

E19 - Land at Little Park Farm, Ampthill & adj to A507, Ampthill							
Size (ha)	12.0						
Proposal	B1 Business, B2 General Industry, B8 Storage and Distribution; 150-200 jobs						
Description	Located to the north west of Ampthill and to the west of the A507. The site is pasture land						
Issue & Options Consultations							
Consultation Responses	Yes	13%	No	80%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> The site is the green belt Increase in road congestion Dangerous access onto the A507 If site is screened well from the A507 it would be appropriate 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E29 - Little Park Farm, Ampthill							
Size (ha)	1.27						
Proposal	D2 Leisure (Indoor Tennis centre); number of jobs unknown						
Description	Located to the west of Ampthill and to the west of the A507. The site is currently in the use of agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	12%	No	76%	Maybe	12%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the green belt Increase in road congestion Residents liked the proposal of a tennis centre 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E64 - Doolittle Mill Phase 2, Land at Doolittle Mill, Ampthill							
Size (ha)	1.02						
Proposal	B1 Business; number of jobs unknown						
Description	Located to the south west of Ampthill and to the west of the A507. The site is part scrubland part storage						
Issue & Options Consultations							
Consultation Responses	Yes	62%	No	17%	Maybe	21%	
Consultation Comments	<ul style="list-style-type: none"> • Site will be a logical extension to existing site • The land is of poor quality so ideal for employment • 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	21						
Rank	20 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Issues over where access is to come from						
Conservation	Not applicable						
Contaminated Land	Low/mid risk						
Drainage	In flood zone 3, model required						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Site vegetation contributes to the local Green Infrastructure						
Natural England	Not applicable						
Water	RAG rating is Green						
Conclusion	The Stage 3 assessment has identified some exceptional issues with the proposal. These issues will be resolved. This proposal is therefore deemed acceptable for the Site Allocations DPD.						
Final Decision							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E68 - Doolittle Mill Phase 1, Land at Doolittle Mill, Ampthill							
Size (ha)	4.1						
Proposal	B1 Business; number of jobs unknown						
Description	Located to the south west of Ampthill and to the east of the railway line. The site is part scrubland part employment						
Issue & Options Consultations							
Consultation Responses	Yes	63%	No	22%	Maybe	15%	
Consultation Comments	<ul style="list-style-type: none"> Extension of business park is stated in the town plan Good location for much needed jobs 						
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	20 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Issues over where access is to come from						
Conservation	Not applicable						
Contaminated Land	Low/mid risk						
Drainage	In flood zone 3, model required						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Site vegetation contributes to the local Green Infrastructure						
Natural England	Not applicable						
Water	RAG rating is Green						
Conclusion	The Stage 3 assessment has identified some exceptional issues with the proposal. These issues will be resolved. This proposal is therefore deemed acceptable for the Site Allocations DPD.						
Final Decision							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E71 - Reddings Wood, Ampthill							
Size (ha)	23.57						
Proposal	B1 Light Industry and Research and Development; number of jobs unknown						
Description	Located to the north of Ampthill and to the east of Bedford Road. The site is occupied by Lockheed Martin						
Issue & Options Consultations							
Consultation Responses	Yes	45%	No	41%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Site will provide jobs locally 						
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	20 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E01 - Land at Arlesey Landfill Site, Arlesey							
Size (ha)	3.54						
Proposal	B2 General Industry and B8 Storage or distribution; 175-250 jobs						
Description	Located to the west of Arlesey and to the west of the railway line. The site is currently an active landfill site						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	75%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> The site is both a Greenfield and a brown field site 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	Yes	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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E12 - 'Land at Chase Farm, Arlesey							
Size (ha)	19.3						
Proposal	B1 Offices and Light Industry; 480 jobs						
Description	Located to the north east of Arlesey and to the south of Stotfold Road. The site is currently in agricultural use with two farm buildings						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	80%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of countryside • Poor public transport, trains to and from London are 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	25						
Rank	9 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E12a - 'Land at Chase Farm, Arlesey							
Size (ha)	60.43						
Proposal	Mixed use development						
Description	Located to the north east of Arlesey and to the west of the A507. The site is currently in agricultural use with two farm buildings						
Issue & Options Consultations							
Consultation Responses	Yes	22%	No	33%	Maybe	45%	
Consultation Comments	<ul style="list-style-type: none"> • Site will provide a new road link • Development will erode the gap between Arlesey and Stotfold 						
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	9 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Former gas works, mid/high risk						
Drainage	No increase in drainage permitted						
Environmental Health	Consideration will need to be given to conditions						
English Heritage	Not applicable						
Landscape	There is little vegetation and will be seen from all directions.						
Natural England	Not applicable						
Water	RAG is red, major constraints to development						
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							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E08 - 'Land at Holme Green Farm, Biggleswade							
Size (ha)	17.9						
Proposal	B2 General Industry, B8 Storage and Distribution; 950-1,000 jobs. New flyover to replace roundabout on A1 proposed for new access						
Description	Located to the south east of Biggleswade and to the west of the A1. The site is currently used for agricultural land and farming buildings						
Issue & Options Consultations							
Consultation Responses	Yes	50%	No	50%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Loss of countryside Impact on sewage/drainage systems 						
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	4 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E11 - 'Stratton Business Park Phase V, Biggleswade							
Size (ha)	26.70						
Proposal	B1 Business and B2 General Business; number of jobs unknown						
Description	Located to the south east of Biggleswade and to the south of Dunton Lane. The site is unused and vacant						
Issue & Options Consultations							
Consultation Responses	Yes	60%	No	40%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of countryside • Improvement to A1 would make the site appropriate • Suitable location for employment 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	28						
Rank	2 nd out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Must comply with East of Biggleswade expansion plans						
Environmental Health	Conditions required to protect existing residential/noise/odour etc						
English Heritage	Site should be rejected due to location near a scheduled monument						
Landscape	Site will break existing screening for Stratton Business Park						
Natural England	Not applicable						
Water	RAG rating is Red, major infrastructure upgrades is needed						
Conclusion	The Stage 3 assessment has identified some exceptional issues with the proposal. These issues can be resolved. This proposal is therefore deemed acceptable for the Site Allocations DPD.						
Final Decision							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document.							

E33 - Land at Newspring Farm, London Road, Biggleswade

Size (ha)	36.0
Proposal	B1 Business, B2 General Industrial and B8 Storage or Distribution; 2,000 jobs
Description	Located to the south east of Biggleswade and to the east of the A1. The site is used for agriculture

Issue & Options Consultations

Consultation Responses	Yes	59%	No	33%	Maybe	8%
Consultation Comments	<ul style="list-style-type: none"> • Development in a suitable location • Close to good transport links • No constraints on development • Loss of agricultural land • Poor access to A1 					

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	14 th out of 70 sites
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3

Stage 3

Access	Not applicable
Conservation	Not applicable
Contaminated Land	Not applicable
Drainage	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Water	Not applicable
Conclusion	Not applicable

Final Decision

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

E34 - Newlands, Dunton Lane, Biggleswade							
Size (ha)	9.0						
Proposal	Option 1: A1 Shops and Petrol Filling Station or Option 2: B1 Light Industrial; 100+ jobs						
Description	Located to the east of Biggleswade and to the north of Dunton Lane. The site is used for agriculture and a haulage yard						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	64%	Maybe	27%	
Consultation Comments	<ul style="list-style-type: none"> Loss of countryside Infrastructure not in place to support development Proposal not viable or needed in Biggleswade 						
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	33 rd out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E39 - Bells Brook, Biggleswade							
Size (ha)	3.5						
Proposal	B1 (Offices, Light Industrial, Research and Development) and a lorry Park; 200-350 jobs						
Description	Located to the north west of Biggleswade and to the north of the A600. The site is a mix of residential, agriculture and a lorry park						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	67%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact on the River Ivel 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E58 - Land adjacent to the A1, Biggleswade							
Size (ha)	15.02						
Proposal	B1 Business, B8 Storage or Distribution, retail scheme and a recreation park; number of jobs unknown						
Description	Located to the west of Biggleswade and to the east of the A1. The site is used by a farm and agriculture land						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	86%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the floodplain Increase in road congestion Negative impact on the River Ivel 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E60 - Land adjacent to A1, Biggleswade							
Size (ha)	10.99						
Proposal	employment; number of jobs unknown						
Description	Located to the west of Biggleswade and to the east of the A1. The site consists of two portions of land which are both grassland						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	85%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the floodplain Increase in road congestion Negative impact on the River Ivel 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
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	21						
Rank	20 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E65 - Land at Bells Brook, Biggleswade							
Size (ha)	2.42						
Proposal	B1 Business; number of jobs unknown						
Description	Located to the north west of Biggleswade and east of the A1. The site has permission for a lorry park						
Issue & Options Consultations							
Consultation Responses	Yes	31%	No	56%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> The site is on the floodplain Increase in road congestion Negative impact on the River Ivel 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E67 - Land at Stratton Farm, Biggleswade							
Size (ha)	39.55						
Proposal	B1 Business, B2 General Industrial and B8 Storage or Distribution; number of jobs unknown						
Description	Located to the south east of Biggleswade and the east of Stratton Business Park. The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	75%	No	25%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Site is located next to an existing employment 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	28						
Rank	2 nd out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Low risk						
Drainage	Must comply with East of Biggleswade expansion plans						
Environmental Health	Conditions required to protect existing residential/noise/odour etc						
English Heritage	Site should be rejected due to location near a scheduled monument						
Landscape	Site will break existing screening for Stratton Business Park						
Natural England	Not applicable						
Water	RAG rating is Red, major infrastructure upgrades is needed						
Conclusion	The Stage 3 assessment has identified some exceptional issues with the proposal. These issues will be resolved. This proposal is therefore deemed acceptable for the Site Allocations DPD.						
Final Decision							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document.							

E69 - Land at Dunton Lane, Biggleswade							
Size (ha)	2.6						
Proposal	B1 Office; number of jobs unknown						
Description	Located to the south east of Biggleswade and the north of Stratton Business Park. The site is vacant scrubland						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	40%	Maybe	40%	
Consultation Comments	<ul style="list-style-type: none"> • Site would help employment targets • The site is too close to the Saxon Estate 						
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 identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	21						
Rank	20 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E03 - Land at Brogborough Landfill Site

Size (ha)	3.8
Proposal	B2 General Industry and B8 Storage or Distribution; 150-175 jobs
Description	Located to the north of Brogborough and to the north of the new A421. The site is a redundant landfill site, operations stopped in January 2008.

Issue & Options Consultations

Consultation Responses	Yes	20%	No	47%	Maybe	33%
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of countryside • Landfill site should be returned to Greenfield • There is already enough empty industrial units to accommodate small business investments • Site has good transport links 					

Stage 1

Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	Yes	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	Not applicable
Conservation	Not applicable
Contaminated Land	Not applicable
Drainage	Not applicable
Environmental Health	Not applicable
English Heritage	Not applicable
Landscape	Not applicable
Natural England	Not applicable
Water	Not applicable
Conclusion	Not applicable

Final Decision

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

E10 - 'Land at Winterwoods Farm, Salford Road, Hulcote							
Size (ha)	36.2						
Proposal	B8 Storage and Distribution; 600-700 jobs						
Description	Located to the south east of Hulcote and to the east of the proposed new A421. The site is currently in agricultural use						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	75%	Maybe	19%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of Greenfield • Increase in road congestion • Negative impacts on the countryside • Development would not create local jobs 						
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	14 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E15 - 'Land between A421 and Marston Gate Distribution Park							
Size (ha)	11.38						
Proposal	B8 Storage and Distribution; 500 jobs						
Description	Located to the south of Brogborough and to the north of the A507. The site is vacant land						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	79%	Maybe	18%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Negative impacts on the countryside • Development would not create local jobs 						
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	4 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Watercourse runs through the site, this must be diverted						
Environmental Health	Impact on residential dwellings will need to be considered carefully						
English Heritage	Not applicable						
Landscape	The site would be highly visible to other settlements						
Natural England	Not applicable						
Water	RAG rating is Amber, some infrastructure upgrades is needed						
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							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E28 - Land at Station Road, Ridgmont							
Size (ha)	2.67						
Proposal	B1a,b and c (Offices, Research and Development, Light Industry); number of jobs unknown						
Description	Located to the south of Brogborough and north of the A507. The site is a bypass construction depot						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	67%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> Negative visual impact 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	23						
Rank	12 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E74 - Land at Highfield Farm, Bedford Road, Brogborough							
Size (ha)	28.0						
Proposal	B1 Business, B2 General Industrial and B8 Storage or Distribution; number of jobs unknown						
Description	Located to the south west of Brogborough and to the north of the M1. The site is used for grazing						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	84%	Maybe	16%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of Greenfield • Increase in road congestion • Negative impacts on the countryside • Development would not create local jobs 						
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	14 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E02 - 'Land at Wharley Farm, College Road, Cranfield							
Size (ha)	21.20						
Proposal	B1 Research and Development; 5,700 jobs						
Description	Located to the north west of Cranfield and north of College Road. The site is currently in agricultural use with associated farm buildings						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	40%	Maybe	40%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of countryside • Site is in an established employment area • Type of employment proposed is important to the 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.						
Stage 2							
Score	18						
Rank	43 rd out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E26 - Stilliters Farm, off Moulsoe Road, Cranfield							
Size (ha)	2.2						
Proposal	B1 Business; 415-520 jobs						
Description	Located to the west of Cranfield and north of Moulsoe Road. The site is currently used for commercial dog kennels and residential						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	53%	Maybe	27%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Scale of development is unsuitable for the size of the site • Loss of countryside • Established employment area • Substantial landscaping will be required • A green travel plan should be implemented 						
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 identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	18						
Rank	43 rd out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E41 - Cranfield Glebe, Land West of Cranfield Technology Park							
Size (ha)	8.0						
Proposal	B1 Business; 240-360 jobs						
Description	Located to the west of Cranfield and west of the Technology Park. The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	24%	No	59%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Site will reduce the buffer to the SSSI • Increase in road congestion • Poor access • Site is near local services • Site is in a well established employment 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.						
Stage 2							
Score	18						
Rank	43 rd out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E82 - Land west of University Way, and Wharley Lane, Wharley End, Cranfield							
Size (ha)	12.0						
Proposal	High quality business units potentially for research and development uses; number of jobs unknown						
Description	Located to the west of Cranfield and to the west of Wharley Lane. The site is half green field and half brown field						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	50%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> 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	21						
Rank	20 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Low risk						
Drainage	Outside of district, must restrict flows to Greenfield run-off						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Concern over the height of buildings with the rural character of the site						
Natural England	Not applicable						
Water	RAG rating is Amber, some infrastructure upgrades is needed						
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							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E07 - 'Land at Maulden Road, Flitwick							
Size (ha)	17.9						
Proposal	B1 Business, B2 General Industry, B8 Storage and Distribution and a country park; 375-400 jobs						
Description	Located to the north east of Flitwick and to the north of the existing industrial estate off Maulden Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	69%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the green belt Loss of countryside 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E30 - Land South West to Steppingley Road, Flitwick							
Size (ha)	5.0						
Proposal	D2 Leisure (Indoor Tennis club); 4 jobs						
Description	Located to the north west of Flitwick and to the west of Steppingley. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	80%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the green belt 						
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							
Rank	Not on spreadsheet						
Conclusion							
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

E31 - Land North East of Steppingley Road, Flitwick							
Size (ha)	5.0						
Proposal	D2 Leisure (Tennis club); 4 jobs						
Description	Located to the north west of Flitwick and to the north of Steppingley Road. The site is currently used for playing fields						
Issue & Options Consultations							
Consultation Responses	Yes	12.5%	No	75%	Maybe	12.5%	
Consultation Comments	<ul style="list-style-type: none"> Loss of countryside Residents would be ok with the development if the sport facilities and allotments are preserved 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.							

E32 - Land at Allotment Site, Steppingley Road, Flitwick							
Size (ha)	5.0						
Proposal	D2 Leisure (Tennis club); 4 jobs						
Description	Located to the north west of Flitwick and to the north of Astwood Drive. The site is used for allotments						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	87%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> Development should not occur due to the site being a well used allotment 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E62 - Land off Steppingley Road, Flitwick							
Size (ha)	0.6						
Proposal	B1 Business, C2 Education Centre and D1 Nursery or Health Centre; the number of jobs is unknown						
Description	Located to the north west of Flitwick and to the west of the railway line. The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	23%	No	62%	Maybe	15%	
Consultation Comments	<ul style="list-style-type: none"> Increase in road congestion Site will provide much needed community benefits 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E51 - Land West of the Midland Mainline Railway, Harlington							
Size (ha)	71.0						
Proposal	B1 Business and B8 Storage or Distribution						
Description	Located to the west of Harlington and west of the railway. The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	2%	No	96%	Maybe	2%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the green belt Increase in road congestion Development will have a negative affect on the character of the settlement 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E72 - Bridgeside Nursery, Westoning Road, Harlington							
Size (ha)	0.6						
Proposal	B1 Office or Light Industry; 150 jobs						
Description	Located to the north west of Harlington and to the west of the railway line. The site is a special retail outlet for aquatics						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	67%	Maybe	19%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • The site is in the green belt 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E75 - Henlow Aggregates, Arlesey Road, Henlow							
Size (ha)	10.0						
Proposal	B1 Office or Light Industry. Other uses such as an open air caravan storage, waste and reclaim material depot, recycling of inert waste and composting also suggested; number of jobs unknown						
Description	Located to the east of Henlow and to the north of the A507. The site is used for the processing of sand and gravel						
Issue & Options Consultations							
Consultation Responses	Yes	11%	No	56%	Maybe	33%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact onto Henlow Garage which is a listed building 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	Yes	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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E75a - Henlow Aggregates, Arlesey Road, Henlow							
Size (ha)	10.0						
Proposal	B1 Office or Light Industry. Other uses such as an open air caravan storage, waste and reclaim material depot, recycling of inert waste, composting and an overnight commercial stop are also suggested; number of jobs unknown						
Description	Located to the east of Henlow and to the north of the A507. The site is used for the processing of sand and gravel						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	75%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact to local residents from noise levels, overnight parking and to the environment 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	Yes	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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E76 - Henlow Lakes, Arlesey Road, Henlow							
Size (ha)	13.4						
Proposal	Leisure and recreation with small office or industrial units; number of jobs not known						
Description	Located to the east of Henlow and to the north of the A507. The site consist of fishing lakes, camping/caravan site and land used for occasional gatherings						
Issue & Options Consultations							
Consultation Responses	Yes	10%	No	50%	Maybe	40%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact onto Henlow Garage which is a listed building 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E76a - Henlow Lakes, Arlesey Road, Henlow							
Size (ha)	13.4						
Proposal	Leisure and recreation; number of jobs not known						
Description	Located to the east of Henlow and to the north of the A507. The site consist of fishing lakes, camping/caravan site and land used for occasional gatherings						
Issue & Options Consultations							
Consultation Responses	Yes	33%	No	67%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact to local residents from noise levels, overnight parking and to the environment Site is considered a security risk due to location by the railway line 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E16 - Quest Pit 'Nirah' site, Stewartby							
Size (ha)	58.55						
Proposal	A1 (Shops), A3 (Restaurants/Cafes), A5 (Hot Food Takeaways), B1 (Offices, Research and Development), C1 (Hotels), D1 (Non-Residential Institutions), D2 (Assembly and Leisure); 2,200 jobs						
Description	Located to the west of Houghton Conquest and the east of the railway line. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	40%	No	44%	Maybe	16%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Site will create local jobs 						
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	39 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
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							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E46 - Haulage Yard, Copeman's Field, Bye Road Close, Lidlington							
Size (ha)	0.69						
Proposal	B1 Business; number of jobs unknown						
Description	Located to the south west of Lidlington and to the south of the railway line. The site is used for pastures and storage						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	92%	Maybe	4%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Residents want Lidlington to remain as a small village • No need for leisure facilities or a hotel in the village • 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	13						
Rank	67 th out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E47 - Westmead Farm, Sheeptick End, Lidlington							
Size (ha)	1.75						
Proposal	C1 Residential, D2 Leisure and A3 Restaurants or Cafes; 40 jobs						
Description	Located to the north west of Lidlington and north of Sheep Tick End. The site is currently used for camping and car boot sales						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Development will spoil the character of the village • Proposal is unsuitable for 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 did not identify any discounting factors. However the site conflicts with the Core Strategy as it is remote from the settlement and is partly in flood zone 3. Therefore the site has not progressed to Stage 2						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E42 - Land at Lower Shelton Farm, Lower Shelton Road, Lower Shelton							
Size (ha)	1.18						
Proposal	B1 Business; 12 jobs						
Description	Located to the North of Lower Shelton and east of Lower Shelton Road. The site is used for a scrap yard						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	75%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Poor access • Loss of wildlife habitat 						
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	64 th out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E61 - Land at Stewartby Water Sports Club, Stewartby							
Size (ha)	9.0						
Proposal	C1 (Hotel with conference facilities) and B1 (Office); number of jobs unknown						
Description	Located to the north east of Marston Moretaine and south of Stewartby. The site is grassland and woodland						
Issue & Options Consultations							
Consultation Responses	Yes	37.5%	No	50%	Maybe	12.5%	
Consultation Comments	<ul style="list-style-type: none"> • Development does not enhance existing sport and recreation facilities • Loss of green space • Good access to transport links • Site will provide local jobs 						
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	39 th out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward.						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
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)	2.0						
Proposal	B1 Office and A1 Shops; 100-150 jobs						
Description	Located to the east of Maulden and north of Clophill Road. The site is used for pasture and recreational uses						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	62%	Maybe	38%	
Consultation Comments	<ul style="list-style-type: none"> Existing amenities cannot support this 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	19						
Rank	39 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Low/mid risk						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Impact on a grade 2 listed church and on the conservation area						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
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							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E79 - The Old Orchard, Water End Road, Maulden							
Size (ha)	0.91						
Proposal	2 dwellings and 4 business units; number of jobs unknown						
Description	Located to the east of Maulden and north of the A507. The site consists of grassland, orchard and a builders yard.						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	82%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> • Development is located away from the settlement • Poor access • Increase in road congestion 						
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E83 - Site A, Silsoe Road, Maulden							
Size (ha)	0.38						
Proposal	Commercial development; number of jobs unknown						
Description	Located to the south east of Maulden and to the west of Silsoe Road. The site is used for storage						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	70%	Maybe	10%	
Consultation Comments	<ul style="list-style-type: none"> • Site has good transport links • Site would be more appropriate for housing • Loss of agricultural land 						
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 did not identify any discounting factors. But the site has planning permission for residential. Therefore the site has not progressed to Stage 2						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
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 land Site is located away from the village Insufficient infrastructure to 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 did not identify any discounting factors. However the site conflicts with the Core Strategy as it is remote from the settlement and the size of the site exceeds local employment needs. Therefore the site has not progressed to Stage 2						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E85 - Site C, Silsoe Road, Maulden							
Size (ha)	9.63						
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 east 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 land Site is located away from the village Insufficient infrastructure to 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 did not identify any discounting factors. However the site conflicts with the Core Strategy as it is remote from the settlement and the size of the site exceeds local employment needs. Therefore the site has not progressed to Stage 2						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E88 - Site D, Silsoe Road, Maulden							
Size (ha)	3.55						
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	12%	No	82%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> Loss of agricultural land 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 did not identify any discounting factors. However the site conflicts with the Core Strategy as it is remote from the settlement and the size of the site exceeds local employment needs. Therefore the site has not progressed to Stage 2						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E63 - Ridgeway Business Park, The Ridgeway, South Mills, Blunham							
Size (ha)	5.88						
Proposal	B1 Business and B8 Storage or Distribution; number of jobs unknown						
Description	Located to the north east of Moggerhanger and to the east of The Ridgeway. The site is used for a commercial vehicle servicing centre						
Issue & Options Consultations							
Consultation Responses	Yes	12.5%	No	50%	Maybe	37.5%	
Consultation Comments	<ul style="list-style-type: none"> Negative visual impacts There is a high pressure gas main running through the site Increase in road congestion Poor public transport 						
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	20 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
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	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 did not identify any discounting factors. However the site is very small and other sites are more suitable. Therefore the site has not progressed to Stage 2						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E54 - Processing Site, Broom Quarry, Nr Upper Caldecote							
Size (ha)	14.28						
Proposal	B1 Business, B8 Storage or Distribution, retail, leisure and tourism; number of jobs not known						
Description	Located to the south east of Upper Caldecote and south of the B658. The site is a quarry processing site						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	89%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> • Objection to the proposal as the original agreement was to return the site to agricultural land with a fishing/boat lake and public footpaths • Increase in road congestion • Negative impact on wildlife 						
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	20 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

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	<ul style="list-style-type: none"> The site is the best option for expanding the college 						
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	64 th out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E56 - Home Farm, Old Warden Park, Biggleswade							
Size (ha)	0.7						
Proposal	Hanger space; number of jobs unknown						
Description	Located within the Shuttleworth College grounds. The site has a mixed use						
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 did not identify any discounting factors. However the site is small and other sites are more suitable. Therefore the site has not progressed to Stage 2						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
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)	0.86						
Proposal	B1 Business, B8 Storage or Distribution and small scale retail						
Description	Located within the Shuttleworth College grounds on the Kings Hill Farm. The site is an agriculture farmyard						
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	16						
Rank	56 th out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E59 - Laundry Farm, Old Warden							
Size (ha)	0.43						
Proposal	B1 Business, B8 Storage or Distribution and small scale retail; number of jobs is unknown						
Description	Located to the south west of Old Warden and to the north of Bedford Road. The site is used for industry and agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	100%	No	0%	Maybe	0%	
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	13						
Rank	67 th out 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E80 - Land to South of Sandy Road, Pottton (behind & to side of Pottton cemetery)							
Size (ha)	2.0						
Proposal	Haulage yard; 20 jobs						
Description	Located to the west of Pottton and to the south of Sandy Road. The site is vacant						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	40%	Maybe	40%	
Consultation Comments	<ul style="list-style-type: none"> • Site is suitable as long as it is screened • Development will prevent future expansion of the cemetery • Increase in road congestion • Type of employment would not benefit Pottton 						
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	43 rd out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E38 - Land East of Middlefield Road & North of Beamish Close, Sandy							
Size (ha)	17.4						
Proposal	B1 Business, B2 General Industrial and B8 Storage or Distribution; 2,300 jobs						
Description	Located to the north of Sandy and to the west of the railway line. The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	43%	No	43%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> Limited access to facilities and services 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	4 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Low/mid risk						
Drainage	No increases in watercourses permitted						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Site is intrusive to the landscape, a watercourse runs through the site						
Natural England	Not applicable						
Water	RAG rating is Red. Upgrades are needed for development						
Conclusion	The Stage 3 assessment has identified some exceptional issues with the proposal. These issues will be resolved. This proposal is therefore deemed acceptable for the Site Allocations DPD.						
Final Decision							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E70 - Cox's Hill, off Sand Lane, Sandy							
Size (ha)	2.1						
Proposal	B1 Business preferred, but B8 Storage or Distribution and noon B1-B8 also proposed; number of jobs unknown						
Description	Located to the east of Sandy and east of the railway line. The site is vacant brown field site						
Issue & Options Consultations							
Consultation Responses	Yes	8%	No	84%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> Limited access to services and facilities due to location Development will affect the adjacent Area of Great Landscape Value 						
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	17						
Rank	50 th out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E78 - Land at Builders Merchants, Stratford Road/ Potton Road, Sandy							
Size (ha)	0.7						
Proposal	Small manufacturing units; 40 jobs						
Description	Located to the south east of Sandy and east of the railway line. The site is a builders merchants						
Issue & Options Consultations							
Consultation Responses	Yes	75%	No	25%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Good reuse of a brown field site • Good location to the train station • 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 identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	20						
Rank	33 rd out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E81 - Hamlet End House & Adjacent Land, Sandy							
Size (ha)	7.59						
Proposal	B1/B8 Commercial units; 100 jobs						
Description	Located to the west of Sandy and west of the A1. The site consists of a mix of residential and agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	75%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> The site is in the floodplain 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	Yes
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E40 - Wren Park, Hitchin Road, Shefford							
Size (ha)	1.1						
Proposal	B1 Business and B8 Storage or Distribution; number of jobs unknown						
Description	Located to the south east of Shefford and to the west of Hitchin Road. The site is vacant						
Issue & Options Consultations							
Consultation Responses	Yes	38%	No	52%	Maybe	10%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact on the wildlife/environment Negative impact on adjacent nursing home Increase in road congestion Site already has commercial activities 						
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	17						
Rank	50 th out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
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)	6.29						
Proposal	B1 Business; number of jobs not known						
Description	Located to the south of Silsoe and to the west of the A6. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	90%	Maybe	5%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Too much development in the village already • Development will alter the character of the village • 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	21						
Rank	20 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E86 - Land 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 brown field sites are better suited for 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	20						
Rank	33 rd out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E49 - Rowney Warren Wood, Southill							
Size (ha)	112.96						
Proposal	A1 Shops and A3 Restaurants or Cafes; number of jobs unknown						
Description	Located to the north of Chicksands and south of the A600. The site is woodland						
Issue & Options Consultations							
Consultation Responses	Yes	19%	No	67%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> Negative impacts on environment and loss of woodland and wildlife 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			Yes
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	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E52 - Broom Quarry, Broom							
Size (ha)	230.0						
Proposal	B1 Business, B8 Storage or Distribution, C1 Hotels, C2 Residential Colleges (for student accommodation, relocation of the college, cycle/boat hire and other tourism uses); number of jobs unknown						
Description	Located to the north of Broom and to the east of the B658. The site is used as a sand/gravel quarry						
Issue & Options Consultations							
Consultation Responses	Yes	5%	No	92%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> • Objection to the proposal as the original agreement was to return the site to agricultural land with a fishing/boat lake and public footpaths • Negative impact on wildlife • Development would alter the character of the village • Increase in road congestion • 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	21						
Rank	20 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E05 - 'Land West of A1, Stotfold							
Size (ha)	13.6						
Proposal	B2 General Industry and B8 Storage and Distribution; 450-500 jobs						
Description	Located to the east of Stotfold and north of the A507. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	37%	No	52%	Maybe	11%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Negative visual impacts • Increase in road congestion • Good location to A1 and outside of 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	26						
Rank	4 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E05a - 'Land West of A1, North of A507, Stotfold							
Size (ha)	18.02						
Proposal	B2 General Industry and B8 Storage and Distribution; number of jobs unknown						
Description	Located to the north east of Stotfold and to the east of the A1. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	58%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> • Loss of countryside • Lack of public transport • Insufficient local utility infrastructure • Better brown field sites in other settlements • Good location to the A1 • Well provide locals with jobs 						
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	4 th out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E06 - 'Land off Malthouse Lane, Stotfold							
Size (ha)	9.76						
Proposal	B1 Office; 1,000 jobs						
Description	Located to the north east of Stotfold and north of Malthouse Lane. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	96%	Maybe	4%	
Consultation Comments	<ul style="list-style-type: none"> 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	18						
Rank	43 rd out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E25 - Pig Development Unit, Hitchin Road, Stotfold							
Size (ha)	5.7						
Proposal	B1 Business or Research and Development with Residential; 750 jobs						
Description	Located to the south of Stotfold and to the east of Fairfield. The site is a disused Pig research unit						
Issue & Options Consultations							
Consultation Responses	Yes	44%	No	19%	Maybe	37%	
Consultation Comments	<ul style="list-style-type: none"> • Good location in regard to access to A507 • Good reuse of a brown field site • 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 identified a discounting factor. Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	19						
Rank	39 th out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
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							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document							

E66 - Land at Common Road, Stotfold							
Size (ha)	1.7						
Proposal	B1 Business or mixed use development with residential; number of jobs unknown						
Description	Located to the north of Stotfold and to the north of Dane Close. The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	11%	No	72%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> 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	20						
Rank	33 rd out of 70 sites						
Conclusion	Even though the site scored well within the area, there are more suitable sites. For this reason it has not progressed to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

E77 - Silverbirch Field, Taylors Road, Stotfold							
Size (ha)	7.97						
Proposal	Leisure use or Offices; number of jobs unknown						
Description	Located to the north of Stotfold and to the south of Taylors Road. The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	9%	No	82%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> Loss of agricultural land Increase in road congestion Stotfold needs leisure 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	16						
Rank	56 th out of 70 sites						
Conclusion	The site scored poorly within the area. For this reason the site was not taken forward						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							