progressed to S							
		area; therefore							
Stage 3						<u> </u>			
Highways Autho	ority	Not applicable							
Highways Agen	CY	Not applicable							
Environment		Not applicable							
Agency									
Archaeology		Not applicable							
Built Conservati	on	Not applicable							
Contaminated L	and.	Not applicable							
Internal Drainag	je	Not applicable							
Board									
Environmental		Not applicable							
Health									
English Heritage	Э	Not applicable							
Landscape		Not applicable							
Natural England	ł	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							
Final Decision									
	t been	taken forward as	part o	of the Site Alloc	ations	Development	Plan		
Document.									

H200 Land at	Statio	n Road, Lower St	tondon				
Size (ha)	Statio	0.26	london				
Proposal		5 dwellings					
Description		Located to the r	oorth o	act of Standon	and to	the couth of	
Description		Station Road. T					
Issue & Options	Cons		TIO OILO	710 ourrorning de	000 101	agricaitaro	
Consultation	Ooric	Yes	20%	No	70%	Maybe	10%
Responses		100	2070	110	1070	Maybo	1070
Consultation		Existing	infras	tructure canno	t cope	with further	
Comments		develop	ć.				
		 Negativ 	e impa	act on the envir	onmen	t	
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeologica	No	Important	No	Biological or	Geolog	ical	No
I Site/ SAM		Countryside Gap		Importance			
Conclusion		The Stage 1 as factors. Therefore				•	ng
Stage 2			·				
Score		71					
Rank		2nd ranked in s	ettleme	ent out of 11			
Conclusion		The site scored	reaso	nably well withi	n the r	ural area. <u>The</u>	ere are
		housing needs					
		therefore housing					
		a range of village locations for de					
		required within	the villa	age. For this re	ason tl	ne site has no	ot
		progressed to S	Stage 3	. There are far	more s	suitable sites i	in the
		area; therefore	the site	e has not progr	essed	to Stage 3.	
Stage 3		,					
Highways Author		Not applicable					
Highways Agen	<u>CY</u>	Not applicable					
Environment		Not applicable					
Agency		Not oppliedle					
Archaeology Built Conservati	ion	Not applicable Not applicable					
Contaminated L		Not applicable					
Internal Drainage		Not applicable					
Board	,						
Environmental Health		Not applicable					
English Heritage	е	Not applicable					
Landscape		Not applicable					
Natural England	t	Not applicable					
Anglian Water		Not applicable					
Conclusion		Not applicable					
Final Decision				(1) 01: 11:			DI
	been	taken forward as	s part c	of the Site Alloc	ations	Development	Plan
Document.							

H256 – Land a	at Holyw	ellbury, near Lo	wer Sto	ndon/Henlow	Camp		
Size (ha)	it i loly v	5.85	Wor Oto	TIGOTI, TIOTHOW	oamp		
Proposal		Residential car	e home				
Description		The site is situa			ower St	ondon facino	the
Description		A600. The land				,	·
		areas and over			oritial by	andingo, pada	OOK
Issue & Option	s Cons		gromm	ariar			
Consultation		Yes	11%	No	67%	Maybe	12%
Responses							
Consultation		 Increas 	e in roa	d congestion			
Comments		There h	as bee	n too much de	velopm	ent in the	
		settleme	ent alre	ady			
Stage 1							
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No
		Four		Waste Site		Flood	
		Dwellings		D		Zone 2/3	
Archaeologic	No	Important	No	Biological or	Geolog	ical	No
al Site/ SAM		Countryside		Importance			
Conclusion		Gap		ant baa nat ida	ا مدانات ما	anı dia acıınti	- A
Conclusion		The Stage 1 as factors. Therefore					ng
Stage 2			J. C,C	one has prog.	00000	o clage	
Score		1					
Rank		11th ranked in	settlem	ent out of 11			
Conclusion		The site scored	poorly	within the #Ru	ıral <mark>a</mark> Ar	ea. The site is	6
		The site scored poorly within the FRural Area. The site is detached from the Settlement, in a less sustainable location					
		than other sites					
		across the who					
		allocations sho					lages.
		As sites H079					u dela la
		development in the village. For					
		Stage 3. For th					
Stage 3		<u>otago or</u> i or tri	io rodoc	on the one mae	TIOT TOL	torriormanar	
Highways Auth	nority	Not applicable					
Highways Age	ncy	Not applicable					
Environment		Not applicable					
<u>Agency</u>							
<u>Archaeology</u>		Not applicable					
Built Conserva		Not applicable					
Contaminated	Land	Not applicable					
Internal Draina	ige	Not applicable					
Board							
Environmental		Not applicable					
Health English Heritag	ne er	Not applicable					
Landscape	90	Not applicable					
Natural Englar	nd	Not applicable					
Anglian Water	IG	Not applicable					
Conclusion		Not applicable					
Final Decision		140t applicable					
Tinai Decision							

H194 - Land at High S	Stroot Sutton					
	1.0					
Size (ha)						
Proposal	25-30 dwellings		0		41	
Description	Located to the					
Janua 9 Ontions Cons	Street. The site	is curr	entiy in agricuit	urai us	se <u>.</u>	
Issue & Options Cons		4.00/	Nie	000/	Marcha	4.00/
Consultation	Yes	10%	No	80%	Maybe	10%
Responses Consultation	1					
Comments	Loss of		•		alanmant on	4h.a
Comments	• Existing	Tacillu	es cannot supp	ort de	velopment on	tne
Stage 1	Site					
Green Belt No	Less Than	No	Minerals &	No	Wholly	No
Oreen beit 140	Four Dwellings	140	Waste Site	140	Flood	140
	r our Dwomingo		Wasto Cito		Zone 2/3	
Archaeologica No	Important	No	Biological or 0	Geolog		No
I Site/ SAM	Countryside		Importance			
	Gap					
Conclusion	The Stage 1 as	sessm	ent has not ide	ntified a	any discountir	ng
	factors. Therefo	re, the	site has progre	essed t	o Stage 2.	Ū
Stage 2						
Score	26					
Rank	1st ranked in se	ttleme	nt out of 1			
Conclusion	The site scored	reasor	nably did not so	core pa	rticularly well	within
	the <u>FR</u> ural <u>aA</u> re					
	Settlement Hier					
	are more sustai					
	this reason the					
	far more suitable progressed to S			sieioie	-trie site rias i	101
Stage 3	progressed to e	nage o	•			
AccessHighways	Not applicable					
Authority	Not applicable					
Highways Agency	Not applicable					
Environment	Not applicable					
Agency	<u></u>					
Archaeology	Not applicable					
Built Conservation	Not applicable					
Contaminated Land	Not applicable					
Internal Drainage	Not applicable					
<u>Board</u>						
Environmental	Not applicable					
	Not applicable					
Environmental	Not applicable Not applicable					
Environmental Health English Heritage Landscape						
Environmental Health English Heritage	Not applicable					
Environmental Health English Heritage Landscape	Not applicable Not applicable					
Environmental Health English Heritage Landscape Natural England	Not applicable Not applicable Not applicable					
Environmental Health English Heritage Landscape Natural England Anglian Water	Not applicable Not applicable Not applicable Not applicable					
Environmental Health English Heritage Landscape Natural England Anglian Water Conclusion	Not applicable Not applicable Not applicable Not applicable Not applicable	s part c	of the Site Alloc	ations	Development	Plan

H198 - Garage	Premi	ses, Church Stree	t Ten	nnsford				
Size (ha)	. TOTAL	0.7	λ, ΙΟΠ					
Proposal		12 dwellings						
Description		Located to the s	outh w	est of Tempsfor	rd and	I to the west o	of .	
Description		Church Street. 7					,,	
		vehicle storage						
		redeveloped as						
Issue & Options	Cons							
Consultation		Yes	n/a	No	n/a	Maybe	n/a	
Responses						,		
Consultation		No com	ments	received				
Comments								
Stage 1								
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No	
		Four Dwellings		Waste Site		Flood		
						Zone 2/3		
Archaeologica	No	Important	No	Biological or G	eolog	ical	No	
I Site/ SAM		Countryside		Importance				
		Gap						
Conclusion		The Stage 1 ass					ng	
015.00		factors. Therefo	re, tne	site has progres	ssea t	o Stage 2.		
Stage 2		0.5						
Score		35						
Rank		2nd ranked in se					•	
Conclusion		The site scored reasonably well within the rural area. The site						
		<u>already has planning permission for 8 dwellings and is located</u> wholly within the Settlement Envelope. Non allocation of this						
		site does not pre						
		suitable sites in						
		site has not prog						
Stage 3								
Access Highway	/S	Not applicable						
Authority	_							
Highways Agen	СУ	Not applicable						
Environment		Not applicable						
Agency								
Archaeology		Not applicable						
Built Conservation	ion	Not applicable						
Contaminated L	and	Not applicable						
Internal Drainag	ge	Not applicable						
<u>Board</u>								
Environmental		Not applicable						
Health								
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	t	Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						
Final Decision								
The site has no	t been	taken forward as	part o	of the Site Alloca	tions	Development	Plan	

H334 – Stonebr	idae F	arm, Station Roa	d Lan	aford End Te	empsford	1	
Size (ha)	301	1.6 ha	.,	J. 6. 2. 10, 10	30,00		
Proposal		Residential – Nu	ımber	not specified			
Description		The site is locate			empsford	d, on the site of	of a
2 ccciipiicii		farm. The area of					
Issue & Options	Cons				3		
Consultation		Yes	0%	No	100%	Maybe	0%
Responses						,	
Consultation		 Developr 	ment v	vill alter the cl	haracter	of the village	
Comments		 Poor acc 	ess			_	
		 Infrastructure 	cture is	ssues			
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeologica	No	Important	No	Biological or	Geolog	ical	No
I Site/ SAM		Countryside Gap		Importance	9		
Conclusion		The Stage 1 ass factors. Therefore					ng
Stage 2							
Score		3					
Rank		5th ranked in se	ttleme	nt out of 7			
Conclusion		The site scored	poorly	within the ru	ral area.	and was one	of the
		lowest scoring s					
		Tempsford is cla					
		Hierarchy as it b					<u>9</u>
		sustainable loca For this reason t					2
Stage 3		1 01 1110 1000011	ino on	s was not tak	CIT TOT WO	ira. <u>to Otago c</u>	<u>/.</u>
Access Highway	'S	Not applicable					
Authority	<u>~</u>	riot applicable					
Highways Agen	СУ	Not applicable					
Environment		Not applicable					
Agency							
<u>Archaeology</u>		Not applicable					
Built Conservati		Not applicable					
Contaminated L		Not applicable					
Internal Drainag	je	Not applicable					
<u>Board</u>							
Environmental		Not applicable					
Health		Not onellest!					
English Heritage	₹	Not applicable					
Landscape	J	Not applicable					
Natural England	1	Not applicable					
Anglian Water Conclusion		Not applicable					
Final Decision		Not applicable					
	hoon	taken forward co	nort o	of the Site Alle	ocations	Development	Dlan
The site has not	been	taken forward as	part c	i the Site Allo	calions	pevelopment	rian

	_							
	Farm	, Langford End, T	empsi	ord				
Size (ha)		0.61 ha						
Proposal		Residential – Nu						
Description		The site is locate						
		of a farm. The a	rea co	ntains a nur	nbe	r of ag	iricultural build	dings.
Issue & Options	Cons							
Consultation		Yes	0%	No	10	0%	Maybe	0%
Responses								
Consultation		· ·			e, n	ew de	velopment wi	II
Comments		destroy it	ts cha	racter				
Stage 1								
Green Belt	No	Less Than	No	Minerals &		No	Wholly	No
		Four Dwellings		Waste Site)		Flood	
					_		Zone 2/3	
Archaeologica	No	Important	No	Biological		eologi	ical	No
I Site/ SAM		Countryside		Importance	€			
Conclusion		Gap		ant baa nat i	مما	4:4:a al .	المدر طامممر المد	. ~
Conclusion		The Stage 1 ass factors. Therefore						ıg
Stage 2		laciors. Therefor	ie, iiie	site rias pro	Jyre	รรธนา	o Stage 2.	
Score Score		-14						
Rank		6th ranked in se	ttlomo	nt out of 7				
Conclusion		The site scored			urol	oroo	and was and	of the
Conclusion		lowest scoring s						<u>oi trie</u>
		Tempsford is cla						nt
		Hierarchy as it b						
		sustainable loca						_
		For this reason t						
Stage 3								
Access Highway	<u>'S</u>	Not applicable						
Authority								
Highways Agen	<u>CV</u>	Not applicable						
Environment		Not applicable						
<u>Agency</u>								
<u>Archaeology</u>		Not applicable						
Built Conservati	on	Not applicable						
Contaminated L	.and	Not applicable						
Internal Drainag	je	Not applicable						
<u>Board</u>								
Environmental		Not applicable						
Health								
English Heritage	е	Not applicable						
Landscape		Not applicable						
Natural England	t	Not applicable						
Anglian Water		Not applicable						
Conclusion		Not applicable						
Final Decision								
The site has not	t been	taken forward as	part c	of the Site Al	loca	ations	Development	Plan

H336 – Lambcourt Farm, Station Road, Langford End, Tempsford Size (ha) Proposal Description The site is located near the centre of Tempsford. The site appears to be is comprised of either-dwellings or and farm buildings. Issue & Options Consultations
Proposal Description The site is located near the centre of Tempsford. The site appears to be is comprised of either dwellings or and farm buildings. Issue & Options Consultations
appears to be is comprised of either dwellings er and farm buildings. Issue & Options Consultations
buildings. Issue & Options Consultations
Issue & Options Consultations
Consultation Yes 0% No 100% Maybe 0%
Responses
Consultation • Small village, development will alter the character of it Comments
Stage 1
Green Belt No Less Than No Minerals & No Wholly No
Four Dwellings Waste Site Flood
Zone 2/3
Archaeologica No Important No Biological or Geological No
I Site/ SAM Countryside Importance
Gap
Conclusion The Stage 1 assessment has not identified any discounting
factors. Therefore, the site has progressed to Stage 2.
Stage 2 Score 48
Rank 1st ranked in settlement out of 7
Conclusion The site scored reasonably well within the FRural aArea. There
are far more suitable sites in the rural area; The site is located
wholly within the Settlement Envelope. Development within the
Settlement Envelope is considered acceptable in principle in
the Core Strategy and Development Management Policies
DPD. Sites within the Settlement Envelope could come forward
<u>as windfall through the Development Management process.</u> <u>Non allocation of this site does not prejudice its development.</u>
therefore For this reason the site has not progressed to Stage
3.
Stage 3
Access Highways Not applicable
<u>Authority</u>
Highways Agency Not applicable
Environment Not applicable
Archaeology Net applicable
Archaeology Built Conservation Not applicable Not applicable
Contaminated Land Not applicable
Internal Drainage Not applicable
Board
Environmental Not applicable
Health
English Heritage Not applicable
Landscape Not applicable
Natural England Not applicable
Anglian Water Not applicable
Conclusion Not applicable

H337 – Land at	Churc	ch Farm, Church E	nd T	empsford					
Size (ha)		0.82 ha							
Proposal		Residential – Number not specified							
Description		This proposal is situated to the South of Tempsford, in Church							
200011711011		End. The site includes a number of agricultural buildings, both							
		new and old. A portion of this site is vacant.							
Issue & Options	Cons	•							
Consultation		Yes	0%	No	100%	Maybe	0%		
Responses									
Consultation		 Poor pub 	olic tra	nsport					
Comments				icilities (e.g. s					
					dings, ad	ctually redund	ant?		
		Concern	over s	site access					
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood Zone 2/3			
Archaeologica	No	Important	No	Piological of	r Cooloo		No		
I Site/ SAM	INO	Important No Biological or Geological No Countryside Importance							
1 Oile/ OAW		Gap							
Conclusion			The Stage 1 assessment has not identified any discounting						
001101001011		factors. Therefore, the site has progressed to Stage 2.							
Stage 2		, 19							
Score		20							
Rank		3rd ranked score	e in se	ttlement out	of 7				
Conclusion		The site scored	poorly	within the FR	ural a Ar	ea <u>- and is loc</u>	ated		
		wholly within the							
		Settlement Envelope is considered acceptable in principle in							
		the Core Strategy and Development Management Policies DRD, Sites within the Settlement Envelope could come forward							
		DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process							
		as windfall through the Development Management process. Non allocation of this site does not prejudice its development.							
		For this reason the site was not taken forward to Stage 3.							
Stage 3		To this reason the site was not taken follward to stage 3.							
Access Highway	'S	Not applicable							
Authority									
Highways Agen	су	Not applicable							
Environment		Not applicable							
<u>Agency</u>									
<u>Archaeology</u>		Not applicable							
Built Conservati		Not applicable							
Contaminated L	.and	Not applicable							
Internal Drainag	je	Not applicable							
Environmental Not applicable Health									
English Heritage	е	Not applicable							
Landscape		Not applicable							
Natural England	t	Not applicable							
Anglian Water		Not applicable							
Conclusion		Not applicable							

11000 11	_									
	-arm,	Langford End, Te	mpstc	ora						
Size (ha)		0.14 ha								
Proposal		Residential – Number not specified								
Description		The land is situated to the East of Tempsford. The site is								
1 00 1		currently made up of redundant farm buildings.								
Issue & Options	Cons		00/	N.	4000/		00/			
Consultation		Yes	0%	No	100%	Maybe	0%			
Responses			1 12 6							
Consultation Comments		Lack of p								
Comments		Poor local facilitiesLack of employment opportunities in the village								
Stage 1		Lack of e	проу	инент оррог	turnites ir	i trie village				
Stage 1 Green Belt	No	Less Than	No	Minerals &	No	Wholly	No			
Green Deit	INO	Four Dwellings	INO	Waste Site		Flood	INO			
		Tour Dwellings		vvaste Site	'	Zone 2/3				
Archaeologica	No	Important	No	Biological o	or Geolog		No			
I Site/ SAM			Countryside Importance							
		Gap								
Conclusion		The Stage 1 ass	essm	ent has not i	dentified	any discountii	ng			
		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.								
Stage 2										
Score		-14								
Rank		7th ranked score								
Conclusion		The site scored					of the			
		lowest scoring sites across the whole of the Rural Area. Tempsford is classified as a Small Village in the Settlement								
		Tempsford is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are more								
		sustainable locations for residential development. For this								
		reason the site was not taken forward to Stage 3.								
Stage 3										
Access Highway	'S	Not applicable								
Authority		Tot applicable								
Highways Agen	СУ	Not applicable								
Environment		Not applicable								
Agency										
<u>Archaeology</u>		Not applicable								
Built Conservati		Not applicable								
Contaminated L		Not applicable								
Internal Drainag	je	Not applicable								
Board		N								
Environmental		Not applicable								
Health	<u> </u>	Not applicable								
English Heritage Landscape	-	Not applicable								
Natural England	1	Not applicable								
Anglian Water	4	Not applicable Not applicable								
Conclusion Not applicable										
Final Decision		140t applicable								
	heen	taken forward as	nart o	of the Site Al	locations	Development	Plan			
THE SILE HAS HOL	ווספוו	taken lol walu as	part 0	i the Site Al	iocations	Pevelohillelif	ı lall			

Size (ha) Proposal Residential – Number not specified Description The proposal is located to the East of Tempsford, on a site of agricultural buildings. The site abuts residential properties to the East and West. Issue & Options Consultations Consultation Responses Consultation Comments Stage 1 Green Belt No Less Than Four Dwellings No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 10 Rank 4th ranked score in settlement out of 7 The site scored poorly within the Rural aArea- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope could come forward as windfall through the Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management Process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 Access Highways Authority Highways Agency Not applicable Environment Agency Archaeology Archaeol	H339 – Biagin F	arm. I	Langford End, Tei	mpsfoi	rd						
Proposal Description The proposal is located to the East of Tempsford, on a site of agricultural buildings. The site abuts residential properties to the East and West. Issue & Options Consultations Consultation Personses Consultation Consultation Overdevelopment already in the village Consultation Comments Stage 1 Green Belt Overdevelopment already in the village Green Belt Overdevelopment already in the village Not applicable											
The proposal is located to the East of Tempsford, on a site of agricultural buildings. The site abuts residential properties to the East and West. Issue & Options Consultations Consultation Pes O% No 100% Maybe O% Responses Consultation Ocuments Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Plood Zone 2/3 Archaeologica No Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 10 Rank 4th ranked score in settlement out of 7 Conclusion The site scored poorly within the regural aArea- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope could come forward as windfall through the Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process, Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 AccessHighways Authority Not applicable Environment Agency Archaeology Not applicable Environmental Health English Heritage Not applicable	` '										
Consultation Responses Consultation Comments Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 10 Rank 4th ranked score in settlement out of 7 Conclusion The site scored poorly within the Faural aArea- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management Process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 AsceeseHighways Authority Not applicable Environment Agency Not applicable Built Conservation Not applicable Built Conservation Not applicable Built Conservation Not applicable Board Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Not applicable Not applicable Landscape Not applicable	Description		The proposal is located to the East of Tempsford, on a site of agricultural buildings. The site abuts residential properties to								
Responses Consultation Comments Stage 1 Green Belt	Issue & Options	Cons	ultations								
Comments Stage 1 Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica No Important No Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Score 10 Rank 4th ranked score in settlement out of 7 Conclusion The site scored poorly within the FRural Agrea and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 Accese Highways Agency Not applicable Authority Highways Agency Not applicable Built Conservation Not applicable Built Conservation Not applicable Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable			Yes	0%	No	1009	%	Maybe	0%		
Stage 1 Green Belt No Less Than Four Dwellings No Waste Site Flood Zone 2/3			Overdeve	elopm	ent already	in the	e villa	ige			
Green Belt No Less Than Four Dwellings No Minerals & No Wholly Flood Zone 2/3 Archaeologica I Site/ SAM No I Important Countryside Gap Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Stage 2 Score 10 Rank 4th ranked score in settlement out of 7 Conclusion The site scored poorly within the return a Area- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 AccessHighways Adency Not applicable Environment Agency Not applicable Environment Agency Not applicable Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable											
Conclusion The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2. Score 10 Rank 4th ranked score in settlement out of 7 Conclusion The site scored poorly within the FRural aArea- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 Access-Highways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Not applicable Landscape Not applicable		No		No			No	Flood	No		
Stage 2 Score 10 Rank 4th ranked score in settlement out of 7 Conclusion The site scored poorly within the rRural aArea- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 Access-Highways Agency Price Invironment Not applicable Environment Agency Not applicable Environment Not applicable Magency Not applicable Not applicable Not applicable Internal Drainage Board Not applicable Environmental Health English Heritage Not applicable		No	Countryside Importance						No		
Score Rank 4th ranked score in settlement out of 7 Conclusion The site scored poorly within the FRural aArea- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable	Conclusion								ng		
Rank 4th ranked score in settlement out of 7 Conclusion The site scored poorly within the frural aArea- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 AccessHighways Agency Not applicable Environment Not applicable Environment Agency Not applicable Built Conservation Not applicable Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable	Stage 2										
Conclusion The site scored poorly within the fRural aArea- and is located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable	Score		10								
wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site was not taken forward to Stage 3. Stage 3 AccessHighways Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Not applicable Landscape Not applicable	Rank		4th ranked score in settlement out of 7								
AccessHighways Authority Highways Agency Environment Agency Archaeology Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable			Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development.						e in es orward ss. nent.		
Authority Highways Agency Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Not applicable Landscape Not applicable Not applicable Not applicable	Stage 3										
Environment Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Landscape Not applicable Not applicable Landscape Not applicable		<u>'S</u>	Not applicable								
Agency Archaeology Built Conservation Contaminated Land Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Landscape Not applicable Not applicable Landscape Not applicable Not applicable Not applicable Not applicable Not applicable	Highways Agen	су	Not applicable								
Built Conservation Not applicable Contaminated Land Not applicable Internal Drainage Not applicable Board Environmental Not applicable Health English Heritage Not applicable Landscape Not applicable Natural England Not applicable			Not applicable								
Contaminated Land Not applicable Internal Drainage Board Environmental Not applicable Health English Heritage Not applicable Landscape Not applicable Natural England Not applicable											
Internal Drainage Board Environmental Health English Heritage Landscape Not applicable Not applicable Not applicable Landscape Not applicable Not applicable Not applicable											
Environmental Not applicable Health English Heritage Not applicable Landscape Not applicable Natural England Not applicable											
Health English Heritage Not applicable Landscape Not applicable Natural England Not applicable		je	Not applicable								
Landscape Not applicable Natural England Not applicable			Not applicable								
Natural England Not applicable	•										
•	·										
• " • • • • • • • • • • • • • • • • • •	Natural England	l	Not applicable								
Anglian Water Not applicable	Anglian Water		Not applicable								
Conclusion Not applicable	Conclusion										
Final Decision											
The site has not been taken forward as part of the Site Allocations Development Plan	The site has not	been	taken forward as	part o	f the Site A	llocati	ions	Development	Plan		

H340 – Land-at	Flitwic	k Road, Westoni	na							
Size (ha)	TIRWIC	7.47 ha								
Proposal		50 - 75 dwellings								
Description				ntly used for an	able fai	rmland. It is le	evel			
2 000p.i.o		The site is predominantly used for arable farmland. It is level and featureless.								
Issue & Options	Cons	ultations								
Consultation		Yes	0%	No	67%	Maybe	33%			
Responses										
Consultation		 The site is in the <u>gG</u>reen <u>bB</u>elt 								
Comments										
Stage 1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			.		100				
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No			
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance		ical	No			
Conclusion		The Stage 1 assessment identified a discounting factor Therefore, the site has not progressed to Stage 2.								
Stage 2										
Score		Not applicable								
Rank		Not applicable								
Conclusion		Not applicable								
Stage 3							_			
Access Highway Authority	<u>'S</u>	Not applicable								
Highways Agen	<u>CY</u>	Not applicable	Not applicable							
Archaeology		Not applicable								
Built Conservati	on	Not applicable								
Contaminated L	and .	Not applicable								
Internal Drainag	je	Not applicable								
Environmental Health		Not applicable								
English Heritage		Not applicable								
Landscape		Not applicable								
Natural England	1	Not applicable								
Anglian Water		Not applicable								
Conclusion	Conclusion Not applicable									
Final Decision										
The site has not	been	taken forward as	part c	of the Site Alloc	ations	Development	Plan			

H259 - Land re	ear of R	awlins Court, Be	edford S	Street. Woburn						
Size (ha)		0.14								
Proposal		5 dwellings								
Description		The site is vacant, overgrown and flat.								
Issue & Option	s Cons	ultations								
Consultation		Yes	25%	No	25%	Maybe	50%			
Responses										
Consultation				ne <mark>gG</mark> reen b <u>B</u> e	It and i	n an <mark>a</mark> Area of	Great			
Comments		Landsc	•							
				d congestion small scale de	welonm	nent to sustai	n the			
				d its facilities	velopii	ient to sustain	i ti ie			
Stage 1										
Green Belt	Yes	Less Than	No	Minerals &	No	Wholly	No			
		Four		Waste Site		Flood				
		Dwellings			_	Zone 2/3				
Archaeologic	No	Important	No	3			No			
al Site/ SAM		Countryside Gap		Importance						
Conclusion			sessm	ent identified a	discou	nting factor				
Conclusion			The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.							
Stage 2										
Score		Not applicable	Not applicable							
Rank		Not applicable								
Conclusion		Not applicable								
Stage 3										
Highways Auth	<u>nority</u>	Not applicable								
Highways Age	<u>ncy</u>	Not applicable								
Archaeology		Not applicable								
Built Conserva		Not applicable								
Contaminated		Not applicable								
Internal Draina Board	ige	Not applicable								
Environmental		Not applicable								
Health		Not applicable								
English Heritag	ge	Not applicable								
Landscape		Not applicable								
Natural England		Not applicable								
Anglian Water		Not applicable								
Conclusion Not applicable										
Final Decision										
The site has no	ot been	taken forward a	s part o	of the Site Alloc	ations	Development	Plan			

H365 - Land No	rth of	Timer Lane, Wob	urn							
Size (ha)		0.81 ha	- C. I. I.							
Proposal		16 dwellings								
Description		The site is located on two flat fields. One area is grassland, the								
·		other is arable.								
Issue & Options	Cons	ultations								
Consultation		Yes	0%	No	95%	Maybe	5%			
Responses										
Consultation				ne <mark>gG</mark> reen b Be						
Comments		 The site Wildlife 		of the Caswel	Lane	Field County				
			_	space used for	recrea	tion by locals				
Stage 1		C 2000 01 8	green	space asca for	rcorca	tion by locals				
Green Belt	Yes	Less Than	No	Minerals &	No	Wholly	No			
G. 66 26		Four		Waste Site		Flood				
		Dwellings				Zone 2/3				
Archaeological	No	Important	No	Biological or	Geolog	ical	No			
Site/ SAM		Countryside		Importance						
Os a skusis a		Gap								
Conclusion		The Stage 1 as Therefore, the				•				
Stage 2		Therefore, the	SILE III	as not progress	seu io c	Stage 2.				
Score		Not applicable								
Rank		Not applicable								
Conclusion		Not applicable								
Stage 3										
Access Highway	<u>s</u>	Not applicable	Not applicable							
<u>Authority</u>										
Highways Agen	<u>Cy</u>	Not applicable								
<u>Archaeology</u>		Not applicable								
Built Conservati		Not applicable								
Contaminated L		Not applicable								
Internal Drainag	e	Not applicable								
Board Environmental		Not applicable								
Environmental Health		Not applicable								
English Heritage	9	Not applicable								
Landscape		Not applicable								
Natural England Not applicable										
Anglian Water Not applicable										
Conclusion	Conclusion Not applicable									
Final Decision										
The site has not	been	taken forward as	part c	of the Site Alloc	ations	Development	Plan			

H090 - Land ad	iacent	to Water End . I	Hiah Sti	reet. Wrestling	worth				
Size (ha)		0.87							
Proposal		21 dwellings							
Description		Located to the south west of Wrestlingworth and to the west of							
Booonplion		the High Street. The site is currently used for agriculture.							
Issue & Options	Cons			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		or engineering to			
Consultation		Yes	10%	No	87%	Maybe	3%		
Responses		1.00							
Consultation		The site is in a conservation area and is an important							
Comments			ologica						
		The sit	e is the	last remaining	open s	space in the v	illage		
		 The site is the last remaining open space in the village Increase in road congestion 							
		New day	wellings	will support ex	xisting 1	facilities			
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood			
						Zone 2/3			
Archaeologica	No	Important	No	Biological or	Geolog	ıcal	No		
I Site/ SAM		Countryside							
Conclusion		Gap	The Stage 1 assessment has not identified any discounting						
Conclusion	factors. Therefore, the site has progressed to Stage 2.								
Stage 2									
Score		39							
Rank		2nd Joint 1st ra	nked in	settlement out	t of 5				
Conclusion		The site scored reasonably well within the Rural Area.							
Ooriciasion		Wrestlingworth is classified as a Small Village in the Settlement							
		Hierarchy as it benefits from few facilities. The site scored the							
		same as H250, however due to concerned raised by the							
		Development Strategy Task Force, H090 was deemed to be a							
		far more suitable location for future development. For these							
		reasons the site was taken forward to Stage 3. The site scored							
		reasonably well within the rural area. There are far more							
		suitable sites in the area; therefore the site has not progressed to Stage 3.							
Stage 3		i o olago o.							
Access Highway	/S	The site has a	long fro	ntage onto Hic	h Stree	et and should	be		
Authority	_	able to provide							
Highways Autho	ority	No comment m							
Environment		No site specific		ent made					
Agency									
<u>Archaeology</u>		This site conta							
		settlement, inc							
		Although they are not designated as a Scheduled Monument,							
		an assessment of the remains on behalf of English Heritage							
		suggested that they were potentially of national importance,							
		they are certainly of regional importance and a relatively rare							
		survival of medieval settlement earthworks. Development of the site would destroy the archaeological remains, so the site							
		the site would destroy the archaeological remains, so the site							
			should not be allocated for development in order to protect and preserve the archaeology. A planning application for the site						
		-							
has already been refused on the basis that it would have a									

	damaging impact on the archaeological remains.
Built Conservation	Not applicable No comment made
Contaminated Land	Not applicable No comment made
Internal Drainage Board	Not applicable No comment made
Environmental Health	Not applicable RAG rating is green
English Heritage	Based on current evidence, we object to the principle of site allocation H090. The entire site lies within Wrestlingworth Conservation Area and consists of undeveloped open space. The conservation area boundary has been deliberately drawn around this area, which presumably means that the open space makes a value contribution to the character and appearance of the conservation area. Development within this site allocation would therefore be likely to harm the conservation area. Not applicable We feel that even if development was justified, 21 dwellings would be too much for the site. This number of dwellings would not respect the linear character of the High Street and wider conservation area, and any development would therefore need to be of lower density.
Landscape	Unsuitable for development - land forms attractive entrance to village and forms an important open space ;important and distinctive pastures in terms of landscape character Not applicable
Natural England	Not applicable No comment made
Anglian Water	Not applicable RAG rating amber – Waste Water Treatment Works capacity requires infrastructure/treatment upgrades
Conclusion	Not applicable The Stage 3 assessment has highlighted a number of exceptional issues. In light of these major concerns, and the number of appropriate alternatives, it would not be appropriate to allocate this site. This site has not progressed beyond the Stage 3 assessment.
Final Decision	

H186 - Land Ad	ljacent	to Church Farm,	Pottor	n Road, Wrestl	ingwor	th				
Size (ha)		0.65								
Proposal		12-18 dwellings								
Description		Located to the north west of Wrestlingworth and north of Potton								
·		Road. The site is currently used for agriculture.								
Issue & Options	Cons	ultations								
Consultation		Yes	17%	No	72%	Maybe	11%			
Responses										
Consultation		 Increase 	e in roa	ad congestion						
Comments				cess point						
		 Lack of 								
		Site acc	eptable	e if for fewer d	welling	S				
Stage 1										
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood	No			
		1 our Dwellings		Wasie Oile		Zone 2/3				
Archaeologica	No	Important	No	Biological or (Geolog		No			
I Site/ SAM		Countryside		Importance	-					
		Gap								
Conclusion		The Stage 1 assessment has not identified any discounting								
		factors. Therefo	re, the	site has progr	essed t	to Stage 2.				
Stage 2										
Score		-4								
Rank		5th ranked in se								
Conclusion		The site scored								
		classified as a S								
		benefits from few facilities. There are other more sustainable sites within the Rural Area that are more suitable for residential								
		development. For these reasons the site was not taken forward								
		to Stage 3. The site scored poorly within the rural area. For this								
		reason the site was not taken forward.								
Stage 3							_			
Access Highway	<u>'S</u>	Not applicable								
<u>Authority</u>										
Highways Agen	<u>CY</u>	Not applicable								
Environment		Not applicable								
Agency										
Archaeology		Not applicable								
Built Conservati		Not applicable								
Contaminated L		Not applicable								
Internal Drainag Board	je	Not applicable								
Environmental		Not applicable								
Health		140t applicable								
English Heritage		Not applicable								
Landscape		Not applicable								
Natural England	t	Not applicable								
Anglian Water		Not applicable								
Conclusion Not applicable										
Final Decision										
The site has not	t been	taken forward as	part o	f the Site Alloc	ations	Development	Plan			

H187 - I and at	Potton	Road, Wrestling	worth						
Size (ha)	. 0	0.2	,						
Proposal		6 dwellings							
Description		Located to the north west of Wrestlingworth and north of Potton							
Description		Road. The site is currently used for agriculture.							
Issue & Options	Cons								
Consultation	CONS	Yes	29%	No	57%	Maybe	14%		
Responses		2070 NO 0170 Maybe 1470							
Consultation		Increase in road congestion							
Comments				cess point					
		Lack of local facilitiesThis is the most appropriate development site in the							
		village							
Stage 1									
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No		
		Four Dwellings		Waste Site		Flood			
						Zone 2/3			
Archaeologica	No	Important No Biological or Geological							
I Site/ SAM		Countryside Importance							
		Gap							
Conclusion		The Stage 1 as					ng		
factors. Therefore, the site has progressed to Stage 2.									
Stage 2									
Score		21							
Rank		3rd ranked in se							
Conclusion		The site scored							
		classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. There are other more sustainable							
		sites within the Rural Area that are more suitable for residential							
		development. For these reasons the site was not taken forward							
		to Stage 3. The site scored poorly within the rural area. For this							
		reason the site was not taken forward.							
Stage 3									
Access Highway	<u>'S</u>	Not applicable							
Authority									
Highways Agen	СУ	Not applicable							
Environment		Not applicable							
<u>Agency</u>									
Archaeology		Not applicable							
Built Conservati		Not applicable							
Contaminated L		Not applicable							
Internal Drainag	je	Not applicable							
Board Environmental		Not opplied							
Environmental Health		Not applicable							
English Heritage	2	Not applicable							
Landscape	5	Not applicable							
Natural England	1	Not applicable Not applicable							
	ı	•							
Anglian Water Not applicable									
Conclusion Final Decision		Not applicable							
Final Decision									

H188 - Land at	Hatley	Road, Wrestling	worth							
Size (ha)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	0.55								
Proposal		10-12 dwellings								
Description		Located to the north of Wrestlingworth and to the west of								
200011111011		Hatley Road. The site is currently used for agriculture.								
Issue & Options	Cons	<u> </u>		,						
Consultation		Yes	24%	No	61%	Maybe	14%			
Responses						,				
Consultation		 Increase 	e in roa	ad congestion						
Comments		 Danger 	ous ac	cess point						
		 Type of 	dwellir	ng doesn't kee	p to the	character of				
		Wrestlin	ngworth	า						
Stage 1					_					
Green Belt	No	Less Than	No	Minerals &	No	Wholly	No			
		Four Dwellings		Waste Site		Flood				
A 1 .				D. 1		Zone 2/3				
Archaeologica	No	Important	No	Biological or (eolog	ical	No			
I Site/ SAM		Gap	Countryside Importance							
Conclusion		The Stage 1 assessment has not identified any discounting								
CONCIUSION		factors. Therefore, the site has progressed to Stage 2.								
Stage 2		lactors. Thereto	ic, tric	Site rias progr	Cooca	o Glage 2.				
Score		5								
Rank		4th ranked in se	ttleme	nt out of 5						
Conclusion		The site scored			al Area	Wrestlingwo	orth is			
Conclusion		classified as a S								
		benefits from few facilities. There are other more sustainable								
		sites within the Rural Area that are more suitable for residential								
		development. For these reasons the site was not taken forward								
		to Stage 3. The site scored poorly within the rural area. For this								
0.0		reason the site was not taken forward.								
Stage 3		N								
Access Highway	<u>/S</u>	Not applicable								
Authority	01/	Not applicable								
Highways Agen	<u>Cy</u>	Not applicable								
Environment Agency		Not applicable								
Archaeology		Not applicable								
Built Conservati	ion	Not applicable								
Contaminated L		Not applicable								
Internal Drainag		Not applicable								
Board	,0	. tot applicable								
Environmental		Not applicable								
Health		2 1 2 1 2 1 2 1 2 1 2 1 2								
English Heritage	е	Not applicable								
Landscape		Not applicable								
Natural England	t	Not applicable								
Anglian Water		Not applicable								
Conclusion Not applicable										
Final Decision										
The site has not	t been	taken forward as	part o	f the Site Alloc	ations	Development	Plan			

H250 – Land located	to the South and	l the Fa	st of Chanel C	lose M	/restlingworth					
Size (ha)	1.78	тите ца	st of Offaper O	103C, V	resungworth					
Proposal	50 - 65 dwelling	ne								
Description	The site is pred	_	ntly covered by	, vouna	trees and sci	uhe				
Issue & Options Cons	•	Jorriniai	illy covered by	young	trees and sci	ubs.				
Consultation	Yes	8%	No	87%	Maybe	5%				
Responses	165	070	NO	0170	Maybe	5%				
Consultation	Increase in road congestion									
Comments	Increase in road congestionLoss of important wildlife habitat									
	Lack of local services and facilities									
Stage 1										
Green Belt No	Less Than	No	Minerals &	No	Wholly	No				
	Four		Waste Site		Flood					
	Dwellings				Zone 2/3					
Archaeologic No	Important	Important No Biological or Geological N								
al Site/ SAM	Countryside		Importance							
	Gap									
Conclusion	The Stage 1 as					ng				
	factors. Therefore	ore, the	site has progr	essed	to Stage 2.					
Stage 2										
Score	39									
Rank	Joint 1 st et ranked in settlement out of 5									
Conclusion	The site scored reasonably well within the Rural Area. Wrestlingworth is classified as a Small Village in the Settlement									
	Wrestlingworth is classified as a Small Village in the Settlement Hierarchy as it benefits from few facilities. The site is located									
	upon an area of trees, which the Development Strategy Task									
	Force felt were important to the local character. It is also									
	unclear how access would be gained. The site scored the									
	same as H090, which was felt to be a far more suitable location									
	for future development. For these reasons the site was not									
	taken forward to Stage 3. The site scored reasonably well within									
	the rural area. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.									
01	therefore the s	ite nas i	not progressed	1 to Sta	ge 3.					
Stage 3	Natanaliaala									
Highways Agarage	Not applicable									
Highways Agency	Not applicable									
Environment Agency	Not applicable									
Archaeology	Not applicable									
Archaeology Built Conservation	Not applicable Not applicable									
Contaminated Land	Not applicable									
Internal Drainage										
Board										
Environmental Health	Not applicable									
English Heritage	Not applicable									
Landscape	Not applicable									
Natural England Not applicable										
Anglian Water Not applicable										
Conclusion	Not applicable									
Final Decision	Not applicable									