

Biggleswade Sites Summary

Following the call for sites, 24 sites were promoted for employment, housing or mixed use purposes. The proposals included 14 residential sites and 10 employment sites.

None of the housing sites were eliminated at the Stage 1 round with all progressing to Stage 2. The two highest scoring sites have been identified within the Biggleswade Town Centre Masterplan as possible development areas. In addition, the sites are located wholly within the settlement envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD and therefore these sites could come forward as 'windfalls' through the Development Management process. Therefore, the non allocation of these sites does not prejudice development and for these reasons the proposals have not progressed to Stage 3.

The 3rd and 4th highest scoring sites are designated as Safeguarded Employment Land under Saved Local Plan Policy EMP1. The land has been safeguarded through the Local Plan to maintain valuable sources of employment. As the site is considered fit for purpose it will maintain this status. For this reason the site has not progressed to Stage 3

The 5th highest scoring site was not deemed suitable due to its detached location. It could only provide a small proportion of the allocation required, as specified in the Core Strategy. As the sites to the north of Potton Road (H002, H082, H112 and site H347) neighboured each other, they were considered as a joint proposal. Site H201, while scoring slightly higher than the joint proposal, was not considered appropriate to include in this joint proposal due to the number of different owners which could affect the timely delivery of development of this land.

The remaining 4 sites were not deemed acceptable to progress to Stage 3 compared to the higher scoring sites.

While the joint proposal only scored reasonably well in the settlement, it was considered the most appropriate option for future development at Biggleswade. The 3rd assessment stage has identified some concerns regarding the joint proposal (H002, H082, H112 and site H347), which are listed within the site assessment sheets. These issues, while important, can be overcome through careful site layout, design and landscaping. The joint proposal has therefore been included in the Site Allocations Development Plan Document under Policy HA1 to provide for a minimum of 330 dwellings.

In terms of the 10 employment proposals, 3 sites (E39, E58 and E65) were immediately discounted as they were either contrary to the Core Strategy or were located within Flood Zone 3. Out of the remaining proposals, the highest ranking one (E11/E67) was considered to be the most appropriate and sustainable site to allocate compared to the other proposals put forward. It would form a natural extension to Stratton Business Park and would

therefore benefit from its market profile and good road access. It has been allocated for B1, B2 and B8 under Policy EA1 in the Site Allocations DPD.

H002/H082/H112/H333/H347 – Land at Potton Road, Biggleswade
H002 – "The Money Hole" rear of 177&179 Potton Road, Biggleswade

Size (ha)	115.932
Proposal	330 dwellings 180-200 dwellings
Description	<u>Located on the northern boundary of the settlement to the north of Potton Road. The flat site is mainly vacant. Previously the area was used as arable farmland, although the site has been left unmaintained. The north-eastern portion is currently a vacant nursery.</u> Located on the northern boundary of the settlement to the West of the main road to Potton. Current use is for agriculture.

Issue & Options Consultations

Consultation Responses	<u>H002</u>	Yes	16%	No	81%	Maybe	3%
	<u>H082</u>	Yes	8%	No	79%	Maybe	13%
	<u>H112</u>	Yes	18%	No	82%	Maybe	0%
	<u>H333</u>	Yes	3%	No	89%	Maybe	8%
	<u>H347</u>	Yes	3%	No	89%	Maybe	8%

Consultation Comments	<ul style="list-style-type: none"> • Site is outside of the settlement envelope and on Greenfield • Increase in road congestion • Development scale too large for Biggleswade • <u>Biggleswade does not provide sufficient alternatives to the car</u> • <u>Negative impact on the wildlife and to the countryside</u> • <u>Loss of an open space</u> • <u>Local services/facilities will not be sustained by this development</u> • <u>A petition was received (162 signatures) for this site and H366.</u> • <u>Poor access</u> • <u>Past development has been refused planning permission</u>
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Stage 1

Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						

Stage 2

Score	135
Rank	75 th ranked score in settlement out of 115
Conclusion	<u>This site scores well within the settlement. The site is of a size which would meet the allocation required based upon the Core Strategy. It is also large enough to allow for additional community benefits to be provided on site. The site would be an extension of the East of Biggleswade development. For this reason the site has progressed to Stage 3.</u> Site progresses to Stage 3

Stage 3

<u>Highways Authority</u> Access	<u>Access to the existing network should not be a problem. Additional traffic on residential and town centre roads and capacity of A1 junctions may be a problem.</u>
<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>	<u>No comment made</u>
Contaminated Land	<u>Plant nursery adj. - low risks of pesticide/fuels etc. run off</u> Low risk
<u>Internal Drainage Board</u>	<u>No increase in flows to downstream IDB watercourses will be permitted.</u> No increase in flows to downstream IDB watercourses will be permitted.
Environmental Health	<u>RAG rating is Green - Road Traffic Noise Will Require Conditions</u> RAG rating is Green
English Heritage	<u>No comment made</u>
Landscape	<u>Not suitable for development as intrusive to countryside and increases pressure on Biggleswade Common. Development would be raw and highly visible from Greensand Ridge. If developed -extensive mitigation required.</u>
Natural England	<u>No comment made</u>
<u>Anglian Water</u>	<u>Red RAG rating – Major constraint for waste water treatment works capacity. Supply networks and foul sewage treatment capacity infrastructure upgrade required. RAG rating is Green</u>
Conclusion	<u>The Stage 3 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping. A few issues need to be taken into consideration when making a decision. This site shall be part of a larger site, including sites H082, H112, H333 and H347.</u>
Final Decision	
<u>The Council has included the site within the Site Allocations Development Plan Document for residential development of 330 dwellings.</u> The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.	

H002 - "The Money Hole" rear of 177&179 Potton Road, Biggleswade Combined with H082, H112, H333 and H347

Size (ha)	5.932
Proposal	180-200 dwellings
Description	Located on the northern boundary of the settlement to the West of the main road to Potton. Current use is for agriculture.

Issue & Options Consultations

Consultation Responses	Yes	16%	No	81%	Maybe	3%
Consultation Comments	<ul style="list-style-type: none"> •Site is outside of the settlement envelope and on Greenfield •Increase in road congestion •Development scale too large for Biggleswade 					

Stage 1

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

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

Stage 2

Score	135
Rank	5th ranked score in settlement out of 15
Conclusion	Site progresses to Stage 3

Stage 3

Access	none
Conservation	none
Contaminated Land	Low risk
Drainage	No increase in flows to downstream IDB watercourses will be permitted.
Environmental Health	RAG rating is Green
English Heritage	none
Landscape	none
Natural England	none
Water	RAG rating is Green
Conclusion	A few issues need to be taken into consideration when making a decision. This site shall be part of a larger site, including sites H082, H112, H333 and H347.

Final Decision

The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.

H053 - Land off Sycamore Close, Biggleswade							
Size (ha)	4.94						
Proposal	150+ dwellings						
Description	Located to the north of Biggleswade and to the west of the railway line. The site is in agricultural use with stables on it. There is permission for an earth bund for the railway line on the site.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	94%	Maybe	3%	
Consultation Comments	<ul style="list-style-type: none"> • Development outside of the settlement envelope and on Greenfield land • Increase in road congestion • Access from Sycamore Close is inadequate • Previous planning refusal • Negative impact on listed buildings nearby • Negative impact on local protected species (newt). 						
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	1014th ranked score in settlement out of 115						
Conclusion	<u>The site scored poorly within the settlement and is less sustainably located than other sites within Biggleswade. For this reason the site has not progressed to Stage 3. The site scored relatively poorly within Biggleswade. For this reason the site was not taken forward.</u>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anqlian</u> Water	Not applicable						

Conclusion	Not applicable
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Final Decision

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

H082 - Former Potton Road Nursery, Potton Road, Biggleswade Combined with H002, H112, H333 and H347

Size (ha)	1.29
Proposal	37 dwellings
Description	Located to the north of Biggleswade to the west of Potton Road. The site is currently a vacant nursery.

Issue & Options Consultations

Consultation Responses	Yes	8%	No	79%	Maybe	13%
Consultation Comments	<ul style="list-style-type: none"> •Development outside of the settlement envelope and on Greenfield land •Poor road access •Past development in this area has been refused •Increase in road congestion 					

Stage 1

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

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

Stage 2

Score	135
Rank	5th ranked in settlement out of 15
Conclusion	Nothing to prevent progression to stage 3

Stage 3

Access	none
Conservation	none
Contaminated Land	Low risk
Drainage	No increase in flows to downstream IDB watercourses will be permitted.
Environmental Health	RAG rating is Green
English Heritage	none
Landscape	none
Natural England	none
Water	RAG rating is Green
Conclusion	A few issues need to be taken into consideration when making a decision. This site shall be part of a larger site, including sites H002, H112, H333 and H347.

Final Decision

The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.

H098 - Eldon Way Industrial Estate, Biggleswade							
Size (ha)	2.86						
Proposal	110-120 dwellings						
Description	Located to the south of Biggleswade, to the west of the railway line and north of the A1. The site is currently an industrial estate						
Issue & Options Consultations							
Consultation Responses	Yes	57%	No	29%	Maybe	14%	
Consultation Comments	<ul style="list-style-type: none"> The site is previously development land Current use already has associated traffic movement Sustainable location with the potential to provide local facilities 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	165						
Rank	3rd ranked in settlement out of 115						
Conclusion	<p><u>The site is the highest scoring within the settlement. The site is of a size which would provide a significant amount of the housing required to meet the allocation identified in the Core Strategy. It is also large enough to allow for additional community benefits to be provided on site.</u> Nothing to prevent progression to stage 3</p>						
Stage 3							
<u>Access</u> <u>Highways Authority</u>	<u>none</u> <u>Access to the existing network should not be a problem assuming that the existing access on to Hitchin Street is available.</u>						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comment made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	<u>No comment made</u> none						
Contaminated Land	Mid risk						
<u>Internal Drainage Board</u>	No increase in flows to <u>Internal Drainage Board</u> watercourses will be permitted.						
Environmental Health	RAG rating is red – Major noise/air concerns						
English Heritage	<u>No comment made</u> none						
Landscape	Overdevelopment concern						
Natural England	<u>No comment made</u> none						
<u>Anglian Water</u>	RAG rating is green						
Conclusion	The Stage 3 assessment has identified some exceptional issues with the proposal, it is partially in the floodplain and <u>The</u>						

site is designated as a Safeguarded Employment site under Saved Local Plan Policy EMP1. This land was safeguarded through the Local Plan to maintain valuable sources of employment. As the site is considered fit for purpose it is a Safeguarded Key Employment Site. Because of this, the proposal is unacceptable for the Site Allocations DPD.

Final Decision

The site is a Safeguarded Employment site under Saved Local Plan Policy EMP1. As the site is considered fit for purpose it will maintain this status and not be allocated in the Site Allocations Development Plan Document. The site has not been taken forward as part of the Site Allocations Development Plan Document.

H110 - Land at Station Road, Biggleswade							
Size (ha)	0.09						
Proposal	3-10 dwellings						
Description	Located in the centre of Biggleswade and to the west of the railway line. The site is currently a vacant railway related depot.						
Issue & Options Consultations							
Consultation Responses	Yes	20%	No	40%	Maybe	40%	
Consultation Comments	<ul style="list-style-type: none"> The site is small and will not be able to provide adequate parking 						
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	228						
Rank	1st ranked in settlement out of 115						
Conclusion	<p>The site scores very highly within Biggleswade. However, as the site is considered too small to allocate within the settlement, the site has not been taken forward to Stage 3. <u>The site has been identified as a proposed development site in the Biggleswade Town Centre Masterplan.SPD study area. In addition the sites are located wholly within the settlement envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site has not progressed to Stage 3.</u></p>						
Stage 3							
<u>Access</u> Highways Authority	none <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>						
<u>Built Conservation</u>	<u>Not applicable</u> none						
<u>Contaminated Land</u>	<u>Not applicable</u> none						
<u>Internal Drainage Board</u>	<u>Not applicable</u> none						
<u>Environmental Health</u>	<u>Not applicable</u> none						
<u>English Heritage</u>	<u>Not applicable</u> none						
<u>Landscape</u>	<u>Not applicable</u> none						
<u>Natural England</u>	<u>Not applicable</u> none						

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

H112 - Sandiacres, Potton Road, Biggleswade Combined with H002, H082, H333 and H347							
Size (ha)	0.27						
Proposal	6 dwellings						
Description	Located to the north of Biggleswade and north of Potton Road. The site is currently a dwelling and garden.						
Issue & Options Consultations							
Consultation Responses	Yes	18%	No	82%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> •Development outside of the settlement and on green field land •Poor access •Past development has been refused planning permission 						
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	5th ranked in settlement out of 15						
Conclusion	Site progressed to stage 3						
Stage 3							
Access	none						
Conservation	none						
Contaminated Land	Low risk						
Drainage	No increase in flows to downstream IDB watercourses will be permitted.						
Environmental Health	RAG rating is Green						
English Heritage	none						
Landscape	none						
Natural England	none						
Water	RAG rating is Green						
Conclusion	A few issues need to be taken into consideration when making a decision. This site shall be part of a larger site, including sites H002, H082, H333 and H347.						
Final Decision							
The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.							

H126 - Newlands Farm, Dunton Lane, Biggleswade							
Size (ha)	9.0						
Proposal	100+ dwellings and a possible supermarket/petrol station						
Description	Located to the east of Biggleswade and to the north of Dunton Lane. The site is currently used for agriculture and the storage and repair of haulage vehicles.						
Issue & Options Consultations							
Consultation Responses	Yes	29%	No	42%	Maybe	29%	
Consultation Comments	<ul style="list-style-type: none"> Negative impact on the countryside Infrastructure not in place to support the development Good links to the road network Site is adjacent to a large scale employment centre Agriculture land isn't of a high grade 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	11						
Rank	115th ranked in settlement out of 115						
Conclusion	<p><u>The site scored very poorly within the settlement. The site is in an unsustainable location as it is detached from Biggleswade. For these reasons the site has not progressed to Stage 3.</u></p> <p>The site scored poorly within the settlement. The site is in an unsustainable location, therefore the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
<u>Internal</u> Drainage Board	Not applicable						
Environmental Health	Not applicable						
English Heritage	Not applicable						
Landscape	Not applicable						
Natural England	Not applicable						
<u>Anglian</u> Water	Not applicable						
Conclusion	Not applicable						
Final Decision							

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

H166 - Land at Fairfield Nurseries, Biggleswade							
Size (ha)	5.6						
Proposal	69 dwellings						
Description	Located to the north of Biggleswade and to the west of Fairfield Road. The site is currently used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	96%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Site is within the floodplain • Development is outside of the settlement envelope and on Greenfield land • Increase in road congestion • The site is adjacent to a County Wildlife Site • Previous applications for the site have been rejected • Development will have a detrimental impact on the settling of a listed building 						
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	12th 8th ranked in settlement out of 15						
Conclusion	<p>The site scored poorly within the settlement and is less sustainably located than other sites within Biggleswade. For this reason the site has not progressed to Stage 3. The site scored poorly within the settlement. The site is in an unsustainable location, therefore the site has not progressed to Stage 3.</p>						
Stage 3							
<u>Access</u> Highways Authority	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built</u> Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	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						

Final Decision

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

H201 - Land off Nursery Close, Biggleswade							
Size (ha)	0.1 4 ⁵						
Proposal	5 dwellings						
Description	Located to the north of Biggleswade and to the north of Nursery Close. The site is vacant agricultural land.						
Issue & Options Consultations							
Consultation Responses	Yes	4%	No	92%	Maybe	4%	
Consultation Comments	<ul style="list-style-type: none"> • Development is outside of the settlement envelope and in the Greenfield • Poor access • Increase in road congestion 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	453 ¹²¹						
Rank	644 th ranked in settlement out of 1 15						
Conclusion	<u>This site score well within the settlement. While the site could have been joined with the neighbouring proposal, it was deemed unacceptable due to the number of owners. Therefore the site has not been taken forward to Stage 3.</u> The site scored poorly within the settlement. The site is in an unsustainable location, therefore the site has not progressed to Stage 3.						
Stage 3							
<u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	<u>Not applicable</u>						
<u>Environment Agency</u>	<u>Not applicable</u>						
<u>Archaeology</u>	<u>Not applicable</u>						
<u>Built 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							
The site has not been taken forward as part of the Site Allocations Development Plan Document.							

H210 - Albone Way Industrial Estate, Biggleswade							
Size (ha)	5.5						
Proposal	220-275 dwellings						
Description	Located to the south of Biggleswade and the north of the A1. The site is an industrial park						
Issue & Options Consultations							
Consultation Responses	Yes	36%	No	46%	Maybe	18%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Employment use should be retained or re-provided • The site is previously developed land 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	153						
Rank	4th ranked in settlement out of 115						
Conclusion	<p><u>The site is the highest scoring within the settlement. The site is of a size which would provide a significant amount of the housing required to meet the allocation identified in the Core Strategy. It is also large enough to allow for additional community benefits to be provided on site. Nothing to prevent progression to stage 3</u>Nothing to prevent progression to stage 3</p>						
Stage 3							
<u>Access/Highways Authority</u>	<u>Good access available to the existing highway network</u> none						
<u>Highways Agency</u>	<u>No comment made</u>						
<u>Environment Agency</u>	<u>No site specific comment made</u>						
<u>Archaeology</u>	<u>No comment made</u>						
<u>Built Conservation</u>	<u>No comment made</u> none						
Contaminated Land	Mid risk						
<u>Internal Drainage Board</u>	No increase in flows to <u>Internal Drainage Board</u> watercourses will be permitted.						
Environmental Health	RAG rating is red – Major noise/air concerns						
English Heritage	<u>No comment made</u> none						
Landscape	Could create “gateway”, however issue of overdevelopment						
Natural England	<u>No comment made</u> none						
<u>Anglian Water</u>	RAG rating is green						
Conclusion	<p><u>The Stage 3 assessment has identified some exceptional issues with the proposal. Because of this, the proposal is unacceptable for the Site Allocations DPD. The Stage 3 assessment has identified some exceptional issues with the</u></p>						

proposal. The site is designated as a Safeguarded Employment site under Saved Local Plan Policy EMP1. This land was safeguarded through the Local Plan to maintain valuable sources of employment. As the site is considered fit for purpose the proposal is unacceptable for the Site Allocations DPD.

Final Decision

The site is a Safeguarded Employment site under Saved Local Plan Policy EMP1. As the site is considered fit for purpose it will maintain this status and not be allocated in the Site Allocations Development Plan Document. The site has not been taken forward as part of the Site Allocations Development Plan Document.

H285 - Home Farm House, Dunton Lane, Biggleswade							
Size (ha)	0.8						
Proposal	20 dwellings						
Description	This site is situated to the East of Biggleswade, close to Stratton Park. The site is currently used for residential purposes, in addition to a cattery.						
Issue & Options Consultations							
Consultation Responses	Yes	100%	No	0%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Good transport links and links to the town centre • Previously developed land 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	124						
Rank	405th ranked score in settlement out of 115						
Conclusion	<p>This site score well within the settlement. The site scored poorly within the settlement. The site is considered too small to allocate within the settlement. However the site is detached from the settlement and therefore the site has not been taken forward to Stage 3.</p>						
Stage 3							
<u>Highways Authority</u>	Not applicable						
<u>Highways Agency</u>	Not applicable						
<u>Environment Agency</u>	Not applicable						
<u>Archaeology</u>	Not applicable						
<u>Built 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.							

H332 – Land Adjoining Station Road Car Park, Station Road, Biggleswade							
Size (ha)	0.08 ha						
Proposal	3 – 4 storey apartment block						
Description	The land is situated near the centre of Biggleswade, near the train station. The site is currently a vacant plot of land, situated between two car parks, and opposite an industrial site and railway.						
Issue & Options Consultations							
Consultation Responses	Yes	0%	No	50%	Maybe	50%	
Consultation Comments	<ul style="list-style-type: none"> Concerns over impact to train station in terms of traffic congestion and amenities to future residents 						
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	176						
Rank	2nd ranked in settlement out of 115						
Conclusion	<p><u>The site scores very highly within Biggleswade. The site has been identified as a proposed development site in the Biggleswade Town Centre Masterplan.SPD study area. In addition the sites are located wholly within the Settlement Envelope. Development within the Settlement Envelope is considered acceptable in principle in the Core Strategy and Development Management Policies DPD. Sites within the Settlement Envelope could come forward as windfall through the Development Management process. Non allocation of this site does not prejudice its development. For this reason the site has not progressed to Stage 3.</u>The site scores very highly within Biggleswade. However, as the site is considered too small to allocate within the settlement, the site has not been taken forward 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>Anqlian</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.	

H333 — Hospital Field, Potton Road, Biggleswade Combined with H002, H082, H112 and H347

Size (ha)	2.1 ha
Proposal	60–70 dwellings
Description	The predominantly flat site is mainly vacant. Previously the area was used as arable farmland, although the site has been left unmaintained.

Issue & Options Consultations

Consultation Responses	Yes	3%	No	89%	Maybe	8%
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Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Biggleswade does not provide sufficient alternatives to the car • Negative impact on the wildlife and to the countryside • Loss of an open space • Local services/facilities will not be sustained by this development • A petition was received (162 signatures) for this site and H366.
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Stage 1

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

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

Score	135
Rank	5th ranked in settlement out of 15
Conclusion	Site progressed to Stage 3

Stage 3

Access	none
Conservation	none
Contaminated Land	Low risk
Drainage	No increase in flows to downstream IDB watercourses will be permitted.
Environmental Health	RAG rating is Green
English Heritage	none
Landscape	none
Natural England	none
Water	RAG rating is Green
Conclusion	A few issues need to be taken into consideration when making a decision. This site shall be part of a larger site, including sites H002, H082, H112 and H347.

Final Decision

The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.

H347 — Land at Potten Road, Biggleswade Combined with H002, H082, H112 and H333							
Size (ha)	2.1 ha						
Proposal	60–70 dwellings						
Description	The predominantly flat site is mainly vacant. Previously the area was used as arable farmland, although the site has been left unmaintained.						
Issue & Options Consultations							
Consultation Responses	Yes	3%	No	89%	Maybe	8%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Biggleswade does not provide sufficient alternatives to the car • Negative impact on the wildlife and to the countryside • Loss of an open space • Local services/facilities will not be sustained by this development • A petition was received (162 signatures) for this site and H366. 						
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	5th ranked in settlement out of 15						
Conclusion	Site progressed to Stage 3						
Stage 3							
Access	none						
Conservation	none						
Contaminated Land	Low risk						
Drainage	No increase in flows to downstream IDB watercourses will be permitted.						
Environmental Health	RAG rating is Green						
English Heritage	none						
Landscape	none						
Natural England	none						
Water	RAG rating is Green						
Conclusion	A few issues need to be taken into consideration when making a decision. This site shall be part of a larger site, including sites H002, H082, H112 and H333.						
Final Decision							
The Council has included the site within the Site Allocations Development Plan Document. There have been no exceptional issues identified within the three stages of assessment.							

H366 – Land at Furzenhall Road, Biggleswade

Size (ha)	8 ha
Proposal	280 - 300 dwellings. Possibility for mixed used
Description	The proposal is located to the North of Biggleswade, close to the town centre. The site is predominantly arable farmland.

Issue & Options Consultations

Consultation Responses	Yes	0%	No	94%	Maybe	6%
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Biggleswade does not provide sufficient alternatives to the car • Negative impact on the wildlife and to the countryside • Loss of an open space • Local services/facilities will not be sustained by this development • A petition was received (162 signatures) for this site and H347. 					

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	61
Rank	139 th ranked in settlement out of 1 15
Conclusion	<u>The site scored poorly within the settlement and is less sustainably located than other sites within Biggleswade. For this reason the site has not progressed to Stage 3.</u> The site scored poorly within the settlement. The site is in an unsustainable location; therefore 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</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>Anolian</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.	

E08 - 'Land at Holme Green Farm, Biggleswade						
Size (ha)	<u>17.9</u>					
Proposal	<u>B2 General Industry, B8 Storage and Distribution; 950-1,000 jobs. New flyover to replace roundabout on A1 proposed for new access</u>					
Description	<u>Located to the south east of Biggleswade and to the west of the A1. The site is currently used for agricultural land and farming buildings</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>50%</u>	No	<u>50%</u>	Maybe	<u>0%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</u> <u>Impact on sewage/drainage systems</u> 					
ELR Stage 1						
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	<u>Detrimental effect upon a site of national or international biological or geological importance identified in the Minerals & 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 has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>					
ELR Stage 2						
PDL	<u>Approximately 95% greenfield, 5% farm building - Red</u>					
Accessibility to Housing	<u>Approximately 0.3km from Biggleswade but separated from it by A1 - Amber</u>					
Road Access	<u>Adjacent A1 - 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>11</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. As the site has been submitted as a mixed use site, the site has undergone both employment and housing assessment.</u>
ELR Stage 3	
Score	<u>26</u>
Rank	<u>2nd rank out of 6 in Biggleswade</u>
Conclusion	<u>The site scored reasonably well within Biggleswade. The site would be separated from Biggleswade by the A1, and could represent a precedent for further development to the west of the A1. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

E11/E67 - 'Stratton Business Park Phase V' and Land at Stratton Farm, Biggleswade

Size (ha)	<u>26.70</u>
Proposal	<u>B1 Business and B2 General Business; number of jobs unknown</u>
Description	<u>Located to the south east of Biggleswade and to the south of Dunton Lane. The site is unused and vacant</u>

Issue & Options Consultations

Consultation Responses	<u>E11</u>	Yes	<u>60%</u>	No	<u>40%</u>	Maybe	<u>0%</u>
Consultation Responses	<u>E67</u>	Yes	<u>75%</u>	No	<u>25%</u>	Maybe	<u>0%</u>

Consultation Comments	<ul style="list-style-type: none"> <u>Increase in road congestion</u> <u>Loss of countryside</u> <u>Improvement to A1 would make the site appropriate</u> <u>Suitable location for employment growth</u> <u>Site is located next to an existing employment site</u>
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ELR Stage 1

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

ELR Stage 2

PDL	<u>Farmland - Red</u>						
Accessibility to Housing	<u>Approximately 0.4km from Biggleswade - Amber</u>						
Road Access	<u>Approximately 0.8km from A1 - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>2</u>			Number of 'Ambers'	<u>1</u>		

Rank	<u>48th</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>28</u>
Rank	<u>1st rank out of 6 in Biggleswade</u>
Conclusion	<u>The joint proposal is one of the highest scoring sites in the area. The proposal, which overlaps E11 and E67, represents a natural extension to the existing Stratton Park and would therefore benefit from its market profile and good road access. For these reasons the site has progressed to Stage 4. The area where E11/E67 overlaps is deemed the most appropriate location for the 15ha of employment land, as it is the most accessible and highest profile area. This area has been assessed in the next stage.</u>
Stage 4	
Highways Authority	<u>Access to the existing network should not be a problem subject to capacity assessment of local junctions. Capacity of the A1(S) junction could be critical.</u>
Highways Agency	<u>Given the scale of development and close proximity of the Trunk Road Network, further mitigation beyond measures to reduce and manage travel demand may be required to facilitate development.</u>
Environment Agency	<u>No site specific comments made</u>
Archaeology	<u>The Stratton Park Moat and settlement earthworks Scheduled Monument lies immediately to the north of this site. The archaeological remains are nationally important hence their designation as a Scheduled Monument. Development of E11/E67 would certainly have a very damaging impact on the setting of the Scheduled Monument. Therefore, this site should not be allocated for development in order to protect the setting of this nationally important archaeological site.</u>
Built Conservation	<u>No comment made</u>
Contaminated Land	<u>No comment made</u>
Internal Drainage Board	<u>As part of the Eastern expansion area it must comply with the strategic solution agreed for this area.</u>
Environmental Health	<u>RAG rating is green - Conditions required to protect existing residential / noise / odour etc</u>
English Heritage	<u>Significant concerns about the impact of site allocations E11 and E67 on the medieval scheduled monument of Stratton Park Moated Enclosure and Associated Earthworks to the north of Dunton Lane. The existing business park to the south-west causes significant harm and should not be increased any further.</u>
Landscape	<u>Great concern regarding extending Stratton Industrial development to east - would extend into rural landscape and breach screen woodland planting intended to contain development. If developed -need for substantial Green Infrastructure.</u>
Natural England	<u>No comment made</u>

Anglian Water	<u>RAG rating is red – Major concerns regarding Waste Water Treatment Works capacity. The water supply networks would require upgrades and a water mains crosses the site.</u>
Conclusion	<u>The Stage 4 assessment has highlighted some important issues. It is considered that these can be overcome through careful site layout, design and landscaping.</u>
Final Decision	<u>The Council has included this site within the Site Allocations Development Plan Document for 15 ha of employment land.</u>

E11 - Stratton Business Park Phase V, Biggleswade Combined with E67							
Size (ha)	26.70						
Proposal	B1 Business and B2 General Business; number of jobs unknown						
Description	Located to the south-east of Biggleswade and to the south of Dunton Lane. The site is unused and vacant						
Issue & Options Consultations							
Consultation Responses	Yes	60%	No	40%	Maybe	0%	
Consultation Comments	<ul style="list-style-type: none"> • Increase in road congestion • Loss of countryside • Improvement to A1 would make the site appropriate • Suitable location for employment growth 						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	28						
Rank	2 nd out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Not applicable						
Drainage	Must comply with East of Biggleswade expansion plans						
Environmental Health	Conditions required to protect existing residential/noise/odour etc						
English Heritage	Site should be rejected due to location near a scheduled monument						
Landscape	Site will break existing screening for Stratton Business Park						
Natural England	Not applicable						
Water	RAG rating is Red, major infrastructure upgrades is needed						
Conclusion	The Stage 3 assessment has identified some exceptional issues with the proposal. These issues can be resolved. This proposal is therefore deemed acceptable for the Site Allocations DPD.						
Final Decision							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document.							

E33 - Land at Newspring Farm, London Road, Biggleswade

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

Issue & Options Consultations

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

ELR Stage 1

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

ELR Stage 2

PDL	<u>Greenfield – Red</u>						
Accessibility to Housing	<u>1.1km from Biggleswade - Red</u>						
Road Access	<u>Adjacent A1 - 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>2</u>			Number of 'Ambers'	<u>0</u>		
Rank	<u>38th</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>22</u>
Rank	<u>3rd rank out of 6 in Biggleswade</u>
Conclusion	<u>The site scored reasonably well within Biggleswade. This site</u>

	<u>scores slightly less well as it could not take advantage of the existing access to Stratton Business Park and its high profile, as well as a potential difficulty in gaining a larger access on to the A1. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

E34 - Newlands, Dunton Lane, Biggleswade							
Size (ha)	<u>9.0</u>						
Proposal	<u>Option 1: A1 Shops and Petrol Filling Station or Option 2: B1 Light Industrial; 100+ jobs</u>						
Description	<u>Located to the east of Biggleswade and to the north of Dunton Lane. The site is used for agriculture and a haulage yard</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>9%</u>	No	<u>64%</u>	Maybe	<u>27%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>Loss of countryside</u> <u>Infrastructure not in place to support development</u> <u>Proposal not viable or needed in Biggleswade</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>No</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Greenfield - Red</u>						
Accessibility to Housing	<u>0.6km from Biggleswade - Red</u>						
Road Access	<u>Approximately 1.1km from A1 - Red</u>						
Availability	<u>No constraints indicated - Green</u>						
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>1</u>	Important Open Space			<u>N</u>
Other Important Land Uses	<u>No additional land uses identified</u>						
Number of 'Reds'	<u>3</u>			Number of 'Ambers'	<u>0</u>		
Rank	<u>64th</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>20</u>						
Rank	<u>6th rank out of 6 in Biggleswade</u>						
Conclusion	<u>The site was the lowest scoring within Biggleswade. This site this scores lower than the sites adjacent to Stratton Business Park as it would have to achieve access off Dunton Lane and is</u>						

	<u>detached from Biggleswade.. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

E39 - Bells Brook, Biggleswade						
Size (ha)	3.5					
Proposal	B1 (Offices, Light Industrial, Research and Development) and a lorry Park; 200-350 jobs					
Description	Located to the north west of Biggleswade and to the north of the A600. The site is a mix of residential, agriculture and a lorry park					
Issue & Options Consultations						
Consultation Responses	Yes	20%	No	67%	Maybe	13%
Consultation Comments	<ul style="list-style-type: none"> Negative impact on the River Ivel 					
ELR Stage 1						
Green Belt	No	Contrary to the aims of the Core Strategy	Yes	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	No	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	No	Detrimental effect upon a site of national or international biological or geological importance	No			
Conclusion	The Stage 1 assessment identified a discounting factor. Therefore, the site has not progressed to Stage 2.					
ELR Stage 2						
PDL	Not applicable					
Accessibility to Housing	Not applicable					
Road Access	Not applicable					
Availability	Not applicable					
AGLV/Gap	Not applicable	Flood Zone	Not applicable	Important Open Space	Not applicable	
Other Important Land Uses	Not applicable					
Number of 'Reds'	Not applicable			Number of 'Ambers'	Not applicable	
Rank	Not applicable					
Conclusion	Not applicable					
ELR Stage 3						
Score	Not applicable					

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

E58 - Land adjacent to the A1, Biggleswade

Size (ha)	<u>15.02</u>
Proposal	<u>B1 Business, B8 Storage or Distribution, retail scheme and a recreation park; number of jobs unknown</u>
Description	<u>Located to the west of Biggleswade and to the east of the A1. The site is used by a farm and agriculture land</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>3%</u>	No	<u>86%</u>	Maybe	<u>11%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>The site is in the floodplain</u> <u>Increase in road congestion</u> <u>Negative impact on the River Ivel</u> 					

ELR Stage 1

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

ELR Stage 2

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

ELR Stage 3

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

E60 - Land adjacent to A1, Biggleswade						
Size (ha)	<u>10.99</u>					
Proposal	<u>employment; number of jobs unknown</u>					
Description	<u>Located to the west of Biggleswade and to the east of the A1. The site consists of two portions of land which are both grassland</u>					
Issue & Options Consultations						
Consultation Responses	Yes	<u>10%</u>	No	<u>85%</u>	Maybe	<u>5%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>The site is in the floodplain</u> <u>Increase in road congestion</u> <u>Negative impact on the River Ivel</u> 					
ELR Stage 1						
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>			
Conclusion	<u>The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.</u>					
ELR Stage 2						
PDL	<u>Greenfield - Red</u>					
Accessibility to Housing	<u>Approximately 0.3km from Biggleswade - Amber</u>					
Road Access	<u>Adjacent A1 - Green</u>					
Availability	<u>No constraints indicated - Green</u>					
AGLV/Gap	<u>N/N</u>	Flood Zone	<u>2 - 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>2</u>	
Rank	<u>25th</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 4th rank out of 6 in Biggleswade</u>					
Conclusion	<u>The site was one of the lowest scoring within Biggleswade.</u>					

	<u>This site lies to the northwest of Biggleswade, adjacent to a roundabout on the A1, some 3 km to the north-east of Stratton Business Park although it may be difficult to fund adequate access for a relatively small employment scheme alone. It is considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	

E65 - Land at Bells Brook, Biggleswade							
Size (ha)	<u>2.42</u>						
Proposal	<u>B1 Business; number of jobs unknown</u>						
Description	<u>Located to the north west of Biggleswade and east of the A1.</u> <u>The site has permission for a lorry park</u>						
Issue & Options Consultations							
Consultation Responses	Yes	<u>31%</u>	No	<u>56%</u>	Maybe	<u>13%</u>	
Consultation Comments	<ul style="list-style-type: none"> <u>The site is on the floodplain</u> <u>Increase in road congestion</u> <u>Negative impact on the River Ivel</u> 						
ELR Stage 1							
Green Belt	<u>No</u>	Contrary to the aims of the Core Strategy	<u>No</u>	Identified in the Minerals & Waste Local Plan or emerging LDF for other uses	<u>No</u>	Wholly or predominantly Flood Zone 3	<u>Yes</u>
Less than 0.25 ha in size or promoted for less than 500m ² of employment floor space	<u>No</u>	Detrimental effect upon a site of national or international biological or geological importance	<u>No</u>				
Conclusion	<u>The Stage 1 assessment identified a discounting factor of being wholly/predominantly located in Flood Zone 3. Therefore, the site has not progressed to Stage 2.</u>						
ELR Stage 2							
PDL	<u>Not applicable</u>						
Accessibility to Housing	<u>Not applicable</u>						
Road Access	<u>Not applicable</u>						
Availability	<u>Not applicable</u>						
AGLV/Gap	<u>Not applicable</u>	Flood Zone	<u>Not applicable</u>	Important Open Space		<u>Not applicable</u>	
Other Important Land Uses	<u>Not applicable</u>						
Number of 'Reds'	<u>Not applicable</u>			Number of 'Ambers'		<u>Not applicable</u>	
Rank	<u>Not applicable</u>						
Conclusion	<u>Not applicable</u>						
ELR Stage 3							
Score	<u>Not applicable</u>						

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

E67 – Land at Stratton Farm, Biggleswade Combined with E11							
Size (ha)	39.55						
Proposal	B1 Business, B2 General Industrial and B8 Storage or Distribution; number of jobs unknown						
Description	Located to the south east of Biggleswade and the east of Stratton Business Park. The site is used for agriculture						
Issue & Options Consultations							
Consultation Responses	Yes	75%	No	25%	Maybe	0%	
Consultation Comments	•Site is located next to an existing employment site						
Stage 1							
Green Belt	No	Less Than Four Dwellings	No	Minerals & Waste Site	No	Wholly Flood Zone 2/3	No
Archaeological Site/ SAM	No	Important Countryside Gap	No	Biological or Geological Importance			No
Conclusion	The Stage 1 assessment has not identified any discounting factors. Therefore, the site has progressed to Stage 2.						
Stage 2							
Score	28						
Rank	2 nd out of 70 sites						
Conclusion	Nothing to prevent progression to stage 3						
Stage 3							
Access	Not applicable						
Conservation	Not applicable						
Contaminated Land	Low risk						
Drainage	Must comply with East of Biggleswade expansion plans						
Environmental Health	Conditions required to protect existing residential/noise/odour etc						
English Heritage	Site should be rejected due to location near a scheduled monument						
Landscape	Site will break existing screening for Stratton Business Park						
Natural England	Not applicable						
Water	RAG rating is Red, major infrastructure upgrades is needed						
Conclusion	The Stage 3 assessment has identified some exceptional issues with the proposal. These issues will be resolved. This proposal is therefore deemed acceptable for the Site Allocations DPD.						
Final Decision							
Site granted planning permission and therefore allocated as part of the Site Allocations Development Plan Document.							

E69 - Land at Dunton Lane, Biggleswade

Size (ha)	<u>2.6</u>
Proposal	<u>B1 Office; number of jobs unknown</u>
Description	<u>Located to the south east of Biggleswade and the north of Stratton Business Park. The site is vacant scrubland</u>

Issue & Options Consultations

Consultation Responses	Yes	<u>20%</u>	No	<u>40%</u>	Maybe	<u>40%</u>
Consultation Comments	<ul style="list-style-type: none"> <u>Site would help employment targets</u> <u>The site is too close to the Saxon Estate</u> 					

ELR Stage 1

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

ELR Stage 2

PDL	<u>Approximately 1/5 PDL incorporating a farm building, with the rest being farmland – Red</u>						
Accessibility to Housing	<u>Adjacent to the outskirts of Biggleswade - Green</u>						
Road Access	<u>Close to A6001 and A1 - 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>16th</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 4th rank out of 6 in Biggleswade</u>
Conclusion	<u>The site was one of the lowest scoring within Biggleswade. This site suffers from an irregular footprint and small size of the site, although it still scores relatively highly due to its location within Biggleswade and easy access to the A1. It is</u>

	<u>considered that there are more suitable alternatives in the area and the site has therefore not progressed beyond this stage.</u>
Stage 4	
Highways Authority	<u>Not applicable</u>
Highways Agency	<u>Not applicable</u>
Environment Agency	<u>Not applicable</u>
Archaeology	<u>Not applicable</u>
Built Conservation	<u>Not applicable</u>
Contaminated Land	<u>Not applicable</u>
Internal Drainage Board	<u>Not applicable</u>
Environmental Health	<u>Not applicable</u>
English Heritage	<u>Not applicable</u>
Landscape	<u>Not applicable</u>
Natural England	<u>Not applicable</u>
Anglian Water	<u>Not applicable</u>
Conclusion	<u>Not applicable</u>
Final Decision	
<u>The site has not been taken forward as part of the Site Allocations Development Plan Document</u>	