

## **Amphill Sites Summary**

Following the call for sites, 9 sites were promoted for mixed use or housing purposes and 5 sites for employment. Of these sites, H097, H121 H122, E19 and E29 - were discounted at the 1<sup>st</sup> assessment stage, due to their location within the Green Belt.

Site H084 had been promoted as a largely duplicate proposal to H083; however there was an extra portion of this site in the Green Belt. The area within the Green Belt was subsequently discounted. The site was therefore discounted at the 1st assessment stage and only H083 was taken through to the 2nd stage assessment.

4 sites then underwent a 2<sup>nd</sup> housing assessment stage.

Site E71 is an exiting employment site and therefore it has not been appropriate to allocate this land for new development within the DPD. Although the proposal was submitted for a mixed use, the housing element has been rejected as it was not considered a sustainable location to allocate residential land given better alternatives exist.

As site H052 and site H083 neighboured each other, they were considered as a joint proposal. This scheme scored second highest and, as site has been designated as land safeguarded for future development in an area predominantly covered by the Green Belt, the site progressed to stage 3. Site H363 scored the highest in the settlement. This site was previously allocated in the 2005 Local Plan and it has been saved from the Local Plan. However, the site is no longer deemed acceptable for development and, for this reason, the site has not been allocated as part of the Site Allocations DPD.

The 3<sup>rd</sup> stage assessment identified some slight concerns with H052/H083, such as water supply and noise/odour/traffic concerns. However, due to the lack of development opportunities outside the Green Belt, and the high allocation required in the Core Strategy, the joint proposal has been allocated as part of the Site Allocations DPD under Policy HA4.

Site H203 will also be allocated under Policy HA5 in the Site Allocations DPD, as it has recently gained planning permission.

As Amphill and Flitwick have constrained land supplies, there is some potential for the amount of employment land allocated at Maulden to be increased in order to cater for requirements in the Council's Core Strategy for the Amphill/Flitwick sub-area. Land adjacent to 29 Clophill Road, Maulden (E18) has been included in the Site Allocations DPD under Policy EA7 for the provision of 1.8 hectares of B1, B2 and B8 employment land. Please refer to Appendix 2 for details of sites in Maulden.

H052/H083 - Land off Flitwick Road, <del>Amphill</del> /Land at Warren Farm, Abbey Lane, Amphill							
Size (ha)	13.654.94						
Proposal	150+410 dwellings						
Description	Located to the south of Amphill, <del>and</del> to the east of Flitwick Road <del>and to the north of the A507. and is currently mainly A</del> <u>portion of the land is vacant, while the rest is used for apart from a small portion of land used for agriculture and grazing.</u>						
Issue & Options Consultations							
Consultation Responses	<a href="#">H052</a>	Yes	21%	No	62%	Maybe	17%
<u>Consultation Responses</u>	<a href="#">H083</a>	<a href="#">Yes</a>	<a href="#">17%</a>	<a href="#">No</a>	<a href="#">67%</a>	<a href="#">Maybe</a>	<a href="#">17%</a>
Consultation Comments	<ul style="list-style-type: none"> <li>Increased traffic volume could have a negative effect in regard to its location to Redbourne School</li> <li>Increase traffic congestion in the settlement</li> <li>Limited new places in the local schools and with the GP</li> <li>Loss of a green space</li> </ul>						
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	143						
Rank	2nd ranked score in settlement out of 4						
Conclusion	<del>The site has been</del> <u>is designated as Safeguarded Land in Saved Local Plan Policy GBT5. This land was safeguarded through the Local Plan for long-term development needs. Due to the lack of development opportunities beyond the Green Belt in Amphill, the site has progressed to stage 3.</u> <del>Site progressed to Stage 3</del>						
Stage 3							
<u>Access</u> <del>Highways Authority</del>	<u>Access to the existing network should not be a problem subject to capacity assessment of the local network.</u> <del>none</del>						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comments made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	<del>none</del> <u>No comment made</u>						
Contaminated Land	<del>none</del> <u>Former Factory - low/mid risks unknown to the eastern section of the joint site</u>						
<u>Internal Drainage Board</u>	Flows required to be restricted to greenfield runoff as receiving watercourse is overloaded.						
Environmental Health	RAG rating is amber - Conditions regarding Road Traffic will be required and sewage works <del>odour will require assessment</del> <u>will</u>						

	<u>require careful consideration and may impact on development potential</u>
English Heritage	<del>none</del> <u>No comment made</u>
Landscape	Include drainage / watercourses as part of Green Infrastructure within development, potential to link to <u>Sustainable Urban Drainage Systems</u> . Extend existing woodland planting (to east of site) into development to mitigate impact of urban edges.
Natural England	Provide adequate open space <u>and green infrastructure</u> to mitigate impacts of visitor pressure on the nearby Cooper's Hill SSSI <del>and Flitwick Moor</del> SSSI.
<u>Anglian</u> Water	<u>The western section has an amber RAG rating</u> <del>is amber</del> – <u>supply</u> infrastructure upgrade required. <u>The eastern section has a green RAG rating – indicating the development can be supported by existing infrastructure. The site would affect pumping stations, water mains crossing site and sewers crossing site.</u>
Conclusion	<u>The Stage 3 assessment has not identified any exceptional issues with the proposal.</u> Although issues have been raised at Stage 3, it is considered that these can be overcome. For this reason the proposal is acceptable for the Site Allocations DPD. <del>A few issues need to be taken into consideration when making a decision</del>
<b>Final Decision</b>	
<u>There have been no issues identified within the three stages of assessment that prevent the allocation of this site. The site is designated as Safeguarded Land, identifying it as one of the few sites outside the Green Belt. It is the only site which could meet the Core Strategy's housing allocation for Ampthill outside the Green Belt. The Council has allocated the site within the Site Allocations Development Plan Document for residential development providing a minimum of 410 dwellings. Site allocated in combination with H083 in the Site Allocations DPD.</u>	

**H052 - Land off Flitwick Road, Ampthill Combined with H083**

Size (ha)	4.94
Proposal	150+ dwellings
Description	Located to the south of Ampthill and to the east of Flitwick Road and is currently mainly vacant apart from a small portion of land used for grazing.

**Issue & Options Consultations**

Consultation Responses	Yes	21%	No	62%	Maybe	17%
Consultation Comments	<ul style="list-style-type: none"> <li>Increased traffic volume could have a negative effect in regard to its location to Redbourne School</li> <li>Increase traffic congestion in the settlement</li> <li>Limited new places in the local schools and with the GP</li> <li>Loss of a green space</li> </ul>					

**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	143
Rank	2nd ranked score in settlement out of 4
Conclusion	Site progressed to Stage 3

**Stage 3**

Access	none
Conservation	none
Contaminated Land	none
Drainage	Flows required to be restricted to greenfield runoff as receiving watercourse is overloaded.
Environmental Health	RAG rating is amber – Conditions regarding Road Traffic will be required and sewage works odour will require assessment
English Heritage	none
Landscape	Include drainage / watercourses as part of Green Infrastructure within development, potential to link to SUDs. Extend existing woodland planting (to east of site) into development to mitigate impact of urban edges.
Natural England	Provide adequate open space to mitigate impacts of visitor pressure on the nearby Cooper's Hill SSSI and Flitwick Moor SSSI.
Water	RAG rating is amber – infrastructure upgrade required
Conclusion	A few issues need to be taken into consideration when making a decision

**Final Decision**

Site allocated in combination with H083 in the Site Allocations DPD.

H080/E71 - Reddings Wood, Ampthill, Houghton Conquest							
Size (ha)	23.57						
Proposal	370 dwellings, light industry and research centre						
Description	Located to the south west of Houghton Conquest and north of Ampthill and to the east of the B530. The site is a research centre as part of Lockheed Martin.						
Issue & Options Consultations							
Consultation Responses	Yes	23%	No	63%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Roads unsuitable for increased traffic</li> <li>• Increase congestion in Ampthill</li> <li>• Too many dwellings for the settlement, could alter its character</li> <li>• Too much development locally, no more wanted</li> </ul>						
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. <a href="#">As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</a>						
Stage 2							
Score	<del>19</del>						
Rank	<del>49</del> th ranked score in settlement out of <del>410</del>						
Conclusion	The site scored <u>very poorly compared with other sites within Ampthill. There are far more suitable sites to allocate for residential development. The site is in an unsustainable location; therefore For this reason</u> the site has not progressed to Stage 3.						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						

Conclusion	Not applicable
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**Final Decision**

There are far more suitable sites to allocate for residential development and the Employment Land Review Stage 3 concluded that as it is currently a Key Employment Site it cannot count towards the employment land requirements specified in the Core Strategy. ¶Therefore the site has not been taken forward as part of the Site Allocations Development Plan Document.

**H080/E71 - Reddings Wood, Ampthill, Houghton Conquest**

Size (ha)	<a href="#">23.57</a>
Proposal	<a href="#">B1 Light Industry and Research and Development; number of jobs unknown</a>
Description	<a href="#">Located to the north of Ampthill and to the east of Bedford Road. The site is occupied by Lockheed Martin and is in use as a research centre.</a>

**Issue & Options Consultations**

Consultation Responses	Yes	<a href="#">45%</a>	No	<a href="#">41%</a>	Maybe	<a href="#">14%</a>
Consultation Comments	<ul style="list-style-type: none"> <li>• <a href="#">Increase in road congestion</a></li> <li>• <a href="#">Site will provide jobs locally</a></li> </ul>					

**ELR Stage 1**

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

**ELR Stage 2**

PDL	<a href="#">Majority of the site developed for industrial/commercial uses, remainder of the site landscaped woodland and Greenfield – Amber</a>						
Accessibility to Housing	<a href="#">0.9km from outskirts of Ampthill – Red</a>						
Road Access	<a href="#">Approximately 3.3km from A6 although no direct access – Red</a>						
Availability	<a href="#">No constraints indicated – Green</a>						
AGLV/Gap	<a href="#">N/N</a>	Flood Zone	<a href="#">1</a>	Important Open Space			<a href="#">N</a>
Other Important Land Uses	<a href="#">Part of Marston Vale Community Forest – Green</a>						
Number of 'Reds'	<a href="#">2</a>			Number of 'Ambers'	<a href="#">1</a>		
Rank	<a href="#">53</a>						
Conclusion	<a href="#">As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</a>						

**ELR Stage 3**

Score	<a href="#">21</a>
Rank	<a href="#">2<sup>nd</sup></a> out of 7 in Ampthill and Flitwick

Conclusion	<a href="#"><u>The site is an existing employment site and in accordance with the methodology cannot be counted towards the total requirement for employment land in Ampthill and Flitwick. Therefore the employment element of this proposal has not progressed beyond this stage.</u></a>
<b>Stage 4</b>	
Highways Authority	<a href="#"><u>Not applicable</u></a>
Highways Agency	<a href="#"><u>Not applicable</u></a>
Environment Agency	<a href="#"><u>Not applicable</u></a>
Archaeology	<a href="#"><u>Not applicable</u></a>
Built Conservation	<a href="#"><u>Not applicable</u></a>
Contaminated Land	<a href="#"><u>Not applicable</u></a>
Internal Drainage Board	<a href="#"><u>Not applicable</u></a>
Environmental Health	<a href="#"><u>Not applicable</u></a>
English Heritage	<a href="#"><u>Not applicable</u></a>
Landscape	<a href="#"><u>Not applicable</u></a>
Natural England	<a href="#"><u>Not applicable</u></a>
Anglian Water	<a href="#"><u>Not applicable</u></a>
Conclusion	<a href="#"><u>Not applicable</u></a>
<b>Final Decision</b>	
<a href="#"><u>The Employment Land Review Stage 3 concluded that as it is currently a Key Employment Site it cannot count towards the employment land requirements specified in the Core Strategy. The housing assessment concluded that the site scored very poorly compared with other sites within Ampthill and there are far more suitable sites to allocate for residential development. For these reasons the site has not been taken forward as part of the Site Allocations Development Plan Document.</u></a>	

**H083 - Land at Warren Farm (option 1), Abbey Lane, Ampthill Combined with H052**

Size (ha)	8.74
Proposal	270-360 dwellings
Description	Located to the south of Ampthill and to the north of the A507. The site is currently used for agriculture

**Issue & Options Consultations**

Consultation Responses	Yes	16.7%	No	66.7%	Maybe	16.7%
Consultation Comments	<ul style="list-style-type: none"> <li>•Increase in road congestion</li> <li>•Limited new places in local schools and with the GP</li> <li>•Loss of a green space</li> </ul>					

**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	143
Rank	3rd ranked score in settlement out of 4
Conclusion	Nothing to prevent progression to stage 3. Site is therefore progressed to Stage 3

**Stage 3**

Access	none
Conservation	none
Contaminated Land	Low/mid risks on the borders needs further investigations
Drainage	Flows to be restricted to greenfield runoff as downstream receiving watercourse is overloaded
Environmental Health	RAG rating is amber – odour from sewage work will require careful consideration and may impact on development potential
English Heritage	none
Landscape	Site abutting woodland edge to Ampthill Park with existing footpath access: Interface of site boundary with Ampthill Park – design sensitivity and informal layout required. Amenity value of existing green space within site and footpath links to be maintained.
Natural England	Adequate provision of local and strategic green infrastructure because of the nearby Cooper's Hill SSSI and Flitwick Moor SSSI
Water	RAG rating is green
Conclusion	Issues raised can be overcome through site design.

**Final Decision**

Site allocated in conjunction with H052 as part of the SA DPD.

H084 - Land at Warren Farm (option 2), Abbey Lane, Ampthill							
Size (ha)	11						
Proposal	330-440 dwellings						
Description	Located to the south of Ampthill and to the north of the A507. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	16%	No	67%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Limited new places in schools and with the GP</li> <li>• Negative effect on the local environment</li> </ul>						
Stage 1							
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	<p><u>The site is almost identical in location to H083; however there is a portion of land within the Green Belt. The Stage 1 assessment has discounted the area within the Green Belt, leaving the remaining area as a duplicate of H083. <del>identified a discounting factor.</del></u> Therefore, the site has not progressed to Stage 2.</p>						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anqlian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
<u>Site not allocated. The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>							

H097 - Ampthill & District Community Rugby Club, Dillingham Park, Woburn Street, Ampthill							
Size (ha)	3.65						
Proposal	100-150 dwellings						
Description	Located to the west of Ampthill and to the south of Woburn Road. The site is currently a rugby club and associated facilities						
Issue & Options Consultations							
Consultation Responses	Yes	1%	No	92%	Maybe	7%	
Consultation Comments	<ul style="list-style-type: none"> <li>Development will lead to a loss of well used sporting facilities</li> <li>Concerns regarding the location to the nearby SSSI</li> <li>The site is in the <u>g</u>Green <u>b</u>Belt</li> </ul>						
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 <u>of being within the Green Belt</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anqlian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
<u>Site not allocated. The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>							

H121 - The Grange, Flitwick Road, Ampthill							
Size (ha)	1.73						
Proposal	30-36 dwellings						
Description	Located to the south of Ampthill and to the west of Ampthill Road. The site is currently a dwelling and garden						
Issue & Options Consultations							
Consultation Responses	Yes	6%	No	85%	Maybe	9%	
Consultation Comments	<ul style="list-style-type: none"> <li>The site is in the <u>g</u>Green <u>b</u>Belt</li> <li>Increase in road congestion</li> <li>Concerns that the development would reduce the gap between Ampthill and Flitwick</li> </ul>						
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 <u>of being within the Green Belt</u> . Therefore, the site has not progressed to Stage 2.						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document							

H122 - Land to the East of Ampthill							
Size (ha)	23						
Proposal	350-450 dwellings, employment units, educational and recreational facilities.						
Description	Located to the east of Ampthill and to the west of Maulden. The site is currently agriculture.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	91%	Maybe	6%	
Consultation Comments	<ul style="list-style-type: none"> <li>The site is in the <u>Green Belt</u></li> <li>The development would result in Maulden joining Flitwick</li> <li>Increase in road congestion</li> <li>Loss of a green space</li> <li>Limited new places in the schools and with the GP</li> </ul>						
Stage 1							
Green Belt	Yes	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment identified a discounting factor <u>of being within the Green Belt</u>. Therefore, the site has not progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						
Stage 2							
Score	Not applicable						
Rank	Not applicable						
Conclusion	Not applicable						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

The site [is in the Green Belt and for this reason the site](#) has not been taken forward as part of the Site Allocations Development Plan Document

<b>H122 - Land to the East of Ampthill</b>							
Size (ha)	<a href="#">23</a>						
Proposal	<a href="#">350-450 dwellings, employment units, educational and recreational facilities.</a>						
Description	<a href="#">Located to the east of Ampthill and to the west of Maulden. The site is currently agriculture.</a>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<a href="#">3%</a>	No	<a href="#">91%</a>	Maybe	<a href="#">6%</a>	
Consultation Comments	<ul style="list-style-type: none"> <li>• <a href="#">The site is in the Green Belt</a></li> <li>• <a href="#">The development would result in Maulden joining Flitwick</a></li> <li>• <a href="#">Increase in road congestion</a></li> <li>• <a href="#">Loss of a green space</a></li> <li>• <a href="#">Limited new places in the schools and with the GP</a></li> </ul>						
<b>ELR Stage 1</b>							
Green Belt	<a href="#">Yes</a>	Contrary to the aims of the Core Strategy	<a href="#">No</a>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<a href="#">No</a>	Wholly or predominantly Flood Zone 3	<a href="#">No</a>
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<a href="#">No</a>	Detrimental effect upon a site of national or international biological or geological importance	<a href="#">No</a>				
Conclusion	<a href="#">The Stage 1 assessment has identified a discounting factor. The site is located in the Green Belt. Therefore, the site has not progressed to Stage 2.</a> <a href="#">As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</a>						
<b>ELR Stage 2</b>							
PDL	<a href="#">Not applicable</a>						
Accessibility to Housing	<a href="#">Not applicable</a>						
Road Access	<a href="#">Not applicable</a>						
Availability	<a href="#">Not applicable</a>						
AGLV/Gap	<a href="#">N/A</a>	Flood Zone	<a href="#">N/A</a>	Important Open Space	<a href="#">N/A</a>		
Other Important Land Uses	<a href="#">Not applicable</a>						
Number of 'Reds'	<a href="#">Not applicable</a>			Number of 'Ambers'	<a href="#">N/A</a>		
Rank	<a href="#">Not applicable</a>						
Conclusion	<a href="#">Not applicable</a>						

ELR Stage 3	
Score	<a href="#">Not applicable</a>
Rank	<a href="#">Not applicable</a>
Conclusion	<a href="#">Not applicable</a>
Stage 4	
Highways Authority	<a href="#">Not applicable</a>
Highways Agency	<a href="#">Not applicable</a>
Environment Agency	<a href="#">Not applicable</a>
Archaeology	<a href="#">Not applicable</a>
Built Conservation	<a href="#">Not applicable</a>
Contaminated Land	<a href="#">Not applicable</a>
Internal Drainage Board	<a href="#">Not applicable</a>
Environmental Health	<a href="#">Not applicable</a>
English Heritage	<a href="#">Not applicable</a>
Landscape	<a href="#">Not applicable</a>
Natural England	<a href="#">Not applicable</a>
Anglian Water	<a href="#">Not applicable</a>
Conclusion	<a href="#">Not applicable</a>
Final Decision	
<a href="#">The site is in the Green Belt and was excluded at Stage 1 in both the employment and housing assessments. For this reason the site has not been taken forward as part of the Site Allocations Development Plan Document.</a>	

H203 - Land off Church Street, between St Andrews Close & Gas House Lane, Ampthill							
Size (ha)	1.29						
Proposal	40 dwellings and a long stay car park						
Description	Located to the north east of Ampthill and north of Church Street. The site is unused.						
Issue & Options Consultations							
Consultation Responses	Yes	27%	No	63%	Maybe	10%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Negative visual impact on the eastern approach to Ampthill</li> <li>• Previous rejected planning applications</li> <li>• Public opinion against changing the Georgian character of Ampthill</li> </ul>						
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	Site already granted planning permission.						
Stage 2							
Score	<del>Not applicable</del> <sup>124</sup>						
Rank	<del>3rd ranked in settlement out of 4</del> <sup>Not applicable</sup>						
Conclusion	<a href="#"><u>The site has been granted planning permission for 40 dwellings and a public car park. The number of homes has not previously been incorporated into the housing commitments. Allocation is therefore necessary. A stage 3 assessment is not necessary as the principle of development has been tested through the planning application process.</u></a> <del>Not applicable</del>						
Stage 3							
<a href="#"><u>Access Highways Authority</u></a>	Not applicable						
<a href="#"><u>Highways Agency</u></a>	<del>Not applicable</del>						
<a href="#"><u>Environment Agency</u></a>	<del>Not applicable</del>						
<a href="#"><u>Archaeology</u></a>	<del>Not applicable</del>						
<a href="#"><u>Built</u></a> Conservation	Not applicable						
Contaminated Land	Not applicable						
<a href="#"><u>Internal</u></a> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<a href="#"><u>Anglian</u></a> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

The site has already been granted planning permission and the number of homes have not been incorporated in the housing commitments. The site is therefore allocated as part of the Site Allocations Development Plan Document for development in accordance with its planning permission. ~~so allocated as part of the Site Allocations DPD.~~

H363 – Land off Swaffield Close, Ampthill							
Size (ha)	1.41 ha						
Proposal	50 dwellings						
Description	The proposal is located on a sloped area of vacant grassland.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	83%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Some public opinion that the site should be developed as a car park</li> <li>• Additional housing would provide a strain on infrastructure</li> <li>• Green space considered as a buffer between housing and the park area</li> <li>• Development would impinge on the park</li> </ul>						
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	177						
Rank	1st ranked in settlement out of 4						
Conclusion	<a href="#">Site is an existing Local Plan allocation and within the village envelope, so site is saved under 'Saved Policies'. The site is a Saved Local Plan allocation (H08(5)) and the number of houses specified in the Saved Local Plan Policy are incorporated in the housing commitments. For this reason, the Local Plan allocation will not be superseded by the Site Allocations Development Plan Document.</a>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anlian</u> Water	Not applicable						

Conclusion	Not applicable
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Final Decision

The site is an existing allocation under Saved Local Plan Policy H08(5). It is therefore not necessary to re-allocate the site in the Site Allocations Development Plan Document. ~~Site is not allocated as site is within Settlement Envelope.~~

**E19 - Land at Little Park Farm, Ampthill & adj to A507, Ampthill**

Size (ha)	<u>12.0</u>
Proposal	<u>B1 Business, B2 General Industry, B8 Storage and Distribution; 150-200 jobs</u>
Description	<u>Located to the north west of Ampthill and to the west of the A507. The site is pasture land</u>

**Issue & Options Consultations**

Consultation Responses	Yes	<u>13%</u>	No	<u>80%</u>	Maybe	<u>7%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>The site is the green belt</u></li> <li><u>Increase in road congestion</u></li> <li><u>Dangerous access onto the A507</u></li> <li><u>If site is screened well from the A507 it would be appropriate</u></li> </ul>					

**ELR Stage 1**

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

**ELR Stage 2**

PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space			<u>Not applicable</u>
Other Important Land Uses	<u>Not applicable</u>						

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

**E29 - Little Park Farm, Ampthill**

Size (ha)	<u>1.27</u>
Proposal	<u>D2 Leisure (Indoor Tennis centre); number of jobs unknown</u>
Description	<u>Located to the west of Ampthill and to the west of the A507. The site is currently in the use of agriculture</u>

**Issue & Options Consultations**

Consultation Responses	Yes	<u>12%</u>	No	<u>76%</u>	Maybe	<u>12%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>The site is in the Green Belt</u></li> <li><u>Increase in road congestion</u></li> <li><u>Residents liked the proposal of a tennis centre</u></li> </ul>					

**ELR Stage 1**

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

**ELR Stage 2**

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

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

<b>E64 - Doolittle Mill Phase 2, Land at Doolittle Mill, Ampthill</b>						
Size (ha)	<u>1.02</u>					
Proposal	<u>B1 Business; number of jobs unknown</u>					
Description	<u>Located to the south west of Ampthill and to the west of the A507. The site is part scrubland part storage</u>					
<b>Issue &amp; Options Consultations</b>						
Consultation Responses	Yes	<u>62%</u>	No	<u>17%</u>	Maybe	<u>21%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Site will be a logical extension to existing site</u></li> <li><u>The land is of poor quality so ideal for employment</u></li> <li><u>Site is prone to flooding</u></li> </ul>					
<b>ELR Stage 1</b>						
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m <sup>2</sup> of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>			
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>					
<b>ELR Stage 2</b>						
PDL	<u>Woodland, although approximately 10% developed – Red</u>					
Accessibility to Housing	<u>0.2km from outskirts of Flitwick - Amber</u>					
Road Access	<u>0.1km from A507 - Amber</u>					
Availability	<u>No constraints indicated - Green</u>					
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1 (approx a third in Zone 3) - Amber</u>	Important Open Space	<u>N</u>	
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>1</u>			Number of 'Ambers'	<u>3</u>	
Rank	<u>37<sup>th</sup></u>					
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>					
<b>ELR Stage 3</b>						
Score	<u>21</u>					
Rank	<u>Joint 2<sup>nd</sup> rank out of 7 in Ampthill and Flitwick</u>					
Conclusion	<u>The site scored well within Ampthill and Flitwick. The site scores well in terms of market attractiveness due to its</u>					

	<u>proximity to the existing employment area and it is well positioned to the A507. The location between Ampthill and Flitwick is also beneficial in terms of access to services and labour. For these reasons the site has progressed to Stage 4.</u>
<b>Stage 4</b>	
Highways Authority	<u>Access would be preferred from Station Road. There are concerns regarding the use of a roundabout to access the site.</u>
Highways Agency	<u>No comment made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comment made</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Adjacent poultry farm/mixed industrial/sewage - low/mid risks</u>
Internal Drainage Board	<u>Within flood zone 3. Flood Risk Assessment required. Known flooding. Modelling required.</u>
Environmental Health	<u>RAG rating is green</u>
English Heritage	<u>No comment made</u>
Landscape	<u>Site not appropriate for development. Site is more wooded than shown on plan and provides a landscape buffer to employment area to north of site. Woodland cover and watercourses running through the site contribute to local Green Infrastructure.</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is green – Capacity available to serve the proposed growth</u>
Conclusion	<u>Although issues have been raised at Stage 4, it is considered that these can be overcome. For these reasons the proposal is acceptable for the Site Allocations DPD.</u>
<b>Final Decision</b>	
<u>The Council has included this site within the Site Allocations Development Plan Document for 1.02 hectares of B1 use.</u>	

**E68 - Doolittle Mill Phase 1, Land at Doolittle Mill, Ampthill**

Size (ha)	<u>4.1</u>
Proposal	<u>B1 Business; number of jobs unknown</u>
Description	<u>Located to the south west of Ampthill and to the east of the railway line. The site is part scrubland part employment</u>

**Issue & Options Consultations**

Consultation Responses	Yes	<u>63%</u>	No	<u>22%</u>	Maybe	<u>15%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Extension of business park is stated in the town plan</u></li> <li><u>Good location for much needed jobs</u></li> </ul>					

**ELR Stage 1**

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

**ELR Stage 2**

PDL	<u>Woodland, although approximately 10% developed - Red</u>						
Accessibility to Housing	<u>0.3km from outskirts of Flitwick - Amber</u>						
Road Access	<u>0.1km from A507, although access through an adjacent site - Amber</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>1</u>			Number of 'Ambers'	<u>2</u>		
Rank	<u>21<sup>st</sup></u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.</u>						

**ELR Stage 3**

Score	<u>21</u>
Rank	<u>Joint 2<sup>nd</sup> rank out of 7 in Ampthill and Flitwick</u>
Conclusion	<u>The site scored well within Ampthill and Flitwick. The site scores well in terms of market attractiveness due to its proximity to the existing employment area and it is well positioned to the A507. The location between Ampthill and</u>

	<u>Flitwick is also beneficial in terms of access to services and labour. For these reasons the site has progressed to Stage 4.</u>
<b>Stage 4</b>	
Highways Authority	<u>Access would be preferred from Station Road. There are concerns regarding the use of a roundabout to access the site.</u>
Highways Agency	<u>No comment made</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comment made</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>Adjacent poultry farm/mixed industrial/sewage - low/mid risks</u>
Internal Drainage Board	<u>Within flood zone 3. Flood Risk Assessment required. Known flooding. Modelling required.</u>
Environmental Health	<u>RAG rating is green</u>
English Heritage	<u>No comment made</u>
Landscape	<u>Site not appropriate for development. Site is more wooded than shown on plan and provides a landscape buffer to employment area to north of site. Woodland cover and watercourses running through the site contribute to local Green Infrastructure.</u>
Natural England	<u>No comment made</u>
Anglian Water	<u>RAG rating is green – Capacity available to serve the proposed growth</u>
Conclusion	<u>Although issues have been raised at Stage 4, it is considered that these can be overcome. For these reasons the proposal is acceptable for the Site Allocations DPD.</u>
<b>Final Decision</b>	
<u>The Council has included this site within the Site Allocations Development Plan Document for 5.2 hectares of B1, B2 and B8 employment development.</u>	