

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	<p>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.</p>
Brogborough	<p>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.</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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</p>
Broom	Broom is a Small village within the parish of Southill which ranks poorly in the settlement hierarchy. No sites were

	<p>selected for residential allocation in Broom as they all performed very poorly in the assessment process.</p> <p>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.</p>
Clifton	<p>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.</p>
Clophill	<p>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.</p> <p>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.</p> <p>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.</p>

Dunton	<p>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.</p>
Everton	<p>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.</p> <p>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.</p> <p>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.</p>
Eyeworth	<p>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.</p>
Flitton and Greenfield	<p>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</p>

	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	<p>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.</p> <p>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.)</p> <p>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.</p> <p>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.</p>

	<p>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.</p> <p>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.</p> <p>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.</p>
Houghton Conquest	<p>Sites H308, E16 and E278/E14 are within the parish of 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.</p> <p>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.</p>
Hulcote & Salford	<p>Salford is a poor ranking small village. One residential site 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.</p> <p>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.</p>
Langford	<p>Langford is a high ranking Large Village in the Settlement 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.</p>

	<p>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.</p> <p>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.</p> <p>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 multi-use games area (HA22) and for 44 sheltered homes for the elderly and a cemetery (HA23).</p>
Lidlington	<p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Land at Copeman's Field, Bye Road Close (E46)</p>

	<p>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.</p> <p>E03 is within the parish of Lidlinton but due to its location has been assessed together with employment sites in the M1 Junction 13 sub area (Brogborough).</p>
Maulden	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>H218 has therefore been included in the Site Allocations DPD under Policy HA24 for the provision of approximately 15 dwellings.</p> <p>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</p>

	<p>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.</p> <p>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.</p>
Meppershall	<p>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.</p> <p>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.</p>
Millbrook	<p>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.</p>
Moggerhanger	<p>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.</p> <p>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</p>

	<p>development could help the village to support existing community facilities.</p> <p>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.</p> <p>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 of the employment assessment process.</p>
Northill	<p>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.</p> <p>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.</p> <p>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.</p>
Old Warden	<p>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.</p>
Pulloxhill	<p>Pulloxhill is categorized as a Small Village. Of the 3 sites submitted for residential development, 1 was discounted 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.</p>
Ridgmont	<p>All sites submitted for development at Ridgmont are within the Green Belt and were discounted at Stage 1 of the</p>

	assessment process.
Shillington	<p>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.</p>
Silsoe	<p>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).</p>
Southill	<p>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.</p> <p>Please note that all proposed residential schemes within the parish are addressed in the section for Broom above.</p>
Stondon (Lower Stondon)	<p>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.</p> <p>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.</p> <p>Land to the rear of Station Road and Bedford Road</p>

	<p>(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.</p> <p>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.</p> <p>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.</p>
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	<p>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.</p>
The Sheltons	<p>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</p> <p>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.</p> <p>E42 was discounted at Stage 3 of the employment assessment process as it already benefits from planning permission for live/work units.</p> <p>Please refer to Appendix 1 for details of the assessment process.</p>

H050 - Land at The Brache, Maulden							
Size (ha)		3.27					
Proposal		90 dwellings					
Description		Located to the north of Maulden, east of The Brache. The site is vacant former grazing land.					
Issue & Options Consultations							
Consultation Responses		Yes	11.4%	No	77.2%	Maybe	11.4%
Consultation Comments		<ul style="list-style-type: none"> Negative effect to wildlife and loss of countryside <u>Impact on the Greensand Ridge Walk</u> Infrastructure, services and facilities will not sustain development Increase in road congestion Scale of development unsuitable to the size of the village Negative visual impacts 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		73					
Rank		1st ranked score in settlement out of 18					
Conclusion		<p>The site scored reasonably well within the rRural aArea. <u>There was a high level of objection to this site from local residents. 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. There are far more suitable sites in the area; therefore For this reason</u> the site has not progressed to Stage 3.</p>					
Stage 3							
Access 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
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H051 - Land off Sharp Close, Maulden							
Size (ha)	0.89						
Proposal	16-17 dwellings						
Description	Located to the east of Maulden and North of the A507. The site is currently an unused paddock.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	82%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> • 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
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	37						
Rank	9th Joint 8th ranked score in settlement out of 18						
Conclusion	<p>The site scored reasonably well within the Rural Area. 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 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.</p>						
Stage 3							
Access/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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H116 - Land at Cobbitts Road, Maulden							
Size (ha)		1.2					
Proposal		40 dwellings					
Description		Located to the north east of Maulden and to the east of the Brache. The site is currently vacant.					
Issue & Options Consultations							
Consultation Responses		Yes	17%	No	59%	Maybe	24%
Consultation Comments		<ul style="list-style-type: none"> • Poor access • Loss of countryside/wildlife • Development is outside of the settlement envelope • Scale of development is too high • Infrastructure, services and facilities will not sustain development 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		72					
Rank		2nd ranked in settlement out of 18					
Conclusion		<p><u>The site scored reasonably well within the Rural Area. There was a high level of objection to this site from local residents. 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.</u></p> <p>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.</p>					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H118 - Land at L W Vass Ltd, Springfield Farm, Silsoe Road, Maulden							
Size (ha)	6						
Proposal	150 dwellings and employment units						
Description	Located to the south east of Maulden and to the west of Silsoe Road. The site is currently used for industry and has part vacant land.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	83%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside/wildlife • Development is outside of the settlement envelope • Scale of development is too high • Infrastructure, services and facilities will not sustain development • Site is subject to 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
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						
Stage 2							
Score	18						
Rank	<u>Joint 132</u> th ranked in settlement out of 18						
Conclusion	<p><u>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.</u></p>						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> <u>Drainage Board</u>	Not applicable						
Environmental	Not applicable						

Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p><u>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</u> The the site has not been taken forward as part of the Site Allocations Development Plan Document.</p>	

H118 - Land at L W Vass Ltd, Springfield Farm, Silsoe Road, Maulden							
Size (ha)	<u>6</u>						
Proposal	<u>150 dwellings and employment units</u>						
Description	<u>Located to the south east of Maulden and to the west of Silsoe Road. The site is currently used for industry and has part vacant land.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>0%</u>	No	<u>83%</u>	Maybe	<u>17%</u>	
Consultation Comments	<ul style="list-style-type: none"><u>Loss of countryside/wildlife</u><u>Development is outside of the settlement envelope</u><u>Scale of development is too high</u><u>Infrastructure, services and facilities will not sustain development</u><u>Site is subject to flooding</u><u>Increase in road congestion</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	<u>No</u>	Wholly or predominantly 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	<u>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.</u>						
ELR Stage 2							
PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>0.3km from Maulden – Red</u>						
Road Access	<u>0.8km from A507 – Red</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space	<u>N</u>		
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of ‘Reds’	<u>3</u>			Number of ‘Ambers’	<u>0</u>		
Rank	<u>68</u>						
Conclusion	<u>As the site scored fewer than four ‘reds’ the site was deemed acceptable to progress to the next assessment stage.</u>						

ELR Stage 3	
Score	<u>16</u>
Rank	<u>Joint 10th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>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.</u>	

H147 - Land between 129A and 131 Clophill Road, Hall End, Maulden							
Size (ha)	1.04						
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	Yes	0%	No	79%	Maybe	21%	
Consultation Comments	<ul style="list-style-type: none"> 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 & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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	<p><u>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.</u></p> <p>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.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						

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

H149 - Land North of Clophill Road, Maulden							
Size (ha)		1.05					
Proposal		30+ dwellings					
Description		Located to the east of Maulden (Hall End) and to the north of Clophill Road. The site is currently unused grassland					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	87%	Maybe	13%
Consultation Comments		<ul style="list-style-type: none"> Loss of countryside/wildlife Site is adjacent to a SSSI Amenities will not sustain development Increase in road congestion 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		37					
Rank		<u>Joint</u> 8th ranked in settlement out of 18					
Conclusion		<u>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.</u> 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 <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage <u>Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H172 - Land to the West of Maulden							
Size (ha)	2.2						
Proposal	53 dwellings						
Description	Located to the west of Maulden and to the north of Snow Hill. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	88%	Maybe	6%	
Consultation Comments	<p>For:</p> <p>Against:</p> <ul style="list-style-type: none"> 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 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			No
Conclusion	<p>The Stage 1 assessment identified a discounting factor.</p> <p>Therefore, the site has not progressed to Stage 2.</p> <p>Nothing to prevent progression to stage 2</p>						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access 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 site has not been taken forward as part of the Site Allocations Development Plan Document.							

H173 - Land to the North West of Maulden

Size (ha)	1.4
Proposal	42 dwellings
Description	Located to the north west of Maulden and to the west of Wingfield Ave. The site is currently used for agriculture

Issue & Options Consultations

Consultation Responses	Yes	5%	No	90%	Maybe	5%
Consultation Comments	<ul style="list-style-type: none"> • Site is outside the settlement envelope and on the green belt • Loss of countryside • Poor access • Increase in road congestion • Amenities will not support the development • Middle/Lower schools are at capacity • Public transport is poor 					

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 Geological Importance			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

<u>Access</u> Highways	Not applicable
<u>Authority</u>	
Highways Agency	<u>Not applicable</u>
<u>Environment</u>	<u>Not applicable</u>
<u>Agency</u>	
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage	Not applicable
<u>Board</u>	
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H178 - Land at Silsoe Road, Maulden							
Size (ha)		0.40					
Proposal		8-10 dwellings					
Description		Located to the south east of Maulden and to the east of Silsoe Road. The site is currently used for agriculture					
Issue & Options Consultations							
Consultation Responses		Yes	12%	No	53%	Maybe	35%
Consultation Comments		<ul style="list-style-type: none"> • Increase of road congestion • Loss of agricultural land • Local schools at capacity • Site could be developed for small scale development 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		18					
Rank		<u>Joint</u> 12th ranked in settlement out of 18					
Conclusion		<u>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.</u> <u>The site scored poorly within the rural area. For this reason the site was not taken forward.</u>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H193 - Land off Clophill Road, Hall End, Maulden							
Size (ha)		6.5					
Proposal		20 dwellings and retail units					
Description		Located to the south east of Maulden (Hall End) and north of the A507. The site is currently a saw mill and associated buildings/yard.					
Issue & Options Consultations							
Consultation Responses		Yes	9%	No	86%	Maybe	5%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Loss of agricultural land, close to a site of SSSI • Site is at risk for flooding • Development will lead to noise pollution • Local amenities are limited and overused • Site is remote from the settlement • Public transport is poor 					
Stage 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 Geological Importance			No
Conclusion		<p>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>					
Stage 2							
Score		15					
Rank		14th ranked in settlement out of 18					
Conclusion		<p><u>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.</u></p>					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental		Not applicable					

Health	
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p><u>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.</u> The site has not been taken forward as part of the Site Allocations Development Plan Document.</p>	

H193 - Land off Clophill Road, Hall End, Maulden						
Size (ha)	6.5					
Proposal	20 dwellings and retail units					
Description	Located to the south east of Maulden (Hall End) and north of the A507. The site is currently a saw mill and associated buildings/yard.					
Issue & Options Consultations						
Consultation Responses	Yes	9%	No	86%	Maybe	5%
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion Loss of agricultural land, close to a site of SSSI Site is at risk for flooding Development will lead to noise pollution Local amenities are limited and overused Site is remote from the settlement Public transport is poor 					
ELR Stage 1						
Green Belt	No	Contrary to the aims of the Core Strategy	No	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological 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.					
ELR Stage 2						
PDL	Approximately a third developed for saw mill/timber yard – Amber					
Accessibility to Housing	Approximately 0.1km from the outskirts of Clophill – Red					
Road Access	Adjacent to A507 – Green					
Availability	No constraints indicated – Green					
AGLV/Gap	N/N	Flood Zone	1	Important Open Space	N	
Other Important Land Uses	No additional land uses identified					
Number of 'Reds'	1			Number of 'Ambers'	1	
Rank	20					
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>17</u>
Rank	<u>9th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>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.</u>	

H204 - Land at the rear of 123b to 129 Clophill Road, Maulden							
Size (ha)	1.13						
Proposal	18 dwellings						
Description	Located to the east of Maulden (Hall End) and to the north of Clophill Road. The site is a disused nursery						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	84%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> Infrastructure, service and facilities will not sustain development Loss of countryside/wildlife. Site close to a SSSI, County Wildlife site and a Area of Great Landscape value Increase in road congestion 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	38						
Rank	7th ranked in settlement out of 18						
Conclusion	<p><u>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.</u></p> <p>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.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						

<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H218 - Land at Moor Lane, Maulden							
Size (ha)		2.0					
Proposal		60 dwellings					
Description		Located to the south of Maulden and to the east of Moor Lane. The site is currently part used for commercial storage and the rest for agriculture					
Issue & Options Consultations							
Consultation Responses		Yes	19%	No	57%	Maybe	24%
Consultation Comments		<ul style="list-style-type: none"> • Site is outside the settlement envelope • Amenities will not support development • Increase in road congestion • Maulden is a large village therefore further development should be considered • Site presents an opportunity to remove a commercial use and replace it to residential 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		48					
Rank		5th ranked in settlement out of 18					
Conclusion		<u>This site scored reasonably well within the settlement and the 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</u>					
Stage 3							
<u>Access/Highways Authority</u>		A limited amount of development to replace the existing industrial unit(s) could be permitted subject to the provision of a turning head					
<u>Highways Agency</u>		<u>No comment made</u>					
<u>Environment Agency</u>		<u>No site specific comment made</u>					
<u>Archaeology</u>		<u>No comment made</u>					
<u>Built Conservation</u>		none <u>No comment made</u>					
<u>Contaminated Land</u>		none <u>No comment made</u>					
<u>Internal Drainage Board</u>		none <u>No comment made</u>					
Environmental Health		RAG rating is green					
English Heritage		Possible impact on conservation area. <u>It could be visible from the conservation area and may not respect the linear form of</u>					

	<u>development to the north and east or the overall layout of the village, and should respect linear form</u>
Landscape	<u>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</u>
Natural England	none <u>No comment made</u>
<u>Anglian</u> Water	RAG rating is amber – <u>Waste Water Treatment Works and Foul Sewerage Network</u> C capacity upgrade required.
Conclusion	The Stage 3 assessment has identified some exceptional <u>major</u> issues with the <u>original</u> proposal. <u>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 order will help</u> to complement the original form of the locality and provide acceptable access. This proposal is deemed acceptable for the Site Allocations DPD.
Final Decision	
The Council has included the site within the Site Allocations Development Plan Document <u>for a minimum of 15 dwellings.</u>	

H221 - Land adjoining Kingsbrook, Limbersey Lane, Maulden							
Size (ha)	3.35						
Proposal	100 dwellings						
Description	Located to the north of Maulden and to the east of Limbersey Lane. The site is consists partly of a transport depot and agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	85%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Site is outside the settlement envelope • Amenities cannot support development 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	54						
Rank	3rd ranked in settlement out of 18						
Conclusion	<p><u>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.</u></p> <p>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.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						

<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H225 - Land at Water End Road, off A50, Water End, Maulden							
Size (ha)		0.96					
Proposal		4 dwellings					
Description		Located to the south east of Maulden and to the north of the A507. The site is currently vacant.					
Issue & Options Consultations							
Consultation Responses		Yes	6%	No	83%	Maybe	11%
Consultation Comments		<ul style="list-style-type: none"> Amenities cannot support development Site is outside the settlement envelope Loss of countryside Increase in road congestion 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		-15					
Rank		Joint 178th ranked in settlement out of 18					
Conclusion		<p><u>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.</u></p>					
Stage 3							
<u>Access</u>		Not applicable					
<u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		Not applicable					
<u>Environment Agency</u>		Not applicable					
<u>Archaeology</u>		Not applicable					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H230 - Longview Farm, Silsoe Road, Maulden

Size (ha)	1.27
Proposal	29 dwellings
Description	Located to the south east of Maulden and to the west of Silsoe Road. The site is comprised of a dwelling, a farm and a stable stables.

Issue & Options Consultations

Consultation Responses	Yes	14%	No	81%	Maybe	5%
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Increase in road congestion 					

Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					

Stage 2

Score	26
Rank	11th ranked in settlement out of 18
Conclusion	<u>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.</u> 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

<u>Access</u> <u>Highways</u>	Not applicable
<u>Authority</u>	
<u>Highways Agency</u>	<u>Not applicable</u>
<u>Environment</u>	<u>Not applicable</u>
<u>Agency</u>	
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage	Not applicable
<u>Board</u>	
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable

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

H233 – Land to South Side of Clophill Road, Silsoe/Maulden							
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 & Options Consultations							
Consultation Responses	Yes	0%	No	80%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Increase in road congestion • Site is prone to flooding • Development is too large for the village, smaller scale development should be considered 						
Stage 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 Geological 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						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. There was a high level of objection to this site from local residents. 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. In addition, the Development Strategy Task Force have emphasized the detrimental impact the proposal would have upon the local character, emphasized in the Local Plan: Inspector's Report. For these reasons the site has not progressed to Stage 3.</u></p> <p>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.</p>						
Stage 3							
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	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	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H279 - Site A, Silsoe Road, Maulden							
Size (ha)		0.38					
Proposal		Residential – Number not specified					
Description		The site contains a number of buildings used for stage purposes. The land is contained on three sides by residential developments.					
Issue & Options Consultations							
Consultation Responses		Yes	7%	No	86%	Maybe	7%
Consultation Comments		<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Increase in road congestion • Listed buildings surround the site 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		43					
Rank		6th ranked score in settlement out of 18					
Conclusion		<p><u>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.</u></p> <p>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.</p>					
Stage 3							
Highways <u>Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H280 - Site B, Silsoe Road, Maulden							
Size (ha)	5.39						
Proposal	Residential – Number not specified						
Description	The site is located upon an arable field. The land is contained on two sides by residential developments and is adjacent to the A507.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	3%	No	94%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Poor access • Increase in road congestion 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	-7						
Rank	<u>Joint</u> 15th ranked score in settlement out of 18						
Conclusion	<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H281 - Site C, Water End Road, Maulden							
Size (ha)		9.63					
Proposal		Residential – Number not specified					
Description		The site is located upon a sloping arable field. The land is contained on three sides by residential developments.					
Issue & Options Consultations							
Consultation Responses		Yes	3%	No	91%	Maybe	6%
Consultation Comments		<ul style="list-style-type: none"> • Amenities cannot support development • Site is outside the settlement envelope • Loss of countryside • Site is prone to flooding • Increase in road congestion • Development of this size would be contrary to aims of the Core Strategy 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		-7					
Rank		<u>Joint</u> 156 th ranked score in settlement out of 18					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		Not applicable					
<u>Environment Agency</u>		Not applicable					
<u>Archaeology</u>		Not applicable					
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H341 – Brookside Farm, New Road, Maulden							
Size (ha)		0.3 ha					
Proposal		10 dwellings					
Description		The site, located to the South of Maulden, is comprised of disused barns and gardens.					
Issue & Options Consultations							
Consultation Responses		Yes	14%	No	86%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> Site is too isolated from the settlement 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		-15					
Rank		<u>Joint</u> 17th ranked in settlement out of 18					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

Document.

E18 - Land adjacent to 29 Clophill Road, Maulden							
Size (ha)	<u>2.0</u>						
Proposal	<u>B1 Office and A1 Shops: 100-150 jobs</u>						
Description	<u>Located to the east of Maulden and north of Clophill Road. The site is used for pasture and recreational uses</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>0%</u>	No	<u>62%</u>	Maybe	<u>38%</u>	
Consultation Comments	<ul style="list-style-type: none"><u>Existing amenities cannot support this development</u><u>Increase in road congestion</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	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>0.5km from Maulden - Red</u>						
Road Access	<u>1km from A507, 1.9km from A1 - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'			<u>0</u>
Rank	<u>62nd</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
ELR Stage 3							
Score	<u>19</u>						
Rank	<u>6th rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>						
Conclusion	<u>The proposal scored reasonably well within the area. The site is considered a logical extension to an existing small industrial estate which appears to be well occupied. As Ampthill and Flitwick which have constrained land supplies, there is some</u>						

	<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.</u>
Stage 4	
Highways Authority	<u>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.</u>
Highways Agency	<u>No comment made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comment made</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Motor vehicle garage - possible boundary fuel contamination low/mid risk</u>
Internal Drainage Board	<u>No comment made</u>
Environmental Health	<u>RAG rating is green</u>
English Heritage	<u>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.</u>
Landscape	<u>No comment made</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is amber – Waste Water Treatment Works capacity and Foul Sewerage Network capacity require infrastructure upgrades.</u>
Conclusion	<u>The Stage 4 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping.</u>
Final Decision	
<u>The Council has included this site within the Site Allocations Development Plan Document for 1.8 ha of B1, B2 and B8 employment land.</u>	

E79 - The Old Orchard, Water End Road, Maulden

Size (ha)	<u>0.91</u>
Proposal	<u>2 dwellings and 4 business units; number of jobs unknown</u>
Description	<u>Located to the east of Maulden and north of the A507. The site consists of grassland, orchard and a builders yard.</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>9.1</u> <u>%</u>	No	<u>81.8</u> <u>%</u>	Maybe	<u>9.1</u> <u>%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>The site is in the floodplain</u> <u>The site is detached from the village</u> <u>The site is only accessible from a single lane, future development would create traffic problems</u> 					

Stage 1

Green Belt	<u>No</u>	Less Than Four Dwellings	<u>Yes</u>	Minerals & Waste Site	<u>No</u>	Wholly Flood Zone 2/3	<u>No</u>
Archaeological Site/ SAM	<u>No</u>	Important Countryside Gap	<u>No</u>	Biological or Geological Importance			<u>No</u>
Conclusion		<u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u> <u>The Stage 1 assessment identified a discounting factor.</u> <u>Therefore, the site has not progressed to Stage 2.</u>					

Stage 2

Score	<u>Not applicable</u>
Rank	<u>Not applicable</u>
Conclusion	Not applicable

Stage 3

<u>Access</u> Highways	<u>Not applicable</u>
<u>Authority</u>	
Highways Agency	<u>Not applicable</u>
<u>Environment</u>	<u>Not applicable</u>
<u>Agency</u>	
Archaeology	<u>Not applicable</u>
<u>Built</u> Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
<u>Internal</u> Drainage	<u>Not applicable</u>
<u>Board</u>	
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
<u>Anglian</u> Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

E79 - The Old Orchard, Water End Road, Maulden

Size (ha)	<u>0.91</u>
Proposal	<u>2 dwellings and 4 business units; number of jobs unknown</u>
Description	<u>Located to the east of Maulden and north of the A507. The site consists of grassland, orchard and a builders yard.</u>

Issue & Options Consultations

Consultation Responses	Yes	9%	No	82%	Maybe	9%
Consultation Comments	<ul style="list-style-type: none"> • <u>Development is located away from the settlement</u> • <u>Poor access</u> • <u>Increase in road congestion</u> 					

ELR Stage 1

Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>Yes</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u> <u>The Stage 1 assessment identified a discounting factor.</u> <u>Therefore, the site has not progressed to Stage 2.</u>						

ELR Stage 2

PDL	<u>Not applicable</u>				
Accessibility to Housing	<u>Not applicable</u>				
Road Access	<u>Not applicable</u>				
Availability	<u>Not applicable</u>				
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space	<u>Not applicable</u>
Other Important Land Uses	<u>Not applicable</u>				
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'	<u>Not applicable</u>
Rank	<u>Not applicable</u>				
Conclusion	<u>Not applicable</u>				

ELR Stage 3	
Score	<u>Not applicable</u>
Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E83 - Site A, Silsoe Road, Maulden							
Size (ha)	<u>0.38</u>						
Proposal	<u>Commercial development: number of jobs unknown</u>						
Description	<u>Located to the south east of Maulden and to the west of Silsoe Road. The site is used for storage</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>20%</u>	No	<u>70%</u>	Maybe	<u>10%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Site has good transport links</u> <u>Site would be more appropriate for housing</u> <u>Loss of agricultural land</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	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Previously Developed Land - Green</u>						
Accessibility to Housing	<u>Approximately 1km from Maulden - Red</u>						
Road Access	<u>0.4km from A507 - Amber</u>						
Availability	<u>Has Planning permission for residential - Amber</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>1</u>			Number of 'Ambers'			<u>2</u>
Rank	<u>31st</u>						
Conclusion	<u>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.</u>						
ELR Stage 3							
Score	<u>Not applicable</u>						
Rank	<u>Not applicable</u>						
Conclusion	<u>Not applicable</u>						
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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

E84 - Site B, Silsoe Road, Maulden							
Size (ha)	5.39						
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 Responses	Yes	14 %	No	79%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none">Loss of agricultural landSite is located away from the villageInsufficient infrastructure to sustain development						
ELR Stage 1							
Green Belt	No	Contrary to the aims of the Core Strategy	Yes	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3	No
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological importance	No				No
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	Not applicable						
Road Access	Not applicable						
Availability	Not applicable						
AGLV/Gap	Not applicable	Flood Zone	Not applicable	Important Open Space			Not applicable
Other Important Land Uses	Not applicable						
Number of 'Reds'	Not applicable			Number of 'Ambers'			Not applicable
Rank	Not applicable						
Conclusion	Not applicable						
ELR Stage 3							
Score	Not applicable						

Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E85 - Site C, Silsoe Road, Maulden							
Size (ha)	<u>9.63</u>						
Proposal	<u>B1 Office, B8 Storage or Distribution, leisure or non-residential institutions such as a surgery; number of jobs unknown</u>						
Description	<u>Located to the south east of Maulden and to the east of Silsoe Road. The site is used for agriculture</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>14 %</u>	No	<u>79%</u>	Maybe	<u>7%</u>	
Consultation Comments	<ul style="list-style-type: none"><u>Loss of agricultural land</u><u>Site is located away from the village</u><u>Insufficient infrastructure to sustain development</u>						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>Yes</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion		<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>					
ELR Stage 2							
PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space			<u>Not applicable</u>
Other Important Land Uses	<u>Not applicable</u>						
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'			<u>Not applicable</u>
Rank	<u>Not applicable</u>						
Conclusion	<u>Not applicable</u>						
ELR Stage 3							
Score	<u>Not applicable</u>						

Rank	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E88 - Site D, Silsoe Road, Maulden							
Size (ha)	<u>3.55</u>						
Proposal	<u>B1 Office, B8 Storage or Distribution, leisure or non-residential institutions such as a surgery; number of jobs unknown</u>						
Description	<u>Located to the south east of Maulden and to the west of Silsoe Road. The site is used for agriculture</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>12%</u>	No	<u>82%</u>	Maybe	<u>0%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of agricultural land</u> <u>Site is outside of the settlement envelope</u> 						
<u>ELR</u> Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>Yes</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion		<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>					
<u>ELR</u> Stage 2							
PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space			<u>Not applicable</u>
Other Important Land Uses	<u>Not applicable</u>						
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'			<u>Not applicable</u>
Rank	<u>Not applicable</u>						
Conclusion	<u>Not applicable</u>						
<u>ELR</u> Stage 3							
Score	<u>Not applicable</u>						
Rank	<u>Not applicable</u>						

Conclusion	<u>Not applicable</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

H008 - Land at "The Mow" Hoo Road, Meppershall							
Size (ha)		0.70					
Proposal		18 dwellings					
Description		Located on the eastern side of the village and has an unoccupied bungalow, disused agricultural buildings and vacant land					
Issue & Options Consultations							
Consultation Responses		Yes	20%	No	60%	Maybe	20%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Loss of countryside • Poor access • Insufficient public transport • Extra housing will overload the sewage system • The application is more appropriate than others in Meppershall • The development is small scale, thus would not have an excessive environmental impact • The site is adjacent to the settlement 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		44					
Rank		56th ranked score in settlement out of 17					
Conclusion		<p><u>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.</u></p>					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage		Not applicable					

<u>Board</u>	
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H011 - Church View Nurseries, Shillington Road, Meppershall							
Size (ha)		0.26					
Proposal		Number of dwellings not specified					
Description		Located on the southern boundary east of the road leading to Shillington. The site is currently a disused nursery.					
Issue & Options Consultations							
Consultation Responses		Yes	6%	No	75%	Maybe	19%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Located opposite a conservation area • Negative visual impacts • Amenities cannot support the development 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		32					
Rank		Joint 78th ranked score in settlement out of 17					
Conclusion		<p><u>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 location for development in Meppershall, no further allocation is required within the village. For this reason the site was not taken forward.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H016 - 13 Shefford Road, Meppershall							
Size (ha)		0.31					
Proposal		18+ dwellings					
Description		Located to the north of the settlement on the road to Shefford, current use is uncertain from submitted application, but is properly a rear garden					
Issue & Options Consultations							
Consultation Responses		Yes	6%	No	88%	Maybe	6%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Development will comprise an important open space • Poor access • Public transport is insufficient • Location is inappropriate 					
Stage 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 Geological Importance			No
Conclusion		The site has been withdrawn					
Stage 2							
Score		Not applicable					
Rank		Not applicable					
Conclusion		Not applicable					
Stage 3							
Access 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 site has not been taken forward as part of the Site Allocations Development Plan Document.							

H034 - Bury Nurseries, 300 High Street, Meppershall							
Size (ha)	1.78						
Proposal	55 dwellings						
Description	Located to the west of the High Street, the site is currently a vacant nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	95%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • 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 & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
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	<p><u>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 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 more suitable sites within the Settlement. For this reason the site was not taken forward.</u></p>						
Stage 3							
Access/Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
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
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H035 - Land r/o 82 High Street & Beaumaris, High Street, Meppershall							
Size (ha)		0.35					
Proposal		7-10 dwellings					
Description		Located to the west of the High Street and north of Bury Nurseries and is currently a rear garden to no 82.					
Issue & Options Consultations							
Consultation Responses		Yes	9%	No	82%	Maybe	9%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Hazardous access • Negative visual impacts • Local schools are at capacity • Public transport is limited, local railway stations have full car parks 					
Stage 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 Geological Importance			No
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		<p><u>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.</u></p>					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					

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

H045 - New Close Nurseries, Fildyke Road, 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 Consultations							
Consultation Responses		Yes	18%	No	59%	Maybe	23%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Public transport is sparse and infrequent • Amenities cannot support this development • Drains and sewage system overloaded • Site is close to amenities • Site would not have an impact on the environment 					
Stage 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 Geological Importance			No
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		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
Access Highways Authority		Not applicable					
Highways Agency		<u>Not applicable</u>					
Environment Agency		<u>Not applicable</u>					
Archaeology		<u>Not applicable</u>					
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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H069 - Land at Shillington Road, Meppershall							
Size (ha)	0.2						
Proposal	3-4 dwellings						
Description	Located to the south of Meppershall and to the east of Shillington Road. The site is unused meadow land.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	89%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> Development would have a negative effect on the conservation area Site is on archeological interest and contributes to the setting of the nearby church Increase in road congestion Amenities cannot support new development 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	14						
Rank	16th ranked score in settlement out of 17						
Conclusion	<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						

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

H070 - Stondon Road Nurseries, Stondon Road, Meppershall							
Size (ha)		0.45					
Proposal		15 dwellings					
Description		Located to the south of Meppershall and to the south of Stondon Road. The site is a vacant nursery.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	71%	Maybe	29%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Blind access • Loss of countryside • Amenities cannot support development 					
Stage 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 Geological Importance			No
Conclusion		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		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> <u>Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H074 - School of Equitation, Rear of 37 Fildyke Road, Meppershall							
Size (ha)		0.33					
Proposal		3-9 dwellings					
Description		Located to the east of Meppershall and the north of Fildyke Road. The site is a vacant equestrian centre.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	86%	Maybe	14%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Poor access • Site is used for recreational purposes • Existing infrastructure cannot support these developments • Public transport is poor • The housing density is unsuitable to the size of the site 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		25					
Rank		<u>Joint</u> 121 st ranked in settlement out of 17					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access</u> <u>Highways</u> <u>Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage <u>Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					

<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H125 - New Close Nursery, Fildyke Road, Meppershall							
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 Consultations							
Consultation Responses		Yes	12%	No	65%	Maybe	23%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Development will intrude on the local countryside • Amenities cannot support the development • There has already been too much development in the settlement 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		31					
Rank		9th ranked score in settlement out of 17					
Conclusion		<p><u>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 location for development in Meppershall, no further allocation is required within the village. For this reason the site was not taken forward.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access</u> Highways Authority		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					

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

H174 - Land behind Meppershall Village Hall, High Street, Meppershall							
Size (ha)		6.7					
Proposal		68 dwellings, cemetery, GP surgery, community hall and playing fields					
Description		Located to the west of Meppershall and to the west of the high street. The site is currently agricultural land					
Issue & Options Consultations							
Consultation Responses		Yes	28%	No	59%	Maybe	13%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Site is currently used for recreation, other brown field sites are available • Amenities cannot support this development • Scheme is too large for the settlement • There has been too much development already in Meppershall • Poor access • Proposed community facilities would greatly benefit the community • The site is central to existing amenities 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		33					
Rank		6th ranked in settlement out of 17					
Conclusion		<p><u>The site scores reasonably well within the Rural Area. The proposed development will deliver significant community facilities which will benefit all residents of Stenden Meppershall. For this reason the site has progressed to Stage 3.</u></p> <p>The site 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.</p>					
Stage 3							
<u>Access Highways Authority</u>		Provided visibility is sufficient, the access would be acceptable					
<u>Highways Agency</u>		<u>No comment made</u>					
<u>Environment Agency</u>		<u>No site specific comment made</u>					
<u>Archaeology</u>		<u>No comment made</u>					
<u>Built Conservation</u>		<u>none No comment made</u>					
Contaminated Land		<u>Partially covered by former mixed industrial uses - mid risks around unknown works</u> <u>Mid risk</u>					

<u>Internal Drainage Board</u>	none <u>No comment made</u>
Environmental Health	RAG rating is green
English Heritage	none <u>No comment made</u>
Landscape	Development would require substantial landscape mitigation to integrate urban edge with countryside. <u>Access to the countryside should be maintained.</u>
Natural England	none <u>No comment made</u>
<u>Anglian</u> Water	RAG rating is red – <u>Major concerns regarding Waste Water Treatment Works, Foul Sewerage Network capacity requires upgrades. Capacity concerns, A sewer crosses</u> ing the <u>site.</u>
Conclusion	The Stage 3 assessment has not identified any exceptional issues with the proposal <u>which will prevent allocation</u> . For these reasons the proposal is acceptable for the Site Allocations DPD.
Final Decision	
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 Bury Farm, Meppershall							
Size (ha)		1.4					
Proposal		35 dwellings					
Description		Located to the south west of Meppershall and north of Campton Road. The site is a farm yard.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	100%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Site is on a blind/dangerous narrow road • Negative visual impacts • Public transport is limited • Amenities cannot support development • The scale of development is unsuitable to Meppershall • The area has drainage and flood problems 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		45					
Rank		4th ranked in settlement out of 17					
Conclusion		<p><u>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.</u></p>					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					

Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H191 - Land at Shefford Road, Meppershall							
Size (ha)		0.8					
Proposal		24 dwellings					
Description		Located to the north east of Meppershall and to the north of Shefford Road. The site is <u>currently</u> vacant.					
Issue & Options Consultations							
Consultation Responses		Yes	20%	No	53%	Maybe	27%
Consultation Comments		<ul style="list-style-type: none"> Infilling this area would block views of the countryside Increase in road congestion 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		22					
Rank		14th ranked in settlement out of 17					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access</u> Highways Authority		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H249 – Land to the East of Coneygate, Meppershall							
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 land.					
Issue & Options Consultations							
Consultation Responses		Yes	14%	No	76%	Maybe	10%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Amenities cannot support the development • Negative visual impact • Limited public transport • Site is a haven for wildlife • There has been too much development in Meppershall already 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		32					
Rank		<u>Joint</u> 7 th ranked in settlement out of 17					
Conclusion		<u>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 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.</u>					
Stage 3							
Highways <u>Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H315 - Land at 32 Shefford Road, Meppershall							
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 & Options Consultations							
Consultation Responses	Yes	0%	No	93%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> • Intrusive to existing properties • Amenities cannot support the development • Increase in road congestion • Potential for increase crime and anti-social behavior 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	26						
Rank	10th ranked in settlement out of 17						
Conclusion	<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.

H318 - Land rear of 30 Shefford Road, Meppershall							
Size (ha)		0.9					
Proposal		Residential – Number not specified					
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 & Options Consultations							
Consultation Responses		Yes	0%	No	89%	Maybe	11%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Amenities cannot support the development • The site is on a floodplain 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		25					
Rank		Joint 11th ranked in settlement out of 17					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
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 site has not been taken forward as part of the Site Allocations Development Plan							

Document.

H327 – Campton Field, western fringe of Campton village							
Size (ha)		3.64 ha					
Proposal		90 dwellings					
Description		This flat site, located South of Campton, is predominantly vacant.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	88%	Maybe	12%
Consultation Comments		<ul style="list-style-type: none"> The site is on a floodplain The proposal is disproportionate to the size of the existing settlement Amenities cannot support the development 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		12					
Rank		17th ranked in settlement out of 17					
Conclusion		<p><u>The site scored poorly within the Rural Area. Campton 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.</u></p> <p><u>The site scored poorly within the rural area. For this reason the site was not taken forward.</u></p>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H352 – Rear of Meppershall Post Office, 6 High Street, Meppershall							
Size (ha)		0.7 ha					
Proposal		8 – 10 dwellings					
Description		The proposal is situated near the centre of the settlement, next to the proposal H174. The site is currently vacant, however it was previously used as a garden.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	75%	Maybe	25%
Consultation Comments		<ul style="list-style-type: none"> Site isn't large enough to contribute to affordable housing or local infrastructure 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		110					
Rank		1st ranked in settlement out of 17					
Conclusion		<p><u>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.</u></p> <p>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.</p>					
Stage 3							
<u>Access</u> Highways Authority		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H144/E36 - Millbrook Proving Ground, Station Lane, Millbrook							
Size (ha)		300.0					
Proposal		Number of dwellings not specified, B1 employment use and hi-tech 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 Consultations							
Consultation Responses		Yes	6%	No	72%	Maybe	22%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impact • Large scale development that may eclipse Millbrook • Danger of overdevelopment of the site, it may overwhelm surrounding villages • Poor access 					
Stage 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 Geological Importance			No
Conclusion		<p>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>					
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 Allocations DPD					
Conclusion		<p>The Stage 2 assessment has identified a discounting factor. The site scored poorly within the Rural Area. Millbrook is classified as a Small Village in the Settlement Hierarchy. There 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.</p>					
Stage 3							
<u>Highways Authority Access</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology Built</u> Conservation		<u>Not applicable</u>					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

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 ~~T~~he site has not been taken forward as part of the Site Allocations Development Plan Document.

H144/E36 - Millbrook Proving Ground, Station Lane, Millbrook							
Size (ha)	300.0						
Proposal	Number of dwellings not specified, B1 employment use and hi-tech 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 Consultations							
Consultation Responses	Yes	6%	No	72%	Maybe	22%	
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion Negative visual impact Large scale development that may eclipse Millbrook Danger of overdevelopment of the site, it may overwhelm surrounding villages Poor access 						
ELR Stage 1							
Green Belt	No	Contrary to the aims of the Core Strategy	No	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3	No
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological 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.						
ELR Stage 2							
PDL	Majority of the site in use as a vehicle proving ground which incorporates landscaping. Woodland present on the site – Amber						
Accessibility to Housing	Corner of the site is adjacent to Lidlinton, although this is a large site and stretches 2km from Lidlinton at the farthest point – Amber						
Road Access	0.5km from A507 at nearest point – Red						
Availability	No constraints indicated – Green						
AGLV/Gap	Y/N	Flood Zone	1	Important Open Space	N		
Other Important Land Uses	Part of the Marston Vale Community Forest and a small part of the site is identified as a County Wildlife Site – Amber						
Number of 'Reds'	2			Number of 'Ambers'			3
Rank	60						
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>20</u>
Rank	<u>Joint 4th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.</u>
Conclusion	<u>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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>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.</u>	

H044 - Land at Park Road, Moggerhanger							
Size (ha)	4.1						
Proposal	Number of dwellings not specified						
Description	Located to the west of Moggerhanger and south of the A603 and is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	37.5%	No	50%	Maybe	12.5%	
Consultation Comments	<ul style="list-style-type: none"> There are no pavements from the site to amenities in the village Amenities cannot support the development 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
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 Area. reasonably well within the rural area. There are far more suitable sites <u>to allocate in the area</u> ; therefore the site has not progressed to Stage 3.						
Stage 3							
Highways Authority Access	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 site has not been taken forward as part of the Site Allocations Development Plan Document.							

H065/E37 - Asterby & Chalkcroft Nursery, The Ridgeway, Blunham							
Size (ha)		9.49					
Proposal		24 dwellings and 2ha of employment land					
Description		Located to the north east of Moggerhanger to the east of Blunham Rd. The site is currently a garden centre/nursery.					
Issue & Options Consultations							
Consultation Responses		Yes	44%	No	44%	Maybe	12%
Consultation Comments		<ul style="list-style-type: none"> The site is remote from the village The site isn't supported by amenities Loss of countryside Site has good access Good level of affordable housing provision Employment opportunities Space in the local schools 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting 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 purposes.</u>					
Stage 2							
Score		6					
Rank		4 th ranked in the settlement out of 4					
Conclusion		The site scored <u>very poorly compared to sites in the village and the rest of the rural area</u> . For this reason the site was not taken forward- <u>to Stage 3.</u>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage <u>Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		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 - Asterby & Chalkcroft Nursery, The Ridgeway, Blunham							
Size (ha)	9.49						
Proposal	24 dwellings and 2ha of employment land						
Description	Located to the north east of Moggerhanger to the east of Blunham Rd. The site is currently a garden centre/nursery.						
Issue & Options Consultations							
Consultation Responses	Yes	44%	No	44%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> The site is remote from the village The site isn't supported by amenities Loss of countryside Site has good access Good level of affordable housing provision Employment opportunities Space in the local schools 						
ELR Stage 1							
Green Belt	No	Contrary to the aims of the Core Strategy	Yes	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3	No
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological importance	No				
Conclusion	<p>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 Stage 2.</p> <p>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</p>						
ELR Stage 2							
PDL	Not Applicable						
Accessibility to Housing	Not Applicable						
Road Access	Not Applicable						
Availability	Not Applicable						
AGLV/Gap	N/A	Flood Zone	N/A	Important Open Space	N/A		
Other Important Land Uses	Not Applicable						
Number of 'Reds'	Not Applicable			Number of 'Ambers'			N/A
Rank	Not Applicable						

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

H154 - Land rear of The Guinea PH, Bedford Road, Moggerhanger							
Size (ha)		0.7					
Proposal		11 dwellings					
Description		Located in the centre of Moggerhanger and to the north of the A603. The site is currently used for agriculture.					
Issue & Options Consultations							
Consultation Responses		Yes	50%	No	25%	Maybe	25%
Consultation Comments		<ul style="list-style-type: none"> The site matches the villages scale and housing needs There is safe walking access to the lower school There are good public transport links Development will have little impact on the countryside No affordable housing in the scheme Increase in road congestion 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		65					
Rank		2nd ranked in settlement out of 4					
Conclusion		Nothing to prevent progression to stage 3					
Stage 3							
<u>Access/Highways Authority</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.					
<u>Highways Agency</u>		none No comment made					
<u>Environment Agency</u>		No site specific comments made					
<u>Archaeology</u>		none No comment made					
<u>Built Conservation</u>		none No comment made					
<u>Contaminated Land</u>		none No comment made					
<u>Internal Drainage Board</u>		none No comment made					
<u>Environmental Health</u>		RAG rating is amber – Road/Public house noise					
<u>English Heritage</u>		none No comment made					
<u>Landscape</u>		Appropriate scale and potential for rural screen					
<u>Natural England</u>		none No comment made					
<u>Anglian Water</u>		RAG rating is amber – Waste water capacity upgrade required					
Conclusion		The Stage 3 assessment has not identified any exceptional issues with the proposal. For these reasons the proposal is acceptable for the Site Allocations DPD.					
Final Decision							
<p>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</p>							

assessment. The Council has therefore included the site within the Site Allocations Development Plan Document for a minimum of 17 dwellings.

H273 - Land rear of St Johns Road, Moggerhanger

Size (ha)	1.9
Proposal	Residential – Number not specified
Description	The site, located to the west of Moggerhanger, is used for agricultural purposes. The site is flat, although there are a number of trees.

Issue & Options Consultations

Consultation Responses	Yes	14%	No	86%	Maybe	0%
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Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Pedestrians will need to cross the A603 to reach amenities • Development will not enhance village facilities or increase affordable housing provision • Development will have an adverse effect on the character of the village
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Stage 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 Geological Importance			No

Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.
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Stage 2

Score	70
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Rank	1st ranked in settlement out of 4
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Conclusion	<p>The site scored reasonably well. <u>However, access for the site from the public highway has not been demonstrated. within the rural area. There are are far more suitable sites in the area to 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 the favoured location for development in Moggerhanger, no further allocations are required. ;t</u> Therefore the site has not progressed to Stage 3.</p>
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Stage 3

Highways <u>Authority</u>	Not applicable
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Highways Agency	Not applicable
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<u>Environment</u>	<u>Not applicable</u>
<u>Agency</u>	

Archaeology	Not applicable
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Built Conservation	Not applicable
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Contaminated Land	Not applicable
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Internal Drainage Board	Not applicable
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Environmental Health	Not applicable
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English Heritage	Not applicable
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Landscape	Not applicable
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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.	

ELR - Ridgeway Business Park, The Ridgeway, South Mills, Blunham							
Size (ha)	<u>5.88</u>						
Proposal	<u>B1 Business and B8 Storage or Distribution; number of jobs unknown</u>						
Description	<u>Located to the north east of Moggerhanger and to the east of The Ridgeway. The site is used for a commercial vehicle servicing centre</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>12.5%</u>	No	<u>50%</u>	Maybe	<u>37.5%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Negative visual impacts</u> <u>There is a high pressure gas main running through the site</u> <u>Increase in road congestion</u> <u>Poor public transport</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	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Greenfield - Red</u>						
Accessibility to Housing	<u>1km from Blunham and 1.1km from Sandy - Red</u>						
Road Access	<u>1.1km from A603 but no direct access - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>0</u>		
Rank	<u>65th</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
ELR Stage 3							
Score	<u>21</u>						
Rank	<u>Joint 1st rank out of 18 in the areas which do not require an</u>						

	allocation, as stated in the Core Strategy
Conclusion	<u>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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

H018 - Pound Field, The Pound, Upper Caldecote							
Size (ha)		3.2					
Proposal		96+ dwellings					
Description		Located to the north of Upper Caldecote and to the West of the road to Sandy. Currently used as arable land.					
Issue & Options Consultations							
Consultation Responses		Yes	6%	No	85%	Maybe	9%
Consultation Comments		<ul style="list-style-type: none"> • 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 • Some residents would support a smaller scale development 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		11					
Rank		<u>Joint 840</u> th ranked score in settlement out of 12					
Conclusion		<u>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.</u> <u>The site scored poorly within the rural area. For this reason the site was not taken forward.</u>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					

Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H029 - Water Lane Farm, Upper Caldecote							
Size (ha)		2.0					
Proposal		60+ dwellings					
Description		Located to the east of the settlement on the road leading to the A1. The site is currently used for agriculture					
Issue & Options Consultations							
Consultation Responses		Yes	9%	No	86%	Maybe	5%
Consultation Comments		<ul style="list-style-type: none"> • 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 • Drainage/sewers are at full capacity 					
Stage 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 Geological Importance			No
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					
Conclusion		<p><u>The site did not score particularly 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.</u></p> <p>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.</p>					
Stage 3							
Access <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					

English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H076 - Land adj. 8 The Fields, Lower Caldecote							
Size (ha)		0.18					
Proposal		5 dwellings					
Description		Located in the centre and to the west of the Grange and the A1. The site is vacant garden land.					
Issue & Options Consultations							
Consultation Responses		Yes	12.5%	No	37.5%	Maybe	50%
Consultation Comments		<ul style="list-style-type: none"> This development was more suitable than other proposals as it's a small scale development that will fit into the character of the village 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		8					
Rank		11th ranked in the settlement out of 12					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
Access Highways Authority		Not applicable					
Highways Agency		<u>Not applicable</u>					
Environment Agency		<u>Not applicable</u>					
Archaeology		<u>Not applicable</u>					
Built Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H100 - Land at Sand Lane, Northill							
Size (ha)		0.6					
Proposal		18 dwellings					
Description		Located to the east of Northill and to the north of Sand Lane. The site is currently in agricultural use.					
Issue & Options Consultations							
Consultation Responses		Yes	27%	No	73%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • There is limited amenities in the village • Sewage system is overloaded • Loss of agricultural land • Poor site access 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		23					
Rank		5th ranked in settlement out of 12					
Conclusion		<p><u>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.</u></p> <p><u>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.</u></p>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> <u>Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H139 - Site off Harvey Close r/o 82-88 Biggleswade Road, Upper Caldecote							
Size (ha)	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 Consultations							
Consultation Responses	Yes	5%	No	82%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> • 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
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
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	<p><u>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.</u></p> <p>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.</p>						
Stage 3							
<u>Access/Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						

<u>Internal Board</u> Drainage	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H212 - Land at Thorncote Green, Nr Northill							
Size (ha)	0.5						
Proposal	2 dwellings						
Description	Located in the centre of Thorncote Green and to the east of Thorncote Green. The site is vacant land <u>currently vacant</u> .						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	50%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> Two supporters for development No other specific comments received 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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 <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage <u>Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

H229 - Land rear of 67-103 Biggleswade Road, Upper Caldecote							
Size (ha)		2.9					
Proposal		77 dwellings					
Description		Located to the east of Upper Caldecote and to the north of Biggleswade Road. The site is currently used for agriculture.					
Issue & Options Consultations							
Consultation Responses		Yes	9%	No	91%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> • 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 • Site is outside of the settlement envelope • Development would segregate the village • Poor access • Loss of countryside 					
Stage 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 Geological Importance			No
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 98th ranked in settlement out of 12					
Conclusion		<p><u>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 poorly within the rural area. For this reason the site was not taken forward.</u></p>					
Stage 3							
Access 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
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H231 - Land adjacent to Woodlands Nurseries, Biggleswade Road, Upper Caldecote							
Size (ha)		7.58					
Proposal		204 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 Consultations							
Consultation Responses		Yes	9%	No	89%	Maybe	2%
Consultation Comments		<ul style="list-style-type: none"> • 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 • Sewage system is at capacity • Loss of countryside • Support for a small scale development 					
Stage 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 Geological Importance			No
Conclusion		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 in settlement out of 12					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
Access Highways Authority		Not applicable					
Highways Agency		<u>Not applicable</u>					
Environment Agency		<u>Not applicable</u>					
Archaeology		<u>Not applicable</u>					
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
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H234 – Land rear of 47-55 Biggleswade Road, Upper Caldecote							
Size (ha)		2.02					
Proposal		63 dwellings					
Description		The site is positioned close to the centre of Upper Caldecote, an area of land currently occupied by arable farmland.					
Issue & Options Consultations							
Consultation Responses		Yes	9%	No	88%	Maybe	2%
Consultation Comments		<ul style="list-style-type: none"> • 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 • Sewers are at capacity • Loss of countryside • Small scale development would be accepted 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		11					
Rank		<u>Joint</u> 8th ranked in settlement out of 12					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Highways</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H288 - Land to the East 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 Comments	<ul style="list-style-type: none"> • 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 • 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
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	7						
Rank	12th ranked score in settlement out of 12						
Conclusion	<p>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.</p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>						
Stage 3							
Highways Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H289 - Home Farm, Ickwell							
Size (ha)		0.24					
Proposal		8 dwellings					
Description		The site currently contains buildings used to support a livery.					
Issue & Options Consultations							
Consultation Responses		Yes	7%	No	79%	Maybe	14%
Consultation Comments		<ul style="list-style-type: none"> The site is in a conservation area Area has a high wildlife value Development would damage the character of the village Increase in road congestion Small scale development would be acceptable 					
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion		As any area within Flood Zones 2/3 was discounted, the land left was not possible to accommodate 4 dwellings. For these reasons the site has been discounted.					
Stage 2							
Score		24					
Rank		Joint 43 rd ranked score in settlement out of 12					
Conclusion		<p><u>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.</u></p> <p>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.</p>					
Stage 3							
Highways <u>Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.

H349 H291 – Land East of 8 High Road, BroomLand to the rear of 76-88 Hitchin Road, Upper Caldecote

Size (ha)	0.21 ha
Proposal	3 dwellings
Description	The site is currently contains a number of subdivided garden areas, these include a lawn and a vegetable/fruit garden.

Issue & Options Consultations

Consultation Responses	Yes	11%	No	89%	Maybe	0%
Consultation Comments	<ul style="list-style-type: none"> Protected trees will have to be cut down to allow development Development will be isolated from the settlement 					

Stage 1

Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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

<u>Access</u> Highways Authority	Not applicable
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
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 site has not been taken forward as part of the Site Allocations Development Plan Document.

H313 - Land rear of 128 Hitchin Road, Upper Caldecote							
Size (ha)		0.7					
Proposal		1 – 14 dwellings					
Description		The site is at the South of Upper Caldecote, between the last and penultimate dwellings. The land is currently used as a garden/field.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	50%	Maybe	50%
Consultation Comments		<ul style="list-style-type: none"> Will support the post office/shop Increase in road congestion Increase the strain on facilities (e.g. the drains) 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		24					
Rank		<u>Joint</u> 3rd ranked in settlement out of 12					
Conclusion		<p><u>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.</u></p> <p>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.</p>					
Stage 3							
Highways Highways Authority		Not applicable					
Highways Agency		<u>Not applicable</u>					
Environment Agency		<u>Not applicable</u>					
Archaeology		<u>Not applicable</u>					
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 site has not been taken forward as part of the Site Allocations Development Plan Document.

H314 - Land Adjacent to 215 Biggleswade Road, Upper Caldecote							
Size (ha)		0.96					
Proposal		Residential – Number not specified					
Description		The site is positioned right on the eastern edge of Upper Caldecote, on what is currently used as vacant land. It is next existing housing and arable farmland. The plot does not appear to be used.					
Issue & Options Consultations							
Consultation Responses		Yes	33.3%	No	33.3%	Maybe	33.3%
Consultation Comments		<ul style="list-style-type: none"> Will support the local post office/shop Increase in road congestion Increase pressure on capacity facilities (e.g. the drains) 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		18					
Rank		6th ranked in settlement out of 12					
Conclusion		<p><u>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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
Highways Highways Authority		Not applicable					
Highways Agency		<u>Not applicable</u>					
Environment Agency		<u>Not applicable</u>					
Archaeology		<u>Not applicable</u>					
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 site has not been taken forward as part of the Site Allocations Development Plan Document.

E53 - Mount Pleasant Farm, Old Warden

Size (ha)	0.4
Proposal	Additional farm buildings; number of jobs unknown
Description	Located to the north of Old Warden. Site is in mixed use

Issue & Options Consultations

Consultation Responses	Yes	<u>N/a</u>	No	<u>N/a</u>	Maybe	<u>N/a</u>
Consultation Comments	<ul style="list-style-type: none"> <u>No comments received</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	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						

ELR Stage 2

PDL	<u>Greenfield - Red</u>				
Accessibility to Housing	<u>Approximately 1.8km from Ickwell - Red</u>				
Road Access	<u>Approximately 4.7km from A1 - Red</u>				
Availability	<u>Being promoted for education - Amber</u>				
AGLV/Gap	<u>Y/N</u>	Flood Zone	<u>1</u>	Important Open Space	<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>				
Number of 'Reds'	<u>4</u>		Number of 'Ambers'	<u>1</u>	
Rank	<u>77th</u>				
Conclusion	<u>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.</u>				

ELR Stage 3

Score	<u>Not applicable</u>
Rank	<u>Not applicable</u>
Conclusion	Not applicable

Stage 4

Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>

Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E55 - Shuttleworth College, Old Warden Park, Biggleswade							
Size (ha)	5.6						
Proposal	C2 Residential Colleges, B1 Business, B8 Storage or Distribution, retail, leisure and tourism; number of jobs not known						
Description	Located within the Shuttleworth College grounds. The site has a mixed use						
Issue & Options Consultations							
Consultation Responses	Yes	100 %	No	0%	Maybe	0%	
Consultation Comments	• The site is the best option for expanding the college						
ELR Stage 1							
Green Belt	No	Contrary to the aims of the Core Strategy	No	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3	No
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological importance	No				
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	Approximately 1.1km from Ickwell - Red						
Road Access	Approximately 3.5km from A1 - Red						
Availability	No constraints indicated - Green						
AGLV/Gap	Y/N - Red	Flood Zone	1	Important Open Space			N
Other Important Land Uses	Defined as part of a Historic Parks and Gardens (English Heritage) - Amber						
Number of 'Reds'	3			Number of 'Ambers'			1
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	14						
Rank	Joint 15 th rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy						
Conclusion		The site is one of the lowest scoring in the area. In accordance					

	<u>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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

E56 - Home Farm, Old Warden Park, Biggleswade						
Size (ha)	<u>0.7</u>					
Proposal	<u>Hanger space; number of jobs unknown</u>					
Description	<u>Located within the Shuttleworth College grounds. The site has a mixed use</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>N/a</u>	No	<u>N/a</u>	Maybe	<u>N/a</u>
Consultation Comments	• <u>No comments received</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	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>			
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>					
ELR Stage 2						
PDL	<u>Greenfield - Red</u>					
Accessibility to Housing	<u>Approximately 1km from Ickwell – Red</u>					
Road Access	<u>Approximately 2.8km from A1 - Red</u>					
Availability	<u>No constraints indicated - Green</u>					
AGLV/Gap	<u>Y/N</u>	Flood Zone	<u>1</u>	Important Open Space		<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>4</u>			Number of 'Ambers'		<u>0</u>
Rank	<u>76th</u>					
Conclusion	<u>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.</u>					
ELR Stage 3						
Score	<u>Not applicable</u>					
Rank	<u>Not applicable</u>					
Conclusion	<u>Not applicable</u>					
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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

E57 - Kings Hill Farm, Old Warden Park, Biggleswade

Size (ha)	<u>0.86</u>
Proposal	<u>B1 Business, B8 Storage or Distribution and small scale retail</u>
Description	<u>Located within the Shuttleworth College grounds on the Kings Hill Farm. The site is an agriculture farmyard</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>N/a</u>	No	<u>N/a</u>	Maybe	<u>N/a</u>
Consultation Comments	<ul style="list-style-type: none"> <u>No comments received</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	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion		<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>					

ELR Stage 2

PDL	<u>Previously Developed Land - farm buildings - Green</u>				
Accessibility to Housing	<u>Nearest settlements are Upper Caldecote (1.3km) and Broom (1.6km) - Red</u>				
Road Access	<u>Approximately 2.3km from A1 - Red</u>				
Availability	<u>No constraints indicated - Green</u>				
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space	<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>				
Number of 'Reds'	<u>2</u>		Number of 'Ambers'		<u>0</u>
Rank	<u>40th</u>				
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>				

ELR Stage 3

Score	16
Rank	<u>Joint 10th rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy</u>
Conclusion	<u>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 Malden. There is some limited</u>

	<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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

E59 - Laundry Farm, Old Warden						
Size (ha)	<u>0.43</u>					
Proposal	<u>B1 Business, B8 Storage or Distribution and small scale retail: number of jobs is unknown</u>					
Description	<u>Located to the south west of Old Warden and to the north of Bedford Road. The site is used for industry and agriculture</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>100%</u>	No	<u>0%</u>	Maybe	<u>0%</u>
Consultation Comments	<u>• No additional comments made</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	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>			
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>					
ELR Stage 2						
PDL	<u>Majority of site Previously Developed Land farm buildings but also incorporates some farmland – Amber</u>					
Accessibility to Housing	<u>Approximately 2.5km from Ickwell - Red</u>					
Road Access	<u>Approximately 4.9km from A1 - Red</u>					
Availability	<u>No constraints indicated - Green</u>					
AGLV/Gap	<u>Y/N</u> <u>- Red</u>	Flood Zone	<u>1</u>	Important Open Space	<u>N</u>	
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>1</u>	
Rank	<u>71st</u>					
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>					
ELR Stage 3						
Score	<u>13</u>					
Rank	<u>Joint 16th rank out of 18 in the areas which do not require an allocation, as stated in the Core Strategy</u>					
Conclusion	<u>The site scores reasonably well in the area. In accordance with</u>					

	<u>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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

H115 - Land at Greenfield Road, Pulloxhill							
Size (ha)		0.2					
Proposal		1-2 dwellings					
Description		Located to the north west of Pulloxhill and to the west of Greenfield Road. The site is currently vacant.					
Issue & Options Consultations							
Consultation Responses		Yes	28.6%	No	42.9%	Maybe	28.6%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Site is outside of the settlement envelope • The site could take two dwellings especially if onsite parking is included 					
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H130 - Land West of Grenfield Road, Pulloxhill							
Size (ha)		0.07					
Proposal		2-4 dwellings					
Description		Located to the north west of Pulloxhill and to the west of Greenfield. The site is currently vacant					
Issue & Options Consultations							
Consultation Responses		Yes	22.2%	No	44.4%	Maybe	33.3%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Negative visual impacts to neighbors • Development is not suited to affordable housing 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		19					
Rank		2nd ranked in settlement out of 2					
Conclusion		<p><u>The site scored poorly within the Rural Area. Pulloxhill 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.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H152 - Land rear of the Cross Keys PH, 3 High Street, Pulloxhill							
Size (ha)		1.3					
Proposal		24 dwellings					
Description		Located to the north of Pulloxhill and to the west of the High Street. The site is vacant land.					
Issue & Options Consultations							
Consultation Responses		Yes	7%	No	93%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> Site is an important local space used for recreation Development will have a negative effect on the village Existing infrastructure is insufficient 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		27					
Rank		1st ranked in settlement out of 2					
Conclusion		<p><u>The site scored poorly within the Rural Area. Pulloxhill 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.</u></p> <p>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.</p>					
Stage 3							
<u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage <u>Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H107 - Site 1 Segenhoe Manor, Segenhoe, Ridgmont							
Size (ha)	1.51						
Proposal	12-20 dwellings						
Description	Located to the east of Ridgmont and to the south of the A507. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the Green 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	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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 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 site has not been taken forward as part of the Site Allocations Development Plan Document							

H108 - Site 2 Segenhoe Manor, Segenhoe, Ridgmont							
Size (ha)	2.58						
Proposal	14-23 dwellings and a new village hall						
Description	Located to the east of Ridgmont and to the east of Church Street. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> 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	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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 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 site has not been taken forward as part of the Site Allocations Development Plan Document							

H109 - Site 3 Segenhoe Manor, Segenhoe, Ridgmont

Size (ha)	7.27
Proposal	50-150 dwellings and a new village hall
Description	Located to the south of Ridgmont and to the south of Church Street. The site is currently used for agriculture

Issue & Options Consultations

Consultation Responses	Yes	0%	No	100%	Maybe	0%
Consultation Comments	<ul style="list-style-type: none"> 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	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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

<u>Access</u> <u>Highways</u>	Not applicable
<u>Authority</u>	
<u>Highways Agency</u>	<u>Not applicable</u>
<u>Environment</u>	<u>Not applicable</u>
<u>Agency</u>	
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage	Not applicable
<u>Board</u>	
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document

H153 - Land rear of Rose & Crown PH, 88 High Street, Ridgmont							
Size (ha)		2.0					
Proposal		12 dwellings					
Description		Located to the north of Ridgmont and to the west of the High Street. The site is vacant land					
Issue & Options Consultations							
Consultation Responses		Yes	14%	No	79%	Maybe	7%
Consultation Comments		<ul style="list-style-type: none"> 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	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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 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 site has not been taken forward as part of the Site Allocations Development Plan Document.							

H364 – Land between Eversholt Road & Church Street, Ridgmont							
Size (ha)	3.46 ha						
Proposal	87 dwellings						
Description	The proposal is located on two fields, one used for arable, the other part used as a grass playground by the nearby school.						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	75%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> 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	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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							
<u>Highways Authority Access</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H006 - Land at High Road, Shillington							
Size (ha)		0.77					
Proposal		24 dwellings					
Description		Located to the west of the settlement, the <u>land site</u> is behind 52a. The site is <u>and contains</u> vacant stables.					
Issue & Options Consultations							
Consultation Responses		Yes	12%	No	69%	Maybe	19%
Consultation Comments		<ul style="list-style-type: none"> 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	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
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 <u>1st</u> ranked score in settlement out of 6					
Conclusion		<u>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</u> Site <u>is</u> progressed to Stage 3					
Stage 3							
Access <u>Highways Authority</u>		none <u>No comment made</u>					
<u>Highways Agency</u>		<u>No comment made</u>					
<u>Environment Agency</u>		<u>No site specific comment made</u>					
<u>Archaeology</u>		<u>No comment made</u>					
<u>Built</u> Conservation		Sympathetic development of this site will not be damaging to the character or appearance of the <u>Conservation Area</u> or the nearest listed building at Green End Farm, beyond the New Walk junction					
Contaminated Land		none <u>No comment made</u>					
<u>Internal Drainage Board</u>		None <u>No comment made</u>					
Environmental Health		RAG rating is green					
English Heritage		none <u>No comment made</u>					
Landscape		none <u>No comment made</u>					
Natural England		none <u>No comment made</u>					
<u>Anglian</u> Water		RAG rating is green					
Conclusion		The Stage 3 assessment has not identified any exceptional issues with the proposal <u>which will prevent allocation</u> . 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 Hillfoot Road, Shillington							
Size (ha)		1.67					
Proposal		23 dwellings and a new village green					
Description		The site is located in the centre of the village and is <u>currently</u> unused grassland.					
Issue & Options Consultations							
Consultation Responses		Yes	17.6%	No	70.6%	Maybe	11.8%
Consultation Comments		<ul style="list-style-type: none"> Negative impact to the character of the village Loss of green space/wildlife Increase in road congestion Site would provide needed affordable housing 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		58					
Rank		2nd ranked score in settlement out of 6					
Conclusion		<p>The site scored reasonably well within the rRural aArea. <u>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 is required within the village. There are far more suitable sites in the area; therefore. For these reasons</u> the site has not progressed to Stage 3.</p>					
Stage 3							
Access Highways Authority		Not applicable					
Highways Agency		<u>Not applicable</u>					
Environment Agency		<u>Not applicable</u>					
Archaeology		<u>Not applicable</u>					
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 site has not been taken forward as part of the Site Allocations Development Plan Document.

H013 - Land adj. 125 Bury Road, Shillington							
Size (ha)		0.14					
Proposal		4 dwellings					
Description		Located to the north of the settlement on the road to Gravenhurst. The site is currently vacant land					
Issue & Options Consultations							
Consultation Responses		Yes	17%	No	50%	Maybe	33%
Consultation Comments		<ul style="list-style-type: none"> Loss of green spaces Lack of public transport Increase in road congestion 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		29					
Rank		3rd-4th ranked score in settlement out of 6					
Conclusion		The site scored reasonably <u>did not score particularly</u> well within the Rural Area . <u>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 is required within the village. There are far more suitable sites in the area; therefore For these reasons</u> the site has not progressed to Stage 3.					
Stage 3							
<u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H014 - Land Opposite Woodmer Close, Bury Road, Shillington							
Size (ha)		2.8					
Proposal		50-80 dwellings					
Description		Located to the north west of the settlement and is currently vacant land.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	100%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Scale of development is unsuitable to the village • Sewage system is at capacity 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		20					
Rank		5th-6th ranked score in settlement out of 6					
Conclusion		The site scored poorly <u>did not score particularly well</u> within the Rural Area <u>Rural Area</u> . <u>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 is required within the village.</u> For this reason the site was not taken forward.					
Stage 3							
Access <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H255 – Land at Marquis Hill, Shillington

Size (ha)	1.22
Proposal	Residential – Number not specified
Description	The site <u>is located on the south eastern edge of Shillington, to the south of Marquis Hill, and is used for grazing.</u> is vacant and featureless

Issue & Options Consultations

Consultation Responses	Yes	8%	No	75%	Maybe	17%
Consultation Comments	<ul style="list-style-type: none"> • Access junction is dangerous • Loss of green spaces • Development would affect the character of the village 					

Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					

Stage 2

Score	29
Rank	3rd ranked in settlement out of 6
Conclusion	The site scored reasonably <u>did not score particularly</u> well within the r <u>R</u> ural a <u>Area</u> . There are far more suitable sites in the area; therefore <u>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 is required within the village. For this reason the site has not progressed to Stage 3.</u>

Stage 3

Highways <u>Authority</u>	Not applicable
Highways <u>Agency</u>	<u>Not applicable</u>
<u>Environment</u>	<u>Not applicable</u>
<u>Agency</u>	
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan

Document.

H258 - Marquis Hill, Shillington							
Size (ha)	0.12						
Proposal	3 <u>dwellings on this site</u> or 17 dwellings <u>with this site and H255 combined</u>						
Description	The site is <u>located on the south eastern edge of Shillington, to the south of Marquis Hill, and is used for grazing. vacant and featureless</u>						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Development would have a negative affect on the character of the village Loss of green space Site is outside of the settlement envelope 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	20						
Rank	<u>4th-5th</u> ranked in settlement out of 6						
Conclusion	The site scored poorly <u>did not score particularly well</u> within the Rural Area . <u>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 is required within the village.</u> For this reason the site was not taken forward <u>has not progressed to Stage 3.</u>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.

H265 - Land at the Old Swan House, 7 Shillington End Road, Apsley End, Shillington							
Size (ha)	0.2						
Proposal	3 dwellings						
Description	The site is made up of one residential property and associated gardens. There is a vacant area behind this property containing a number of outbuildings.						
Issue & Options Consultations							
Consultation Responses	Yes	64%	No	36%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Size of development is right for the size of Shillington Development would improve the character of the area Site is within the conservation area 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.							

H319 - Land at 84a Handscombe 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 Consultations

Consultation Responses	Yes	20%	No	60%	Maybe	20%
Consultation Comments	<ul style="list-style-type: none"> Poor public transport Development should reflect the character of the local street 					

Stage 1

Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			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

Highways <u>Authority</u>	Not applicable
Highways <u>Agency</u>	<u>Not applicable</u>
<u>Environment</u> <u>Agency</u>	<u>Not applicable</u>
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.

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 re-development, 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.

H033 - Land rear of The Maples, Amphil Road, Silsoe							
Size (ha)	0.82						
Proposal	6 dwellings						
Description	Located to the west of the settlement and north of the former University site and is currently used as a paddock.						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	76%	Maybe	16%	
Consultation Comments	<ul style="list-style-type: none"> Too much development is taking place in Silsoe, in respect to the University Campus development which is putting pressure on existing limited amenities Loss of green spaces 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to 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 Rural Area <u>the Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not 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.</u>						
Stage 3							
Access Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
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 site has not been taken forward as part of the Site Allocations Development Plan Document.

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 currently grassland behind housing off Newbury Lane.						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	84%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> Too much development is taking place in Silsoe, in respect to the University Campus development which is putting pressure on existing limited amenities Scale of development is unsuitable to the size of Silsoe The site is green field, development should be restricted to brown field sites Poor access 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	55						
Rank	3rd ranked score in settlement out of 7						
Conclusion	Even though the site scored reasonably well within the Rural Area , the Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward, there were more suitable sites within the Settlement. For this reason the site was not taken forward.						
Stage 3							
Access 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
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H106 - Cranfield University Campus, Silsoe							
Size (ha)	24.7						
Proposal	375-500 dwellings and B1 employment use						
Description	Located to the south of Silsoe and to the south of West End Road. The site is a the former vacant university campus of Cranfield University, <u>which is now vacant.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	19.4%	No	61.3%	Maybe	19.4%	
Consultation Comments	<ul style="list-style-type: none"> • Too much development in the settlement already • Size of development is unsuitable for the village • Increase in road congestion • Site will provided much needed affordable housing 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting 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 purposes.</u>						
Stage 2							
Score	59						
Rank	2nd ranked in settlement out of 7						
Conclusion	This site scores reasonably well within the rural area and is identified in the Core Strategy for mixed-use redevelopment. The site has already been granted planning permission <u>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. Allocation is therefore necessary. A stage 3 assessment is not necessary as the principle of development has been tested through the planning application process.</u>						
Stage 3							
Access Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
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
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p>§The site <u>has been</u> granted planning permission <u>and the number of homes and amount of employment land has not been incorporated into existing commitments.</u> and This site is therefore allocated as part of the Site Allocations Development Plan Document <u>to be developed in accordance with its planning permission.</u></p>	

H106 - Cranfield University Campus, Silsoe							
Size (ha)	<u>24.7</u>						
Proposal	<u>375-500 dwellings and B1 employment use</u>						
Description	<u>Located to the south of Silsoe and to the south of West End Road. The site is the former campus of Cranfield University, which is now vacant.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>19.4%</u>	No	<u>61.3%</u>	Maybe	<u>19.4%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Too much development in the settlement already</u> <u>Size of development is unsuitable for the village</u> <u>Increase in road congestion</u> <u>Site will provide much needed affordable housing</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	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>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.</u>						
ELR Stage 2							
PDL	<u>Partially developed as the University, remainder of the site is Greenfield – Amber</u>						
Accessibility to Housing	<u>Adjacent to Silsoe – Green</u>						
Road Access	<u>0.2km from A1 and has direct access – Amber</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space	<u>Y (part of site)</u>		
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>1</u>			Number of 'Ambers'	<u>2</u>		
Rank	<u>35</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
ELR Stage 3							

Score	23
Rank	1 st out of 3 sites in Silsoe
Conclusion	<u>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.</u> <u>A detailed Stage 4 assessment is not necessary as the principle of development has been tested through the planning application process.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>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.</u>	

H120 - Land at Barton Road, Silsoe							
Size (ha)		0.1					
Proposal		1-2 dwellings					
Description		Located to the south of Silsoe and to the west of the A6. The site is currently vacant					
Issue & Options Consultations							
Consultation Responses		Yes	18%	No	76%	Maybe	6%
Consultation Comments		<ul style="list-style-type: none"> Village has already received its share of development Negative visual impact Site is outside of the settlement envelope 					
Stage 1							
Green Belt	No	Less Than Four Dwellings	Yes	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion		The Stage 1 assessment identified a discounting factor <u>of providing less than 4 dwellings</u> . Therefore, the site has not progressed to Stage 2.					
Stage 2							
Score		Not applicable					
Rank		Not applicable					
Conclusion		Not applicable					
Stage 3							
<u>Access/Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H179 - Land East of High Street, Silsoe							
Size (ha)	3.34						
Proposal	50 dwellings and a village hall						
Description	Located to the north east of Silsoe and to the east of the High Street. The site is currently agricultural land.						
Issue & Options Consultations							
Consultation Responses	Yes	10.5%	No	79%	Maybe	10.5%	
Consultation Comments	<ul style="list-style-type: none"> • Currently development plans (e.g. campus re-development) should preclude further development • Development should not occur on Greenfield sites • Silsoe has no need for a new village hall 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	47						
Rank	4th ranked in settlement out of 7						
Conclusion	<p>Even though the site scored reasonably well within the Rural Area, <u>the Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward.</u> there were higher scoring sites within the Settlement. For this reason the site was not taken forward.</p>						
Stage 3							
Access 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 site has not been taken forward as part of the Site Allocations Development Plan Document.

H220 - Land at Newbury Farm, Ampthill Road, Silsoe							
Size (ha)	5.8						
Proposal	170 dwellings						
Description	Located to the north west of Silsoe and to the east of Ampthill Road. The The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	93%	Maybe	2%	
Consultation Comments	<ul style="list-style-type: none"> Poor access Increase in road congestion Village has had too much development already Existing amenities cannot support the development 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	24						
Rank	6th ranked in settlement out of 7						
Conclusion	<p><u>The site scored poorly within the Rural Area. The Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward. The site scored poorly within the rural area.</u> For this reason the site was not taken forward.</p>						
Stage 3							
Access Highways Authority	Not applicable						
Highways Agency	<u>Not applicable</u>						
Environment Agency	<u>Not applicable</u>						
Archaeology	<u>Not applicable</u>						
Built Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H284 - Research Estate, Wrest Park, Silsoe

Size (ha)	11.05
Proposal	Retirement village
Description	This site is a relatively detached location to the East of Silsoe, based opposite Wrest Park. Wrest Park is an area of significant historical interest, containing many listed buildings and ancient monuments. The site has been vacant for 10 years, its most previous use being a research facility. The land also includes land for agricultural storage and a Tractor Test Bed.

Issue & Options Consultations

Consultation Responses	Yes	10%	No	73%	Maybe	17%
Consultation Comments	<ul style="list-style-type: none"> • Too much development in the village already • Site is unsuitable for intended use • Negative effects to Wrest Park • Site is located in a conservation area 					

Stage 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 Geological Importance			No

Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.
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Stage 2

Score	-5
Rank	7th ranked score in settlement out of 7
Conclusion	<u>The site scored very poorly within the Rural Area. The Core Strategy identifies that the Cranfield University campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward.</u> The site scored very poorly within the rural area. For this reason the site was not taken forward.

Stage 3

Highways <u>Authority</u>	Not applicable
<u>Highways Agency</u>	<u>Not applicable</u>
<u>Environment Agency</u>	<u>Not applicable</u>
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.	

H286 - Land adjacent to Silsoe Village Silsoe							
Size (ha)	4.87						
Proposal	Residential – Number not specified						
Description	This site is situated to the East of Silsoe, just to the West of the A6. There are two sites, one to the North and one to the South. The site to the North is comprised of residential land, <u>and</u> the rest of the site is arable.						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	93%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative effect on Wrest Park • There has been too much development in Silsoe already 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	67						
Rank	1st ranked in settlement out of 7						
Conclusion	Even though the site scored reasonably well within the <u>Rural Area</u> , the Core Strategy identifies that the university campus site should be a location for large scale development within Silsoe. Additional development within Silsoe is not required. For this reason the site was not taken forward.						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	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 site has not been taken forward as part of the Site Allocations Development Plan							

Document.

E21 - Agricultural Land to the West of the A6, Silsoe							
Size (ha)	<u>6.29</u>						
Proposal	<u>B1 Business: number of jobs not known</u>						
Description	<u>Located to the south of Silsoe and to the west of the A6. The site is currently used for agriculture</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>5%</u>	No	<u>90%</u>	Maybe	<u>5%</u>	
Consultation Comments	<ul style="list-style-type: none"><u>Loss of countryside</u><u>Too much development in the village already</u><u>Development will alter the character of the village</u><u>Increase in road congestion</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	<u>No</u>	Wholly or predominantly 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>	<u>Detrimental effect upon a site of national or international biological or geological importance</u>	<u>No</u>				
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Greenfield - Red</u>						
Accessibility to Housing	<u>Adjacent Silsoe - Green</u>						
Road Access	<u>Adjacent A6 - Green</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space	<u>N</u>		
Other Important Land Uses	<u>Part of Historic Parks and Gardens designation - Amber</u>						
Number of 'Reds'	<u>2</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>49th</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						
ELR Stage 3							
Score	<u>21</u>						
Rank	<u>2nd rank out of 3 in Silsoe</u>						
Conclusion	<u>The site scored reasonably well within Silsoe. The proposal has the potential to be a reasonably high profile employment location, adjacent to the A6 dual carriageway. However, it</u>						

	<u>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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

E86 - Land adj. to Taymer Nursing Home, Barton Road, Silsoe							
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 overgrown vegetation						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	86%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion Existing employment sites aren't full (e.g. Doolittle Mill) so therefore its unnecessary to develop more Other brownfield sites are better suited for development 						
ELR Stage 1							
Green Belt	No	Contrary to the aims of the Core Strategy	No	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3	No
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological importance	No				
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
ELR Stage 2							
PDL	Greenfield/ woodland - Red						
Accessibility to Housing	Approximately 0.6km from Silsoe - Red						
Road Access	Less than 0.1km from A6 - Green						
Availability	No constraints indicated - Green						
AGLV/Gap	N/N	Flood Zone	1	Important Open Space			N
Other Important Land Uses	No additional land uses identified						
Number of 'Reds'	2			Number of 'Ambers'			0
Rank	43 rd						
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	20						
Rank	2 nd rank out of 3 in Silsoe						
Conclusion	The site scored reasonably well within Silsoe. The proposal scores lower due to its lower profile location away from the A6						

	<u>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.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

E49 - Rowney Warren Wood, Southill							
Size (ha)	<u>112.96</u>						
Proposal	<u>A1 Shops and A3 Restaurants or Cafes; number of jobs unknown</u>						
Description	<u>Located to the north of Chicksands and south of the A600. The site is woodland</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>19%</u>	No	<u>67%</u>	Maybe	<u>14%</u>	
Consultation Comments	<ul style="list-style-type: none"><u>Negative impacts on environment and loss of woodland and wildlife</u><u>Increase in road congestion</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	<u>No</u>	Wholly or predominantly 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	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Comprises entirely woodland - Red</u>						
Accessibility to Housing	<u>1.3km from outskirts of Shefford - Red</u>						
Road Access	<u>Situated adjacent to the A600 - Amber</u>						
Availability	<u>Being promoted for visitor centre - Amber</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>Designated County Wildlife Sites (CWS) by Bedfordshire County Council - Amber</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'			<u>3</u>
Rank	<u>75th</u>						
Conclusion	<u>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.</u>						
ELR Stage 3							
Score	<u>No applicable</u>						
Rank	<u>No applicable</u>						
Conclusion	<u>No applicable</u>						

Stage 4	
Highways Authority	<u>No applicable</u>
Highways Agency	<u>No applicable</u>
Environment Agency	<u>No applicable</u>
Archaeology	<u>No applicable</u>
Built Conservation	<u>No applicable</u>
Contaminated Land	<u>No applicable</u>
Internal Drainage Board	<u>No applicable</u>
Environmental Health	<u>No applicable</u>
English Heritage	<u>No applicable</u>
Landscape	<u>No applicable</u>
Natural England	<u>No applicable</u>
Anglian Water	<u>No applicable</u>
Conclusion	<u>No applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>	

H047 - Land off Mayfield Crescent, Lower Stondon							
Size (ha)		2.24					
Proposal		45-50 dwellings					
Description		Located to the south of Stondon and south of the Shillington Road. It is currently agricultural land					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	100%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> Existing poor infrastructure could not cope with new developments 					
Stage 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 Geological Importance			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 score in settlement out of 11					
Conclusion		<p>The site scored reasonably <u>did not score particularly</u> well within the rural area <u>Rural Area</u>. <u>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.</u></p>					
Stage 3							
<u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage <u>Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H079 - Land at the rear of Station Road and Bedford Road, Lower Stondon							
Size (ha)	4.07						
Proposal	90-110 dwellings, B1 employment units, community buildings and open space.						
Description	Located to the east of Lower Stondon and to the south of Station Road. The site is currently vacant grassland.						
Issue & Options Consultations							
Consultation Responses	Yes	13%	No	81%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> Existing poor infrastructure could not cope with new developments A concern that villages should remain villages Stondon needs a development like this 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting 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 purposes.</u>						
Stage 2							
Score	59						
Rank	3rd ranked in settlement out of 11						
Conclusion	The site scores reasonably well within the r Rural a Area. It The <u>proposed development</u> will deliver significant community facilities which will benefit all residents of Stondon. For this reason the site has progressed to Stage 3.						
Stage 3							
Access Highways Authority	Access acceptable						
Highways Agency	<u>No comments made</u>						
Environment Agency	<u>No site specific comments made</u>						
Archaeology	<u>No comments made</u>						
Built Conservation	none <u>No comment made</u>						
Contaminated Land	Medium risks						
Drainage	<u>Flood alleviation methods should be required through the development to resolve the existing flooding problems at 60-64 Bedford Road.</u> <u>The Internal Drainage Board Requirement for</u> requires flows to be restricted to <u>g</u> Greenfield runoff as <u>the</u> downstream receiving watercourse is overloaded.						
Environmental Health	RAG rating is green						
English Heritage	none <u>No comment made</u>						
Landscape	none <u>No comment made</u>						

Natural England	none <u>No comment made</u>
<u>Anglian</u> 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 <u>allocation in</u> the Site Allocations DPD.
Final Decision	
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.	

H079 - Land at the rear of Station Road and Bedford Road, Lower Stondon						
Size (ha)	<u>4.07</u>					
Proposal	<u>90-110 dwellings, B1 employment units, community buildings and open space.</u>					
Description	<u>Located to the east of Lower Stondon and to the south of Station Road. The site is currently vacant grassland.</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>13%</u>	No	<u>81%</u>	Maybe	<u>6%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Existing poor infrastructure could not cope with new developments</u> <u>A concern that villages should remain villages</u> <u>Stondon needs a development like this</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	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>			
Conclusion	<u>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.</u>					
ELR Stage 2						
PDL	<u>Greenfield – Red</u>					
Accessibility to Housing	<u>Immediately adjacent to Henlow Camp – Amber</u>					
Road Access	<u>Adjacent to A600 – Amber</u>					
Availability	<u>No constraints indicated – Green</u>					
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space		<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>1</u>			Number of 'Ambers'		<u>2</u>
Rank	<u>34</u>					
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>					
ELR Stage 3						
Score	<u>15</u>					
Rank	<u>14th out of 18 in the areas which do not require an allocation.</u>					

	<u>as stated in the Core Strategy.</u>
Conclusion	<u>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.</u>
Stage 4	
Highways Authority	<u>Access acceptable</u>
Highways Agency	<u>No comments made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comments made</u>
Built Conservation	<u>No comments made</u>
Contaminated Land	<u>Medium risks</u>
Internal Drainage Board	<u>Flood alleviation methods should be required through the development to resolve the existing flooding problems at 60-64 Bedford Road.</u> <u>The Internal Drainage Board requires flows to be restricted to Greenfield runoff as the downstream receiving watercourse is overloaded.</u>
Environmental Health	<u>RAG rating is green</u>
English Heritage	<u>No comment made</u>
Landscape	<u>No comment made</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is red – Waste water capacity and sewer crossing site</u>
Conclusion	<u>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.</u>
Final Decision	
<u>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</u>	

H095 - Land rear of 149-175 Station Road, Lower Stondon							
Size (ha)		0.9					
Proposal		85 dwellings					
Description		Located to the east of Stondon and to the south of the Greyhound track. The site is scrubland.					
Issue & Options Consultations							
Consultation Responses		Yes	17%	No	75%	Maybe	8%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Further development will have a negative affect on the character of the village • Limited housing could be delivered on this site 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		50					
Rank		5th ranked in settlement out of 11					
Conclusion		The site scored reasonably well within the rural area. <u>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.</u>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H132 - Land at Trinity College Farm, Lower Stondon

Size (ha)	1.6
Proposal	25-50 dwellings
Description	Located to the south west of Stondon and south to Shillington Road. The site is currently a disused gravel quarry.

Issue & Options Consultations

Consultation Responses	Yes	9%	No	82%	Maybe	9%
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Existing poor infrastructure could not cope with new developments • A new community centre would help support the village 					

Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					

Stage 2

Score	40
Rank	8th ranked in settlement out of 11
Conclusion	The site scored reasonably well within the rural area. <u>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.</u>

Stage 3

<u>Access</u> Highways	Not applicable
<u>Authority</u>	
Highways Agency	<u>Not applicable</u>
<u>Environment</u>	<u>Not applicable</u>
<u>Agency</u>	
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage	Not applicable
<u>Board</u>	
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H140 - The Greyhound Stadium, Bedford Road, Lower Stondon

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 currently a Greyhound Stadium.

Issue & Options Consultations

Consultation Responses	Yes	15%	No	77%	Maybe	8%
Consultation Comments	<ul style="list-style-type: none"> Stondon has taken too much development already Existing poor infrastructure could not cope with new developments Site could benefit from re-development 					

Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					

Stage 2

Score	46
Rank	7th ranked in settlement out of 11
Conclusion	The site scored reasonably well within the rural area. <u>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.</u>

Stage 3

<u>Access</u> Highways	Not applicable
<u>Authority</u>	
Highways Agency	<u>Not applicable</u>
<u>Environment</u>	<u>Not applicable</u>
Agency	
Archaeology	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage	Not applicable
<u>Board</u>	
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H142 - Land rear of 133/135/137/147c Station Road, Lower Stondon, Henlow							
Size (ha)		8.0					
Proposal		Number of dwellings not specified					
Description		Located to the east of Stondon and north of Station Road. The site has a dwelling and unused, vacant land.					
Issue & Options Consultations							
Consultation Responses		Yes	29%	No	71%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • The settlement has seen too much development already • The site has potential to provide future housing growth 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		57					
Rank		4th ranked in settlement out of 11					
Conclusion		The site scored reasonably well within the rural area. <u>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.</u>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H176 - Peckworth Industrial Estate, Bedford Road, Lower Stondon, Henlow							
Size (ha)		0.4					
Proposal		20 dwellings					
Description		Located to the east of Stondon and to the west of Bedford Road. The site is an industrial estate.					
Issue & Options Consultations							
Consultation Responses		Yes	10%	No	50%	Maybe	40%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Increased pressure on local schools • The site has existing development and could be suitable for further development 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		115					
Rank		1st ranked in settlement out of 11					
Conclusion		<p>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.</p>					
Stage 3							
Access Highways Authority		Access <u>is</u> preferred from proposal H079. Developers would have to show <u>demonstrate that</u> access from Bedford road is acceptable.					
Highways Agency		<u>No comment made</u>					
Environment Agency		<u>No site specific comments made</u>					
Archaeology		<u>No comment made</u>					
Built Conservation		none <u>No comment made</u>					
Contaminated Land		Low/Medium risks					
Internal Drainage Board		none <u>No comment made</u>					
Environmental Health		RAG rating is amber – Environmental impacts from garage					
English Heritage		none <u>No comment made</u>					
Landscape		Concern of overdevelopment and lack of identity in Lower Stondon generally					
Natural England		none <u>No comment made</u>					
Anglian Water		RAG rating is red – Waste water capacity and water mains					

	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.
Final Decision	
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 Bedford Road, Lower Stondon							
Size (ha)	3.5						
Proposal	63 dwellings, B1 employment use and A1 retail space						
Description	Located to the north east of Stondon and to the west of Bedford Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	83%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> Greenfield sites should be protected Existing amenities cannot support the development 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting 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 purposes.</u>						
Stage 2							
Score	38						
Rank	9th ranked in settlement out of 11						
Conclusion	The site scored reasonably well within the r Rural a Area. <u>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.</u>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						

<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable
Final Decision	
<p><u>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</u> The the site has not been taken forward as part of the Site Allocations Development Plan Document.</p>	

H190 - Land at Bedford Road, Lower Stondon							
Size (ha)	3.5						
Proposal	63 dwellings, B1 employment use and A1 retail space						
Description	Located to the north east of Stondon and to the west of Bedford Road. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	83%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none">Greenfield sites should be protectedExisting amenities cannot support the development						
ELR Stage 1							
Green Belt	No	Contrary to the aims of the Core Strategy	No	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3	No
Less than 0.25 ha in size or promoted for less than 500m² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological 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.						
ELR Stage 2							
PDL	Greenfield – Red						
Accessibility to Housing	0.2km from Henlow Camp – Amber						
Road Access	Adjacent to A600 – Amber						
Availability	No constraints indicated – Green						
AGLV/Gap	N/N	Flood Zone	1	Important Open Space			N
Other Important Land Uses	No additional land uses identified						
Number of 'Reds'	1			Number of 'Ambers'			2
Rank	36						
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	18						
Rank	Joint 7 th out of 18 in the areas which do not require an allocation, as stated in the Core Strategy.						
Conclusion	The site is well located to limited labour and services at Henlow						

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

H208 - Land at Station Road, Lower Stondon							
Size (ha)		0.80					
Proposal		Number of dwellings not specified					
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 Consultations							
Consultation Responses		Yes	25%	No	75%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> This is a Greenfield site and should remain so There is a need for small scale development in Stondon 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		47					
Rank		6th ranked in settlement out of 11					
Conclusion		The site scored reasonably well within the rural area. <u>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.</u>					
Stage 3							
<u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H209 - Land at Station Road, Lower Stondon							
Size (ha)		0.26					
Proposal		5 dwellings					
Description		Located to the north east of Stondon and to the south of Station Road. The site is currently used for agriculture.					
Issue & Options Consultations							
Consultation Responses		Yes	20%	No	70%	Maybe	10%
Consultation Comments		<ul style="list-style-type: none"> Existing infrastructure cannot cope with further development Negative impact on the environment 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		71					
Rank		2nd ranked in settlement out of 11					
Conclusion		The site scored reasonably well within the rural area. <u>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.</u>					
Stage 3							
<u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H256 – Land at Holywellbury, near Lower Stondon/Henlow Camp

Size (ha)	5.85
Proposal	Residential care home
Description	The site is situated to the South of Lower Stondon, facing the A600. The land is occupied by residential buildings, paddock areas and overgrown land.

Issue & Options Consultations

Consultation Responses	Yes	11%	No	67%	Maybe	12%
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • There has been too much development in the settlement already 					

Stage 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 Geological Importance			No

Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.
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Stage 2

Score	1
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Rank	11th ranked in settlement out of 11
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Conclusion	<p>The site scored poorly within the Rural Area. <u>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. For this reason the site was not taken forward.</u></p>
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Stage 3

Highways Authority	Not applicable
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Highways Agency	Not applicable
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Environment	Not applicable
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Agency

Archaeology	Not applicable
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Built Conservation	Not applicable
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Contaminated Land	Not applicable
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Internal Drainage	Not applicable
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	9	11
Board		

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

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H194 - Land at High Street, Sutton							
Size (ha)		1.0					
Proposal		25-30 dwellings					
Description		Located to the east of Sutton and to the south of the High Street. The site is currently in agricultural use.					
Issue & Options Consultations							
Consultation Responses		Yes	10%	No	80%	Maybe	10%
Consultation Comments		<ul style="list-style-type: none"> Loss of countryside Existing facilities cannot support development on the site 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		26					
Rank		1st ranked in settlement out of 1					
Conclusion		The site scored reasonably <u>did not score particularly</u> well within the Rural <u>Area</u> . <u>Sutton 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 has not progressed to Stage 3. There are far more suitable sites in the area; therefore the site has not progressed to Stage 3.</u>					
Stage 3							
Access <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage <u>Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H198 - Garage Premises, Church Street, Tempsford							
Size (ha)		0.7					
Proposal		12 dwellings					
Description		Located to the south west of Tempsford and to the west of Church Street. The site is currently <u>was formerly used as vehicle storage for the garage and has recently been redeveloped as housing.</u>					
Issue & Options Consultations							
Consultation Responses		Yes	n/a	No	n/a	Maybe	n/a
Consultation Comments		<ul style="list-style-type: none"> No comments received 					
Stage 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 Geological Importance			No
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 7					
Conclusion		The site scored reasonably well within the rural area. <u>The site already has planning permission for 8 dwellings and is located wholly within the Settlement Envelope. Non allocation of this site does not prejudice its development. There are far more suitable sites in the rural area; therefore</u> For these reasons the site has not progressed to Stage 3.					
Stage 3							
Access <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage <u>Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H334 – Stonebridge Farm, Station Road, Langford End, Tempsford							
Size (ha)		1.6 ha					
Proposal		Residential – Number not specified					
Description		The site is located to the West of Tempsford, on the site of a farm. The area contains a number of agricultural buildings.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	100%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> Development will alter the character of the village Poor access Infrastructure issues 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		3					
Rank		5th ranked in settlement out of 7					
Conclusion		<p>The site scored poorly <u>within the rural area and was one of the lowest scoring sites across the whole of the Rural Area. 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.</u></p> <p>For this reason the site was not taken forward <u>to Stage 3.</u></p>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H335 – Tingey's Farm, Langford End, Tempsford							
Size (ha)		0.61 ha					
Proposal		Residential – Number not specified					
Description		The site is located near to the centre of Tempsford, on the site of a farm. The area contains a number of agricultural buildings.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	100%	Maybe	0%
Consultation Comments		<ul style="list-style-type: none"> Tempsford is a small village, new development will destroy its character 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		-14					
Rank		6th ranked in settlement out of 7					
Conclusion		<p>The site scored poorly within the rural area, and was one of the lowest scoring sites across the whole of the Rural Area. <u>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.</u> For this reason the site was not taken forward <u>to Stage 3.</u></p>					
Stage 3							
<u>Access</u> Highways Authority		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

Size (ha)	0.25 ha
Proposal	Residential – Number not specified
Description	The site is located near the centre of Tempsford. The site appears to be <u>is</u> comprised of either dwellings or <u>and</u> farm buildings.

Consultation Responses	Yes	0%	No	100%	Maybe	0%
Consultation Comments	<ul style="list-style-type: none"> Small village, development will alter the character of it 					

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 Geological Importance			No

Stage 2

Score	48
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Rank	1st ranked in settlement out of 7
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Conclusion	The site scored reasonably well within the #Rural a Area. There
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Stage 3

AccessHighways	Not applicable
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Highways Agency	Not applicable
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Agency	Agency

<u>Built</u> Conservation	Not applicable
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Internal Drainage	Not applicable
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Environmental	Not applicable
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English Heritage	Not applicable
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Natural England	Not applicable
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Conclusion	Not applicable
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Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H337 – Land at Church Farm, Church End, Tempsford

Size (ha)	0.82 ha
Proposal	Residential – Number not specified
Description	This proposal is situated to the South of Tempsford, in Church End. The site includes a number of agricultural buildings, both new and old. A portion of this site is vacant.

Issue & Options Consultations

Consultation Responses	Yes	0%	No	100%	Maybe	0%
Consultation Comments	<ul style="list-style-type: none"> • Poor public transport • Lack of local facilities (e.g. shops) • Are the redundant farm buildings, actually redundant? • Concern over site access 					

Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					

Stage 2

Score	20
Rank	3rd ranked score in settlement out of 7
Conclusion	The site scored poorly within the r Rural a Area- <u>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.</u>

Stage 3

<u>Access</u> <u>Highways</u>	Not applicable
<u>Authority</u>	
<u>Highways Agency</u>	<u>Not applicable</u>
<u>Environment</u>	<u>Not applicable</u>
<u>Agency</u>	
<u>Archaeology</u>	<u>Not applicable</u>
<u>Built</u> Conservation	Not applicable
Contaminated Land	Not applicable
<u>Internal</u> Drainage	Not applicable
<u>Board</u>	
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
<u>Anglian</u> Water	Not applicable
Conclusion	Not applicable

Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H338 – Library Farm, Langford End, Tempsford							
Size (ha)	0.14 ha						
Proposal	Residential – Number not specified						
Description	The land is situated to the East of Tempsford. The site is currently made up of redundant farm buildings.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Lack of public transport Poor local facilities Lack of employment opportunities in the village 						
Stage 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 Geological Importance			No
Conclusion	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 in settlement out of 7						
Conclusion	The site scored poorly <u>within the rural area, and was one of the lowest scoring sites across the whole of the Rural Area. 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.</u> For this reason the site was not taken forward <u>to Stage 3.</u>						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H339 – Biggin Farm, Langford End, Tempsford

Size (ha)	0.43 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	Yes	0%	No	100%	Maybe	0%
Consultation Comments	<ul style="list-style-type: none"> Overdevelopment already in the village 					

Stage 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 Geological Importance			No

Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.
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Stage 2

Score	10
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Rank	4th ranked score in settlement out of 7
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Conclusion	<p>The site scored poorly within the £Rural aArea- and is located <u>wholly within the Settlement Envelope</u>. <u>Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD.</u> <u>Sites within the Settlement Envelope could come forward as windfall through the Development Management process.</u> <u>Non allocation of this site does not prejudice its development.</u> For this reason the site was not taken forward <u>to Stage 3.</u></p>
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Stage 3

AccessHighways	Not applicable
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<u>Authority</u>	
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<u>Highways Agency</u>	<u>Not applicable</u>
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<u>Environment</u>	<u>Not applicable</u>
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<u>Agency</u>	
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<u>Archaeology</u>	<u>Not applicable</u>
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Built Conservation	Not applicable
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Contaminated Land	Not applicable
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<u>Internal</u> Drainage	Not applicable
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<u>Board</u>	
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Environmental	Not applicable
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Health	
Financial Health	Medium - High risk

English Heritage	Not applicable
Historic Environment	Not applicable

Landscape	Not applicable
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Natural England	Not applicable
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<u>Anglian</u> Water	Not applicable
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Conclusion	Not applicable
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Final Decision

The site has not been taken forward as part of the Site Allocations Development Plan

Document.

H340 – Land at Flitwick Road, Westoning							
Size (ha)		7.47 ha					
Proposal		50 - 75 dwellings					
Description		The site is predominantly used for arable farmland. It is level and featureless.					
Issue & Options Consultations							
Consultation Responses		Yes	0%	No	67%	Maybe	33%
Consultation Comments		<ul style="list-style-type: none"> The site is in the gGreen bBelt 					
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 Geological Importance			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 Highways Authority		Not applicable					
Highways 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 site has not been taken forward as part of the Site Allocations Development Plan Document.							

H259 - Land rear of Rawlins Court, Bedford Street, Woburn							
Size (ha)		0.14					
Proposal		5 dwellings					
Description		The site is vacant, overgrown and flat.					
Issue & Options Consultations							
Consultation Responses		Yes	25%	No	25%	Maybe	50%
Consultation Comments		<ul style="list-style-type: none"> The site is in the gGreen bBelt and in an aArea of Great Landscape Value Increase in road congestion Woburn needs small scale development to sustain the community and its facilities 					
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 Geological Importance			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							
Highways <u>Authority</u>		Not applicable					
<u>Highways Agency</u>		Not applicable					
<u>Archaeology</u>		Not applicable					
<u>Built</u> 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 site has not been taken forward as part of the Site Allocations Development Plan Document.							

H365 - Land North of Timer Lane, Woburn							
Size (ha)	0.81 ha						
Proposal	16 dwellings						
Description	The site is located on two flat fields. One area is grassland, the other is arable.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	95%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the gGreen bBelt The site is part of the Caswell Lane Field County Wildlife sSite Loss of green space used for recreation by locals 						
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 Geological Importance			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 Highways Authority	Not applicable						
Highways 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 site has not been taken forward as part of the Site Allocations Development Plan Document.							

H090 - Land adjacent to Water End , High Street, Wrestlingworth							
Size (ha)	0.87						
Proposal	21 dwellings						
Description	Located to the south west of Wrestlingworth and to the west of the High Street. The site is currently used for agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	87%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> The site is in a conservation area and is an important archaeological site The site is the last remaining open space in the village Increase in road congestion New dwellings will support existing facilities 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	39						
Rank	2nd Joint 1 st ranked in settlement out of 5						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. 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 concerns 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.</u></p> <p>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.</p>						
Stage 3							
Access/Highways Authority	<u>The site has a long frontage onto High Street and should be able to provide an acceptable junction</u> Not applicable						
Highways Authority	<u>No comment made</u>						
Environment Agency	<u>No site specific comment made</u>						
Archaeology	<p><u>This site contains the well preserved remains of medieval settlement, including house platforms and other features. 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 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</u></p>						

	<u>damaging impact on the archaeological remains.</u>
<u>Built</u> Conservation	<u>Not applicable</u> <u>No comment made</u>
Contaminated Land	<u>Not applicable</u> <u>No comment made</u>
<u>Internal</u> Drainage Board	<u>Not applicable</u> <u>No comment made</u>
Environmental Health	<u>Not applicable</u> <u>RAG rating is green</u>
English Heritage	<u>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.</u> <u>Not applicable</u> <u>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.</u>
Landscape	<u>Unsuitable for development - land forms attractive entrance to village and forms an important open space ;important and distinctive pastures in terms of landscape character</u> <u>Not applicable</u>
Natural England	<u>Not applicable</u> <u>No comment made</u>
<u>Anglian</u> Water	<u>Not applicable</u> <u>RAG rating amber – Waste Water Treatment Works capacity requires infrastructure/treatment upgrades</u>
Conclusion	<u>Not applicable</u> <u>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.</u>
Final Decision	
The site has not been taken forward as part of the Site Allocations Development Plan Document.	

H186 - Land Adjacent to Church Farm, Potton Road, Wrestlingworth							
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 Consultations							
Consultation Responses		Yes	17%	No	72%	Maybe	11%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Dangerous access point • Lack of local facilities • Site acceptable if for fewer dwellings 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		-4					
Rank		5th ranked in settlement out of 5					
Conclusion		<p><u>The site scored poorly within the Rural Area. Wrestlingworth 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 to Stage 3.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access</u> Highways Authority		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage Board		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

Document.

H187 - Land at Potton Road, Wrestlingworth							
Size (ha)		0.2					
Proposal		6 dwellings					
Description		Located to the north west of Wrestlingworth and north of Potton Road. The site is currently used for agriculture.					
Issue & Options Consultations							
Consultation Responses		Yes	29%	No	57%	Maybe	14%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Dangerous access point • Lack of local facilities • This is the most appropriate development site in the village 					
Stage 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 Geological Importance			No
Conclusion		The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.					
Stage 2							
Score		21					
Rank		3rd ranked in settlement out of 5					
Conclusion		<p><u>The site scored poorly within the Rural Area. Wrestlingworth 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 to Stage 3.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal Drainage Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							

The site has not been taken forward as part of the Site Allocations Development Plan Document.

H188 - Land at Hatley Road, Wrestlingworth							
Size (ha)		0.55					
Proposal		10-12 dwellings					
Description		Located to the north of Wrestlingworth and to the west of Hatley Road. The site is currently used for agriculture.					
Issue & Options Consultations							
Consultation Responses		Yes	24%	No	61%	Maybe	14%
Consultation Comments		<ul style="list-style-type: none"> • Increase in road congestion • Dangerous access point • Type of dwelling doesn't keep to the character of Wrestlingworth 					
Stage 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 Geological Importance			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		4th ranked in settlement out of 5					
Conclusion		<p><u>The site scored poorly within the Rural Area. Wrestlingworth 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 to Stage 3.</u></p> <p>The site scored poorly within the rural area. For this reason the site was not taken forward.</p>					
Stage 3							
<u>Access</u> <u>Highways Authority</u>		Not applicable					
<u>Highways Agency</u>		<u>Not applicable</u>					
<u>Environment Agency</u>		<u>Not applicable</u>					
<u>Archaeology</u>		<u>Not applicable</u>					
<u>Built</u> Conservation		Not applicable					
Contaminated Land		Not applicable					
<u>Internal</u> Drainage <u>Board</u>		Not applicable					
Environmental Health		Not applicable					
English Heritage		Not applicable					
Landscape		Not applicable					
Natural England		Not applicable					
<u>Anglian</u> Water		Not applicable					
Conclusion		Not applicable					
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

Document.

H250 – Land located to the South and the East of Chapel Close, Wrestlingworth							
Size (ha)	1.78						
Proposal	50 - 65 dwellings						
Description	The site is predominantly covered by young trees and scrubs.						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	87%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of important wildlife habitat • Lack of local services and facilities 						
Stage 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 Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	39						
Rank	Joint 1 st ranked in settlement out of 5						
Conclusion	<p><u>The site scored reasonably well within the Rural Area. 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.</u></p> <p>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.</p>						
Stage 3							
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 site has not been taken forward as part of the Site Allocations Development Plan Document.