

## **Arlesey Sites Summary**

The Core Strategy sets out a vision for Arlesey to bring forward large-scale mixed use development which will also deliver significant improvements in levels of service and local traffic conditions. The Core Strategy requires that new development should provide a new focal point for the town, a relief road, at least 1,000 dwellings and employment provision.

Following the call for sites, 19 schemes were promoted for development within the settlement of Arlesey. The proposals included 13 residential schemes, 5 mixed use schemes and 1 employment scheme.

Site E12 was superseded by the submission of E12a following amendments to the site boundary.

A number of individual proposals (H003/E27, H048, H156a, H156b, H165, H227/E35 and H293) were put forward for development on land between the railway line and High Street. It was considered that this land together with land at Chase Farm (E12a) was the most suitable to enable the delivery of the vision for Arlesey. These sites were therefore combined and assessed together as one under H293/E12a.

The development of the above sites would allow for a relief road to be provided from the A507 to the junction at the High Street and Station Road together with sufficient land to meet the housing and employment requirements. For these reasons these sites progressed to Stage 3 of the housing assessment. The Stage 3 assessment did not find any issues that could not be overcome through the masterplanning stage. In addition, the employment assessment concluded that H293/E12a offers the prospect of a large, high profile employment development with excellent road access and in close proximity to the railway station. The site has therefore been recommended for allocation in the Site Allocations DPD under Policy MA8.

Other sites within Arlesey (H020, H063, H064, H143, H254, H282, H307, H328, H227/E35 and E01) were discounted at Stage 2 of the housing assessment as they fell outside of the area identified for large scale growth; were detached from the settlement and more sustainable alternative sites existed; or were designated as Key Employment Sites. There is already an extant planning permission for 43 dwellings on Site H257 which is accounted for in the housing commitments, therefore, this site did not progress for assessment beyond Stage 2.

H003/E27 - Land West of the High Street/South of Chase Hill Road, Arlesey							
Size (ha)	3.17						
Proposal	32 dwellings and B1 business use						
Description	Located in between the two parts of Arlesey settlement, currently the site is vacant and former agricultural land.						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	75%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Loss of countryside</li> <li>• Site is prone to flooding</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	Yes	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment <u>has identified a discounting factor. Therefore, the site has not progressed to Stage 2 that this site falls within the Important Countryside Gap. Although a reason for discounting, this site has been taken forward as part of a larger scheme to develop 1,000 dwellings, 10 ha of employment land and a relief road. 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>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
<u>Contaminated Land</u>	Not applicable						
<u>Internal 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						
Conclusion	<u>Not applicable This site is within, and considered, as part of a larger site. (See H293/E12a for Stage 3 assessment)</u>						
Final Decision							
The site has <del>not</del> been taken forward as part of <del>the</del> <u>Site Allocations Development Plan</u>							

Document larger development scheme for Arlesey ref: H293/E12a. Issues concerning the maintenance of a gap between the two ends of Arlesey can be addressed at the masterplanning stage.

<b>H003/E27 - Land West of the High Street/South of Chase Hill Road, Arlesey</b>						
Size (ha)	<u>3.17</u>					
Proposal	<u>32 dwellings and B1 business use</u>					
Description	<u>Located in between the two parts of Arlesey settlement, currently the site is vacant and former agricultural land.</u>					
<b>Issue &amp; Options Consultations</b>						
Consultation Responses	Yes	<u>17%</u>	No	<u>75%</u>	Maybe	<u>8%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Increase in road congestion</u></li> <li><u>Loss of countryside</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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>					
<b>ELR Stage 2</b>						
PDL	<u>Greenfield – Red</u>					
Accessibility to Housing	<u>Adjacent to Arlesey – Amber</u>					
Road Access	<u>0.9km from A507 – Amber</u>					
Availability	<u>No constraints indicated – Green</u>					
AGLV/Gap	<u>N/Y</u>	Flood Zone	<u>1</u>	Important Open Space		<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>					
Number of 'Reds'	<u>2</u>		Number of 'Ambers'		<u>2</u>	
Rank	<u>56</u>					
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage. The site is located in the Important Countryside Gap. Although a reason for discounting, this site has been taken forward as part of a larger scheme (ref: H293/E12a) to develop 1,000 dwellings, 10 ha of employment land and a relief road.</u>					
<b>ELR Stage 3</b>						

Score	<u>14</u>
Rank	<u>12<sup>th</sup> out of 12 in Arlesey/Stotfold/Fairfield Park</u>
Conclusion	<u>The site benefits from reasonable access to services and labour, but suffers from poor road access through the village and limited demand for office uses in this location. The site is the lowest scoring and the Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in the Arlesey/Stotfold/Fairfield Park area.</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 been taken forward as part of a larger development scheme for Arlesey ref: H293/E12a. Issues concerning the maintenance of a gap between the two ends of Arlesey can be addressed at the masterplanning stage.</u>	

H020 - Land rear of Nightingale Terrace, Arlesey							
Size (ha)	0.8						
Proposal	30 dwellings						
Description	Located to the south of Arlesey south of West Drive which leads to Fairfield. The site is currently used for paddocks						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	80%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>Poor access to site</li> <li>Opposition to loss of agricultural land</li> <li>Increase in road congestion</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	66						
Rank	9th ranked score in settlement out of 16						
Conclusion	<p>The site is in <u>a an-unless sustainable location than others within Arlesey</u>. <u>Stage 2 assessment has identified some discounting factors.</u> <u>Arlesey has been identified as a location for large scale development to include 1,000 homes. This site does not form part of that proposed development area and no further sites are required. For these reasons</u> <del>Therefore,</del> the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
<u>Internal Drainage Board</u>	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
<u>Site is not allocated. The site has not been taken forward as part of the Site Allocations Development Plan Document.</u>							

**H048 - Land at Gothic Farm, High Street, Arlesey**

Size (ha)	3.0
Proposal	90 dwellings
Description	Located in the middle of Arlesey to the west of the High Street and to the east of the railway line. The site is currently vacant agricultural land

**Issue & Options Consultations**

Consultation Responses	Yes	17%	No	50%	Maybe	33%
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Flooding issues</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	55
Rank	11th ranked score in settlement out of 16
Conclusion	<del>Nothing to prevent progression to stage 3</del> <u>This site has been assessed as part of a larger scheme (ref: H293/E12a).</u>

**Stage 3**

<del>Access</del> <u>Highways Authority</u>	<del>none</del> <u>Not applicable</u>
<del>Highways</del> <u>Agency</u>	<u>Not applicable</u>
<del>Environment</del> <u>Agency</u>	<u>Not applicable</u>
<del>Archaeology</del>	<u>Not applicable</u>
<del>Built</del> Conservation	<del>none</del> <u>Not applicable</u>
<del>Contaminated</del> Land	<del>none</del> <u>Not applicable</u>
<del>Internal</del> Drainage Board	<del>none</del> <u>Not applicable</u>
<del>Environmental</del> Health	<del>none</del> <u>Not applicable</u>
<del>English</del> Heritage	<del>none</del> <u>Not applicable</u>
<del>Landscape</del>	<del>none</del> <u>Not applicable</u>
<del>Natural</del> England	<del>none</del> <u>Not applicable</u>
<del>Anglian</del> Water	<del>none</del> <u>Not applicable</u>
Conclusion	This site is within, and considered, as part of a larger <u>H293/E12a</u> site. <u>(See H293/E12a for Stage 3 assessment)</u>

**Final Decision**

The Council has included this site within the Site Allocations Development Plan Document ~~Site allocated~~ as part of the larger H293/E12a site for mixed use development including 1,000 homes, 10ha of employment land and a relief road. in the Site Allocations DPD.

H063 - Fairfields Farm and Kennels, Hitchin Road, Arlesey							
Size (ha)	2.86						
Proposal	6-70 dwellings and employment provision						
Description	Located to the south of Arlesey and to the east of the railway line. The site is a disused kennels						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>Negative impact to countryside</li> <li>Good location to local schools and GP surgery</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	-9						
Rank	156th ranked in settlement out of 16						
Conclusion	<p><del>Low score site and the site</del><u>The site scored very poorly and is in an unsustainable location. The site is in an unsustainable location.</u>. The Stage 2 assessment has identified some discounting factors. <u>Therefore, For these reasons</u> the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
<u>Site is not allocated. The site has not been allocated as part of the Site Allocations Development Plan Document.</u>							

H064 - Field attached to Fairfields Farm, Hitchin Road, Arlesey							
Size (ha)	0.79						
Proposal	30 dwellings						
Description	Located to the south of Arlesey and to the east of the railway line. The site is a unused field						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Negative visual impact</li> <li>• Negative impact on the environment due to location outside of the settlement envelope</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	-19						
Rank	16th ranked score in settlement out of 16						
Conclusion	<p><del>Low score site and the site is in an unsustainable location. Stage 2 assessment has identified some discounting factors. Therefore, the site has not progressed to Stage 3. The site scored very poorly and is in an unsustainable location. The Stage 2 assessment has identified some discounting factors. For these reasons the site has not progressed to Stage 3.</del></p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
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 Water</u>	Not applicable						
Conclusion	Not applicable						
Final Decision							
<del>Site allocated as part of the Site Allocations DPD. The site has not been allocated as</del>							

| part of the Site Allocations Development Plan Document.

H143 - Land at Hitchin Road, Arlesey							
Size (ha)	90.5						
Proposal	400 dwellings and a country park						
Description	Located to the south east of Arlesey and to the west of Fairfield. The site is currently used for agriculture and a former gravel pit which is now the Blue Lagoon.						
Issue & Options Consultations							
Consultation Responses	Yes	7%	No	80%	Maybe	13%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Negative impacts on the countryside, the site is Greenfield</li> <li>• Rail transport is running at over-capacity to London</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	19						
Rank	13th ranked in settlement out of 16						
Conclusion	<p><del>This is a low score site. The site scores poorly. The site and is in an unsustainable location for residential development. Arlesey has been identified as an area for significant growth. It is considered that land identified by H293/E12a is the most suitable for large scale development. Stage 2 assessment has identified some discounting factors. Therefore, For these reasons</del> the site has not progressed to Stage 3.</p>						
Stage 3							
<del>Access Highways Authority</del>	Not applicable						
<del>Highways Agency</del>	<del>Not applicable</del>						
<del>Environment Agency</del>	<del>Not applicable</del>						
<del>Archaeology</del>	<del>Not applicable</del>						
<del>Built Conservation</del>	Not applicable						
<del>Contaminated Land</del>	Not applicable						
<del>Drainage</del>	Not applicable						
<del>Environmental Health</del>	Not applicable						
<del>English Heritage</del>	Not applicable						
<del>Landscape</del>	Not applicable						
<del>Natural England</del>	Not applicable						
<del>Water</del>	Not applicable						
<del>Conclusion</del>	Not applicable						
Final Decision							
<del>Site is not allocated. The site has not been allocated as part of the Site Allocations</del>							



H156a - Land off High Street, Arlesey							
Size (ha)	1.4						
Proposal	20-30 dwellings						
Description	Located in the south of Arlesey and to the west of the High Street. The site is currently vacant land and paddocks						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	37.5%	Maybe	37.5%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Good location to existing services and public transport</li> <li>• Development would support local social infrastructure and public transport</li> <li>• Minimal environmental impact</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	53						
Rank	12th ranked in settlement out of 16						
Conclusion	<del>Nothing to prevent progression to stage 3</del> <u>This site has been assessed as part of a larger scheme (ref: H293/E12a).</u>						
Stage 3							
<del>Access</del> <u>Highways Authority</u>	<del>none</del> <u>Not applicable</u>						
<del>Highways Agency</del>	<u>Not applicable</u>						
<del>Environment Agency</del>	<u>Not applicable</u>						
<del>Archaeology</del>	<u>Not applicable</u>						
<del>Built Conservation</del>	<del>none</del> <u>Not applicable</u>						
<del>Contaminated Land</del>	<del>none</del> <u>Not applicable</u>						
<del>Drainage</del>	<del>none</del> <u>Not applicable</u>						
<del>Environmental Health</del>	<del>none</del> <u>Not applicable</u>						
<del>English Heritage</del>	<del>none</del> <u>Not applicable</u>						
<del>Landscape</del>	<del>none</del> <u>Not applicable</u>						
<del>Natural England</del>	<del>none</del> <u>Not applicable</u>						
<del>Water</del>	<del>none</del> <u>Not applicable</u>						
Conclusion	This site is within, and considered, as part of a larger <del>H293/E12a</del> site. <u>(See H293/E12a for Stage 3 assessment)</u>						
Final Decision							
<del>Site allocated as part of the Site Allocations DPD.</del> <u>The Council has included this site within the Site Allocations Development Plan Document as part of the larger H293/E12a site for mixed use development including 1,000 homes, 10ha of employment land and a relief road.</u>							

H156b - Land off High Street, Arlesey							
Size (ha)	0.7						
Proposal	14-20 dwellings						
Description	Located in the south of Arlesey and to the west of the High Street. The site is currently vacant land and paddocks						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	50%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Good location to existing services and facilities</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	67						
Rank	8th ranked in settlement out of 16						
Conclusion	<del>Nothing to prevent progression to stage 3</del> <u>This site has been assessed as part of a larger scheme (ref: H293/E12a).</u>						
Stage 3							
<del>Access</del> <u>Highways Authority</u>	<del>none</del> <u>Not applicable</u>						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<del>Built</del> <u>Conservation</u>	<del>none</del> <u>Not applicable</u>						
Contaminated Land	<del>none</del> <u>Not applicable</u>						
Drainage	<del>none</del> <u>Not applicable</u>						
Environmental Health	<del>none</del> <u>Not applicable</u>						
English Heritage	<del>none</del> <u>Not applicable</u>						
Landscape	<del>none</del> <u>Not applicable</u>						
Natural England	<del>none</del> <u>Not applicable</u>						
Water	<del>none</del> <u>Not applicable</u>						
Conclusion	This site is within, and considered, as part of a larger <del>H293/E12a</del> site. <u>(See H293/E12a for Stage 3 assessment)</u>						
Final Decision							
<del>Site allocated as part of the Site Allocations DPD.</del> <u>The Council has included this site within the Site Allocations Development Plan Document as part of the larger H293/E12a site for mixed use development including 1,000 homes, 10ha of employment land and a relief road.</u>							

H165 - Land West of Cricketers Road, Arlesey							
Size (ha)	3.61						
Proposal	128 dwellings						
Description	Located to the south of Arlesey and to the east of the railway line. <del>The majority of the site is currently used for paddocks and unused agricultural land.</del> <u>The majority of the site is currently paddocks and unused agricultural land. The south east corner of the site fronts the high street and brownfield land.</u>						
Issue & Options Consultations							
Consultation Responses	Yes	14%	No	72%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> <li>Negative impact on the countryside</li> <li>Development could increase flood risk</li> <li>Poor site access</li> <li>Development would lead to services and facilities becoming overstretched</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	140 for <del>North</del> <u>northern</u> area, 72 for <del>South</del> <u>southern</u> area						
Rank	<del>Northern area: 2nd ranked out of 16</del> <del>Southern area 6<sup>th</sup> ranked out of 16 for North area, 6th ranked for South out of 16</del>						
Conclusion	<del>Nothing to prevent progression to stage 3</del> <u>This site has been assessed as part of a larger scheme (ref: H293/E12a).</u>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<del>Not applicable</del>						
<u>Environment Agency</u>	<del>Not applicable</del>						
<u>Archaeology</u>	<del>Not applicable</del>						
<u>Built Conservation</u>	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 site is within, and considered, as part of <del>the large H293/E12a site.</del> <u>a larger site. (See H293/E12a for Stage 3 assessment)</u>						

## Final Decision

The Council has included the site within the Site Allocations Development Plan Document. The Council has included the majority of this site within the Site Allocations Development Plan Document as part of the larger H293/E12a site for mixed use development including 1,000 homes, 10ha of employment land and a relief road.

H227/E35 - Land West of the High Street, Arlesey							
Size (ha)	21.43						
Proposal	650 dwellings, elderly accommodation, retail (supermarket) and employment units						
Description	Located in the centre of Arlesey and to the east of the railway line. The site consists of fields and paddocks.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	60%	Maybe	40%	
Consultation Comments	<ul style="list-style-type: none"> <li>Landowner objected to his land being included in the application</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	<p>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						
Stage 2							
Score	65						
Rank	10th ranked in settlement out of 16						
Conclusion	<p><del>The site scored poorly within the settlement. The site is in an unsustainable location; therefore the site has not progressed to Stage 3. This site has been assessed as part of a larger scheme (ref: H293/E12a).</del></p>						
Stage 3							
<u>Access Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<del>Not applicable</del>						
<u>Environment Agency</u>	<del>Not applicable</del>						
<u>Archaeology</u>	<del>Not applicable</del>						
<u>Built Conservation</u>	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	<p><del>Not applicable</del> <u>The site is within, and considered, as part of a larger site. (See H293/E12a for Stage 3 assessment)</u></p>						
Final Decision							
<p>The site has not been taken forward as part of the Site Allocations Development Plan Document. <u>The Council has included this site within the Site Allocations Development</u></p>							

Plan Document as part of the larger H293/E12a site for mixed use development including 1,000 homes, 10ha of employment land and a relief road.

<b>H227/E35 - Land West of the High Street, Arlesey</b>						
Size (ha)	<u>21.43</u>					
Proposal	<u>650 dwellings, elderly accommodation, retail (supermarket) and employment units</u>					
Description	<u>Located in the centre of Arlesey and to the east of the railway line. The site consists of fields and paddocks.</u>					
<b>Issue &amp; Options Consultations</b>						
Consultation Responses	Yes	<u>0%</u>	No	<u>60%</u>	Maybe	<u>40%</u>
Consultation Comments	<ul style="list-style-type: none"> <li><u>Landowner objected to his land being included in the application</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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>					
<b>ELR Stage 2</b>						
PDL	<u>Greenfield – Red</u>					
Accessibility to Housing	<u>Adjacent to Arlesey – Green</u>					
Road Access	<u>1.1km from A507 – 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>1</u>
Rank	<u>21</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>15</u>					
Rank	<u>11<sup>th</sup> out of 12 in Arlesey/Stotfold/Fairfield Park</u>					
Conclusion	<u>The site benefits from reasonable access to services and labour, but suffers from poor road access through the village</u>					

	<u>and limited demand for office uses in this location. The site is the second lowest scoring and the Employment Land Review Stage 3 concluded that there are more suitable sites for employment development in the Arlesey/Stotfold/Fairfield Park area.</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. The Council has included this site within the Site Allocations Development Plan Document as part of the larger H293/E12a site for mixed use development including 1,000 homes, 10ha of employment land and a relief road.</u>	

H254 – Land r/o Weavers Orchard, Arlesey							
Size (ha)	0.24						
Proposal	8 dwellings						
Description	The site is located near the centre of Arlesey, on an area of vacant grassland.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	80%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>Landowner had not been approached over the application for his site</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	70						
Rank	7th ranked in settlement out of 16						
Conclusion	<p><del>Stage 2 assessment has identified some discounting factors. The site is in an unsustainable location. Therefore, the site has not progressed to Stage 3. The site is in a less sustainable location than others within Arlesey. Arlesey has been identified as a location for large scale development to include 1,000 homes. This site does not form part of that proposed development area and no further sites are required. For these reasons the site has not progressed to Stage 3.</del></p>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H257 – Land at Portland Industrial Estate, Arlesey							
Size (ha)	0.92						
Proposal	40 – 45 dwellings						
Description	The site is <u>to the south east of Arlesey within an area of the Portland Industrial Estate</u> , <del>adjoining this site sits a residential area to the south of Arlesey.</del>						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	80%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>Increased road congestion</li> <li>Concerns over road access</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	119						
Rank	4th ranked in settlement out of 15						
Conclusion	<del>Stage 2 assessment has identified some discounting factors. This site is located within an existing employment site, <u>Planning permission for the development of 43 dwellings was granted at appeal in 2007</u>, and outside the area of focus for development in Arlesey. Therefore, the site has not progressed to Stage 3. Therefore the site has not progressed to Stage 3</del>						
Stage 3							
Highways <u>Agency</u>	Not applicable						
<u>Highways Authority</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document <u>as planning permission for the development of 43 dwellings has been granted.</u>							

H282 - Hitchin Road Industrial Estate, Arlesey							
Size (ha)	1.63						
Proposal	55 - 75 dwellings						
Description	The site is reasonably central to Arlesey, forming an important employment site. The industrial estate is designated as a Key Employment Site in the Local Plan Saved Policies Policy EMP1. The northern boundary has a TPO.						
Issue & Options Consultations							
Consultation Responses	Yes	40%	No	40%	Maybe	20%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Increase in road congestion</li> <li>• Good reuse of brownfield land</li> <li>• Within the settlement envelope</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	135						
Rank	3rd ranked score in settlement out of 16						
Conclusion	<p><del>Stage 2 assessment has identified some discounting factors.</del>  The site is outside the area of focus for development in Arlesey <u>and is designated as a Key Employment Site.</u> <del>Therefore, For these reasons</del> the site has not progressed to Stage 3.</p>						
Stage 3							
Highways <u>Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H293 <u>E12a</u> - West and East to High Street, Arlesey							
Size (ha)	39.61						
Proposal	1,000 houses with community facilities, <u>employment provision</u> , retail and relief road						
Description	<p><u>This assessment covers all submissions between the railway line and the High Street, as well as land identified as E12a.</u></p> <p>The two sites cover a large amount of land around the north/central area of Arlesey. The east site is predominantly arable land. The south site is covered mainly by vacant agricultural land and gardens. The site borders a County Wildlife Site in addition to a number of streams. The site is opposite the railway lines.</p>						
Issue & Options Consultations							
Consultation Responses	Yes	17%	No	66%	Maybe	17%	
Consultation Comments	<ul style="list-style-type: none"> <li>Greenfield site, thus a negative impact on environment</li> <li>Increase in road congestion</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	<del>No</del> <u>Yes</u>	Biological or Geological Importance			No
Conclusion	<p>The Stage 1 assessment has <del>not</del> identified any discounting factors. <u>However, due to the large scale of the site and the mix of uses proposed, the maintenance of a gap between the two ends of Arlesey can be addressed at the masterplanning stage.</u></p> <p>Therefore, the site has progressed to Stage 2.</p> <p><u>As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u></p>						
Stage 2							
Score	86						
Rank	5th ranked score in settlement out of 16						
Conclusion	<p><u>A large scale mixed use development and relief road at Arlesey is identified in the Core Strategy. There is nothing to prevent progression to Stage 3</u></p>						
Stage 3							
Highways Authority	<del>None</del> <u>No comments made</u>						
Highways Agency	<u>Assessment required to determine if highway mitigation measures for A1(M) Junction 10 are required.</u>						
Environment Agency	<u>No site specific comments made</u>						
Archaeology	<u>No comments made</u>						
Built Conservation	<del>None</del> <u>No comments made</u>						
Contaminated Land	Disused early 20 <sup>th</sup> century sewage works – low risks from pathogens and former chalk pits – low risks of infill subsidence.						
Internal Drainage Board	<del>None</del> <u>Flood risk assessment required. No increase in flows to IDB watercourses will be permitted.</u>						
Environmental Health	RAG rating is amber - careful consideration will be required in terms of noise from traffic and industry						

English Heritage	<del>None</del> <u>No comments made</u>
Landscape	Adequate land to be set aside to ensure effective planting screen is maintained and extended to the railway line; a new pedestrian bridge over the railway would create more immediate public access to the countryside. Development should help address existing urban fringe appearance. The site is very open and relatively sparse in terms of planting structure; building designs and heights would need careful consideration and substantial areas for landscape mitigation would need to be set aside and linked to Green Infrastructure, including Pix Brook.
Natural England	<del>None</del> <u>No comments made</u>
Anglian Water	RAG rating is amber
Conclusion	Issues identified can be overcome with design and planning. Site is within, and considered, as part of a larger combined H293/E12a allocated site
<b>Final Decision</b>	
<u>Site allocated as part of the SA DPD. A large scale mixed use development and relief road at Arlesey is identified in the Core Strategy. The Employment Land Review Stage 3 concludes that this site is the highest scoring in the area and offers the prospect of a large, high profile employment development with excellent road access and in close proximity to the railway station. For these reasons the Council has included this site within the Site Allocations Development Plan Document in order to provide a mixed use development including 1,000 homes, 10ha of employment land and a relief road. Issues concerning the maintenance of a gap between the two ends of Arlesey can be addressed at the masterplanning stage.</u>	

<b>H293/E12a - West and East to High Street, Arlesey</b>							
Size (ha)	<u>39.61</u>						
Proposal	<u>1,000 houses with community facilities, employment provision, retail and relief road</u>						
Description	<u>This assessment covers all submissions between the railway line and the High Street, as well as land identified as E12a. The two sites cover a large amount of land around the north/central area of Arlesey. The east site is predominantly arable land. The south site is covered mainly by vacant agricultural land and gardens. The site borders a County Wildlife Site in addition to a number of streams. The site is opposite the railway lines.</u>						
<b>Issue &amp; Options Consultations</b>							
Consultation Responses	Yes	<u>17%</u>	No	<u>66%</u>	Maybe	<u>17%</u>	
Consultation Comments	<ul style="list-style-type: none"> <li><u>Greenfield site, thus a negative impact on environment</u></li> <li><u>Increase in road congestion</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	<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. As the site has been submitted as a mixed use proposal, the site has been assessed separately for housing and employment purposes.</u>						
<b>ELR Stage 2</b>							
PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>Partly adjacent to Arlesey, but a large site which stretches to some 0.7km from Arlesey at the farthest point – Amber</u>						
Road Access	<u>Adjacent to A507 – Green</u>						
Availability	<u>No constraints indicated – Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>1</u>			Number of 'Ambers'	<u>1</u>		
Rank	<u>13</u>						
Conclusion	<u>As the site scored fewer than four 'reds' the site was deemed</u>						

	<u>acceptable to progress to the next assessment stage.</u>
<b>ELR Stage 3</b>	
Score	<u>26</u>
Rank	<u>1<sup>st</sup> out of 12 in Arlesey/Stotfold/Fairfield Park</u>
Conclusion	<u>This is the highest scoring site in the area and offers a large, high profile employment development adjacent to the roundabout on the A507 and in close proximity to the train station. Focussing new employment development on a single site provides sufficient critical mass and a high market profile.</u>
<b>Stage 4</b>	
Highways Authority	<u>No comments made</u>
Highways Agency	<u>Assessment required to determine if highway mitigation measures for A1(M) Junction 10 are required.</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>No comments made</u>
Built Conservation	<u>No comments made</u>
Contaminated Land	<u>Disused early 20<sup>th</sup> century sewage works – low risks from pathogens and former chalk pits – low risks of infill subsidence</u>
Internal Drainage Board	<u>Flood risk assessment required. No increase in flows to IDB watercourses will be permitted.</u>
Environmental Health	<u>RAG rating is amber - careful consideration will be required in terms of noise from traffic and industry</u>
English Heritage	<u>No comments made</u>
Landscape	<u>Adequate land to be set aside to ensure effective planting screen is maintained and extended to the railway line; a new pedestrian bridge over the railway would create more immediate public access to the countryside. Development should help address existing urban fringe appearance. The site is very open and relatively sparse in terms of planting structure; building designs and heights would need careful consideration and substantial areas for landscape mitigation would need to be set aside and linked to Green Infrastructure, including Pix Brook.</u>
Natural England	<u>No comments made</u>
Anglian Water	<u>RAG rating is amber</u>
Conclusion	<u>Issues identified can be overcome with design and planning.</u>
<b>Final Decision</b>	
<u>A large scale mixed use development and relief road at Arlesey is identified in the Core Strategy. The Employment Land Review Stage 3 concludes that this site is the highest scoring in the area and offers the prospect of a large, high profile employment development with excellent road access and in close proximity to the railway station. For these reasons the Council has included this site within the Site Allocations Development Plan Document in order to provide a mixed use development including 1,000 homes, 10ha of employment land and a relief road. Issues concerning the maintenance of a gap between the two ends of Arlesey can be addressed at the masterplanning stage.</u>	

H307 - Old Oak Industrial Estate, Arlesey							
Size (ha)	0.82						
Proposal	33 - 41 dwellings						
Description	The site <u>is</u> , located to the north west of Arlesey, <del>is predominantly comprised of B, B2 and B8 industrial units. and is designated as a Key Employment Site.</del> The site is opposite the train station.						
Issue & Options Consultations							
Consultation Responses (%)	Yes	0%	No	100%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> <li>Poor location for development</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	151						
Rank	1st ranked in settlement out of 16						
Conclusion	<del>Stage 2 assessment has identified some discounting factors. The site a safeguarded employment site. Although this site was the top scoring for Arlesey in the Stage 2 assessment, it is designated as a Key Employment Site. The Employment Land review found that this industrial estate is fit for purpose. The site also falls outside the area identified for large scale development in Arlesey. For these reasons. —Therefore,</del> the site has not progressed to Stage 3.						
Stage 3							
Highways <u>Agency</u>	Not applicable						
<u>Highways Authority</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built Conservation</u>	Not applicable						
Contaminated Land	Not applicable						
Internal Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
Anglian Water	Not applicable						
Conclusion	Not applicable						
Final Decision							
The site has not been taken forward as part of the Site Allocations Development Plan							

Document.

H328 – Land to the rear of 196 & 197 Hitchin Road, Arlesey							
Size (ha)	1.34 ha						
Proposal	300 dwellings						
Description	This site is predominantly unused farmland, backing onto a number of residential properties.						
Issue & Options Consultations							
Consultation Responses	Yes	25%	No	50%	Maybe	25%	
Consultation Comments	<ul style="list-style-type: none"> <li>• Site too remote from settlement</li> <li>• Noise from the railway line</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	-2						
Rank	14th ranked in settlement out of 16						
Conclusion	<p><del>Stage 2 assessment has identified some discounting factors.</del>  The is a <u>very</u> low scoring site in an unsustainable location. Therefore, the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Highways Authority Access</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> 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"> <li><u>The proposal consists of both greenfield and brownfield land. The site is both a Greenfield and a brown field site</u></li> </ul>						
ELR Stage 1							
Green Belt	No	<u>Contrary to the aims of the Core Strategy</u> <u>Less Than Four Dwellings</u>	No	<u>Identified in the Minerals &amp; Waste Local Plan or emerging LDF for other uses</u> <u>Minerals &amp; Waste Site</u>	Yes No	<u>Wholly or predominantly Flood Zone 3</u> <u>Wholly Flood Zone 2/3</u>	No
<u>Less than 0.25 ha in size or promoted for less than 500m<sup>2</sup> of employment floor space</u> <u>Archaeological Site/SAM</u>	No	<u>Detrimental effect upon a site of national or international biological or geological importance</u> <u>Important Countryside Gap</u>	No	<u>Biological or Geological Importance</u>			No
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2</u> <u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>						
ELR Stage 2							
<u>PDL</u>	<u>Over half of site in use for employment uses, remainder of the site is woodland - Amber</u>						
<u>Accessibility to Housing</u>	<u>Adjacent to Arlesey but separated from it by railway line - Amber</u>						
<u>Road Access</u>	<u>Approximately 2.4km from A507 - Red</u>						
<u>Availability</u>	<u>No constraints indicated</u>						
<u>Important AGLV/Gap Open Space</u>	<u>N/N</u>	<u>Flood Zone</u>	<u>1</u>	<u>Important Open Space</u>	<u>No</u>		
<u>Other Important Land Uses</u>	<u>N.B based on the larger E01 site</u>						
<u>Score</u>	<u>Number</u>			<u>Not applicable</u>			<u>1</u>
	<u>Number of 'Ambers'</u>						<u>2</u>

<u>of 'Reds'</u>	
Rank	<u>Not applicable</u> 22nd
Conclusion	<u>Not applicable</u> As the site scored fewer than four 'reds' the site was deemed acceptable to progress to the next assessment stage.
<b>ELR Stage 3</b>	
<u>Score</u>	<u>17</u>
<u>Rank</u>	<u>9<sup>th</sup> ranked out of 12 in Arlesey, Fairfield and Stotfold</u>
<u>Conclusion</u>	<u>The proposal is one of the lowest scores in the area. The site has poor road access and strategic access in addition to a very low profile. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
<b>Stage 43</b>	
<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 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>Anqlian Water</u>	Not applicable
<u>Conclusion</u>	Not applicable
<b>Final Decision</b>	
The site has not been taken forward as part of the Site Allocations Development Plan Document	